

## Bellefleur

On elevated peninsula 150 to 200 feet above Port Jefferson Harbor and L. I. Sound, offers, to the builder of a country home, delights and a privacy peculiarly its own.

DEAN ALVORD CO.,  
277 BROADWAY, NEW YORK

### HARMON ON THE HUDSON.

#### Work of Laying Out Tract Making Rapid Progress.

With an experience of twenty-two years in real estate operations, Wood, Harmon & Co. have turned their entire energy to the development and sale of the tract of land known as Harmon on the Hudson. Since this place was formally opened a year ago to the public a large force of men has been employed in laying out building sites.

The initial work of cutting through and grading streets preparatory to macadamizing and laying cement walks and gutters is a difficult undertaking, and means the outlay of many thousands of dollars before any perceptible progress has been made. First the property must be surveyed and laid out so that no street or avenue will have a steep grade, and in addition to this the ever important question of drainage must be borne in mind.

Harmon to-day presents a vastly different aspect than it did one year ago, and from the following data some idea can be obtained of what has been accomplished: About 75,000 feet of cement walks, 20,000 linear feet of cement curbs and gutters and 55,000 square yards of macadam streets have been laid. Work on the rest is now being pushed with all possible speed, and the close of this season will see much of it completed.

In addition to this, electric light has been supplied for street lighting and home use, and other city improvements have been installed. Seven houses are now ready for occupancy or nearing completion. In fact, the first inhabitants at Harmon have been living there for almost the entire winter.

Since Harmon Brothers opened their first real estate office in Cincinnati, twenty-two years ago, their operations have developed more than one hundred suburbs in various parts of the United States. Doing business in twenty-six offices, they have sold thousands of lots, but they believe that the climax of their successful operations is the town of Harmon.

### MALBA A FINE TRACT.

#### It Contains Many Acres "at the Gateway of the Sound."

Investors in real estate will undoubtedly be well repaid by watching closely all operations involving shore front property, especially within the limits of greater New York. It is the consensus of opinion in realty circles that the value of these shore front properties will certainly be much greater in the near future.

A well known real estate expert said yesterday, in speaking about ideal sites for suburban homes: "Homesekers should never purchase low land unless it is perfectly drained. It is an impossibility for occupants on low land improperly drained to be healthy, for damp houses and marshy surroundings are not conducive to physical vigor. The ideal suburban home sites are those on high ground, overlooking the waters of the Sound and commanding, if possible, a fine view of both land and water. Moreover, the property should be within easy reach of this city, both by rail and by boat. I think all wideawake realty experts will agree with me that Malba, near Whitestone, on the north shore of Long Island, is one of these ideal suburban home tracts. Owing to that fine development

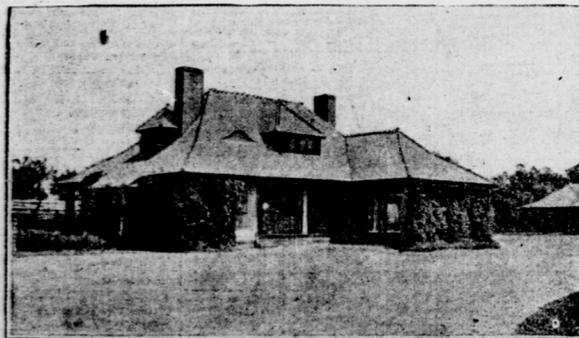


SHORE FRONT AT MALBA, AT THE GATEWAY OF THE EAST RIVER.

of the Realty Trust a new station has been added to the Long Island Railroad system. It is called the Malba station. It is built to connect Whitestone through the beautiful old Nostrand farm (now known as Malba) with the new pier, just finished, for the Montauk line of steamboats. These are the boats which bring the bankers and brokers every afternoon from Wall Street to their homes along the north shore of Long Island. The Malba pier will be the first landing place of the boats, and will be, no doubt, very largely patronized in summer by all the residents in that part of the island. The entire north shore shows signs of a great increase in the building of country houses of the highest class. Naturally, locations like Malba, within the radius of eight or ten miles of the Grand Central station, are showing greater activity than some others.

### GARDEN CITY ESTATES SALES.

Garden City Estates has sold at its property to G. B. Shepherd the plot, 60x100 feet, on the west side of Kensington Road, 100 feet north of Cambridge ave.; to M. J. Hale the plot, 60x100 feet, on the east side of Brixton Road, 60 feet south of Chester ave.; to M. P. Gould the plot, 60x100 feet,



OAKDALE STATION OF THE LONG ISLAND RAILROAD.

It is a short walk from the station to the W. K. Aston tract, which is to be sold at auction on May 12.

on the west side of Kensington Road, 280 feet south of Salisbury ave.; to T. P. Murphy the plot, 60x100 feet, on the east side of Brixton Road, 60 feet south of South ave.; also the plot, 60x100 feet, on the east side of Brixton Road, 100 feet south of Salisbury ave.; to Nellie B. Taft the villa plot, 100x150 feet, on the east side of Nassau Boulevard, 250 feet north of Stratford ave., and to Thomas N. Hill the plot, 60x100 feet, on the east side of Brixton Road, 150 feet south of Salisbury ave.

main on mortgage for three years at 4 per cent interest. Each plot has permanent access to the waterfront.

