

Douglas and Desmond Oregon, The Astor, The Austin, The Lenox

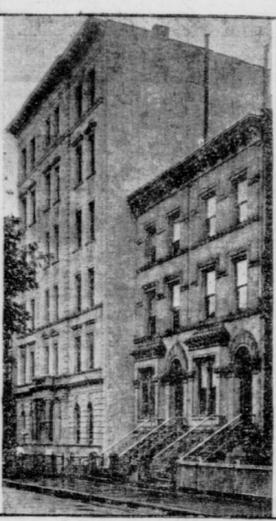
7th Ave., N. W. cor. 121st St.

28 & 30 W. 127th St.

28 & 30 West 128th St.

215 West 100th St., NEAR BROADWAY.

Nos. 163 and 165 Lenox Ave. and 101 West 118th St., North West Corner of Lenox Avenue and One Hundred and Eighteenth Street.



These Apartments Are High-Class. Eight Extra Large Light Rooms and Bath in Each Apartment.

Each apartment consists of eight extra large rooms and butler's pantry, private hall, tiled bathroom and servant's toilet. Each room having direct outside light. Modern steam drying room with separate compartment for each family.

All the principal rooms have parquet floors and the dining-room is wainscoted in hardwood.

The trim throughout is hardwood; plumbing work all exposed and of the most approved pattern. Bathroom floor and walls tiled; porcelain bath and wash tubs; gas logs in parlors and dining-rooms and gas ranges in kitchens. Hall and elevator service; steam heat and hot water supply.

Electric light and elevators, exposed nickel-plated plumbing, porcelain bath and wash-tubs, uniformed hall service, and every modern improvement.

Each Apartment comprising eight rooms and bath, private hall, steam heat and hot water service.

The bathrooms are fitted with porcelain bathtubs, open plumbing work; new wash-out water closets and white marble washstands with nickel-plated trimmings.

Passenger Elevators, rear entrance and stairway for servants, large and attractive entrances, tiled halls, attendants in livery, and every modern improvement.

Each apartment consists of six rooms, besides bath and servants' toilet, and is so arranged that the private hall is not the conventional long tunnel, but forms an angle with rooms on either side. Plumbing is of the most approved sanitary design, bathrooms contain porcelain tub, patent washout closet and washbasin; the apartments are tastefully decorated. They contain combination gas and electric fixtures, gas ranges &c., and are all thoroughly heated by steam and constantly supplied with abundance of hot water.

Entrance is through massive portico; vestibule is spacious and handsomely decorated and the building is entirely finished in hard wood.

Electric elevator and uniformed hall service. A telephone with long distance connection is placed in main hall for convenience of tenants.

Each Building More Than 33 Feet Wide, Insuring Extra Large Rooms.

Apartments consisting of Seven and Eight Light Rooms, Bath and Private Hall—tastefully Decorated, Hard Wood Trimmed, Steam Heated, Hot Water Supplied, Open Plumbing, Porcelain Bath Tubs, Gas Ranges and all modern Improvements. Livered Hall Attendants.

Columbus and Lexington Avenue Electric Cars pass the Door; These Roads Issue Transfers to all parts of the city. Passenger Elevator at One Hundred and Sixteenth Street and Eighth Avenue Elevated R. R. Station.

WE ALSO OFFER THE FOLLOWING:

125th Street, 306, 308 and 310 W., 5 rooms and bath, halls heated, rents.....\$18-20
121st Street, 313 and 315 W., 6 rooms and bath, with steam heat supplied.....\$20-23
124th Street, 317 and 319 W., 6 rooms and bath, with steam heat and hot water supplied.....\$20-27

124th Street, 57-59 W., 6 rooms and bath, steam heat.....\$21-27
133rd Street, 216 and 218 W., 6 rooms and bath, with steam heat and hot water supplied.....\$23-27
145th Street, 329 and 322 W., single flat of 8 rooms and bath, halls heated.....\$20-33

128th Street, 71-73 E., 7 and 8 rooms and bath, steam heat and hot water supplied.....\$30-35
131st Street, 201 W., 8 rooms and bath, steam heat and hot water supplied.....\$30-38
Seventh Avenue, 2,067, 7 rooms and bath, steam heat and hot water supplied.....\$32-50
123rd Street, 25 W., single apartment of 8 rooms and bath, steam heat, 25 feet wide.....\$50-55

