INVESTORS AND BUILDERS BUY.

Vacant Lots for Improvement Seem to Be the Feature of the Market.

At the Real Estate Salesroom yesterday, in foreclosure, Philip A. Smyth offered the two five-story brick flats, plot 50x102.2, Nos. 219 and 221 West Eighty-third street, and the plaintiff, Ellas Kempner, took them at $21,000.

The five-story brick store and loft building, lot 22.6x100x23.2x100, No. 29 Beekman street, offered in partition, was withdrawn because of a lack of bidding, at $62,000.

By order of the Sheriff, all the right, title, etc., which Sarah E. Bailey had on April 19, 1898, or since, in and to the three-story frame dwelling, lot 25x100, No. 630 West One Hundred and Forty-first street, was sold by Peter F. Meyer & Co. to William G. Eynor, for $453.

Isaac N. Clothier, the rich dry goods merchant of Philadelphia, has bought the vacant plot, 100x200, on the northeast corner of Fifth avenue and Ninety-seventh street, for about $145,000.

W. B. Taylor & Sons have sold for Mrs. A. A. Linsly, No. 6 West Fiftieth street, a private dwelling on Columbia College leasehold, lot 25x100.5, on private terms.

Jesse C. Bennett & Co. have sold for Bryan L. Kennelly Nos. 531, 533, 535 and 537 West One Hundred and Eighty-seventh street, four three-story and basement private houses, each on lot 19x100; also a vacant plot, 50x100, on the south side of One Hundred and Forty-ninth street, 125 feet west of Eighth avenue, and the vacant plot on the southeasterly corner of Audubon avenue and One Hundred and Eighty-eighth street, size 100x100; also for Anna Suss to an investor No. 232 West Seventy-first street, a three-story and basement brownstone private house, lot 20x102.2.

Slawson & Hobbs with Greene & Taylor have sold for Ernestine Jagerhuber, to a client, for occupancy, the five-story American basement dwelling, No. 20 West Sixty-eighth street, 18x60xbath extensionxlot 100.5, terms private.

Adler & Sherman have sold the vacant plot, 118.6x82.2x100.11x144, on the northeast corner of St. Nicholas avenue and One Hundred and Thirteenth street, to E. Felt, who will build a seven-story apartment house there.

Whitehouse & Porter have sold for A. Stoner, to an investor, on private terms, the four-story dwelling, lot 20x85, No. 519 Madison avenue.

Mrs. Ellen McLaughlin has sold the vacant plot, 25x200, on One Hundred and Fifty-eighth street, 100 feet east of the Western Boulevard, running through to One Hundred and Fifty-ninth street.

Mandelbaum & Lewine have bought the four-story brick tenement, with store, lot 21x64, on the southwest corner of East Broadway and Rutgers street.

M. Nathan has sold the four-story double flat, lot 25x100, No. 342 Brook avenue.

According to plans filed yesterday, the two seven-story brick flats which John Knox McAbee is to build in Central Park, West, 25 feet south of Ninety-third street, will be 48x85, and will cost $150,000 together.

Two five-story brick flats, with stores, 27.6x88 each, will be built, at a cost of $56,000, by Adolph Wiedhopf on south side Seventy-fifth street, 273 feet east of First avenue.

A six-story brick flat, with store, 40x48, is to be built, at a cost of $30,000, at Nos. 133 and 135 Broome street, by J. & M. Weinstein.

Alexander Schultz is to build a three-store frame tenement, 18x56, costing $5,000, on east side Jackson avenue, 137 feet north of One Hundred and Fifty-sixth street.

A two-story frame dwelling, 21x51, will be built, at a cost of $3,800, on south side Fourteenth street, 305 feet west of Avenue C, Unionport, by Thomas C. Cowan.

Andrew Carnegie took title yesterday to another of his recent Fifth avenue purchases. Charles W. Tillinghast, as executor, transferred to him, for an expressed consideration of $170,000, the vacant plot 100.8x125, on the southeast corner of Fifth avenue and Ninety-first street.

Mary K. Hopkins has transferred to Charles A. Gould the vacant lot, 25.6x100.8, on south side of Nineteenth street, 153.4 feet east of Fifth avenue, for $20,000. This plot adjoins Andrew Carnegie's holding.

By a deed filed yesterday August Belmont and Walther Lotigen convey to the Harlem Transfer Company the property at the southeast corner of One Hundred and Thirty-fifth street and Park avenue, to bulkhead line of Harlem River, to Mott Haven canal basin x irregular to beginning for $1. The Buena Vista Realty Company also conveys the same property for a consideration of $394,000 to the Transfer Company, which in turn gives the Darius O. Mills a three-year mortgage on it for $500,000.

Michael E. Pepe & Brother have sold for Emily Wykoff to Antony Recert, No. 133 Thompson street, three-story and basement dwelling, lot 22x100.

People's Telephone Hasn't Sold Out.

