APARTMENT DWELLERS HAPPY.

THEY NOW HAVE KITCHENETTES AND NOISE-PROOF SUITES.

Large Kitchens Below Ground Floor for Use of All Tenants Popular—Few Persons of Means Dislike Modern Hotel Life.

Many people think that the popularity of apartment houses and apartment hotels is chiefly due to the fact that the occupants are surrounded by every modern convenience, and that life under the roof of such structures is truly enjoyable. That opinion is correct. Moreover, a person can live just as cheaply and as seclusively in any one of the many fine Manhattan apartment houses and hotels as in one of the substantially built dwelling houses in an attractive residential section of the city.

"Most of my patrons 'way back in the '80s were people who were growing old rapidly," said a well known proprietor of an apartment hotel yesterday to a Tribune reporter. "I have kept all my yearly lists of tenants of the various houses I have either personally managed or controlled since I became a hotel manager in this city thirty-two years ago. Here is the list of permanent guests for a hotel in a central section which I managed in 1882." The speaker held in his hand a large cloth bound book on the cover of which was printed in black letters the name of the hotel and the year, so that the persons whose names were in the book were that year guests of the hotel.

"Now, there," said the hotel proprietor, pointing to a name in the book, "is the name of a man who for many years was one of the leading State Senators. He was then well advanced in years and at the height of his political fame. His wife, too, was not many years his junior. The Senator died some years ago. He frequently told me while a guest of my house that he found living in an apartment hotel was all that he desired. 'Here,' the Senator would say, 'my wife has no such intricate things to wrestle with as the servant question, and her home cares are so few that she is able to devote several hours each day to charitable work or to whatever intellectual or physical work may be beneficial to her. Every day, Sundays included, many people visit me. Some are interested in legislation and want to say to me a good word about a particular bill; others are looking for a political job or want such a job for a friend or relative. Often little and big political "bosses" call on me, and as I like to talk politics with them over a tempting meal there are many quick dinners to be served at most unexpected times. If I had all these visitors coming to a private house to see me and there were frequent invitations extended to stay and dine with me my wife would be almost constantly called on to help me entertain the guests, and I know such service would be a drudgery to her. In this house she seldom meets any of my political friends, and the labor of serving dinners at irregular hours or at any other hours, for that matter, is part of the duty of the hotel management.'

"That was the reason that old politician was a permanent guest of that hotel in 1882," exclaimed the hotel proprietor, opening the book at another page and running his finger down a long list of names. "There! there!" he said, pointing his finger at a name which sounded as if it was Russian. "That man was a well known violinist. He was a difficult man to please. He was nervous and his temper was easily aroused. He was a guest of the house only about three months. He moved away because he said loud talking in the hall leading to his room could be plainly heard in his suite. The street noises also got into his rooms and made him so excitable that he could not practise on his violin without being disturbed. Though the house was strongly built, it was not absolutely noise-proof, as most modern apartment hotels and houses are to-day. I asked the tenant of the rooms adjoining the suite occupied by the violinist if he ever heard sounds as if some one near him was playing on a violin, and he said he had never heard such sounds. Therefore I came to the conclusion that most of the noises which disturbed the violinist were imaginary. I tried to get the violinist to stay, but no argument of mine could change his mind. He is in Europe now, and from recent reports is planning to visit this country again. I recently wrote to him, telling him that such progress had been made in building apartment hotels and apartment houses in this country in the last twenty years, and especially in the last ten years, that few street noises ever bothered the occupants of such houses and that the walls between the various suites of rooms were so built that loud noises in one suite could not be heard in any other."

