

IN THE BIG WAREHOUSE ZONE

WHERE TRINITY CORPORATION WILL LARGELY HELP IN THE WORK OF ENLARGING ITS AREA.

What the New East River Bridges Have Done for the Section—Trading and Building in Active Uptown Regions.

The decision of Trinity Corporation to take an active part in transforming the lower West Side into a greater warehouse and office building section is one of the most important announcements relating to recent affairs made in many years.

together by the bridges, and will unquestionably bring more firmly together the various manufacturing centers.

TWO TYPES OF BUILDINGS IN DEMAND.



NOS. 334 AND 335 CENTRAL PARK WEST. Two five-story flathouses on a plot 6x100 feet. Bought last week by Louis M. Jones.

NO. 22 TO 26 WEST 15TH STREET. A twelve-story and loft building on a plot 75x25 feet. It was bought last week by A. D. Julliard, through the real estate firm of Frederick Southwick and Alwyn Ball, Jr.

of the left and business centres in the Borough of Manhattan and in the other boroughs. In the last ten years the business strength—and by that is meant the area almost occupied by wholesale and retail business concerns—has almost doubled, and yet the operations which have been carried on in that time in the district for local domestic or foreign trade could be quickly counted. At the present time some of the principal operating syndicates and construction companies of the greater city are studying these problems relating to building newer, and therefore greater, storage centres, and expect to be largely identified with such projects in the near future.

A WELL LOCATED BUSINESS DISTRICT.

Most of the properties owned by Trinity Corporation in the lower West Side are located within the

greater part of the block bounded by Laight, Varick and Beach streets and St. John's Lane. It is a distance of eleven short blocks, or a little over a half mile, counting twenty blocks to the mile, and the distance from the approach of the Williamsburgh Bridge to the St. John's Chapel district is only a distance of fourteen short blocks, or about three-quarters of a mile. The distance from the Brooklyn Bridge to the section is about one mile. Since the widening of Lafayette street a splendid route for vehicle travel has been furnished by the city from the Brooklyn Bridge to the chapel district by way of Lafayette and Canal streets.

THE GREYLOCK DWELLINGS.



A modern apartment house at the northwest corner of 143d street and Broadway. It was sold last week by George Schwesiger for A. J. McLaughlin's Sons to an investor.

zone which is apparently most attractive for easily carrying out the work of creating a larger warehouse and cold storage plant area.

ing physical characteristics, is really made up of two parts, the lower half extending from Duane street to the northerly side of North Moore street, west of West Broadway, and the northerly half extending from the northerly side of North Moore street to a short distance beyond Canal street, west of West Broadway.

IN THE NORTHERLY HALF OF THE REGION.

The northerly half of the section has been largely occupied for many years by warehouses and storage buildings ranging in height from six to nine stories. There are also a number of five-story storage buildings in this area of the district. The New York Central freight station occupies the entire block bounded by Beach, Hudson, Varick and Laight streets, and is familiarly known as the St. John's Park freight station. This is one

of the largest blocks in the entire district. It has a frontage of about 45 feet on Beach street, about 100 feet on Varick street and about 48 on Hudson street.

Opposite it to the east is St. John's Chapel. Adjoining the rectory of the chapel and occupying the premises No. 34 Varick street is an eight story warehouse, which is owned by the Milken estate. That warehouse has a frontage of 25 feet on the east and a depth of 85 feet. On the northerly end of the block on which is St. John's Chapel, is the Gray Building, a modern business structure.

To the east of the chapel, and occupying the greater part of the block occupied by York, Laight and Canal streets and West Broadway, are about five six story loft buildings and a paper box

On the triangular shaped block bounded by Canal, Laight and Varick streets is a cigar factory and also the big warehouse of the Crucible Steel Company of America. Nos. 24, 28, 28 and 28 Laight street, which form a part of the block bounded by Laight, Varick, Vestry and Hudson streets, are six story warehouses, each with a depth of 120 feet, forming the district bounded by North Moore, Vestry, Hudson and West streets are at least twenty big warehouses.