The report which came from Boston of a proposed consolidation of all the independent telephone companies with the American Bell Telephone Company, to include the new People's Telephone Corporation, of this city, which was formed by the Board of Trade and Transportation, is absolutely denied by those interested in the latter concern. They say, "Never! never! never!"

Jesse Hoyt Grows Calm.

Jesse Hoyt, forty years of age, of No. 257 West Seventy-third street, the wealthy son of the late millionaire, Jesse Hoyt, over whose estate there was a great law suit, was feeling somewhat subdued in Bellevue Hospital yesterday. He was indignant over his arrest by the police and denied that he had acted in a disorderly manner.

Business Troubles.

CLARA V. HOEFLER—Schedules of Clara V. Hoefler, confectioner and restaurant keeper, at No. 344 Sixth avenue, show liabilities of $3,331; nominal assets, $4,704; actual assets, $2,960.

DELOS B. CANOLI—He is of No. 153 West One Hundred and Sixth street, and filed a voluntary petition in bankruptcy yesterday, with liabilities of $19,857, due to six creditors, and no assets. The largest debt is $19,190, in favor of Alice A. Schell, as executrix of the estate of Richard Clark, on a judgment obtained in September, 1896, in which Canoli is jointly liable with William Thorn and Edward D. Butler.

MARGARET HYATT, a milliner, of No. 152 West Twenty-second street, filed a voluntary petition in bankruptcy yesterday, with liabilities of $1,053 to three creditors and no assets. She has carried on a fashionable millinery business at her residence for the past fifteen years.

ALBERT H. NEWTON—He was a manufacturer of machines for sanding brick moulds, at Haverstraw, N. Y., and has filed a voluntary petition in bankruptcy here, with liabilities of $15,448 and no assets. The largest creditors are James W. Tubbs, or the Manufacturers' Bank of Cohoes, N. Y., $6,303; Andrew C. Newton, Crescent, N. Y., $4,000, and Sylvester Newton, Crescent, $4,000.

GEORGE SMITH—A petition in involuntary bankruptcy has been filed against George Smith, shoe dealer, of No. 78 Avenue C, by Moses Goodman, for three creditors, Moses & Rogers, Powell & Campbell and A. J. Bates & Co., whose claims aggregate $2,339. They allege that on December 5 he conveyed his stock and fixtures by ostensibly selling them to A. Doblin, an auctioneer, and also transferred a portion of his property to creditors whose names are unknown.

MAX PELLER—A petition in involuntary bankruptcy has been filed against May Peller, cloak manufacturer, of No. 830 Broadway, by Blumenstiel & Hirsch, for three creditors, C. A. Auffmardt & Co., $1,091; F. Vietor & Achelis, $1,117, and Abegg & Rusch, $1,305.

SIGMUND WACHSMAN—His address is No. 515 West One Hundred and Seventy-ninth street, and he filed a voluntary petition in bankruptcy yesterday, with liabilities of $5,458 and nominal assets of $500 in old accounts of no value. He was formerly a shirt manufacturer, but gave up business two years ago.

BERNHARD ROSENSTEIN, of No. 601 Fifth street, filed a voluntary petition in bankruptcy yesterday, with liabilities of $2,631 and assets of $88 in old accounts. He was formerly in the jewelry business in Avenue B.

HENRY KRAUSS, of No. 113 Columbia street, has filed a voluntary petition in bankruptcy, with liabilities of $802 and no assets. He was formerly a baker.

ARTHUR YESKY, of No. 213 East Forty-eighth street, has filed a voluntary petition in bankruptcy, with liabilities of $1,053 and no assets.

ALLAN MACNAUGHTAN—A meeting of the creditors of Allan Macnaughton, president of the Wool Exchange, was held yesterday before Referee in Bankruptcy Royal S. Crane, at No. 237 Broadway. Nine creditors were present or were represented. The schedules showed liabilities of $1,149,530 and nominal assets of $241,467, but the actual value may be small. Mr. Macnaughtan produced the books of Allan & James Macnaughtan and also those of the Macnaughtan Company. Mr. Adams wanted all the checks and vouchers of their business produced, particularly the check and voucher showing $1,000,000 deposited in the United States Trust Company and the $300,000 loan by the Western National Bank. Mr. Blumenstiel said he had no objection and that Mr. Macnaughtan would produce them at the next meeting.

VANDERBILTS AND GOULDS IN ALTON DEAL.

By the Sale of the Road They Will Hold the Controlling Interests.

The Chicago & Alton road has at last been sold. After being offered for sale to various railway corporations for at least six weeks it has now been taken by a syndicate which represents many of the roads running into Chicago and Kansas City. It will be operated as an independent line, but in the interests of several important systems terminating at these two points.

John J. Mitchell, president of the Illinois Trust and Savings Bank of Chicago, who had the controlling interest in his hands, came to this city last evening from Chicago. This morning early he had a long consultation with E. H. Harriman at the office of the Union Pacific Railway, at No. 120 Broadway, looking to the sale of the road.