### REALTY NOTES.

William A. White & Sons have leased for Robert E. Lane to William Kinschert, Jr., and Frederick G. Kinschert, for a long term of years, the building Nos. 107 and 109 William st. and Nos. 64 and

*FASHIONABLY Moulds Your Figure*

# ROYAL WORCESTER

## ADJUSTO

### CORSET

FOR FIGURES VARYING FROM AVERAGE TO OVER-STOUT

**PRICE \$3**

The ADJUSTO is equally adapted to average or medium figures. It is skillfully designed to fashionably mould the form into graceful lines.

The ADJUSTO bands, when tightened, lift the abdomen, holding it firmly and supporting it comfortably. Gradually the excess flesh of hips and back is reduced and distributed equally, giving the straight back and new flat hip effect.

For all women obliged to stand a great deal, the ADJUSTO is absolutely without an equal. A wearer, who is of medium figure, said recently: "My duties require my standing most of the time and until I wore the ADJUSTO it was difficult to finish my day's work without becoming exhausted. I can now do more work with less exhaustion and feel much better. It supports my figure perfectly and is the strongest and most serviceable corset I have ever worn."

All genuine ADJUSTO Corsets have trade-mark ADJUSTO stamped on inside of left side-steel. This ADJUSTO trade-mark is your protection against imitations.

Medium Figure, Style 610, White or Drab Coutille; 620, White Batiste; Tall Figure, Style 614, White or Drab Coutille; 624, White Batiste.

Sold Everywhere or Sent Postpaid on Receipt of Price.

ROYAL WORCESTER CORSET CO.  
WORCESTER, MASS. NEW YORK CHICAGO SAN FRANCISCO

### TO SELL OAKDALE PLOTS.

#### Homesekers Will Have An Opportunity to Purchase Fine Sites There.

One of the most charming towns on Long Island is Oakdale. There values have been steadily increasing for some years and there the newer prices for land are entirely based on the development of property along the best lines and the greater demand for high class residential sites in beautiful rural regions near this city.

Long before the Pennsylvania tunnel projects were planned Oakdale was especially attractive to hundreds of persons prominent in social circles

## Lord & Taylor

OUR new lines in Wilton, Axminster, Body Brussels, Wilton Velvet Carpets, etc in a wide range of designs and colorings are particularly attractive. Those in need of carpets for immediate or future use will find the prices decidedly interesting.

### Domestic Rugs

We will offer a standard grade of Wilton and Axminster Rugs, as per example:—

Wilton	Axminster
Size 9 ft. x 12 ft.	Size 9 ft. x 12 ft.
\$28.50	\$19.75
Size 8 ft. 3 x 10 ft. 6.	Size 8 ft. 3 x 10 ft. 6.
\$26.50	\$18.50

Other sizes at proportionate prices.

### Oriental Rug Dept.

Special attention is directed to the following lot of

1,075 Rugs

comprising, Kazakjas, Shirvans, Daghestans, Kurdistans, Kazaks, etc., at \$8.50 to \$45.00

A large assortment in Carpet sizes in Kerman-shah, Sarook, Serapi, Bijar, Mahal, etc., will be offered at prices which insure a saving of 25% to 40%

Broadway & 20th St.; 5th Ave.; 19th St.

### Art Exhibitions and Sales.

#### BAUER-FOLSOM GALLERIES

396 Fifth Avenue  
(BET. 36TH AND 37TH STREETS.)

#### EXHIBITION

of Rare Persian, Arabian and Graeco-Roman

#### GLASS AND FAIENCE

from 9th to 17th Century.

Collection of unusual

Persian and Polonaise Rugs

of the 15th, 16th and 17th Centuries.

68 John st. The lessees will make extensive alterations to the structure, after which it will be known as the Kinschert Building.

The same brokers have leased for the Messrs. Kinschert for a term of years the corner store in this building to Messrs. Furrer & Carey. This is the same property that William A. White & Sons last summer leased to Mr. Lane for twenty-one years.

The Duross Company has leased for Sigmund Herbert a loft at No. 48 West Broadway, to S. A. McNear; also for Joseph Meeks, store and basement at No. 8 Barclay st., to the Sterling Lunch Company, for a term of years.

Pocher & Co. have leased the store and basement at No. 74 and 76 Eighth ave., for Chase & Lippman, to F. W. Woolworth & Co., for a term of five years. Also entire building at No. 221 West 26th st., for M. J. McDonald, to Thomas Ferguson, for business purposes.

### To What School

Shall I Send

My Boy or Girl

FOR A

Musical Education?

The Tribune Will Help You to Decide.

See the

Musical Page in To-Day's Issue.

It will assist you in making arrangements if you mention THE TRIBUNE in your interview.

### PLANS FOR A RECTORY.

Plans have been filed for remodeling the three story and basement tenement house No. 349 East 56th st. into a rectory for the Roman Catholic Church of St. John the Evangelist, at 1st ave. and 56th st., of which the Rev. James J. Flood is rector.