The Laight street stores and warehouses occupy the entire block bounded by Hubert, Laight, West and Washington streets. The stores on Laight street, extending to the east, are of modern structure. That block, devoted entirely to warehouse and storage purposes, has a frontage of about 230 feet on Hubert street, 175 on Washington street, about 224 on Laight street, and 175 feet on West street.

The Butler Building, a large structure used entirely by Janney & Co., occupies the southern corner of Hubert and Washington streets, a distance of four blocks west of St. John's Chapel. The three story building of the National Express Company, on the easterly side of Collier street, from Hubert to Laight streets, is less than two blocks west of St. John's Chapel. The Beach Street Stores, a six story structure, with a frontage of 151 feet and a depth of about 100 feet, is a little less than two blocks west of the chapel property. The Reilly warehouse, a six story structure, is on the premises Nos. 229 and 230 West street, with a frontage of 60.5 feet and a depth of 124 feet, and is five blocks west. These blocks are much shorter than the average block, as the area of land between Hudson and Greenwich streets and Beach and Laight streets is divided by Collier street.

ALONG NORTH MOORE STREET.

At the northeast corner of North Moore and Hudson streets is the building occupied by Metz & Co., at which company Controller Metz is the head. It is within a short distance of the chapel property. In the district bounded by North Moore and Reade streets, West Broadway and West street is an area of about twenty-four short city blocks. In that region are about ten big warehouses, the largest occupying the block bounded by Reade, Duane, West and West Broadway streets.

West of this region is a section almost entirely occupied by wholesale drygoods houses. At the southwest corner of Jay and Hudson streets are the buildings occupied by Austin, Nichols & Co., and at the southerly end of the block, bounded by Franklin, Varick and North Moore streets and West Broadway, are the buildings of Leggett & Co. Near by are the buildings occupied by Bennett, Day & Co.

Occupying North River piers near the northerly half of the zone are the People's Line for Albany and the Desbrosses street freight station of the New York Central. Adjoining the New York Central pier is the Pennsylvania ferry to Jersey City. At Harrison street is the West Shore ferry to the hawker, and within a short distance north and south are the piers owned and used by many big steamship companies engaged in the ocean or coast trade service.

HOLDINGS OF TRINITY CORPORATION.

How large a factor Trinity corporation will be in the development of the northerly and southerly halves of the district can readily be seen by referring to its real estate holdings in the region. It owns the greater part of the block bounded by Hubert, Laight, Collier and Greenwich streets, its parcels there practically surround a number of warehouses. It owns one large plot in the block bounded by Laight, Hubert, Greenwich and Washington streets. It owns five parcels in the block bounded by Vestry, Greenwich, Hudson and Laight streets. It is almost the sole owner of the triangular shaped block formed by Canal, Vestry and Hudson streets. Here are located a large number of the old style dwelling houses which have for years been one of the principal assets of Trinity corporation. A part of the block is used by a glass company, the building standing on land owned by the corporation. This is one of the most valuable blocks in the lower west side of Manhattan. Its large holdings have been largely enhanced by the building of the Manhattan and Williamsburgh bridges. Owing to its large frontage on Canal street, any large storage building or warehouse put on this site would have excellent light and air. In fact, the land is most suitable for a modern loft structure of large height, depth and width.

The corporation is the sole owner of the block bounded by Greenwich, Hudson, Desbrosses and Vestry streets. The only parcel in the block which it does not own is of small size. It also owns the greater part of the triangular block bounded by Canal, Watts and Varick streets. This is another flatiron shaped block, which, with the lower West Side, is one of the most valuable sections of the city. It is unusually large frontages on Canal street, and also owing to its proximity to West street and to its nearness to many of the great freight shipping terminals in the lower part of Manhattan Island.

MANY CHANGES IN 5TH STREET.