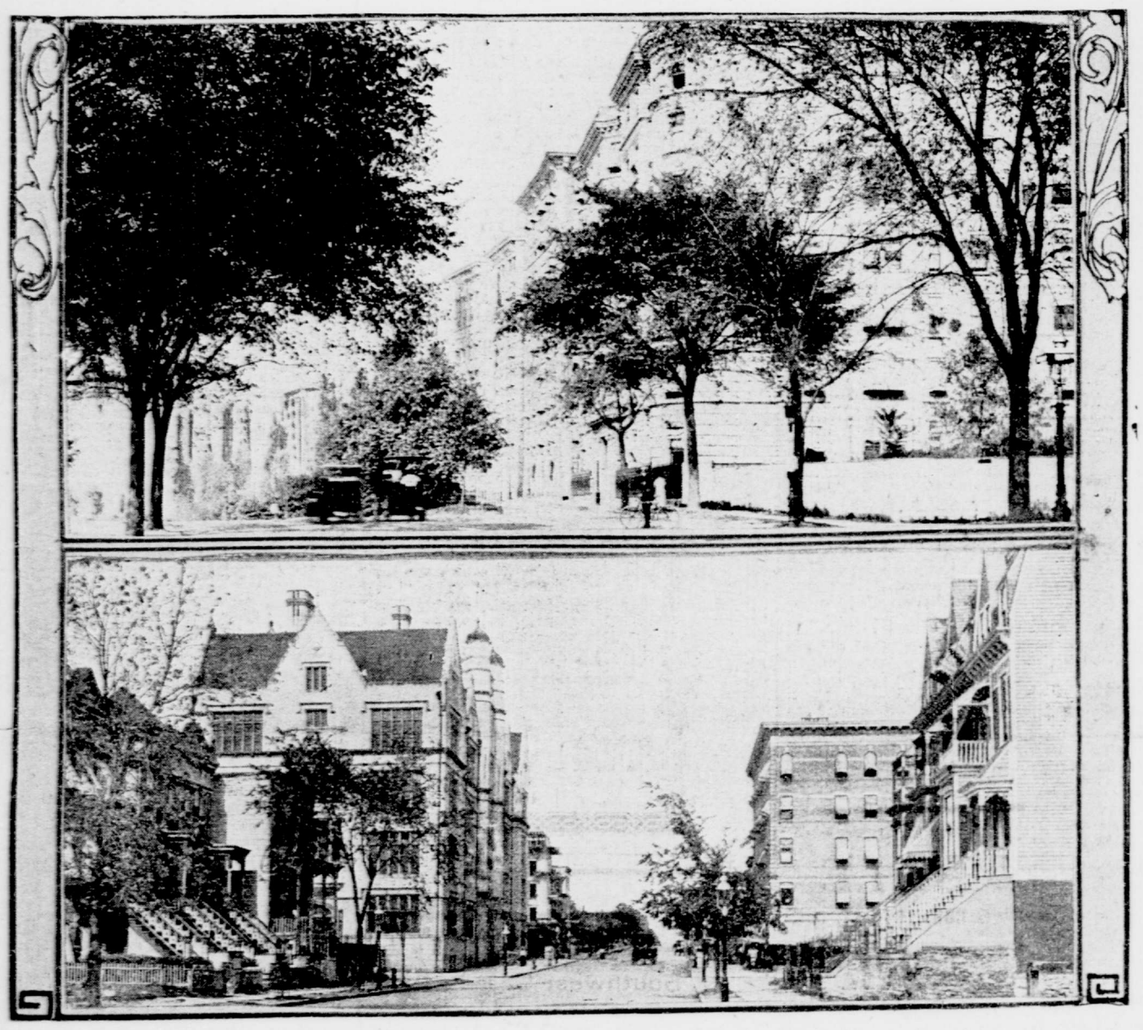
"You see this old hotel book shows that in the hotel I managed in 1882 I had seventy-one families as permanent guests. From the list of names written here I have been trying to recall whether the families were made up of young or old couples, with or without children. With the help of this old hotel book I can remember most of the families. About fifty were old couples, the husband and wife being past middle age. Only a few had young children. Most of them had married sons and daughters, the majority of whom lived elsewhere in the city. About five of the old couples had grown-up daughters and sons who lived with them at the hotel. Now, as to the other twenty-one families, numbered as permanent guests, five were newly married couples who had made up their minds to live temporarily in an apartment hotel. They later expected to live in a dwelling house in the city, or in a cosey cottage in a suburban section. Whether they ever carried out this intention I cannot say, as I lost track of them. This leaves sixteen families to be accounted for. To the best of my recollection, four were composed entirely of brothers and sisters whose parents were dead, another family consisted of a widowed mother and a daughter whose happy married life had been abruptly ended by the sudden death of her husband, and eleven families were young couples with one or more children. As to the occupation of the heads of the families permanently staying at that hotel in those days, I think they would be placed as either merchant, banker, financial or real estate broker, artist or politician. There were two artists and two politicians who, with their wives, lived at the hotel.