128th Street, 25-26 West, 8 rooms and bath, steam heat, hot water, porcelain bathtubs, open plumbing, passenger elevator, uniformed hall service.....\$25-50
Seventh Avenue, 2,067-2,069, 8 rooms and bath, steam heat and hot water.....\$42-50
123rd Street, 25 W., single apartment of 8 rooms and bath, steam heat, 25 feet wide.....\$50-55

PORTER & CO., Agents,

159 West 125th Street, near 7th Avenue.

Tel. 61 Harlem.

The Belvoir,

472 WEST END AVENUE, CORNER 83D STREET.



A High-Class Apartment House, in suites of seven and eight light rooms and bath, all of unusually large size.

The most advanced ideas in apartment architecture are represented in this house. Among the features are U. S. mail chute, electric elevator, electric lights, long distance telephone in each apartment, servants' baths, butler's pantries, steam laundry and drying room.

RENTS FROM \$1,500 TO \$1,700.

Apply to COLONIAL BUILDING CO., on Premises.

"EL NIDO" SEVENTH AVENUE DRIVE'S FINEST APARTMENT HOUSE.

N. W. Cor. 7th Ave. Drive and 116th St., Facing the Plaza.



This superb Apartment House is now open for inspection and rental, and will remain a vast, as it is the finest architectural ornament that has been added to the West Side. It is constructed of steel, brick and fireproof material throughout. The apartments are arranged in unique and artistically decorated suites of 7 and 8 Rooms and Bath.

The rooms are large and exceptionally well lighted, every window in the building opening to the outside air. (An apartment on the ground floor is especially arranged for a doctor.) Particular attention is called to the handsome foyer and reception room.

The woodwork in the apartments consists of the finest selected hardwoods. All the principal rooms have parquette flooring, especially made, and dining rooms are wainscoted five feet high.

The bathrooms are especially finished. The plumbing is open and all of the finest nickel plate. The walls are of marble to a height of five feet from the mosaic floor. The bathtubs are solid porcelain and are fitted with shower, electric lights, and electric heaters. Provided for toilet articles, and the rooms are fitted with exceptionally stationary mirrors 6x4 feet.

The only station on the West Side having passenger elevator, making the house especially convenient to take cars for shopping, and to the city.

Equipments include exceptionally large closets in private halls, long distance telephones in each apartment, U. S. mail chute, electric elevator, electric lights, and electric service in livery, bicycle and trunk rooms, porcelain sinks and wash basins, gas ranges, servants' toilets, sanitary disinfectant refrigerator.

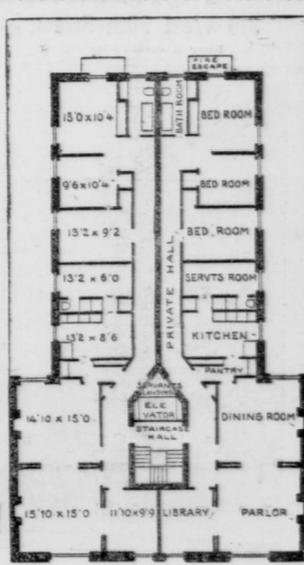
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M. McGORMACK, Builder and Owner, on premises, or HALL J. NOW & CO., Agts., 234 W. 116th St.



Nos. 2643 and 2645 Broadway (Near 100th Street).



Particularly well arranged apartments of eight rooms (and bath room) each. Two suits to each floor. Building fifty-five feet in width. Electric elevator and all other improvements. Apartments can be seen evenings and Sundays. Inquire on premises for further particulars.

BUSY DAYS AT RICHFIELD

NO SUGGESTION OF AN END OF THE SEASON TILL NEXT MONTH—SOCIAL DOINGS AND GOLF.