The companies interested in the purchase are the Missouri Pacific, Union Pacific, Illinois Central, Michigan Central and perhaps the Kansas City, Pittsburg & Gulf. It practically means that the Vanderbilts and the Goulds will be the dominating interests.

WISEACRES STILL GROWING WISER HERE.

Busy Day Among the Educational Circles That Hover Round This Big Centre.

All roads led to University Heights yesterday for the scientists visiting the city to confer with one another on the ologies they represent. The concentration was at Schermerhorn Hall of Columbia University, and many were the meetings held.

The principal gathering was under the auspices of the American Society of Naturalists, the largest of all of the organizations. In broad deference to the work of other investigators, it was arranged that a delegate from each of the sciences should talk ten minutes. Zoology was exploited by Professor E. G. Conklin, of the University of Pennsylvania; Professor George S. Huntington, of Columbia, spoke on anatomy; Professor W. T. Porter, of Harvard, on physiology; Professor Hugo Munsterberg, of Harvard, on psychology; Dr. Franz Boas, of Columbia, on anthropology; Professor W. F. Ganong, of Smith College, on botany, and Professor W. B. Clark, of Johns Hopkins, on geology. The New York State Teachers' Science Association having joined the forces, the meeting was begun with a discussion on the advances made in methods of teaching.

Independent meetings were held from morning until late at night. The Society for Plant Morphology and Phisiology met, as did the American Folk Lore Society, the American Physiological Society, the American Morphological Society, the American Geological Society, and the Association of American Botanists. Nearly all of the associations banqueted at the Hotel Savoy at 7 p. m.

There will be several meetings to-day, but most of the visitors will go sightseeing and will begin leaving the city by this evening.

WOMEN TEACHERS' HONORS.

Miss Allen Leads a Fight for Equality in New Jersey State Association.

Under the leadership of Miss Elizabeth A. Allen, of Hoboken, the women members of the New Jersey State Teachers' Association, now holding its twenty-fourth annual session in Trenton, won a signal victory yesterday.

Miss Allen forced the men to compromise by voting in favor of the formation of a nominating committee by appointing one male and one woman from each of the eight Congressional districts. This makes it possible for a woman to be chosen to the presidency.

Real Estate For Sale or To Let.

Borough of Manhattan.

FOR SALE OR TO LET—34 Clinton place, 25x109. RULAND & WHITING, 5 Beekman st.

Borough of Bronx.

3D AVE., corner store property, vacant lots, at bargain prices; great future; 100 per cent increase in two years. SMITH BROS., 34 ave., 149th.

Borough of Brooklyn.

BARGAIN, $2,800—New houses, nine rooms and bath, nicely arranged for two families; fancy grills, iron fence; terms easy. Apply to F. DHUY, on premises, 1283 Prospect place, near Schenectady ave., Brooklyn.

BARGAIN—Elegant brownstone house, 13 rooms, tile, perfect order; finest location; Prospect Park Slope, Brooklyn; asking $8,500; terms to suit; possession. Owner, 96 Broadway, room 126, Manhattan. Telephone, 3973 Cortlandt.

Real Estate to Exchange.

DUCRET & EDDISON, 99 Nassau st., New York, make specialty exchanging property everywhere. Call or write.

Farms for Sale.

Va. Farms $3 per acre and upward. Easy payments. Catalogue free. GEO. E. CRAWFORD & CO., Richmond, Va.

Business Property To Let.

South of 14th Street.

A STORE FLOOR AT 19 BEEKMAN ST., near Nassau, to let. RULAND & WHITING, 5 Beekman st.

DESK ROOM, 263 Broadway, room 507; furnished; $3 to $12.50 monthly; room for typewriter; modern building.

WOOSTER ST., 155-157—Store and basement, 50x100; elegant, new eight-story fireproof building. W. H. BUSEY, 173 Broadway.

East Side.

FOR RENT—Store, 553 3d ave.; good opening for butcher, laundry or dry goods; also apartments of three and four rooms.

West Side.

TWO stores, suitable for bicycle purposes or laundry, one having fixtures for laundry. 1758 Broadway.

23D AND 6TH AVE., 377—Rooms, floors, light business or offices; $8 upward. Inquire PACKARD'S RESTAURANT.

Flats and Apartments to Let.

Unfurnished—East Side.

S.W. Cor. Park Av. and 82d St.

Elegant new flats, 6 and 7 rooms, bath; latest conveniences; ventilation and light perfect; moderate rent.

116TH ST., 91 EAST.

4 rooms, bath, hot water supplied; $14 up.

RENT FREE TO FEBRUARY 1.

FLATS, NEW HOUSES, four rooms and bath; all light; all improvements; hot water supplied; elegantly decorated. 160-164 East 85th st.

2D AVE., 2099, NEAR 108TH.

Three and four room apartments, parlor, kitchen, one and two bedrooms, $8 to $10.50. See janitor. S. P. JAYNE & CO., 254 WEST 23D ST.

3D AVE., 1833, near 102d st.—Apartments of 3 rooms, improvements; cheap rent; one-half month free. Inquire of janitor.

