

THE WEEK IN REALTY.

Demand for Flats in Harlem Many Times Greater than the Supply.

The realty situation is unusually interesting, and it appears that the fact is near at hand for some successful purchasing and building movements. If these movements are long in developing then others are likely to result.

There is not a single report in the list of realty transactions announced last week that is likely to cause any operator, speculator or person identified with the market to have nervous prostration to be experienced with joy. The list of reported transactions is ordinary, with only a few sales. In that list there are no signs that can be considered as guides to future conditions.

There was ever a realty movement in this city as fascinating from a purely real estate point of view as the Harlem flat-house movement of last spring? And has that movement died a natural death, or is it only slumbering now and getting new vigor for a surprising awakening?

Since that movement has the conditions affecting the medium priced flats improved or grown worse? Building trade troubles still continue and the money market has not been as alluring to the builders as they had hoped. Against these obstacles building in Harlem and The Bronx has gone along slowly and all the while the demands from persons in moderate circumstances for flats in modern houses have been growing daily.

One of the principal transactions of the week was the sale by the Century Realty Company to Charles Brendon & Co., builders, of two lots 50x105 on the south side of Fifty-second-st., 75 feet west of Park-ave.

Brendon & Co., who are successors to Charles Buck & Co., will at once begin the erection of three high class flats with American basement dwellings, with frontages respectively of 15, 17 and 15 feet on the site.

These lots were purchased by Flaks & Dowling from the Roman Catholic Orphan Asylum, sold by them to the Central Realty Bond and Trust Company, and by it to the United States Realty and Construction Company at the time the latter was formed. The Century Realty Company acquired them from the United States Realty and Construction Company at the time the former sold the car stable property at Forty-third and Forty-fourth-sts. and Sixth-ave. to the latter.

at two five story flat-houses, on a plot 50x101 feet. D. Frautman has sold No. 245 to 248 East One-hundred-and-twelfth-st., four three story dwelling houses, on a plot 75x100.11 feet, to D. Herman, who will erect on the property two six story apartment houses, with stores from plans by Suss & Small-heiser.

Henry Morgenthau's new home. L. J. Phillips & Co. have sold for Henry Morgenthau, president of the Central Realty Bond and Trust Company, No. 33 West Seventy-fourth-st., a four story dwelling house, on a lot 25x102.2 feet, which Morgenthau has bought through the same firm, No. 30 West Seventy-second-st., a four story dwelling house, on a lot 25x102.2 feet, for his own occupancy.

Two loft buildings change hands. Solomon Stern has sold for Ludwig and Eugene Rothschild the two five story and basement store and loft buildings, on a plot 75x100 feet, No. 113 to 117 Spring-st.

Real estate transfers. 47th-st. No. 133 to 137 West, 60x100 4; William H. Livingston to 135 West Forty-seventh-st., 100 feet, No. 1488, e. s. 25x100; Magdalena Press to Henry E. Blankmeyer, e. s. and 100 feet, No. 112th-st. Nos. 215 and 219 East, 54x100; Moses I. Siegel and another to Jacob Bobrow, mortgage, \$15,000; e. s. and 100 feet, No. 137th-st. No. 206 West, 18x101.11; Edgar M. Levenson, trustee, to West Side Savings Bank, 15,000; 137th-st. No. 207 West, 18x101.11; Edgar M. Levenson, trustee, to West Side Savings Bank, 15,000; 40th-st. a s. 17 1/2 x 50 ft. 25x100.4; Morris Goldberg to Edward R. Cole, mortgage, \$14,000; e. s. and 100 feet, No. 100th-st. No. 18 East, 20x106.11; Miriam King to Harry Hardesty, mortgage, \$6,200; e. s. and 100 feet, No. 421 West, 18x101.11; Edgar M. Levenson, trustee, to West Side Savings Bank, 15,000; 89th-st. No. 101 West, 18x101.11; Edgar M. Levenson, trustee, to West Side Savings Bank, 15,000; 89th-st. No. 101 West, 18x101.11; Edgar M. Levenson, trustee, to West Side Savings Bank, 15,000; 89th-st. No. 101 West, 18x101.11; Edgar M. Levenson, trustee, to West Side Savings Bank, 15,000.