A chapel will be installed on the main floor of the altered tenement house, which is next door to the old rectory building; John V. Van Pelt is the architect.

## Stern Brothers

### Women's Outer Wraps

UNUSUALLY LARGE ASSORTMENTS OF IMPORTED AND DOMESTIC GARMENTS FOR ALL OCCASIONS ARE NOW BEING SHOWN, ALSO TO-MORROW THE FOLLOWING

#### Exceptional Values

BROADCLOTH EVENING WRAPS, at \$49.50, 59.50  
in a variety of colorings. Values \$65.00 and 75.00

SATIN CAPES, silk lined throughout, Value \$39.75, 29.75

AUTOMOBILE AND STEAMER COATS, New Models, 28.50  
of Blue Serge, lined throughout with polka dot silk, Value \$45.00

### Summer Silk Dresses

A great variety of Shirt Waist, Princess and Jumper Models in smart and elaborate designs, of Foulards, Pongees, Messalines, Plain and Stripe Taffeta Silks and Voiles,

At Prices Ranging from \$14.75 to 54.50

#### An Important Offering To-morrow

THREE ENTIRELY NEW STYLES AT SPECIAL PRICES

PRINCESS DRESSES, of Dotted Foulard with lace yoke and sleeves, trimmed with plain silk in contrasting shades, Actual Value \$54.50, 38.00

PRINCESS DRESSES, of Rough Silk in new shades, trimmed with lace and soutache embroidery, Actual Value \$49.50, 30.00

PRINCESS DRESSES, of Black and White Check Pongee, with tucked chiffon yoke and sleeves trimmed with large buttons, Actual Value \$40.00, 27.50

### Tailor-made Walking Suits

ADDITIONAL MODELS OF SERGES, PANAMAS, IMPORTED FANCY FABRICS, VOILES AND PONGEES.

Women's Tailored Suits, of Invisible Stripe Serges, at \$24.50  
of Pongee, Tussah & Rough Silk, \$29.50, 45.00 to 89.50

### Sale of Dress Silks

Another collection of 6500 Yds. Plain Shantung Pongees, high lustre, 26 inches wide, in natural, brown, navy, tan, ivory and white, at 63¢  
Regular Price \$1.00 Yard

4500 Yds. Chefoo Pongees, superior quality, 25 inches wide, in navy, brown, goblin, natural and black, at 72¢  
Regular Price \$1.25 Yard

### Colored & Black Dress Goods

At Decided Reductions

2000 Yds. Imported Spring Tailor Suitings, Formerly \$1.35 to 1.75 Yard Reduced to 68¢

2500 Yds. Imported Black Voiles and Shadow Stripe Mohair, Formerly \$1.10 and 1.25 Yard at 78¢

#### Special Offering of

### Cotton Dress Fabrics

Consisting of a large assortment of French Finish Chiffon Voiles, in chevron stripes, foulard designs and embroidered figures, in the most desirable colors, at 14¢  
Actual Value 35c Yard

### Misses' and Girls' Apparel

At Reduced Prices

MISSSES' AND JUNIOR SUITS, various styles and materials, one hundred and fifty styles taken from regular stock to close out, 14 & 16 yrs, \$13.50 to 59.50  
Heretofore \$19.75 to 75.00

MISSSES' DRESSES, of plain or stripe taffeta, Jumper Model or with lace yokes, full plaited skirt, 14 & 16 yrs, 12.50, 15.95  
Values \$16.50 and 19.75

GIRLS' REEFERS, of plain blue chevrons, serges, covers and fancy mixtures, unlined or lined with fancy silk, 6 to 14 yrs, \$5.95 to 12.50  
Heretofore \$7.75 to 16.75

CHILDREN'S COATS, of serges or chevrons, in red, blue, tan and brown, Collarless or Notch Collars, nicely tailored, 2 to 6 yrs, \$3.95 to 13.50  
Heretofore \$5.25 to 19.75

### Curtains and Bed Sets

For Summer Use at Very Low Prices

COLORED CROSS STRIPE CURTAINS, Pair 90c, 1.65, 1.95  
RUFFLED MUSLIN CURTAINS, " \$1.15, 1.50, 1.75  
TAMBOUR MUSLIN CURTAINS, " 1.95, 2.75, 3.50  
IRISH POINT CURTAINS, " 3.25, 4.25, 4.75  
RUFFLED MUSLIN BED SETS, 2.75, 3.75

### Moderate Priced Furnishings

For Cottages, Camps, Bungalows, Clubs, Hotels, Etc.,

IN ARTISTIC STYLES, COMPRISING SWISS AND NET CURTAINS, ORGANDIE SPREADS, DRAPERY STUFFS FOR DOOR AND WINDOW TREATMENT, WASHABLE COVERS IN DUTCH PRINT.

PORCH AND OTHER RUGS, TABLE AND BED LINENS, ETC. SUGGESTIONS SUBMITTED FOR FITTING UP OF ROOMS, SUITES OR COMPLETE HOMES. A REPRESENTATIVE WILL CALL UPON REQUEST.

Furniture Slip Covers, Awnings and Window Shades.

West Twenty-third Street