137TH ST., 333-337 EAST.

Light, airy flats to let; 5 rooms and bath; hall and bathrooms heated; all modern improvements; rent, $23 to $27. Apply to janitor, on premises.

16TH ST., 617-619 EAST—New houses, three rooms; all improvements; $9 to $11; call quick.

26TH ST., 237 EAST—3 and 4 rooms; light, large, with improvements; rent from $11 to $15.

29TH ST., 230 EAST—Two light rooms, $5; three rooms, $10 per month; central; convenient location.

31ST ST., 327 EAST—Three nice, large, light rooms; cheap rent.

32D ST., 412 EAST—Five room, bath; all light; hot water supplied; January free. Janitor.

65TH ST., 302 EAST—For rent, floor, through, 4 rooms, 1 flight.

75TH ST., 101 EAST—Corner flat, 7 rooms and bath; hot water supply and all improvements; third, $42; fourth, $40. Apply to janitor, or THOMAS P. PAYNE, 96 Broadway.

96TH ST., 211 TO 233 EAST—Three-room apartments, first story front, $10.50; electric bells, hot baths free to tenants; floors deadened. Office 233.

Flats and Apartments To Let.

Unfurnished—East Side.

107TH ST., 52 EAST—Single flat, 6 large, light rooms, bath; newly decorated; free February 1.

119TH ST., 113 EAST—Elegant 4-room apartment, well finished, all improvements, halls heated, $12, $15.

Unfurnished—West Side.

125th St. and Western Boulevard.

FOUR NEW APARTMENT HOUSES. JUST COMPLETED. FIVE, SIX, SEVEN ROOMS AND BATH. ALL THE LATEST IMPROVEMENTS. RENTS MODERATE. APPLY ON PREMISES, OR JOHN JORDAN & SON, 449 WEST 28TH ST.

RENT FREE TO FEB. 1.

120th st., 310 west; 5 rooms and bath, hot water, all improvements, nicely decorated, $21. CONVENIENT TO "L" ROADS & CABLE CARS.

A.—FLATS.—A.

LIGHT, WELL VENTILATED FLATS; rents, $25, to $40; hot water supply. Apply on premises, 402 West 58th st., or J. F. WHITAKER, 278 Boulevard, near West 74th.

COLUMBUS AVE. FLATS, 483, near 81st st. station, $22; worth $35; 6 large rooms, bath, all light, 90 feet deep; handsomely decorated; all improvements.

COLUMBUS AVE., 322, corner 75th st.—Four rooms and bath; furnished or unfurnished; excellent neighborhood.

LEROY ST., 56—Three nice front rooms, first floor; $9.50; free certain.

THE CLAYTON, 43 7th ave., near 14th st.—Two large, elegant parlors; house heated; all improvements; reasonable.

8TH AVE., 413, near 31st st.—Floor of eight pleasant rooms; fit for furnished rooms; all improvements.

8TH AVE., 206, near 20th—Choice single and double flats: $25, $33. TREACY, 101 Boulevard.

17 AND 19 MORTON ST.

Attractive apartments, 3 and 4 large rooms, in good order, rent $11 to $18.

JAMES KYLE & SONS, 610 3d ave., or janitor.

17TH ST., 144 WEST—Small, respectable family, three very nice back rooms; two flights; $12.

35TH ST., 120 WEST—Seven rooms and bath, hot water supply, halls heated, $35 to $40. Apply janitor, on premises.

35TH ST., 122, 124, 126 WEST—Seven rooms and bath, hot water supply, halls heated, $35 to $40. Apply janitor, 126.

56TH ST., 302 WEST—Elegant basement flats; four light rooms; all improvements; richly decorated; $10. Janitor.

42D ST., 548 WEST.

A desirable basement, four nice rooms, in good order, immediate possession, $12.

S. P. JAYNE & CO., 254 West 23d st.

48TH ST., 511 TO 517 WEST—Newly painted 3 and 4 room apartments; stone tubs, etc.; rents $8 to $12. See janitor.

49TH ST., 534 WEST—Floor of four large rooms, with improvements; rent only $11. Inquire janitor.

59TH ST., 339 WEST—Four and five rooms and bath; all light; steam heated; good order; rents $17, $18, $20. Janitor.

60TH ST., 125 WEST—Apartments, 3 and 4 large, newly painted rooms; half month free; rent low.

65TH ST., 56 WEST—Handy, convenient location; charming apartments, 5 rooms, with bath and all improvements; fourth floor, only $22; good janitor service; select tenants. Apply on premises at once, or THOMAS P. PAYNE, 96 Broadway.

98TH ST., 107 WEST—Six rooms, bath, $20; also front parlors for dentist or physician. Lowell.

103D ST., 210 WEST—Beautiful single flats, 6 rooms and bath; steam heat; private halls; $34. Janitor, or WARREN & SKILLIN, 96 Broadway.

Unfurnished—Above 125th Street.

RENT FREE TO FEB. 1.

