THE REAL ESTATE MARKET

TRADING CONFINED TO INEXPENSIVE PROPERTY.

A Plot on 48th St. Near Broadway Bought for Improvement With a Theatre—Big Deal for Staten Island Property—Belle Harbor Lots Bring $104,000.

The purchase of a large plot on Forty-eighth street near Broadway for improvement with a theatre of unique character was the leading deal of yesterday's trading. The property is west of the old Brewster carriage factory, which was leased last year by interests associated with the Schlitzes of Milwaukee for improvement with a big amusement place. Further details will be found in another column.

Aside from this transaction the day's trading was confined to a little over half a dozen properties of the commonplace kind. Most of the trading was in dwellings and tenements on the West Side.

In The Bronx several plots changed hands, the largest being the block front on the south side of 180th street from Daly to Honeywell avenue, which was acquired by a speculator who has practically closed negotiations for a resale of the property to a builder for improvement.

No plans for new construction were filed with the Building Department either in Manhattan or The Bronx, and at the two auction rooms there were no properties offered.

From Richmond comes the report of a sale of the property belonging to the estate of Charles Fish at West New Brighton to an unnamed buyer, who plans extensive improvements. The deal is one of the largest closed in that part of Staten Island in several years. It affects twenty-six parcels fronting on Castleton avenue, Broadway, Barker, Richmond, State and John streets. Of the twenty-six parcels nineteen hold dwellings which will be modernized. On Castleton avenue and on Barker street the new owner plans the erection of dwellings with stores on the street level. The remainder of the vacant property will also be improved. The property was bought for cash by a party who will hold it for investment. D. T. Cornell of Stapleton negotiated the deal.

The second auction of building lots at Belle Harbor on Saturday by Bryan L. Kennelly resulted in the sale of 146 lots for a total of $104,000. The average was $700 a lot. The offering was part of the tract of 470 lots the sale of which was begun the Saturday before. On that occasion Mr. Kennelly had to stop the sale on account of darkness after disposing of 270 lots at an average price of $665 each. Edward Pierce and Police Captain Thomas F. Lancer were the heaviest buyers at Saturday's sale. Mr. Pierce bought ten lots on Southampton avenue and Capt. Lancer sixteen lots along the same thoroughfare. Lancer's purchase included the corner of Washington and Southampton avenues, a plot of four lots, for which he paid $800 a lot.

Among the other buyers were George Hoffman, Charlotte Stoll, Henry J. Klappert, S. H. Ripin, E. H. Van Dusen, Louis Voiron, Dunn & Sheridan, E. Colletti, F. H. Rice, J. J. Rockwell, David S. Blair, Delia J. Cotter, P. J. Stern and W. L. Peck.

At a recent meeting of the Real Estate Exchange of Long Island reports of the various committees were read which indicate that that body is keeping an eye on public affairs that may interest Long Island. The highway committee reported that an appropriation of $800,000 had been secured for the repaving of the principal highways of Queens and an additional appropriation of $350,000 in corporate stock had been obtained for the maintenance of streets in Queens. These appropriations, which total $1,150,000, are larger than all the funds provided for street improvements in Queens for the past five years.

The exchange has decided to draft a bill to be introduced by Senator Hart whereby New York shall receive a part of the good roads funds, as this city pays 65 per cent. of the entire State tax and a much larger percentage of funds realized from automobile licenses. The Sullivan and the Hoey bills were opposed by the law and legislative committee. The Sullivan measure, it was pointed out, might be all right for apartment and tenement owners in Manhattan, but would be a great hardship to owners in Queens. The measure provides for the reduction of one-half of the taxes on improvements and an increase of the land tax by an equal amount.

The Hoey bill, which was introduced in the last Legislature, requires all real estate contracts to be recorded. This would practically make it impossible to continue in the sale of real estate on contracts where monthly payments are accepted.

Yesterday's Private Sales.

180TH STREET.—L. M. Mosauer & Co. have sold for Charles P. Hallock the southeast corner of 180th street and Honeywell avenue, a plot 100x81, and for Dr. Arthur C. Butts, Jr., the southwest corner of 180th street, and Daly avenue, a plot 100x32. The two parcels comprise the entire block front on the south side of 180th street between Daly and Honeywell avenues. The buyer is a speculator, who is negotiating for a resale of the entire property to a builder for improvement. The same firm of brokers have sold for John Henry Schnaufer a plot, 38.6x100, on the east side of Daly avenue, 75 feet south of 181st street to Dr. Butts, who will remove to it his residence now on the plot at 180th street and Daly avenue.