"Somehow it was a very hard task in those days to attract young couples to become permanent guests of apartment hotels. If they were not set on occupying dwelling houses their preference then was for the apartment house. The young wife usually wanted to try her hand at managing a lot of servants, and sometimes she thought her place should be in the kitchen when the meals for her husband were being cooked. You know the girls who became wives in the early '80's knew how to cook, at least most of them did, and they took special delight in learning the favorite dishes of their husbands and serving them just as they liked them. Their mothers, too, were proud of their knowledge of cooking. I wonder how many mothers of well-to-do families of to-day are to be seen in kitchens, doing or supervising the cooking of the principal meals each day for the members of the household. Occasionally I am invited to dine with a family occupying a suite in an apartment hotel or living in a dwelling house, and once in a while the mother of the family gets before me a dish over which no epicure could grumble and which was cooked by her. In the last five years the private kitchen has been rapidly disappearing from the homes of those who dwell in apartment hotels and apartment houses, and in about one-third of the space once used as a kitchen is what we call the kitchenette. The passing of the private kitchen is principally due to the inability of many families to get good servants, and especially good cooks. Even if the servant question was not a serious one, economy would have brought about the transformation of the private kitchen to the kitchenette. A kitchenette is a little room of a suite. It is fitted with china closets, chests for silver service, table linen, has one or more ice boxes and a place in which dishes ready to serve will be kept hot for from fifteen minutes to half an hour. The meals served in a suite which has a kitchenette are cooked in the public kitchen in the basement of the house and between the public kitchen and the kitchenette there is usually a private dumbwaiter. The public kitchen is generally in constant use, and therefore meals are prepared in it at nearly every hour of the night and day.

"In one of the hotels now under my management I have about one hundred and fifty families who occupy suites by the year, and of these families the number of young couples with children of school age is greater than the old couples who have no children or whose sons and daughters are grown up; and the occupations of the heads of those families are so varied as to take in nearly all professional and business pursuits. I am glad that time has brought about this change, for I think young couples should enjoy the comforts to be found in the average apartment house and hotel, and not isolate themselves between two walls while they are in the prime of life.

"Years ago it seemed to be the general opinion of most mothers with young children that a hotel was a poor place in which to bring up children. They thought that there was not as much privacy there as in the old style apartment house or the dwelling house; and without such privacy as to be found in the old style apartment house the training of the children would be seriously affected, they argued. Maybe they were right, but I am certain the privacy of the dwelling house is now no greater than that of the modern apartment house or hotel. Many apartment hotels and houses have large roof playgrounds for children, and those roof playgrounds are the ideal recreation places for boys and girls in summer, and particularly in winter. If a family has the means, I do not know where it could find as congenial a home as in the apartment house built within the last ten years."

ONE OF THE MOST POPULAR SECTIONS OF RIVERSIDE DRIVE. IT IS JUST NORTH OF 90TH STREET. INVESTORS OWN MOST OF THE FINE APARTMENT HOUSES THERE.



IN THE AUDUBON AVENUE SECTION, NEAR 167TH STREET. A NUMBER OF MODERN APARTMENT HOUSES IN THIS ATTRACTIVE RESIDENTIAL DISTRICT RECENTLY CHANGED HANDS.

N. J. OUTLOOK BRIGHT.

BROKERS BUSY THERE.

Big Demand for Land and One and Two Family Houses.

Realty experts think that early next spring the big New Jersey purchasing movement, which is well under way, will in size and vigor eclipse the Long Island boom, which has been one of the leading features of lot trading the last few years. Even if it does not measure up to these expectations, it will undoubtedly be much greater than now, provided favorable money conditions exist then. If the influence of capable and honest realty leaders results in beneficial operations not only to circles of promoters but also to property owners throughout the entire zone of activity, then this New Jersey movement will mean nothing more or less than the building up of vast vacant land areas in New Jersey and making many fine New Jersey suburban districts, with many city improvements, greater ideal home sections.