7th ave., 2472-2474, cor. 144th st.; four to six large, light rooms and bath; handsomely decorated; steam heat, hot water; rent $18, $26 and up. Janitor.

FREE TO FEB. 1ST.

ST. ANN'S AVE., cor. 142d st.—New houses, 5 and 6 large rooms; tiled bath; heated; hot water; handsomely decorated. Owner.

HOUSES, 318 $20, $25; floors, $8, $10, $12 upward. STONERRIDGE'S Office, East 184th st., near 3d ave.

MODEL APARTMENTS.
4 rooms and bath; all improvements;
3 rooms; all improvements;
hot water furnished;
rents $11 to $15.
Apply on premises, 48 East 132d st.

ST. NICHOLAS AVE., 379, near 130th st.—Charming apartments, 6 rooms; tiled bath; hot water, steam heat; finely decorated; second floor, only $25; fine neighborhood; healthy location; best tenants. Apply at once, janitor, or THOMAS P. PAYNE, 96 Broadway.

126TH ST., 534 TO 550 WEST—Five large rooms and bath; steam heat; $16 to $20. Apply janitor, or WARREN & SKILLIN, 96 Broadway.

136TH ST., Southern Boulevard—Flats, 5 rooms, bath; nickel plumbing; handsomely decorated; hot water supplied; new houses.

141ST ST., 203 TO 207 WEST—Single flats, 6 and 7 large rooms and bath; new station, 140th st.; $22 to $25. Apply janitor, or WARREN & SKILLIN 96 Broadway.

162D ST., 682 AND 684 EAST—5 all-light rooms, bath, hot water supply; halls heated; new houses; one month free; $17; one flight. Janitor.

Borough of Brooklyn—Unfurnished.

RENT FREE TO FEB. 1.

25 Marion st., five rooms and bath; all improvements, including gas ranges, newly decorated; rents $12 and $13; 15 minutes to Manhattan, Kings County L, Utica ave. station. Apply to janitor, on premises.

769 McDonough st., single flat, six rooms and bath; all improvements; good location, near Saratoga Park; rents, $15 and $16; 20 minutes to Manhattan, Brooklyn "L," Halsey st. station. Apply janitor on premises.

245 10th st., single flat, 5 rooms and bath; all improvements; good order; rents, $17; 18 minutes to Manhattan. Apply janitor on premises.

FLATS—Four large, light rooms, brick buildings, 1207 and 1209 Atlantic ave., Brooklyn; hot water supply, tiles, janitor; halls heated, carpeted, lighted; $7 and $10 per month. HAYES & RAWSON, 1453 Fulton st.

Unfurnished—Miscellaneous.

FREE RENT TO FEB. 1—4 and 5 all light rooms and bath; hall heated; rents from $12 to $16. Apply at office, 2526 7th ave., corner of 146th st.

100 West 83d St., corner of Columbus ave.—4 light rooms, rents from $12 to $15. Apply to janitors.

Furnished—West Side.

43D ST., 258 WEST—Four cozy rooms, newly decorated and newly furnished for housekeeping; private bath; hot water; strictly respectable; $12. Janitor.

Furnished—Miscellaneous.

23D, 35th, 43d, 51st, 60th, 79th, 88th sts.—Furnished flats. MAXWELL CO., 150 West 34th st.

Borough of Brooklyn—Furnished.

HALSEY ST., 1014, Brooklyn—Furnished flat, 3 or 5 rooms; all improvements; near elevated station.

Houses To Let—City.

Unfurnished.

A 9-ROOM house; rent $25; free to Feb. 1. Inquire 823 Forest ave., near 160th st.

$550 PER YEAR for 3-story house, East 86th st. Apply A. J. OUTERBRIDGE, 39 Broadway.

Houses To Let—Brooklyn.

RENT FREE for one month; two-story and basement frame house; Carroll st.; 8 rooms; rent, $15 per month. C. L. BABCOCK, 164 Montague st.

Houses To Let—Out of City.

Unfurnished.

COTTAGE, 8 rooms, near New Milford, N. J.; $7 monthly till May. MENNE, 565 West 57th st.

Furnished Rooms To Let.

East Side.

The Clayton, 43 7th Ave.

Richly furnished rooms, large and small; permanents, transients.

CHRYSTIE ST., 127, near Broome st—Large room furnished complete for housekeeping; gentlemen, couples, $2.25, $2.50.

LEXINGTON AVE., 638—Newly furnished, very desirable rooms; heated; every convenience; rare opportunity; Southerners accommodated; moderate.

LEXINGTON AVE., 656 (55th st.)—Attractive rooms, singly or en suite; heated; conveniences; reasonable; private house.

PARK AVE., 1020, 85th st.—Back parlor, doctor, dentist; large and small rooms; private house; everything new.

STUYVESANT ST., 25, 9th, near 3d ave.—Handsome, large and small rooms; conveniences; respectable house; reasonable.

2D AVE., 931, near 50th st.—Large parlor for $2; hall room; conveniences; moderate. Hing once.

