

BRONX PARCELS IN DEMAND

INCREASE IN TRADING IN THE BOROUGH CLEARLY SHOWN BY SALES MADE LAST WEEK.

New High Record Rental for 34th Street Building, Between Fifth and Sixth Avenues—Builders and Investors Prominent Along the Drive.

Deals in the upper West Side districts were featured last week of the trading in the local real estate market. There were many buyers for properties on Washington Heights, especially for vacant plots within a short distance of the North River. A better demand for improved and vacant property in the Bronx was also a feature of the week. One of the largest Bronx transactions being the sale of the Mott Haven apartments, No. 425 to 428 East 127th street and No. 428 to 446 East 128th street, between Willis avenue and Brown Place. The plot on which the house stands has a frontage of 150 feet on each street and a depth of 200 feet. Lots at South Orange, N. J., were given in part payment.

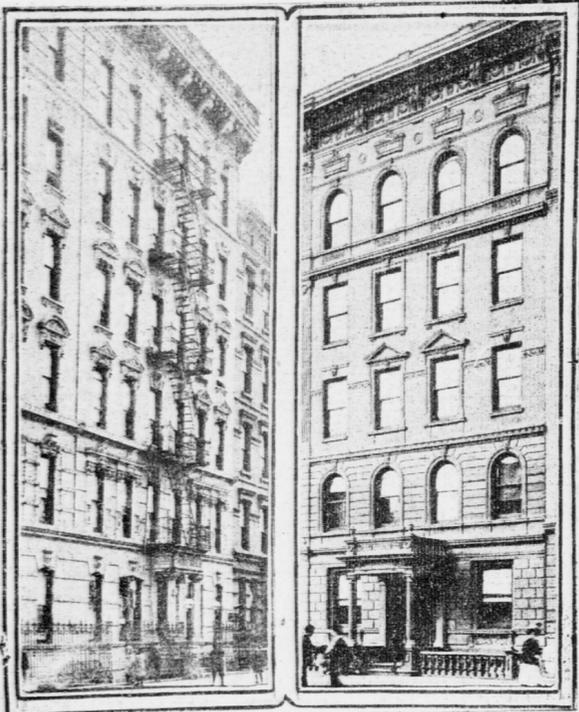
Another Bronx deal last week was the sale of a plot of three lots on the west side of Westchester avenue, 92 feet south of Tremont avenue, and of three lots on the north side of 117th street, 200 feet west of Nelson avenue. They were given by John Davis in part payment for four forty-foot apartment houses on the north side of 127th street, 218 feet east of Cypress avenue. L. S. and A. M. Bing were the sellers of the apartment houses.

The increased demand for Bronx property was clearly indicated at the auction sale of the Trask estate lots, at 174th street and the Southern Boulevard, held at the Real Estate Exchange sales-

Mrs. Wesson No. 3 West 37th street. Mrs. Wesson also owns the premises No. 4, adjoining. The property comprises two four story dwelling houses, occupying a plot 20x38.9 feet. They have been altered for business use. The price paid for No. 3 was considerably over \$125,000. Brody, Adler & Koch bought No. 37 West 30th street, a four story dwelling house, on a lot 23x32 feet. They recently bought No. 39 to 45 West 30th street. The combined parcels have a frontage of 107 feet and a depth of 92 feet.

Trading in the Drive has been a feature of the realty business transacted since the fall season. Last week a market was found for the Hudson, a seven story apartment house at the south corner of 56th street and Riverside Drive. The property was bought by George C. Engel from Bernard C. McKenna. The house is on a plot fronting 76.2 feet on the Drive and 89.9 feet on the street. The buyer gave in part payment parcels in the lower East Side. About two months ago the Charles Hensle Realty Company sold to Andrew P. Morrison the Imperial Arms, a large apartment house at the northeast corner of 138th street and the Drive. That house occupies a plot of six lots. Mr. Hensle took a three year lease of the property from Morrison at an annual rental of \$25,000. The block front on the Drive from 11st to 132d

POPULAR TYPES OF APARTMENT HOUSES.



NOS. 8 AND 10 EAST 107TH STREET.
A six story apartment house. Sold last week by Arnold, Byrne & Baumann for Herman Weaver.