SEVENTY-FIFTH STREET.—William A. White & Sons have sold James W. Halstead 3 West Seventy-fifth street, a four story and basement dwelling, on lot 21x102.2, adjoining the Kenilworth apartment house at the northwest corner of Central Park West.

EIGHTH AVENUE.—Max Reese has sold for George Kilt to an investor 2545 Eighth avenue, a five story flat with stores, on lot 25x85, adjoining the northwest corner of 136th street.

120TH STREET.—The H. M. Weill Company has sold for Richard W. Freeman to Harry O. Wood 30 and 32 West 120th street, two three story and basement dwellings, on plot 36.8x100.11. The five story building at 165 West Twenty-third street, on lot 25x112.6, was given in exchange. Title to the latter parcel passed on Saturday.

TWENTY-FIRST STREET.—Jacob Bellak has sold the six story tenement at 211 East Twenty-first street, on lot 23.6x98.9, to John Benzans. The buyer gave in part payment a two family house, on plot 50x163, in Bronxville, Westchester county.

HOE AVENUE.—Max Reese has sold for L. Matzolf 1469 Hoe avenue, a three family house, on lot 25x100.

Recent Buyers.

Robert McDonnell is the buyer of the dwelling at 310 West 101st street, reported sold recently by Adolph H. Landeker.

E. H. Kelly is the buyer of the dwelling at 165 West Ninety-fourth street, reported sold recently by Mrs. A. L. Ward through Pease & Elliman.

Real Estate Notes.

There were no plans filed for new construction in the Manhattan or Bronx Bureaus of Buildings yesterday.

There were no auction offerings of real estate in either the Manhattan or Bronx salesrooms yesterday.

Ogden & Clarkson have been appointed agents for the building at 375 Fifth avenue, near Thirty-fifth street.

Leases.

Denzer Bros. have leased to Charles Josephson the store and basement in 222 Fifth avenue; to the Pines Manufacturing Company, the fifth loft in 55 and 57 West Twenty-sixth street; to H. A. Bohtmann & Co., the tenth loft in 140 to 144 West Twenty-second street; to I. Herman, the first loft in 24 West Twentieth street, and to M. Kramer the third loft in 30 Great Jones street.

M. & I. Hess have leased the top loft in 239 Fourth avenue, to William Schroeder & Co.; the first loft in 317 to 323 East Thirty-fourth street, to the A. H. Davenport Company; the third loft in 147 and 149 West Twenty-fifth street, to Joseph Hamerslag; the first loft in 2612 Broadway, to the Superior Underwear Company, and in conjunction with James N. Wells Sons, the entire building at 355 West Twenty-sixth street, to the Barker Painting Company.

Heil & Stern have leased in the new building now being erected at 15 to 19 East Twenty-sixth street, running through to 10 to 14 East Twenty-seventh street, two lofts containing 35,000 square feet of space for a term of years at a total rental of $125,000. The lessees are Charles M. Cohen & Co. and the Star Skirt Company.

The E. H. Wendell Company, in conjunction with A. J. Robertson, has leased for Amos F. E. Pinchot the entire second floor in 21 West Forty-sixth street to Arthur H. Scott for a term of years.

Bensonhurst Sales.

At Bensonhurst Charles I. McLaughlin has sold his house at 8730 Twentieth avenue to a Manhattan buyer; Mr. Fingarr's adjoining property, at 8734 Twentieth avenue, and that of a Mr. Breslin, two doors south, have both been sold. The Fingarr property was purchased by a Mr. Rosarti. Mrs. Cantlon's property, at the northwest corner of Bay Twenty-ninth street and Bath avenue, was purchased a short time ago by Dr. N. A. Gottleib. This house was long occupied by Vernona Jarbeau, a former actress.

Long Island Deals.

S. Osgood Pell & Co. have sold for Joseph P. Knapp, president of the American Lithographic Company, his farm at Sands Point, L. I., to Mrs. E. M. Parker.

The Thrall Construction Company, Max Kessler, president, has purchased 256 lots situated in the town of Islip, Suffolk county, L. I., from John H. Peters of Manhattan. The company intends to improve the property and place it on the market.