3D AVE., 109 (near 14th)—Handsome room and bedroom; everything new for housekeeping; $3.50; other rooms, $1.50.

3D AVE., 129—Two furnished rooms for housekeeping or two gents, all improvements, $3. Connolly.

3D AVE., 1674, near 94th st.—Warm front rooms; housekeeping optional; $1.25 upward; gas, bath, heat. Hopkins.

3D AVE., 587—Furnished rooms for men, $1 to $2 weekly; lean and respectable; running water.

10TH ST., 110 EAST—New furniture, new beds, new everything; very elegant parlors; other rooms; heat, bath; reasonable.

10TH ST., 108 EAST—Private house; the finest furnished rooms; large and small; bath, gas; everything nice; moderate.

11TH ST., 232 EAST—Neatly furnished hall room; house heated; all improvements; gentlemen only; private house; moderate.

11TH ST., The Bradford, 2 doors from Broadway—Single, $3.25; for two, $3.75; steam heated; exclusive.

Furnished Rooms To Let.

East Side.

11TH ST., 306 EAST—Two clean, newly furnished connecting rooms; gents or housekeeping. Mrs. Falk, 1st flight.

14TH ST., 332 EAST, near 2d ave.—Handsome parlor, large and small rooms; gentlemen, couples, housekeeping; reasonable.

23D ST., 254 EAST—Nicely furnished large, small rooms; $1.50 to $2.50; running water, gas, bath; private house.

23D ST., 414 AND 416 EAST—Furnished rooms by the day or week; all accommodations; $1.50 per week and upward. American Hotel.

32D ST., 239 EAST—Large, newly furnished rooms, suitable for two; private house; every convenience; no housekeeping; reasonable.

36TH ST., 230 EAST—Comfortable furnished rooms, closet, gas, bath, all conveniences, $2 per week.

39TH ST., 242-244 EAST—Elegant rooms, $1.50 to $5; gentlemen; respectable couples; housekeeping; transients accommodated.

39TH ST., 221 EAST—Two newly furnished rooms; neat, clean; bath; improvements; $2.50; gentlemen only; private house.

41ST ST., 316 EAST—Nicely furnished rooms for ladies or gentlemen; light housekeeping; $1.25 to $3.

49TH ST., 213 EAST—Front, sunny rooms, back rooms, with private bath, closets; unfurnished rooms; reasonable.

74TH ST., 125 EAST—One large front room, with hot and cold water, pocelain bath; convenient.

78TH ST., 251 EAST—Large 2-window rooms, stove, for housekeeping, $2, $2.50; servant girls out of place find good and cheap home; private house.

78TH ST., 243 EAST—Nicely furnished rooms for one or two gentlemen or couple.

83D ST., 176 EAST—Large, newly furnished front room; suitable for two; every convenience; quiet neighborhood; moderate.

107TH ST., 83 EAST—Newly furnished bachelor apartments; all conveniences; running water; quiet; private residence; references; reasonable.

111TH ST., 1 EAST—Furnished rooms for three men or couple; bath, gas. Miller.

122D ST., 159 EAST—Newly furnished front room, suitable for gentleman; convenient location; bath, gas; reasonable. Hammerschlag.

West Side.

BARROW ST., 6, near West 4th st.—Single, double rooms; clean, comfortable; $1.50 up.

MANHATTAN AVE., 363—Large room on 2d floor, single, with home table; near 115th st., West Side.

MACDOUGAL ST., 134-136, near West 3d—Nice housekeeping rooms, $2, $2.50; single rooms, $1, $1.25.

WAVERLEY PLACE, 156—Handsomely furnished rooms; gas, bath; all conveniences; gentlemen or light housekeeping; $3, $4.

7TH AVE., 43, near 14th—Handsome large and small rooms, richly furnished, heated; every convenience; transients, travellers.

13TH ST., 114 WEST—Well heated double and single rooms; furnished or unfurnished; with board.

14TH ST., 159 WEST—Handsomely furnished large and small rooms; all conveniences; moderate rates; transients accommodated; caterer.

20TH ST., 312 WEST—To let, pleasant furnished rooms; convenience for housekeeping; bath, gas; reasonable.

22D ST., 266 WEST—Handsomely furnished front parlor; bath, heat and all conveniences; terms moderate.

24TH ST., 41 WEST—Handsome, large front and back rooms; running water; ample closets; all conveniences.

24TH ST., 244 WEST—Large and small rooms; heated; quiet house; from $2 up; board optional.

24TH ST., 325 WEST—Nice, clean, furnished rooms for gentlemen; all conveniences; reasonable.

26TH ST., 128 WEST—Cozy, light bedroom for gentleman; new house; heat; elegant bath; $2. Ochlenslager.

26TH ST., 129 WEST—Nicely furnished rooms, from $1.25 to $2 weekly; heated, gas, bath; central location.

33D ST., 142 WEST—Gentlemen's hotel, fifty newly furnished rooms, heated, baths, 50c., 75c. daily; weekly reduction.