City Property to Let. FOR RENT Sixteen New American Basement Dwellings Absolutely Fireproof NOS. 22 TO 52 W. 74TH ST.

City Property for Sale. ELEGANT PRIVATE HOUSES. New three story, basement, cellar, bluestone, well front, two baths, fine view; easy terms. No. 94 St. Nicholas Ave., price, \$11,000. No. 84 St. Nicholas Ave., price, \$17,500. No. 80 St. Nicholas Ave., price, \$17,500. E. T. TRACY, owner, premises, 241 West 23d-st.

Apartment Hotels. SCHUYLER ARMS 98th St. & Riverside, N. Y. City. Two Blocks to Express Subway Station. 2D SEASON. ALL LATEST IMPROVEMENTS. FIREPROOF. Restaurant a la Carte. MUSIC. 2 rooms and bath, \$500, \$600, \$700. 4 and 5 rooms, kitchenette, \$840, \$900, \$1,200. REFINED AND QUIET. PERFECT SERVICE. References Required.

Furnished Apartments to Let. City Hotels. THE HANOVER. 2 East 15th St., cor. Fifth Ave. To rent by the year, season or shorter time, commodious apartments, furnished and unfurnished, from September 1, now open for inspection; table American plan. D. F. HANOVER, 222 East 15th-st., near 5th-ave.

RECORDED MORTGAGES. Ames, Ernest, to Benjamin Morse, 25-ave, w. s. 5,000; 100th-st. No. 18 East, 20x106.11; Miriam King to Harry Hardesty, mortgage, \$6,200; e. s. and 100 feet, No. 421 West, 18x101.11; Edgar M. Levenson, trustee, to West Side Savings Bank, 15,000; 89th-st. No. 101 West, 18x101.11; Edgar M. Levenson, trustee, to West Side Savings Bank, 15,000; 89th-st. No. 101 West, 18x101.11; Edgar M. Levenson, trustee, to West Side Savings Bank, 15,000.

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Chatsworth RIVERSIDE DRIVE -AND- SEVENTY-SECOND ST. SUITES 5 ROOMS AND BATH TO 15 ROOMS AND 4 BATHS. HOUSEKEEPING APARTMENTS from \$900 to \$5,000. LEASES ARE NOW BEING MADE FROM OCTOBER 1, 1904. Positively completed and ready for occupancy September First.

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J. EDGAR LEAYCRAFT & CO., 19 WEST 42D STREET, Offer the Following Apartments: THE ALISTON, 17-19 East 38th St., corner Madison Ave. Suites of two rooms and bath, or a single room and bath, elevator, steam heat, telephone and hall service; meals served in apartments by caterer on premises. \$250 to \$540. Also a doctor's office, consisting of a suite of either two or three rooms on ground floor. \$1,500.

THE MELBA, North Corner Central Park West and 102d St. Desirable all light apartments, elevator, electric lighting, telephone in apartment, central hall conveniences. \$750 to \$1,100.

THE HETHERINGTON, S. E. cor. Park Ave. and 63d St. Seven large rooms and bathroom; elevator, telephone, hall service; excellent location. \$800 to \$1,100.

218-20 West 59th St., Facing Central Park, near Broadway. Extra large apartments, 8 and 9 rooms; hall service, telephone and elevator, central hall conveniences. \$900 to \$1,200.

911 Seventh Ave. One apartment, 8 large, light rooms and bathroom. \$900.

Graham Court. The Astor Estate's Apartments. At the Meeting of Seventh Avenue Drive, St. Nicholas Ave. and 116th St. THE LARGEST AND MOST COMPLETE APARTMENT HOUSE IN NEW YORK. A few vacant apartments, ranging from \$1,020 to \$2,000 a year, will be for rent from October 1st. The completion of the underground R. R. with a station one block from this building renders this location very convenient and accessible, enabling one to reach the hotel and theatre district in about 12 minutes.

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917 Seventh Ave. Corner 58th St. First floor, 8 outside rooms and bathroom; steam heated; suitable for physician. \$1,000. 238 to 244 East 13th St. 5 and 10 very large rooms; hall service, heat, etc. \$120 to \$340.

155 West 46th St. A single apartment, 7 rooms and bathroom, hardwood floors, steam heat, etc. \$540.

28 West 97th St., Near Central Park West. Eight all light rooms and bathroom; very choice neighborhood; steam heat, etc. \$600 to \$720.