Macray & Rosenthal have purchased about 1,200 acres of land in various parts of the town of East Hampton, L. I. The parcels include the properties of Samuel M., David G., M. J. H. and G. H. Mulford, Mary L. Dayton, Edward M. Baker, William O. Rackett, Samuel Lester, Jonathan Pithian, Bessie Hedges, Arthur C. Griffing, De Witt C. Talmage, Frank Barns and May E. Bell. The same buyers also purchased from S. C. Brooks sixty-one acres at East Quogue, L. I.

Woodmere Rentals.

J. C. Morgenthau has rented his house on Woodmere Boulevard to Mr. Howard Ehrich for the winter; Mr. Cassidy has rented for the winter Mrs. J. Decks Koehl's house on Wood Lane, and Samuel Heller has rented his house on Willow road, south of Broadway, to B. Kirshbaum.

Private Dwellings at Auction.

Joseph P. Day will offer at auction to-day in the Vesey street salesroom a number of private dwellings located in the various residential sections of the city. The sale includes 316 East Seventy-second street, 461 West 153d street, 224 East Forty-eighth street, 248 West 137th street, 11 East Fifty-third street, 152 West 132d street, 125 East Thirty-ninth street, 325 West Twenty-second street, 16 East Ninety-second street, 244 East Sixty-eighth street and 104 East Seventy-fourth street.

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Brooklyn Office: Realty Associates, 176 Remsen Street, Telephone 6480 Main

1 West Thirty-fourth Street, N. Y.
Telephone 2741 Murray Hill
Send for "NEPONSIT"

CITY REAL ESTATE. | CITY REAL ESTATE.
BOROUGH OF BROOKLYN—FOR SALE | BOROUGH OF BROOKLYN—FOR SALE.

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OUR FAITH IN BROOKLYN'S FUTURE IS UNBOUNDED

During the last ten years we have built nearly 2,000 houses in Brooklyn. We have recently constructed several hundred more—beautiful one and two family brick houses—right along the line of the new subways; macadamized streets; sewers; electric lights; shade trees; restricted. These houses cannot be excelled in design, workmanship, finish and improvements. We believe we can deliver one from $500 to $1,000 less than any competitor, and on easier terms—prices $4,000 to $5,500.

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SELECT APARTMENTS, ABOVE 14TH ST., WEST SIDE. | SELECT APARTMENTS ABOVE 14TH ST., WEST SIDE.

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BROADWAY, 73D TO 74TH STREET,

HAS GREATER FACILITIES FOR CONVENIENCE AND COMFORT THAN ARE TO BE FOUND IN ANY OTHER APARTMENT HOUSE OR HOTEL IN THE WORLD.

If you are contemplating a change of residence the following is offered for your consideration:—

HOUSEKEEPING APARTMENTS
WITH HOTEL FACILITIES.

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EITHER OF THESE WITH OR WITHOUT FURNITURE
HOTEL CHAMBERMAID SERVICE AND LINEN.

The Accommodation and service of a Hotel:—Restaurant and Grill, Hotel Office, Bell Men, Floor Clerks, Night Watchmen, Billiard Room, Parlors for entertaining; Barber Shop, Drug Store, Physicians, Dentists, Markets and a Housekeeping Department for Cleaning Woman or Man, for Lady's Maid, Chambermaid, or Vacuum Cleaning Service, as desired.

No one who has not kept house with these advantages knows the ease of it, and with all the quiet and refinement of one's own home.

Concisely reference required. May a diagram be sent you?

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Taxes for 1912 will be assessed Monday, October 2d, 1911. Our Bureau of Tax Registration can help you. Better consult us.

LAWYERS TITLE INSURANCE AND TRUST COMPANY
CAPITAL - - $4,000,000
SURPLUS - - 5,500,000
160 Broadway, New York.
188 Montague Street, Brooklyn.
375 Fulton Street, Jamaica.

Horace S. Ely & Co.
REAL ESTATE.
21 Liberty St. 27 W. 30th St.

Geo. R. Read & Co.
REAL ESTATE
20 Nassau St. 3 East 85th St.

The Nevada
Broadway, 69th to 70th St.

Occupying the entire block front on Broadway, facing Sherman Square. The Nevada has been newly renovated and modernized and ranks with the very best of up-to-date apartments. Each apartment has easterly, westerly and southerly exposure and consists of 6 and 7 rooms. Unusually large, well lighted, with open fireplaces and 2 baths. Unexcelled accessibility to or from any part of New York City. Rents $1500 to $2200.