37TH ST., 257 WEST—Large, neatly furnished connecting rooms; running water, bath, housekeeping; $2 to $6.

42D ST., 217 WEST—Private house; several rooms for gentlemen; no sign; A1 reference required.

22D ST., 267 WEST—Attractive large front room, second floor; also hall room; running water; gentlemen; references.

52D ST., 701 WEST—Light, connecting front rooms, for couple; heated; all improvements; board optional. Janitor.

64TH ST., 11 WEST—Front parlor, connecting bedroom; steam heat, bath; moderate; board optional; street floor.

65TH ST., 42 WEST—Newly and handsomely furnished front parlor and sleeping apartment; board optional. W. Mazur.

66TH ST., 134 WEST—Two connecting rooms; street floor front; private entrance; gentleman or couple; reasonable. Nicholas.

66TH ST., 134 WEST—Nice, light front room; gas, bath, heat; $1.50; three flights. Moschenross.

84TH ST., 209 WEST—Newly furnished rooms, singly, en suite; terms moderate; with or without board. Whitney.

90TH ST., 125 WEST—Sunny, newly furnished parlor bedroom; smaller rooms; open plumbing; seen Sundays; references. Kern.

109TH ST., 58 WEST—Parlor, alcove; doctor, dentist; 24 West 99th st., housekeeping rooms; hot water; moderate. Alms.

Borough of Brooklyn.

ATLANTIC AVE., 557, near 4th ave., Brooklyn—Large and small furnished rooms for light housekeeping; airy and light.

BRIDGE ST., 361, Brooklyn—Large and small heated rooms; gas and bath; board if desired; $1.25 upward.

DEAN ST., 243, Brooklyn—Neatly furnished rooms; hot, cold water, bath, heat; with or without board; terms low.

GOLD ST., 453, Brooklyn—Large and small furnished rooms; gentlemen or light housekeeping; all improvements, heat; $1.50 upward.

HALSEY ST., 875, Brooklyn—Nicely furnished large and small rooms, well heated, $1 to $3; near Brooklyn ave L station.

HERKIMER ST., 652—Two sunny rooms; bath, hot and cold water; $3; gentlemen or housekeeping; private.

HANCOCK ST., 388—Handsome parlor and back extension; suitable for dentist or physician. Call or address.

HART ST., 240A—Large and small furnished rooms; bath, gas, heat, hot water; private house.

NEW YORK AVE., 42—Nicely furnished room, all improvements; terms low; convenient "L" and trolley cars.

NASSAU ST., 75, Brooklyn—To let for light housekeeping; $2 upward.

PACIFIC ST., 421, convenient to all cars—Large square rooms for light housekeeping; all improvements; board if desired.

PACIFIC ST., 433—Convenient; $2.50; large, square furnished rooms; housekeeping or two gentlemen; use of bath; improvements.

POPLAR ST., 5—Large rooms for light housekeeping; gas, bath, heat; all improvements; also hall room.

ST. FELIX ST., 12, near Fulton—Single or double rooms, well heated, with all conveniences; board of desired.

ST. MARK'S AVE., 181—Nicely furnished rooms, with board, $4.50 and $5; table board, $3.

UNION ST., 231—Large and small rooms, with or without board; heat, gas, bath; small family.

VANDERBILT AVE., 494—Nicely furnished room; all improvements; use of bath; convenient to "L" and trolley cars.

WILLOW ST., Brooklyn—Parlors on first floor; terms moderate; 3 minutes from Bridge and ferry.

Furnished Rooms Wanted.

PARTLY furnished rooms wanted below 23d st., near 6th ave. L; front preferred. Address, with terms, C. F. H., box 60 Journal.

Boarders Wanted.

East Side.

LEXINGTON AVE., 163—Everything new; large square rooms; steam heated; excellent parlor, dining-room; table board cheap.

12TH ST., 113 EAST (near Broadway)—Desirable double and single rooms, with excellent board; family, gentlemen; moderate.

12TH ST., 221 EAST—Elegant front parlor, handsomely furnished; furnace heat; all conveniences; gentlemen, couples; good board.

14TH ST., 226 EAST—Handsomely furnished rooms; elegant house; superior table; every convenience; gentlemen, transients; reasonable.

46TH ST., 117 EAST—Large and small rooms; heat, gas, bath; excellent table; terms moderate.

75TH ST., 24 EAST—Large desirable room, first floor; private bath; high-class board; reasonable, accommodations considered.

115TH ST., 123 EAST—Well furnished back parlor; also other rooms; board optional; private house; heated.

122D ST., 163 EAST—Warm, sunny rooms, with excellent board $4.50; table board, specialty, $2.50; unexcelled service.

West Side.

BARROW ST., 53—Steam heated rooms; large and small; good board; $4.50 and $5; private house; conveniences.

WASHINGTON PLACE, 117—Pleasant single and double rooms; good board; table board; prices moderate; references.