117 West 84th St. Large single apartment; 7 rooms and bathroom; steam heat and hall service. \$800.

174 West 58th St., Between 6th and 7th Aves. Six rooms and bathroom; steam heated. \$540 to \$600.

THE REGENT, 438-40 West 37th St. Eight extra large and light rooms; hall service, heat, etc. \$850.

Further particulars can be had at the houses or by calling up this office on Phone 6660 38th.

LUXURIOUS APARTMENTS On Morningside Heights 116TH ST., COR. AMSTERDAM AVE. Facing Columbia University. A Few Choice Vacancies are Offered in these New Buildings: HILLCREST FAIRMONT. Suits of 9 very large, light rooms, each with full entrance. \$1,700. The most luxurious appointments and every conceivable feature that can contribute to comfortable living. Rents \$1,500 to \$1,800. Rents \$600 to \$1,200.

APARTMENTS ARE NOW BEING SELECTED IN The Madison Square 37 MADISON AVENUE. A modern fireproof Apartment House and Apartment Hotel of the highest class. Unexcelled situation, facing Madison Sq., the quietest and most beautiful of New York's small parks—within a few minutes' walk of the best shops and theatres, and easily accessible to all the principal transit systems. The building has been specially designed to meet the requirements of those who desire quiet and dignified surroundings, a cheerful outlook and abundance of light, air and sunshine. Particular attention has been given to privacy and home comforts.

APARTMENTS ARE NOW BEING SELECTED IN The Ansonia BROADWAY, 73d to 74th St. New York's Largest and Most Luxurious Apartment Building. REPLET WITH FEATURES AND CONVENIENCES NOWHERE ELSE DUPLICATED. UNEXCELLED SERVICE. GENERAL DINING ROOMS and RESTAURANT WITH SUPERIOR CUISINE. Housekeeping Apartments. 5 Rooms, 1 bath and servants' toilet. \$1,600. 4 Rooms, 1 bath and servants' toilet. \$1,200. 7 Rooms, 1 bath and servants' toilet. \$2,400. 10 Rooms, 2 baths and servants' toilet. \$3,600. 15 Rooms, 4 baths, servants' toilet and laundry. \$7,500. Non-Housekeeping Apartments. 2 Rooms and 1 bath. \$600 to \$1,000. 3 Rooms and 1 bath. \$1,000 to \$1,500. 4 Rooms and 1 bath. \$1,500 to \$2,000. Booklet on Application. SLAWSON & HOBBS, Agents, 284 Columbus Ave. (near 73d St.). GUERNSEY E. WEBB, Resident Mgr.

The Barnard S. W. cor. Central Park West and 71st Street. Modern 10-Story Fireproof Apartment Building containing the finest up-to-date appointments and various features and conveniences nowhere else duplicated. Beautiful entrance hall and reception rooms. Two electric passenger elevators. Separate elevator for servants and delivery of goods. COLD STORAGE REFRIGERATION and ELECTRIC LIGHT INCLUDED IN RENT. 6 Rooms and bath, \$1,000 to \$1,300. 7 Rooms and bath, \$1,000 to \$1,300. 9 Rooms and bath, \$1,300 to \$1,600. 8 Rooms & 2 baths, \$2,100 to \$2,500. 17 Rooms and three baths, \$5,000. UNEXCELLED Family Apartments, one 15 rooms, 3 baths, corner, others 8 and 9 rooms, private kitchen and restaurant. The Hudson River State Hospital at Poughkeepsie, N. Y. Plumbers, electricians, architects, doctors, brokers' offices on ground floor, every plumbing, electric lighting, sewerage, heating and air conditioning. Chas. A. Gerlach, Prop., Madison Ave. & 98th St. 39-43 EAST 27TH ST. Absolutely Fireproof High Class Apartments of 8 and 9 rooms and servant's room; all modern improvements for housekeeping; all night elevator. Phone 387-Mark Superintendent on premises. NINE EXTRA LARGE ROOMS AND BATH IN 3rd class condition, on ground floor. THE ADLER, 633 Park-ave., phone 9615-st. Work Wanted—Female. YOUNG ENGLISH Lady desires situation as companion. Reply CHADWY, Congerston Rectory, Atherstone, England.