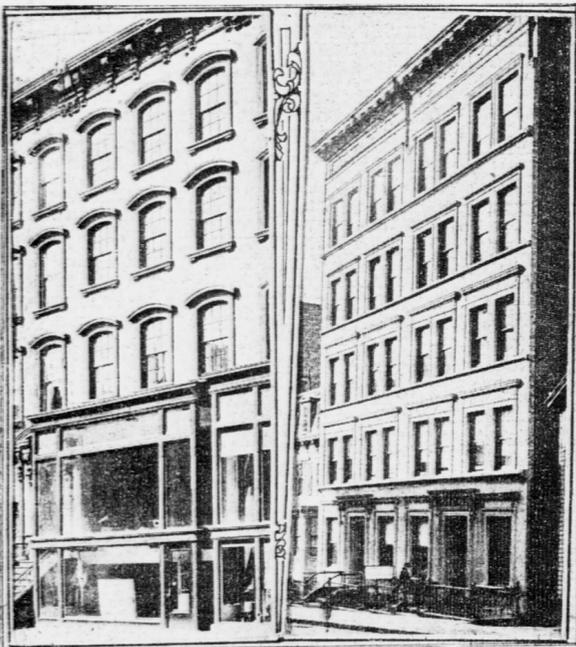
THE WALLINGFORD.
A five story apartment house, No. 20 West 106th street. Sold last week by William H. Falconer to the Washington Arch Realty Company.

rooms, Nos. 14 and 16 Vesey street, on Wednesday by Bryan L. Kennedy. Higher prices were paid for many lots than some well known real estate experts thought they would bring. The total amount realized at the sale was \$250,000, and for a lot at the southeast corner of 174th street and the Southern Boulevard \$21,750 was paid. It was the largest amount ever obtained at a one-day sale of Bronx lots. Among the buyers were scores of persons whose names are not familiar in realty trading. Since January plans have been filed for improving large numbers of sites in The Bronx with dwelling houses, store buildings, bathhouses and factories.

street, comprising about fourteen lots, was also sold about two months ago, by M. and L. Hess for the Empire Realty Corporation to Charles H. Rosenthal. It was held at \$300,000. The site has a frontage of 300 feet on 123d street and 145 feet on the Drive. Last week Mr. Rosenthal sold the southeast corner of 123d street and the Drive to a builder, who will erect on the plot an elevator apartment house. The plot to be improved has a frontage of 140 feet on the street and 104 feet on the Drive.

The Foster Court, a seven story elevator apartment house being built at the north corner of

IN ACTIVE REAL ESTATE ZONES.



NO. 3 WEST 57TH STREET.
A four story and basement house, on a lot 25x83.5 feet. Sold last week by Douglas, Robinson, Charles S. Brown & Co., for Mrs. A. O. Allen.

NOS. 521 AND 523 WEST 154TH STREET.
Two five story double flat houses. Sold last week by James K. Holly for August C. Nazz.

and this building activity is likely to be considerably enlarged as a result of the Trask estate sale and other recent Bronx transactions.

DEALS IN MIDDLETOWN ZONES.

There also was a fair number of buyers in midtown zones last week, and several leases of central sites on Manhattan Island were made at new record prices. The Metropolitan Hotel was taken over from the United Chemist Company under a long lease by the D. A. Shuldo Clear Company, the net yearly rental for the term being \$20,000. This property was leased several months ago by the United Chemist Company from the estate at an annual net rental of \$20,000. In 20th street between Fifth and Sixth avenues, a building on a 25-foot lot was leased for a period of twenty years, at a total rental for the term of \$20,000. Several leases of property in midtown sections figured prominently in the trading of the week by enlarging their plots. Douglas Robinson, Charles S. Brown & Co. sold for Mrs. A. O. Allen to a

112th street and Riverside Drive, was recently bought by Philip Livingston from Calder & Nassoff. The property was held at \$200,000. The house is on a plot 104x34.7x irregular. This parcel formed a part of the block front between 112th and 112th streets, fronting in the Drive, which William Waldorf Astor sold in February, 1908, to Bing & Bing at a price slightly less than \$200,000. Charles M. Schwab, at one time considered the purchase of the property as a site for a hotel for his own occupancy. I. Randolph Jacobs & Co. also recently sold a plot 28x100 feet on the Drive, 300 feet north of 116th street for the State Realty and Mortgage Company. On that plot it is to be erected an eight story apartment house. Adjoining the plot on the south is being built a 19-story story apartment house by the Portland Construction Company, while the adjoining property on Clarendon avenue is to be improved with eight and nine story houses by Paterno Brothers.

The Hensle Construction Company recently filed

Auction Sales of Real Estate.

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Executive Offices, 31 Nassau St., New York City

Special Sales Day

Thursday, April 15, 1909,

At 12 o'clock noon, EXCHANGE SALESROOM, 14 Vesey St., New York City.

Absolute Executors' Sale

WOODCOCK ESTATES.

By Order of Lea Luquer, Morris S. Thompson and Charles G. Koss, Executors.