14TH ST., 103 WEST—Comfortable, furnished, warm, homelike rooms; good board; $5; two people, $9 weekly; parlor, piano; all depots, ferries and theatres reached. 5c.

26TH ST., 145 WEST—Elegant large and small rooms; superior board; all conveniences; reasonable; transients.

31ST ST., 346 WEST—Large, sunny room, heated, hot and cold water; excellent table; moderate.

34TH ST., 253-341 WEST—Large, handsome, fine rooms; southern exposure; first-class board; terms reasonable.

58TH ST., 363 WEST—Handsomely furnished large, small, outside rooms; excellent table; private family; every convenience; reasonable. Davis.

Borough of Brooklyn.

DUFFIELD ST., 243, near Fulton—Nicely furnished rooms; excellent board; near Bridge, ferries; terms very reasonable.

PACIFIC ST., 591—Newly furnished alcove room, with or without board; all improvements; terms moderate; references.

Railroads.

Pennsylvania RAILROAD.

STATIONS foot of West Twenty-third Street and Desbrosses and Cortlandt Streets.

Leave time from Desbrosses and Cortlandt streets is ten minutes later than that given below for Twenty-third Street Station.

7:50 A. M., FAST MAIL—Pullman Buffet Parlor Car New York to Pittsburg. Sleeping Car Pittsburg to Chicago. No coaches to Pittsburg.

8:30 A. M., FAST LINE—Pittsburg and Cleveland.

9:50 A. M., PENNSYLVANIA LIMITED—Pullman Compartment, Sleeping, Dining, Smoking and Observation Cars. For Chicago, Cleveland, Toledo, Cincinnati, Indianapolis, Louisville, St. Louis.

1:50 P. M., CHICAGO AND ST. LOUIS EXPRESS—For Nashville (via Cincinnati), Indianapolis, Chicago, St. Louis.

6:50 P. M., WESTERN EXPRESS—For Chicago. For Toledo, except Saturday.

7:40 P. M., SOUTHWESTERN EXPRESS—For Pittsburg, Cleveland, Cincinnati, Indianapolis and St. Louis.

7:40 P. M., PACIFIC EXPRESS—For Pittsburg and Chicago. Connects for Cleveland, except Saturday.

8:20 P. M., MAIL AND EXPRESS—Pullman Buffet Sleeping Car New York to Altoona, East Liberty, Pittsburg and points West, daily, except Sunday. No coaches.

WASHINGTON AND THE SOUTH.

7:50, 8:20, 9:20, 9:50 (Dining Car), 10:50 a. m. (Dining Car), 12:50, 1:50, 3:20 ("Congressional Lim.," all Parlor and Dining Cars), 4:20 (Dining Car), 4:50 (Dining Car), 8:50 p. m., 12:05 night, Sundays, 8:20, 9:20, 9:50 a. m., 12:05 night.

ATLANTIC CITY—7:50 a. m., week days (Desbrosses and Cortlandt streets, 2:10 p. m.). Through Vestibule Train, Buffet Parlor Cars, Passenger Coach and Combination Coach.

FOR PHILADELPHIA.

6:10, 7:20, 7:50, 8:20, 8:50, 9:20, 9:50 (Penn. Limited), 9:50 (Dining Car), 10:50 (Dining Car), 11:50 a. m., 12:50, 1:50, 2:50, 3:50, 4:20, 4:20 (Dining Car), 4:50 (Dining Car), 5:50 (Dining Car), 7:40, 8:50 p. m., 12:05 night. Sundays, 6:10, 8:20, 8:50, 9:20, 9:50 (Limited), 9:50, 10:50 a. m. (Dining Car), 1:50 (Dining Car), 3:50, 4:20 (Dining Car), 4:50 (Dining Car), 5:50 (Dining Car), 7:40, 8:50 p. m., 12:05 night.

Ticket offices 461, 944, 1196, 1323, 111 and 261 Broadway, 1 Astor House, West Twenty-third Street Station and stations foot of Desbrosses and Cortlandt streets; 4 Court street, 860 Fulton street, 98 Broadway and Pennsylvania Annex Station, Brooklyn; Station, Jersey City. The New York Transfer Company will call for and check baggage from hotels and residences through to destination.

Telephone "2757 Eighteenth Street" for Pennsylvania Railroad cab service.

J. R. WOOD, General Manager. J. R. WOOD, General Pass't Agent.

LEHIGH VALLEY SYSTEM.

Station foot of West 23d st. (Penn. R. R.), Cortlandt or Desbrosses st.

*Indicates time from West 23d st. Other figures show the time from Cortlandt or Desbrosses st.

*7:50, 8:15 A. M., daily for WILKESBARRE, SCRANTON, ITHACA, GENEVA, ROCHESTER, BUFFALO, NIAGARA FALLS and the West, and principal local points; dining car and parlor car to Buffalo.

*11:50 A. M., 12:00 noon, daily, except Sundays, "BLACK DIAMOND EXPRESS."

Arrives Buffalo 9:55 P. M. P