The Alliance Realty Company
OWNERS
115 Broadway, or Supt. on premises

LASANNO COURT
307-313 WEST 79TH ST.
Between West End Ave. and Riverside Drive.
10 STORY FIREPROOF
Most unique in appointment; suites of 6, 5 and 4 rooms; rents, $1,100-$2,100; apply on premises, or BRODY, ADLER & KOCH CO., 38 West 32d St.

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THE HOTEL ANSONIA

THE WENONAH
523 West 112th St.
New 8 story fireproof building, attractively arranged; extra lavatories and large closets; immediate possession. Concessions to October. 5 and 7 Rooms, 1 and 2 Baths, $720 to $1,400. HUSTON & SPRAKER CO., 251 Liberty St.

KISHAWANA APARTMENTS
554 TO 558 WEST 181ST ST.
100 feet east of subway station; large light rooms; electric lights and telephone.
6 Rooms and Bath.
$34 to $40 per month.
SLAWSON & HOBBS,
162 West 72d St.

ABOVE 14TH ST., EAST SIDE.

Strictly NEW ENGLAND Fireproof.
48 to 51 E. 59th st., 54 E. 59th st., 480 Park av.
7 rooms, one and two baths, $1,200 to $1,700.
Two and three rooms and bath, $420 to $600.
All light elevator, hall and 'phone service; all improvements; resident superintendent.
Broadway REMCO 98th Street

"The Wareham"
231-3 Lexington Ave.
(Near 34th Street). 3, 4 and 5 rooms; elevator, etc., $45, $60 and $75.
J. ROMAINE BROWN & CO.,
105 West 40th St.

STUDIO Apartment; private dwelling; all improvements; north light; two doors from National Arts Club; reference. Inquire DOCTOR, 108 East 19th st.

REAL ESTATE FOR SALE.

FOR SALE—Six hundred seventy acres highly valuable coal land containing Pittsburgh coal seven feet thick and No. 5 Block four and half feet, both drift; property half mile from railroad, but including right of way; good mining and opening conditions; price very cheap. Address P. O. box 294, Fairmont, W. Va.

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ALL OUR STEAMERS HAVE WIRELESS TELEGRAPH AND SUBMARINE SIGNALS

THE *LARGEST* AND *FINEST* STEAMER IN THE WORLD
TRIPLE SCREW 45,324 TONS 882½ FT. LONG
OLYMPIC
SAILS SEPT. 30, noon OCT. 21, 11 A.M.
French a la Carte Restaurant.
Turkish and Electric Baths, Swimming Pool, Four Elevators, Gymnasium, Verandah Cafe, Palm Court

Cretic, Sept. 20, 12:00 Noon | St. Paul, Sept. 23, 9:30 A. M.
Baltic, Sept. 21, 12:00 Noon | Finland, Sept. 23, 10:00 A. M.

American Pier 62, N. R. 9:30 A. M.
Plymouth—Cherbourg—Southampton
St. Paul.....Sept. 23 | St. Louis.....Oct. 7
Philadelphia....Sept. 30 | New York.....Oct. 14

White Star Piers 59 & 60, N. R.
Plymouth—Cherbourg—Southampton
Oceanic.....Sept. 23 noon | Majestic.....Oct. 7
Olympic (new).Sept. 30, noon | Oceanic.....Oct. 14

Atlantic Transport
New York—London Direct Pier 59, N. R.
Minnewaska.Sept. 23, 10:30 A. M. | Minnetonka..Oct. 7
Minneapolis.Sept. 30, 11:30 A. M. | Minnehaha..Oct. 14

New York—Queenstown—Liverpool
Baltic.....Sept. 21 noon | Adriatic.....Oct. 5
Celtic.....Sept. 28, noon | Cedric.....Oct. 12

Red Star Pier 61, N. R. 10 A. M.
London, Paris via Dover—Antwerp
Finland.....Sept. 23 | Lapland (new)....Oct. 7
Vaderland.....Sept. 30 | Kroonland.....Oct. 14

New York and Boston To the MEDITERRANEAN
Azores, Madeira, Gibraltar, Algiers, Genoa and Naples.
Cretic.....Sept. 20, noon | Canopic.....Sept. 30
ADRIATIC 24,540 TONS **DEC. 2**

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AN IDEAL VACATION TRIP TO **BERMUDA,** $10-$20 and up, Round Trip, Including Meals and Berth
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¶ The flower garden in America's front yard, with its wonderful oleanders, lilies and palms; its coral streets and houses and its quaint, picturesque setting and new scenes.
SPECIAL SUMMER CRUISES, Regular Sailings
$65 SANTIAGO JAMAICA $65
S. S. CLYDE, September 30—S. S. ATRATO, October 14.
Reduced Rates **PANAMA** Reduced Rates
¶ Ideal places to spend a vacation during the late summer. All the glories of every tropical country combined. The canal, the greatest engineering feat of modern times, is rapidly approaching completion. See it now.
Largest Steamers in the West Indies Service. Superior accommodations for about 250 first class passengers. Many single berth rooms. Orchestra, excellent cuisine, wireless, submarine signals and all safety appliances.
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OR ANY STEAMSHIP TICKET AGENT.