Scores of well known operators who successfully carried out realty projects in Long Island or in Westchester in the last two years forsook some months ago their old fields of activity to become prominent in New Jersey. Thousands of prospective homeseekers should also make their presence felt in New Jersey as quickly as possible before prices for land or houses in the most attractive sections are much higher, and not wait, as they usually do, until values have doubled or trebled. The person with $500 can find to-day many improved or unimproved plots of ground in New Jersey within a distance of from thirty minutes to an hour of City Hall, Manhattan, which the owners will sell for about $500 cash, leaving the balance of the purchase price as a mortgage of 5 per cent for from three to five years. How many prospective buyers with a capital of $500 can find alluring realty bargains in The Bronx or in the settled sections of Westchester or in the flourishing suburban towns of Long Island? Occasionally reports of such realty bargains changing ownership are circulated, but most of the reports are untrue.

The day is drawing rapidly near when the small buyer will have to go away beyond the present suburban zone of the metropolitan district or else remain forever an intending purchaser of real estate, because the McAdoo and the Pennsylvania tunnels, welding New Jersey and Long Island to Manhattan Island with arms of steel, have opened up avenues of activity to the builders in real estate which these builders never expected would be created for them. The greatest of these builders work along the railroad and other transportation lines, and they work swiftly and with telling effect, and in a short time they transform a big vacant tract of land, for years useless or used as a truck farm, into a thriving town or into an important addition to a town. It matters not to them whether the land is in New Jersey or Westchester or Long Island, it invites them, and it is ready for them so long as the running time of trains or other vehicles of transportation between New York and the property is such as to make the property a suitable place for the man or woman who works in New York to live. The principal factors of values in nearly every suburban section are its proximity to the City Hall, Manhattan, its means of transportation to and from the City Hall, Manhattan, at all hours of the night and day, and its natural and artificial charms. These are truly the guide posts to success in suburban land operations.

About a year before the subway was opened the local market witnessed the interesting spectacle of a rush of big and little speculators to buy land in what was then known as the great vacant land areas along the subway routes, and those vacant land districts were on Washington Heights, in the Dyckman tract, just north of the westerly approach to the Washington Bridge and in the upper part of The Bronx. Builders followed the speculators to those districts and soon the extent of building operations surpassed the record mark. Values rose so rapidly that one of the most successful Bronx builders who was improving a plot or, rather, several block fronts, with two family houses, had to abandon that project and erect flathouses on the land. Owing to the sudden rise in the value of the land the building of two family houses on it would have been an unprofitable venture.

Last fall rows and rows of modern flathouses on Washington Heights, in the Dyckman district and in various sections of The Bronx were practically tenantless, and the city appeared to be wofully overbuilt in flathouses and a realty catastrophe was thought to be near at hand. No wonder the market for modern flathouses in the upper sections of the city was for many months listless and that many big realty operators who had been prominent in this gigantic building movement were positive that realty progress had received a severe jolt. In less than ten months this anxiety was dispelled, and the cries of despair turned to shouts of gladness. For on nearly every hand the majority of the new modern flathouses in the upper sections are well rented and are on a good paying basis, and in the older residential districts the renting agents have had considerable difficulty in meeting the demands for suites in apartment houses and hotels. It seems now as if the supply of flathouses would be much less next spring than the demand.

Throughout this great building activity on Manhattan Island and The Bronx, which has covered a period of over three years, the demand for two family houses has been growing, and little has been done to meet that demand, except on Staten Island and in Brooklyn. The New Jersey movement comes, therefore, at the most opportune time, and hundreds of builders already identified with it intend to do their best to help meet this demand for one and two family houses. According to conservative real estate experts a ready market could at present be found for at least twenty thousand one or two family houses in the New Jersey suburban sections within a short distance of City Hall, Manhattan.

ANOTHER CHANCE FOR INVESTORS.

Adams Estate Holdings To Be Sold at Auction in October.