The development of 5th street, from Sixth to Eighth avenue, is attracting widespread attention. Large sums of money have been spent in construction work in this beautiful thoroughfare in the last few years, and the southerly part of the street, from Sixth to Seventh avenue, has been almost entirely rebuilt in the last two years. Here the builder of the studio apartments has been most active, and for that reason most of the buildings on the southerly side of the street between the avenues named are of the best types of studio apartments. The new home of the club, a seven story structure, occupies the premises No. 108 to 116 West 5th street. It has a frontage of 75 feet and a depth of 100 feet. Adjoining and occupying the site No. 120 to 124 West 5th street is the St. Hubert, a splendid type of the modern twelve story apartment building. It occupies a plot fronting 90 feet, with a depth of 100 feet. The Henrys Studio, a twelve story apartment building, covers the greater part of the premises No. 126 to 132, with a frontage of 80 feet and a depth of 100 feet. The northerly side of the street, from Sixth to Seventh avenue, was the location of the site on which stands the Bay Baptist Church and the corner parcels, is still a dwelling house row. This side of the thoroughfare is as attractive to studio builders as the southerly side, but they have not been able to acquire sites there in recent years, because of the disposition of most of the owners of the property to hold and occupy the houses which they have owned for years. It is only a question of a short time, however, before the sky line of the north side of the thoroughfare will undergo a large change, and that transformation is likely to result in the putting up of many large studio apartments there unless a number of leading clubs decide to follow the lead of the Lotos Club and have their headquarters in the city.

PORT WASHINGTON AVENUE DEAL.

I. R. Jacobs & Co. have sold for the State Realty and Mortgage Company the northeast corner of

FOUNTAIN PENS—REPAIRS.

KILLMER'S, 30 W. 10th St., Brooklyn. Best \$1. \$1.50 pen. All makes repaired. Mail orders promptly filled.

GENERAL CONTRACTING.

TENEMENT HOUSE VIOLATIONS REMOVED by alterations and repairs. Plans and specifications drawn. John McDonough, 220 Spring St.

WATCHES AND JEWELRY.

Per line..... 15 cts. 1.00. MANUFACTURER of diamond mountings. Exchange or made over into new. Morris Schiff, 82 Nassau.

PHYSICAL TRAINING.

PROF. LARON, 1. GROLLI, STUDIO, 115 W. 12th St. Physical training, ladies, children, gentlemen; weight reduced; body developed; guaranteed; healthful; dancing; fancy dancing taught.

RESTAURANTS.

LUCHOW'S, German Restaurant, 108 W. 114th St. Importer of Würstchen, Hofbräu, Pilsener, Gose, etc.

AUCTIONEERS.

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THOMAS DREW STETSON, Mechanical Patent Solicitor, 108 Fulton St., New York.

FINE PLOTS IN BUDGET ALSO IMPROVED SITES.

Large Number of Voluntary Sales To Be Held This Week.

Bryan L. Kennelly will sell at auction on Wednesday, at the Real Estate Exchange salesrooms, Nos. 14 and 16 Vesey street, for account of executors, trustees and several other persons, many attractive downtown West Side properties. Among the offerings are a large plot on Liberty street, extending to Cedar street, near the Pennsylvania and Central Railroad of New Jersey; Nos. 258 Hudson street, a three story brick dwelling house, No. 131 to 135 Barrow street, near West street, a plot 70x75 feet; Nos. 31, 41 and 43 Morton street, dwelling houses; No. 271 West 10th street, a plot 27x95 feet, with old buildings thereon, for the estate of Arthur O'Neill; Nos. 20 and 22 Commerce street, a modern steam laundry building, on a plot 50x75 feet, equipped with modern machinery, an up-to-date laundry at No. 151 Crosby street, extending to No. 515 Lafayette street, a six story business building.

TO-MORROW.

By Joseph P. Day. 205 53d St. n. s. 69.10 ft. w. of 7th Ave. 15x28.9. 3 sty. brick. Vol. sale. 205 53d St. n. s. 69.10 ft. w. of 7th Ave. 15x28.9. 3 sty. brick. Vol. sale. 205 53d St. n. s. 69.10 ft. w. of 7th Ave. 15x28.9. 3 sty. brick. Vol. sale.

ON TUESDAY.

By Joseph P. Day. 45 50th St. n. s. 57.6 ft. w. of 5th Ave. 15x100.6. leasehold. 2 sty. dwlg. Vol. sale. 45 50th St. n. s. 57.6 ft. w. of 5th Ave. 15x100.6. leasehold. 2 sty. dwlg. Vol. sale.

ON WEDNESDAY.