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LONDON—PARIS—BREMEN
KAISER WILHELM DER GROSSE
Sails Tuesday, Sept. 26 10 A. M.
PRINZ FRIEDRICH WILHELM
Sails Thursday, Oct. 5 10 A. M.

LONDON—PARIS—BREMEN
TUESDAYS 10 A. M. THURSDAYS
Kronprinzessin Cecilie Sept. 19 | Grosser Kurfuerst Sept. 28
Kaiser Wm Der Grosse Sept. 26 | Prinz Fried'h Wm... Oct. 3

Gibraltar, Algiers, Naples, Genoa
SATURDAYS 11 A. M.
Prinzess Irene....Sept. 30
Berlin (new).....Oct. 21

BALTIMORE-BREMEN Direct, WEDNESDAYS—One Class (II) Cabin Steamers
INDEPENDENT AROUND-THE-WORLD TRIPS, $618
OELRICHS & CO., General Agents 5 Broadway, New York City

HAMBURG-AMERICAN
TO HAMBURG DIRECT
S. S. BLUECHER (12,500 TONS) SAILS SEPT. 19, 2 P. M.
GIBRALTAR, NAPLES, GENOA
S. S. HAMBURG (11,000 TONS) SAILS SEPT. 26, 1 P. M.

LONDON—PARIS—HAMBURG
§BLUECHER.....Sept. 19, 2 P. M.
‡CINCINNATI.....Sept. 23, 11 A. M.
†KAISERIN AUG. VIC...Sept. 28, 10 A. M.
*PRES. LINCOLN.....Oct. 3, 9 A. M.
†Unexcelled Ritz-Carlton a la Carte Restaurant, Gymnasium, Electric Baths, Elevator, Palm Garden. *Will call at Plymouth and Cherbourg. §Hamburg direct.

GIBRALTAR, ALGIERS, NAPLES, GENOA
*S. S. HAMBURG.....Sept. 26, 1 P. M.
S. S. MOLTKE.....Oct. 12
‡S. S. CLEVELAND (World Cruise)....Oct. 21
‡Will have accommodations for limited number of passengers to ITALY, via MADEIRA and GIBRALTAR.
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Tourist Dept. for Trips Everywhere.

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CUBA, JAMAICA, PANAMA
HAYTI, COLOMBIA, COSTA RICA
New Prinz Steamers (5,000 Tons).
Next Sailing Prinz Aug. Wilhelm, Sept. 23 12 M.
To SANTIAGO (9 days): KINGSTON, COLON (PANAMA), BOCAS DEL TORO, PORT LIMON.
Connecting with PERU-CHILE To and From PANAMA.
—Special Round Trip Rates—
For Berths in all locations excepting Suites, SANTIAGO, JAMAICA, $60.
PANAMA CANAL, $112.50.
Apply to Hamburg-American Line 41-45 B'way, New York.

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HOTEL SEVILLE,
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offers very desirable suites of any number of rooms with all modern improvements; the rooms are of various sizes, equipped with large closets, are well furnished and well arranged; rooms and suites are rented by the day, by the season and by the year; a very quiet yet central location, appealing particularly to people of refinement.
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Inspection of the Majestic Hotel apartments and transient accommodations is invited.

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De Luxe Booklet No. 4 free upon request.
T. B. ACKERSON CO.,
New York Offices, 1 West 34th St.

WHITE STUCCO HOUSE, Spanish tile roof, nine rooms and bath, large living room; open fireplace, beamed ceiling, panelled walls; every modern convenience; house stands on half acre, corner plot, with splendid outlook over Long Island Sound; thirty minutes from Pennsylvania Terminal; price low, terms reasonable. SHIELDS COMPANY, 1 Wall st., New York.