Bryan L. Kennelly, who will sell at auction on Wednesday, October 16, at the Real Estate Exchange Salesrooms, Nos. 14 and 16 Vesey st., the holdings of the estate of Albert J. Adams, has received an unusually large number of inquiries as to the terms of the sale, etc. The sale will offer another opportunity to investors and speculators to buy a large number of splendid investment parcels on Manhattan Island. The bidding for the properties will undoubtedly be brisk.

The Manhattan properties to be sold are No. 54 West 31st st., a three story brick business building, with two stores, on a lot 20x63 feet; No. 107 West 45th st., a three story and basement brick and brownstone dwelling house, on a lot 20x100.5 feet; No. 407 West 35th st., a two story frame store, on a lot 20x24.9 feet; No. 375 7th ave., a three story brick building, with store, on a lot 21x75 feet; No. 43 Bowery, a five story brick business building, with store, on a lot 20.5x71.8½x20.4x60.10 feet; Nos. 539 and 541 8th ave., and No. 301 West 37th st., being the northwest corner of 37th st. and 8th ave., a new six story and cellar pressed brick and stone loft building, with store, on a plot 28.03¼x100x49.4½x irregular; No. 307 West 37th st., a six story and basement brick storage warehouse, on a lot 25x98.9 feet; Nos. 208 and 210 West 30th st., tenement houses, on a plot 46x98.9 feet, and No. 1161 2d ave. and No. 257 East 61st st., being the northwest corner of 61st st. and 2d ave., four story brick apartment houses, each on a lot 23x98.9 feet.

The three story buildings No. 1138 Manhattan ave., Brooklyn, on a lot 25x100 feet, and No. 19½ to 23 Borden ave., Long Island City, one story buildings, on a plot 44x180 feet, will be included in the sale.

THE BELMONT TUNNEL TERMINAL.
(By courtesy of "The Real Estate Record and Guide.")
Building to be erected in Long Island City from plans drawn by Thompson & Frohling, the architects.

WILL ENLARGE ST. LUKE'S HOSPITAL.

St. Luke's Hospital, on Morningside Heights, is to be enlarged by adding a story to the Muhlenberg pavilion, which is part of the central administration building of the hospital and named for the founder of the hospital and of Holy Communion Church. The new story is to be fitted as a roof garden, and will make a six story building of the pavilion. The improvements are to cost $20,000, according to the estimate of Ernst Flagg, the architect.

TO ALTER AUTOMOBILE CLUB FLOOR.

Plans have been filed for remodelling the sixth story of the new eight story clubhouse and garage of the Automobile Club of America, at Nos. 247 and 249 West 54th st.

AN IMPROVED MARKET.

FIVE BIG DEALS MADE.

Inactivity of Many Operators Due to Money Conditions.

A new high record for store space in the 34th st. shopping section, the sale of a plot at the northwest corner of 34th st. and Broadway for $400,000, the purchase of a five story apartment building at the southeast corner of 6th ave. and West Washington Place by Joseph L. Buttenwieser, the sale of about thirty-two lots in the block bounded by Broadway, Fort Washington ave., 168th and 169th sts. to the city as part of a site for the new 22d Regiment Armory and a Sherman Square deal were features last week of the real estate market. The Sherman Square transaction was the purchase of a five story brick building by the Alliance Realty Company. The volume of business transacted was slightly larger than for some weeks.

In spite of the dulness of the market the majority of owners are not offering their property for sale at less than the sum they were willing to dispose of it some months ago. Even if they were, it is not likely that the market would be brisk, as money conditions are not favorable to lively trading. Money conditions have improved in the last few weeks, but not until brokers can easily get mortgage loans at about 4½ per cent on choice improved or unimproved parcels on Manhattan Island or in The Bronx will many prominent operators be able to find ready buyers for their holdings. Nor will many leading investors become active again until they, too, are surrounded with satisfactory money conditions.