By Bryan L. Kennelly. 138 and 140 E. 12th St. n. s. 20.4 ft. w. of Washington St. 60x35. also 101 and 103 Cedar St. abutting 144x50.8. 4 and 5 sty. loft bldg. with stores. Vol. sale. 138 and 140 E. 12th St. n. s. 20.4 ft. w. of Washington St. 60x35. also 101 and 103 Cedar St. abutting 144x50.8. 4 and 5 sty. loft bldg. with stores. Vol. sale.

ON THURSDAY.

By Francis Fisher & Co. 32 Front St. n. s. 104.2 ft. e. of Broad St. 28.4x33.6. 2 sty. brick. Vol. sale. 32 Front St. n. s. 104.2 ft. e. of Broad St. 28.4x33.6. 2 sty. brick. Vol. sale.

ON FRIDAY.

By Joseph P. Day. 120 12th St. n. s. 27.6 ft. w. of Ave. B. 25x103.8. 4 sty. tenm. apt. bldg. Vol. sale. 120 12th St. n. s. 27.6 ft. w. of Ave. B. 25x103.8. 4 sty. tenm. apt. bldg. Vol. sale.

FOR SALE.

MICROSCOPES, guns, mathematical, scientific instruments, used pieces, speciality. Nicklin's Old Curiosity Shop, 163 Park Row.

OLD GOLD AND SILVER.

GOLD, silver, platinum, diamonds, rubies, sapphires, pearls, emeralds, pearls, etc. John Dwyer, 824 6th Ave. Valuable bargains.

WATCHES AND JEWELRY.

Per line..... 15 cts. 1.00. MANUFACTURER of diamond mountings. Exchange or made over into new. Morris Schiff, 82 Nassau.

COLLECTIONS.

DEBTS COLLECTED. In any part of the world; quick results; no charge for collecting. For \$100 confidential. Carroll Collection Agency, Room 667, 150 Nassau St.

MACHINERY, DIES AND MODELS.

Per line..... 15 cts. 1.00. MANUFACTURER of diamond mountings. Exchange or made over into new. Morris Schiff, 82 Nassau.

NASH GAS & GASOLINE ENGINES.

Specially adapted for running electric light, metal specialities, etc. Perfectly reliable. Supply and fire protection. Home and estate. Economical, simple and absolutely reliable.

NATIONAL METER CO.

DIES, TOOLS, special machinery, sheet metal specialities, etc. Perfectly reliable. Supply and fire protection. Home and estate. Economical, simple and absolutely reliable.

Fort Washington Avenue and 180th Street, a plot 100x144 feet, to the Dacon Realty Company, which will erect a six story elevator apartment house on the site.

IMPROVE READE ST. LOFT. Plans Also Filed for Removing House on the Heights.

Plans have been filed with Buildings Superintendent Murphy for rebuilding the four story loft structure, No. 124 Reade street, installing new floors set in steel framing, and erecting a new facade. The improvements are to be made at a cost of \$12,000 for M. S. Brinkerhoff as owner. Frederick Lee is the architect.

LEASE FIFTH AVE. CORNER

Lebolt & Co., Jewellers, Will Occupy the Premises. The property at the southwest corner of Fifth Avenue and 23d street has been secured under a lease by the jewelry house of Lebolt & Co. The lease runs for seventeen years from May, 1909. The price paid is \$82,500 for the term.

LEADS \$1,000,000 ON HOTEL SITE.

The Metropolitan Life Insurance Company has lent to the Irving Corcoran Company \$1,000,000 on the irregular shaped parcel at the northwest corner of Irving Place and 16th street, where an eleven story fireproof loft building is to be erected, to be ready for occupancy February 1, 1910. On the greater part of the site is the Westminster Hotel.

BUILDING FOR THE SPECULATOR.

The third lecture in the special course on "Building for the Real Estate Man and Property Owner" at the West Side Young Men's Christian Association will be given on Tuesday night by G. Richard Davis, of A. L. Mordecai & Son. Mr. Davis will discuss "Building methods, requirements, and, in construction of apartment houses and business buildings, both fireproof and non-fireproof, from the practical side of the speculative builder."

REALTY NOTES.