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A HOME WITH WATERFRONT
rights, right on Long Island Sound; beautiful sandy beach and fine dock for boating; in first class neighborhood, elegant up to date house; hardwood finish, tile bath; everything very elegant; electric light, gas, sewerage, &c.; 34 minutes from Penn. station, N. Y.; 3 blocks from depot; all year home; need money reason for selling; no prettier spot on the North Shore; will accept $400 cash, balance $30 month or to suit. Mrs. K. P., box 103 Sun office.

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NEW semi detached house, seven rooms, bath, decorated, gas range, large attic and cellar; convenient to Lackawanna railroad and Newark trolleys. Write WM. KIEB, Model Park, Maplewood, N. J.

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STEAM HEAT AND ELEVATOR SERVICE.
VERY DESIRABLE NEIGHBORHOOD.
Subway station same block.
Apply on premises, Room 5, 2231 Broadway.

Store—Broadway & 79th St.
STORE AND BASEMENT, 2233 BROADWAY, West Side, near 79th st.; subway station on the corner; most desirable part of Broadway for high class retail business; steam heat.
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AMERICAN basement, five story, $1,000. 113 West 111th st., near Lenox av. subway station.

Perfect Autumn Trip

The swift ride up the Hudson is fine, but the return trip through the Highlands and across the big bays in the sunset and twilight is the most perfect inland water journey in the world.

There is an exceedingly good orchestra on all the Day Line boats and the service is excellent. Plan to go one of these soft autumnal days.

ALBANY DAY LINE STEAMERS, DAILY, except Sunday, leave Desbrosses St., 8:40 A. M.; W. 42d St., 9 A. M.; W. 129th St., 9:20 A. M., landing at Yonkers, West Point, Newburgh, Poughkeepsie, Kingston Point, Catskill, Hudson and Albany. Direct rail connections. Music. Restaurant. All through rail tickets between New York and Albany accepted.

Hudson River Day Line
Desbrosses Street Pier, N. Y.

Steamer Mary Powell
Afternoon boat for West Point, Newburgh, Poughkeepsie, Rondout and way landings leaves Desbrosses St. daily, except Sunday, at 1:45 P. M.; W. 42d St., 2 P. M.; W. 129th St., 2:20 P. M.
Ideal outing to West Point, returning by boat or rail. 48

BOSTON AND POINTS IN NEW ENGLAND

FALL RIVER LINE Via Newport and Fall River. Lv. Pier 19, N. R., ft. Warren St., week days and Sundays 5:30 P. M. Strs. COMMONWEALTH and PRISCILLA. Orchestra on each.

PROVIDENCE LINE Via Providence. Leave Pier 18, N. R., ft. Murray St., week days only 6:00 P. M. Strs. PROVIDENCE and PLYMOUTH. Orchestra on each.

NORWICH LINE Via New London. Lv. Pier 40, N. R., ft. Clarkson St., week days, 5:00 P. M.; Pier 20, E. R., ft. E. 22d St., 6:30 P. M. Strs. CITY OF LOWELL and CHESTER W. CHAPIN.

NEW BEDFORD LINE To New Bedford, Marthas Vineyard, Nantucket and Cape Cod points. Lv. Pier 40, N. R., ft. of Clarkson St., week days only at 6:00 P. M. Strs. MAINE and NEW HAMPSHIRE.

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Tickets, &c., at 171 Broadway. Transfer, Tourist Offices and Piers.

"THE PUBLIC BE PLEASED."
REDUCED RATES TO Boston, Providence, VIA COLONIAL LINE
BOSTON Via Boat and Rail $2.50
PROVIDENCE, Boat Direct..... 1.60
FALL RIVER, Via Boat and Rail. 1.85
WORCESTER, Via Boat and Rail. 2.50
PROVIDENCE, Boat Trip, $3.00
BOSTON Via Boat & Rail, Round Trip, $4.80
These rates include berth in either Gentlemen's or Ladies' Cabins. The Cabins are under the charge of competent Stewards and Stewardesses.
Steamer leaves New York from Pier 39, North River, foot West Houston St., daily, including Sunday, 5:30 P. M.
ALL OUTSIDE ROOMS—FINEST SERVICE.
Phones Spring 9491 and 9492.