It is true that there are scores of persons seeking for bargains in the real estate market, and most of these persons consider a bargain almost any property that can be bought now for less money and at a price considerably lower than at the time of greatest activity last year. Unquestionably, some such bargains will be picked up, owing to the inability of the sellers to hold firm to what they bought in the phenomenal purchasing movement which began a short time before the opening of the subway. But there are few owners depressed over the size of present trading or who are so situated that they must sell to save at least a part of their equity in their properties to which they hold the fee.

According to the most successful realty operators, the present dulness of the market may continue for about two months more, and then will come a good demand for nearly all kinds of property. In about two months satisfactory money conditions for carrying out little and big realty projects will be again here, it is said, and in the mean time hundreds of operators are going to be busy perfecting plans for an active midwinter and spring campaign. Throughout the entire quiet period of the last four or five months there has been a marked improvement in the earning power of flathouses in the newer flathouse section of the city and the tendency of rentals in older flathouse districts has been upward. Never in the history of the city has the renting season been so busy, and the demand for apartment house and hotel suites has, to use the expression of a well known broker, "overwhelmed many brokerage firms." The demand has resulted in rows and rows of flathouses in the newer districts which were almost tenantless last fall being well filled now, and therefore attractive properties to investors. One leading operator recently announced that he had been unable to find one improved parcel in Manhattan or The Bronx not on a paying basis, and an examination of many lists of properties for sale indicates that the number of alluring investment parcels is greater than it has been in years.

In nearly every section a wonderful building transformation is taking place. For instance, there are the greater office district south of Canal st., the new hardware centre in Lafayette st., the enlarged 6th ave., Broadway and 5th ave. shopping districts and the newer midtown loft section.

"The Real Estate Record and Guide" says in its last issue, in an article on the real estate situation, in part as follows:

The private sales market is beginning to give evidence of a revival, and while the volume of dealings continues small, a higher grade of property is changing hands, as in the case of the northwest corner of Broadway and 34th st., which commanded a price approaching $400,000. What is still further encouraging is that a few of the old-time operators are again in the market. Were it not for unfavorable currency conditions, it is certain that normal trading in real estate would quickly be resumed. According to a prevailing opinion among real estate men, the mortgage situation is improving, although brokers report that lenders are more inclined toward conservatism in loaning funds than during the corresponding period last year. It must not be inferred that this disposition to be ultra-conservative is due to uncertainty with respect to present values, for this is not the case. It is more likely attributable to the growing desire of money lenders under present conditions to secure a quicker asset in that class of investment. In the building field, while the new undertakings are less numerous than was expected for the season, a large amount of work is being carried on, which is better distributed than was true during the summer. The total number of private sales reported for the week is fifty, of which twelve were below 59th st., fifteen above and twenty-three in The Bronx.

PLAN BIG TERMINAL.

Belmont Building in Long Island City to Occupy a Block.

The proposed Belmont tunnel terminal building in Long Island City will occupy the block bounded by Van Alst and Hunter's Point aves., and 4th st. will be connected with the Belmont tunnel under the East River to 42d st., Manhattan. It is said that the running time of trains between the building and the Grand Central Station will be about five minutes. It now takes from thirty-five to forty minutes to make the journey between those places.

The building is to be of reinforced concrete, including the floors, partition walls and roof. The exterior facing for the first and second stories will be laid in rich gray limestone, and the four upper stories in stucco, or common brick, with red faced brick trimmings. The dimensions will be 175x149.9½ feet, including a large court for light and air. On the main floor there will be an arcade extending through the entire building. The arcade will be 30 feet in width by 175 feet in length, with twenty or more stores on either side. There will be a mezzanine floor 60x134 feet, divided into eleven suites of offices. The second story will be devoted entirely to offices, numbering thirty-five. On the third, fourth, fifth and sixth stories will be seventy-two five and six room apartments, with baths and other modern conveniences. Entrances to all apartments will be from the street direct.

Thompson & Frohling are also preparing plans for the proposed Belmont tunnel station in Long Island City.

WILL HOLD SERIES OF SPECIAL SALES.

After his successful summer campaign along the Rockaway coast Joseph P. Day is preparing for an equally busy season in the real estate auction room. His plan of having a series of special salesdays will again be used, and two dates have already been announced, October 3 and 24.