Richfield Springs, N. Y., Aug. 25 (Special).—The closing days of August will be busy ones at Richfield. Usually the activity lessens the last of the month, but the long list of arrivals every day assures the boniface that September will see the season still in bloom. The Walontha Hunt began the fox chasing on the 22d. Then the young people have been actively engaged at golf and tennis. Many of the cottagers who have their equipages at Richfield drive to the Inn at Otsego Lake for luncheon, devoting the afternoon to Cooperstown. This ramble about the haunts of Cooper and his Natty Bumppo is, indeed, a delightful outing.

On Thursday a large gallery of society people gathered at the Walontha golf links to watch the gala in the handicap competitions that were held on the second week of July. As was expected, Miss Isabelle Shields took the lead and won the Butler trophy. The men's series was interesting because twelve golfers had played in the handicaps. C. P. Outhwaite, the second son of Congressman J. H. Outhwaite, finished with 15 points in his credit, and thereby won the handsome Dr. W. Baker Crown Cup. The President's Cup will be played for on Monday. Percy King, of Fox Hills Country Club; Dr. Ransom, of Oakland, and T. V. Warner, of the Huntington Valley Country Club, comprised a special greens committee. Richfield will have a polo season after all. The arrival of Samuel Willets, of Westbury, a well known horseman and hunter, hastened the formation of a team, that now comprises Alexander Mercer Pell, Clarence Levin, Richard Croker, Jr., and Mr. Willets. The practice game at De Long drew a large assemblage from the Earlington and the cottagers. The horsemen at Otsego Lake are greatly interested in a second team. Should Clarence Clark, Benjamin White and the Messrs. George and Harry Clark, a series will be in order for the early weeks of September. The twentieth concert at the Earlington found

the parlors overcrowded, and so successful was the entire affair that a portion will be repeated at the end of musical-to-morrow. Miss Mary H. Mansfield, of New-York, was the soprano; Miss Adeline Mann, the tenor; song "Adelaide," by Beethoven. The pianist was Miss Celia Schiller, of New-York. Miss Alice Johnson appeared in a familiar Japanese costume representing Mrs. Chrysanthemum in recitation and song. Dancing must have at least two evenings a week. The hop at the Earlington brought out several elaborate toilets. Mrs. Ulysses S. Grant, Mrs. George W. Childs, Mrs. Nellie Grant Sartoris, Mrs. Henry Birchall, Mrs. Bainbridge Clark, Mrs. E. M. Cole, Mrs. C. R. Marceus and Mrs. C. P. Norman were among the lookers on. The company's whist party at the Walontha given by Mr. and Mrs. W. D. Frishmuth was one of the social successes on the card party calendar. North and South were the winning positions of Mrs. F. V. McNair and A. A. Spadone, Mrs. Kate Donoghue, Mr. and Mrs. J. M. Horthing, Mrs. E. M. John Rae, Mrs. E. V. R. Gifford, Mrs. E. B. Gifford, Joseph Benedict, Mrs. M. S. Peake, Miss Gerard, P. J. Worman, Porter Worman, Mrs. Sarah A. Yore, Mrs. C. T. Taylor, Miss M. Elizabeth Sneed, Mr. and Mrs. William Sellen, Mrs. L. I. Abbott, Mrs. E. A. W. Spencer, Franklin H. Mansfield, Mr. and Mrs. John Bogert, Mrs. M. Woodruff, Mr. and Mrs. John Robert, Mrs. M. Denough, Mr. and Mrs. J. M. Horthing, Mrs. E. M. John Rae, Mrs. E. V. R. Gifford, Mrs. E. B. Gifford, Joseph Benedict, Mrs. M. S. Peake, Miss Gerard, P. J. Worman, Porter Worman, Mrs. Sarah A. Yore, Mrs. C. T. Taylor, Miss M. Elizabeth Sneed, Mr. and Mrs. William Sellen, Mrs. L. I. Abbott, Mrs. E. A. W. Spencer, Franklin H. Mansfield, Mr. and Mrs. John Bogert, Mrs. M. Woodruff, Mr. and Mrs. John Robert, Mrs. M. Denough, Mr. and Mrs. J. M. Horthing, Mrs. E. M. John Rae, Mrs. E. V. R. Gifford, Mrs. E. B. Gifford, Joseph Benedict, Mrs. M. S. Peake, Miss Gerard, P. J. Worman, Porter Worman, Mrs. Sarah A. 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