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HUDSON RIVER NIGHT LINES
Direct Train Connections at Albany and Troy.
PEOPLES LINE To Albany. Str. C. W. Morse (even dates Sept.), and Adirondack, Pier 32, N. R., foot Canal St., 6 P. M.; W. 129th St., 6:45 P. M. daily (Sunday included). Observation and Palm Room a new feature.
CITIZENS LINE To Albany & Troy. New Str. Trojan and Rensselaer, Pier 32, N. R., 6 P. M. daily (Saturday included); stops at Albany in both directions. Tickets at pier and principal ticket offices. Rail tickets accepted for passage between New York and Albany.
SPECIAL OUTING TO LAKE GEORGE
Sat., Sept. 23. Round Trip $4. Tel. 9400 Spring.
"The Popular Searchlight Route"

JOY LINE 24 HOURS TO BOSTON BOAT-RAIL
BOSTON, via Boat and Trolley, $2.25
Providence Direct, $1.50 | Worcester, $2.40
Daily, including Sunday, 5:30 P. M.
From Pier 19, East River.
New Management. Improved Service.
City Ticket Office, 290 Broadway, N. Y.

CAPITAL CITY LINE
50 CENTS TO ALBANY
STEAMERS
Leave Pier 46, N. R., foot West 10th St., 5:30 P. M.; West 129th St., 6 P. M. Daily, Sundays included.

$1 MANHATTAN LINE TO ALBANY
Round Trip, $1.50. Good 30 Days. Strs. lve. ft. W. Houston St., 5:30 P. M.; W. 129th St., 6 P. M. daily; stops Columbia St. (Union Station), Albany; south bound, stop ft. W. 131st St., N. Y. Tel. 9228 Spring.

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STEAMSHIPS
MASSACHUSETTS & BUNKER HILL
Sailings from Pier 15, North River, foot Barclay St., New York, Daily and Sunday, at 4 P. M.
All-the-Way-by-Water.
For full information apply to
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BOARDERS WANTED.

5TH AV., 46—Comfortably furnished large small rooms, with board; refined surroundings; references; table guests.

5TH AV., 2127—Second floor front room, suitable two gentlemen or couple; all conveniences with board.

10TH ST., 34 WEST—Large, small rooms, beautifully furnished; excellent table; summer rates; transients.

56TH ST., 340 WEST—Single, double outside newly furnished rooms; kitchenette suites; elevator. FORSCHNER.

69TH ST., 63 WEST (The Montrice)—Steam heated rooms, parlor, dining, table dinners; references.

71ST ST., 120 WEST—House under new management, handsomely furnished rooms, with board; every convenience; table guests accommodated; subway, L, surface cars; refereences.

71ST ST., 206 WEST—Large second floor front room, newly decorated; also medium sized room; excellent table; genuine home cooking; fresh vegetables; convenient to subway, "L" and surface cars; telephone; references.

73D ST., 136 WEST—Large, small, well furnished rooms; quiet, refined surroundings; references; table guests.

73D ST., 142 WEST—A handsome second floor and other rooms; board optional; references exchanged.

81ST ST., 118 WEST—Delightful double, single rooms; convenient subway, "L"; Southern table; table board.

82D ST., 50-52 WEST—Suite of two rooms, with sleeping porch and private bath; open plumbing; electric light; telephone. Schuyler 8397.

85TH ST., 125 WEST—Large rooms; private bath; parlor, dining; American family; adults; references.

104TH ST., 29 WEST—Large, handsome rooms; excellent table; refined surroundings; phone; table guests.

106TH ST., 77 WEST—Under new management; large cheerful rooms, comfortably furnished; running water; bath each floor; excellent home cooking; subway; "L"; telephone.

104TH ST., 81 WEST.
Attractive large parlor floor; furnished; suitable for physician or dentist; other rooms; table guests.

121ST ST., 115 WEST—Lady owning brownstone mansion will take few select boarders; excellent German table; very moderate terms.

129D ST., 519 WEST—Acropolis Hotel, near Riverside; single rooms; suites; board optional; reasonable rates.

124D ST., 547 WEST—Large room, first class board for two, $14; single room $8; elevator. ROSE.

MANHATTAN AV., 477 (120th)—Large and small rooms, running water; excellent German cooking; reasonable; references.

MANHATTAN AV., 58 (103d)—Front rooms, two people; $16; single rooms; table board, $5; telephone. WILLIAMSON.

142D ST., 512 WEST—Exceedingly nice, large rooms; one with sitting room; near Riverside; board optional.

149TH ST., 544-546 WEST (near Broadway subway)—The Audubon, first class rooms and board; very reasonable rates; first class parties. Phone 2787 Audubon.

149TH ST., 558 WEST (near Broadway subway)—Private house; German family offers first class accommodations to few desirable parties; thorough cleanliness; good German cooking; home comforts; table guests accommodated.