At the first sale, next Thursday, the most important offering will be the Hotel Severance, a seven story apartment hotel occupying nearly six lots of ground at the southeast corner of Broadway and 94th st. Some good Bronx plots and dwelling houses will also be sold without reserve, as well as two Manhattan dwelling houses, a tenement house and a brick business building in Astoria.

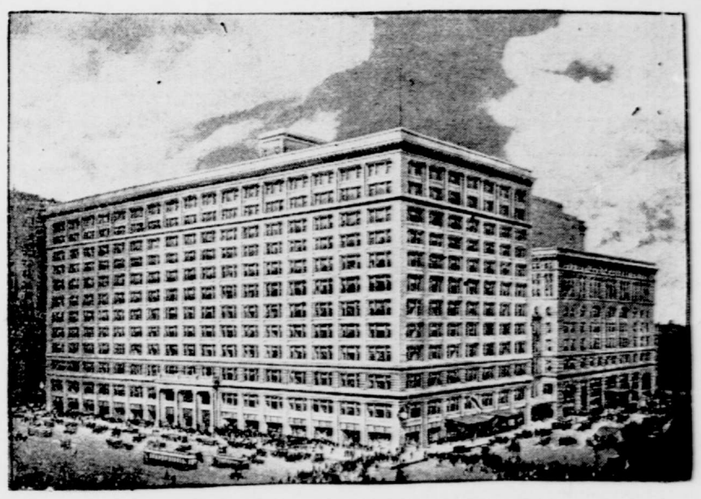
MARSHALL FIELD & CO.'S OPENING.

New Building Will Complete the Great Retail Store in Chicago.

Chicago, Sept. 28.—The opening of Marshall Field & Co.'s completed retail store takes place to-morrow, and will continue until October 5. Adequate preparations have been made to handle the large crowd which it is expected will attend. The firm has estimated that 350,000 visitors will see the new store. The opening commemorates the completion of the new building, which is the third the firm has erected within the last few years. The event will mark the close of the "reconstruction period" of this concern.

With this new building the area of the floor space of Marshall Field & Co. is 1,532,017 square feet, or over thirty-five acres. The main aisle, in which the principal interior decorations are arranged, is 385 feet long, extending from Washington to Randolph street in the State street building. At the north and south sections of this building above this aisle are the rotundas, the north one twelve stories high and extending to the skylight, the south one reaching to the sixth floor, above which is the Tiffany mosaic dome. This dome is one of the most notable architectural features of the new building, and is of Tiffany favrile glass, which will be unveiled to the public on Monday morning. This is said to be the largest piece of glass mosaic in the world and the first dome ever built of iridescent glass.

The principal interior decoration is "The Feast of the Seasons," representing a Roman festival, with the main aisle and rotundas arranged as a "Temple of Mercury" and illustrating the "Seasons' Tribute to Commerce." Many other interesting features of note will be shown to the public for the first time at the opening.



THE NEW BUILDING OF MARSHALL FIELD & CO., IN CHICAGO.

NEW OWNER FOR THE PORTERFIELD.

Gibbs & Kirby have sold for the Porterfield Construction Company the Porterfield, a six story apartment house Nos. 610 and 612 West 112th st. It is on a plot 87.6x100.11 feet. The property was held at $230,000. The buyer is an investor.

RIVERSIDE DRIVE PLOT SOLD.

Gibbs & Kirby have sold for the Guide Realty Company a plot 84x123 feet in Riverside Drive, 223 feet north of 116th street. The plot will probably be improved with an apartment house.

BUYS TWO NEWARK PARCELS.

Feist & Feist have sold to Joseph Okin, formerly a New York operator, who recently became a buyer of Newark real estate, a parcel at the southeast corner of Bank and Washington sts., Newark, which is 36x100 feet, on which he will build a modern office building, and also a plot at the junction of Broad st. and Belleville ave., being 120 feet on each street, on which will be erected a five story new law tenement house.

TWO TENEMENT HOUSES IN A TRADE.

Isidor Marcus has sold to Simon Epstein No. 108 West 17th st., a five story tenement house, on a lot 25x92 feet. In part payment Mr. Epstein gives No. 606 West 46th st., a five story tenement house, on a lot 25x100.5 feet.