At a special meeting of the Real Estate Board of Brokers held last Friday a committee was appointed to propose any amendments to the building code limiting the height of non-fireproof tenement houses to five stories.

LEASES OLD THEATRE PLOT.

Phillips Phoenix has leased for a long term of years No. 4 West 24th street, which was formerly a part of the Madison Square Theatre site. It adjoins the new Fifth Avenue Building. It has a frontage of 34x28.9 feet.

BUYS A BRONXVILLE TRACT.

The Lawrence Park Realty Company has bought a tract of 165 acres between Palmer avenue and Central and Midland avenues, at Bronxville. The property was owned by the Loyal L. Smith estate. The H. E. Hayes Company and Burke Stone were the brokers.

THE BRONX BUILDING PLANS.

Diney ave. n. s. 78 ft. e. of 226th St. two story frame dwelling, 21x48. Johannes Stiel, architect. \$4,500. Andrews ave. n. s. 152.8 ft. e. of 226th St. four three story brick tenm. apt. bldg. with stores. \$24,000.

Country Property for Sale.

GOVERNMENT FARMS FREE—OUR 112-PAGE GOVERNMENT Land' describes every acre in every county in U. S. How secured free. 1909 diagrams and tables. About free. Irrigated farms. Price 25c. postpaid. WEBB P. B. CO., Dept. 212, St. Paul, Minn.

SHARON, LAKEVILLE, DOVER, ARMENTA, MILLETON and surrounding country homes.

SHARON, CONN. (82599)—4 ACRES, HOUSE; improvements, stable; \$3,500. ARCHIBALD C. FOSS, Millerton, N. Y.

1 1/2 ACRES, COTTAGE; BARN; PRICE ONLY \$700.

ARCHIBALD C. FOSS, South Norwalk, Conn.

FOR SALE.

Suylight Patented Latest Improved Gas Lamp 150 candle power. Improved black and white, saves 80% fuel. Best in existence. Satisfaction guaranteed. Write for literature. Walter R. B. Co., 124 West 130th St., New York.

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A LAWYER'S ADVICE FREE. Will protect all cases confidential. Expertly prepared. Promptly attended. Call or write. Room 520, 154 Nassau St.

STANLEY C. FOWLER, Lawyer.

Lawyer. Consultation free. 50 Nassau St.

Sam'l Dickstein, Lawyer.

ADVICE FREE. 99 NASSAU ST.

SUITS DEFENDED; ANSWERS PREPARED FREE.

Attorney. Room 201, 42 Park Row. Free. ev'g. 6-9. Willow at Brooklyn.

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The Antique Furniture Exchange, 13-15 W. 25TH ST., N. E. R. F. W. A. Y.

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STEINSHNEIDER'S Umbrellas are the BEST. Silk Goggles, \$1.00. Pure Silk Goggles, \$1.50. Pure Silk Goggles, \$2.00. Pure Silk Goggles, \$2.50. Pure Silk Goggles, \$3.00. Pure Silk Goggles, \$3.50. Pure Silk Goggles, \$4.00. Pure Silk Goggles, \$4.50. Pure Silk Goggles, \$5.00. Pure Silk Goggles, \$5.50. Pure Silk Goggles, \$6.00. Pure Silk Goggles, \$6.50. Pure Silk Goggles, \$7.00. Pure Silk Goggles, \$7.50. Pure Silk Goggles, \$8.00. Pure Silk Goggles, \$8.50. Pure Silk Goggles, \$9.00. Pure Silk Goggles, \$9.50. Pure Silk Goggles, \$10.00. Pure Silk Goggles, \$10.50. Pure Silk Goggles, \$11.00. Pure Silk Goggles, \$11.50. Pure Silk Goggles, \$12.00. Pure Silk Goggles, \$12.50. Pure Silk Goggles, \$13.00. Pure Silk Goggles, \$13.50. Pure Silk Goggles, \$14.00. Pure Silk Goggles, \$14.50. Pure Silk Goggles, \$15.00. Pure Silk Goggles, \$15.50. Pure Silk Goggles, \$16.00. Pure Silk Goggles, \$16.50. Pure Silk Goggles, \$17.00. Pure Silk Goggles, \$17.50. Pure Silk Goggles, \$18.00. 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