ST. NICHOLAS AV., 828 (152d)—Middle aged widow of refinement having handsomely furnished large, airy apartment will give board with one or two rooms to Christian couple or two bachelors; references exchanged; telephone Audubon 6397. KNIGHT.

ST. NICHOLAS AV., 842—Pleasant rooms; excellent board; home comforts; quiet; small family; references.

FURNISHED ROOMS TO LET.

9TH ST., 21 WEST.
DESIRABLE ROOMS.

12TH ST., 138 WEST—Attractive large and small rooms; every modern improvement; homelike; board optional.

14TH ST., 212 WEST—Attractive front rooms; choice apartment; private family; homelike; one flight. LOSEE.

16TH ST., 55 WEST—Single, double rooms, running water, newly decorated; telephone; conveniences; $3 to $7.

16TH ST., 130 EAST—Three connecting rooms, parlor floor; furnished, unfurnished; private bath; telephone; gentlemen.

29TH ST., 112 EAST—Large, newly furnished rooms; suitable two; all improvements; references; private house.

55TH ST., 63 WEST (5th and 6th avs.)—Rooms, large and small; select house.

68TH ST., 43 WEST—Attractive, large, small rooms; private bathroom; suitable gentlemen, married couple; references.

53D ST., 57 WEST—Attractive rooms with private baths; high class accommodations; board optional.

54TH ST., 149 EAST—Attractive parlor, connecting alcove; every modern improvement; private family. TANIEY.

63RD ST., 103 WEST—Lady desires to rent luxurious front room; suitable three, four; select house.

71ST ST., 121 WEST—Desirable parlor, connecting bedroom; choice apartment, every convenience; homelike; reference. WOELLFLIN.

73D ST., 103 WEST—Beautiful large, light, private house; telephone; references.

82D ST., 45 WEST—Attractive rooms in well appointed house.

84TH ST., 21 WEST—Well furnished parlor suite; southern exposure; piano; telephone; also single; running water. CHURCH.

84TH ST., 64 WEST—Attractive large rooms suitable one, two; high class accommodations; telephone; reasonable.

84TH ST., 250 WEST—Very attractive room on Broadway; near subway; gentlemen. HAWKINS.

85TH ST., 202 WEST—Suite; parlor, two bedrooms; piano; telephone; subway one block; conveniences. STEPHENS.

87TH ST., 63 EAST—Large, small rooms, running water; suitable one or two; telephone; breakfast optional.

92D ST., 52 WEST—Attractive rooms; single or en suite; private baths; select private house; references.

94TH ST., 143 WEST—Attractive rooms, single or en suite; high class accommodations; excellent table board optional; references exchanged.

97TH ST., 130 WEST—Attractive two room suite; high class accommodations; telephone; private house; gentlemen.

107TH ST., 230 WEST—High class elevator apartment; attractive rooms, beautifully furnished; references. GURNEE.

104TH ST., 143 WEST—Large, airy front parlor, large bedroom connecting, or separate; reasonable. DAHL.

118TH ST., 417 WEST—Newly furnished rooms, select elevator apartment; high class accommodation; homelike. FORT.

118 WEST 118TH ST.
Attractive rooms; elevator; subway, trolley. Apt. 64.

121ST ST., 317 WEST—Attractive rooms, single or en suite; every modern convenience, reasonable. ULPIG KAIT.

121ST ST., 420 WEST—Large alcove, double room; accommodate four; $12; double room, lavatory; $6. Apt. 24.

124TH ST., 519 WEST—Sunny parlor, two bedrooms, together, separately; kitchen privilege; piano; references; evenings. WELLS.

128TH ST., 48 WEST—Large room, beautifully furnished; hot water; plenty linen, clean, select gentlemen.

129TH ST., 148 WEST—Attractive outside sunny room, $2.25; home comforts; business lady preferred; references. POND.

135TH ST., 500 WEST—Newly furnished outside single, double rooms; electric light; telephone; private family. SPENCER.

137TH ST., 607 WEST—Attractive outside rooms; choice elevator apartment; subway station at corner. Apt. 23.

137TH ST., 612 WEST—Beautifully furnished single, en suite, high class apartment. Mrs. DWYER.

MANHATTAN AV., 352 (115th)—Attractive back parlor; admirably appointed; also large room; telephone; reasonable.

UNFURNISHED ROOMS TO LET.

46TH ST., 45 WEST—Handsome floor to let