IN THE PRIVATE SALES MARKET.

Pease & Elliman have sold for G. A. Walker No. 302 West 77th st., a four story and basement dwelling house, 28x68x irregular, to a client for occupancy.

Maurice W. Halpin and Duff & Brown have sold for Mrs. Elizabeth A. Toal a plot, 50x150 feet, on the east side of Wadsworth ave., 100 feet south of 187th st.

J. Romaine Brown & Co. and Frederick Zittel have sold for Thomas E. Stewart No. 147 West 78th st., a three story dwelling house, on lot 20x102.2 feet. The buyer is Frederick Burr Opper, the cartoonist, who will occupy it.

Leo Hess has sold for the Standard Operating Company the plot, 80x95 feet, at the northwest corner of Amsterdam ave. and 175th st.

Abraham Marks has sold No. 469 Manhattan ave., a three story dwelling house, on lot 16.8x82 feet.

D. H. Scully has sold for P. H. Lynch the northwest corner of Ogden ave. and 165th st., a plot 70x20 feet.

Henry W. Fedden & Co. have sold for W. E. Schott No. 717 East 178th st., a two story frame dwelling house, on lot 25x95 feet.

M. L. & C. Ernst bought from a client of L. Minzie No. 72 West 89th st., between Central Park West and Columbus ave., a five story apartment house, on plot 36x100 feet; also bought from Margaret Sharte No. 326 West 30th st., a three story basement and brownstone dwelling house, on lot 20x99 feet. L. Minzie and Herman W. Shutte were the brokers. M. L. & C. Ernst sold to Mandelina Fumo No. 349 East 114th st., a three story building, on lot 25x100.11 feet. Sigfried & Simon were the brokers.

The Maybelle Realty Company sold No. 13 East 1st st., a five story tenement house, with stores, on lot 20x70 feet.

REALTY NOTES.

Plans have been filed for strengthening the five story tenement house No. 508 West 48th st. and making it over into a loft building for Edward C. Striffler as owner, and for remodelling the four story and basement dwelling house and restaurant No. 58 West 25th st. for J. B. Guttin as owner, the improvements costing $10,000.

The real estate firms of H. H. Cammann & Co. and Voorhees & Floyd will be conducted after October 1 under the firm name of Cammann, Voorhees & Floyd, with offices at No. 84 William st., with the object of extending their present business of general management of real estate, buying and selling, renting, appraising, negotiating loans on bond and mortgage and insurance.

Gibbs & Kirby have leased to Charles H. Ellis the six story elevator apartment house No. 146 West 104th st., 40x100 feet, for ten years at an aggregate rental of $60,000; also leased for Louis A. Lehmaier the four story dwelling house No. 916 West End ave. for three years, and for a Mr. Taylor the three story dwelling house No. 241 West 103d st.

The Franciscа Company, incorporated by Francis G. Harris, is the lessee of the store in No. 1 West 34th st.

Herman Frankfort has sold for the Gem Realty Company to Henry Toch and another seven and one-half lots in the Carroll property, on Broadway, Far Rockaway, commonly known as the golf grounds.

Heil & Stern have leased for A. J. Kerwin, jr., in the building nearing completion at No. 27 to 35 West 24th st., four lofts, containing 40,000 square feet of space, for a term of years, at a total rental of $150,000. The lessees are A. E. Lefcourt & Co. and L. Prager.

Julius Conn, formerly connected with the Hotel Metropole, the Parker House and the Hotel Walton, in Philadelphia, has taken a fifteen year lease of the Café des Ambassadeurs, in West 38th st.

DEAL IN AUDUBON AVE. SECTION.

A. L. Mordecai & Son, Inc., have sold for the Realty Mortgage Company and Heilner & Wolf a lot 25x98 feet at the southeast corner of Audubon ave. and 170th st. The lot will be improved with a five story apartment house.

Willie—Say, paw, why is a free show like a counterfeit coin?

Pa—Give it up, son.

Willie—'Cause you can't pass it.—Hee-hee!"—Chicago News.