MANHATTAN AND BROOKLYN PROPERTY

Borough of Manhattan.
416-418-420-422 East 26th Street.
One 4 story and one 3 story brick buildings with two story brick building in rear. Size of plot, 100x95.5.

8 West 113th St.
Three story and basement brick private dwelling, with one story frame extension in rear. Size, 17.6x100.4.

70% can remain on mortgage for 1, 2 or 3 years at 5%.

Title Insurance policies of the Lawyers' Title Insurance & Trust Co. FREE.

GEORGE FLINT WARREN, JR., ATTORNEY FOR EXECUTORS, 256 BROADWAY, NEW YORK CITY

Trustees' Sale

Estate of Mott S. Cannon, Deceased.

By Order of Ulysses A. Cannon and Howard M. Cannon, Trustees.

N. W. Cor. Third Av. & 22d St.
KNOWN AS 252 THIRD AVENUE AND 141-143 EAST 22D STREET.
Four story and cellar brick building, with three stories. Size, 25x76.

409 Eighth Av.
Two story brick building, with one store. Size of lot, 25x100.

70% can remain on mortgage for 3 years on the 3d and 8th ave. property and 60% on the 11th ave. property.

TITLE INSURANCE policies of the Lawyers' Title Insurance and Trust Co. FREE

G. H. Hinnau & Wellesley W. Gage, Attys., 165 Broadway.

SAME DAY

Hotel Schuyler

(Known by Nos. 57-63 West 45th St.)

Nine story brick hotel, with 10th story in rear, containing 168 rooms, with three electric elevators in building. Size of plot, 75x100.5.

165 West 122d Street.

Four story and basement, with cellar, brick private dwelling, with three story and basement extension. Size of lot, 15.2x100.11.

Maps, booklets and further particulars from above att'ys or

JOSEPH P. DAY, Auc'r,

Telephones, 741-742-743-744-745 Cortlandt. 31 Nassau St., N. Y. City.

Special Sales Day.

Thursday, April 22, 1909,

at 12 o'clock noon, EXCHANGE SALESROOM, 14-16 Vesey St., N. Y. City.

Absolute Executors' Sale,

Estate of Theodora M. Storm, Deceased.

By Order of Edmund Guilbert, Orlando H. Harriman and J. Van Vechten Olcott, Executors.

32 West 76th St.

211-213 Park Row

Four-story and basement brick and brownstone private dwelling, with two-story and basement extension. Size 22x102.

Five-story brick building, with stores. Size of plot, 33.37x108.11x irreg.

At Galilee, N. J.

Two cottages located N. E. and S. E. corners Ocean avenue and Park road. (60% unfurnished.) Fronting on Atlantic Ocean. Size of plots, 125x247; 150x248; also stable, on plot size 100x249. Messrs. Mackenzie & Burr, Attorneys for Executors, 25 Liberty St., New York City.

SAME DAY:

Absolute Executors' Sale

Estate of Eliza Mulry, Deceased.

By Order of Thomas M. Mulry, Thomas F. Mulry, Joseph M. F. Egan and Harold Swain, Executors.

N. W. Cor. Ave. D and 11th St.

Known as 160 Avenue D and 745, 747 East 11th Street.

Three brick buildings, consisting of one, four and five stories respectively.

533-535 East 15th Street

537-39-41-43 East 15th Street

Two five-story brick tenements in front, with four five-story brick tenements, with four two-story buildings in rear.

MICHAEL J. SCANLAN,

51 Chambers St., New York City.

John G. H. Meyers, Esq., 150 Nassau St., N. Y. City; Ambrose G. Todd, Esq., 55 Liberty St., N. Y. City; Attorneys for Executors.

Executors' Sale

By order of J. E. Marsh, Executor.

625-627 Sixth Avenue,

In the Herald Square Section!

A four-story brick building, with stores. Size of plot, 50x100. Messrs. De Witt, Lockman & De Witt, Attorneys for Executors, 55 Nassau St., New York City.

Absolute Executors' Sale.

Estate of TERESA FORSTHE, Deceased, by Order Joseph A. Joung, Exr. Borough of Brooklyn, N. Y.

1669 44th Street,

Two story and attic frame building, on plot size 40x100.

SAME DAY:

Borough of Manhattan.

475 LENOX AVENUE,

Five story brick building, with two stores, size of plot 33.5x100.

Supreme Court Partition Sale

UNDER DIRECTION OF

WARREN LESLIE, ESQ., REFEREE.

S. E. Cor. B'way and 4th St.

Nos. 692, 694 Broadway—Nos. 2 to 8 East 4th St. and Nos. 384 to 388 Lafayette St.

Two Corners and One Block Front

Broadway front occupied by Northern National Bank and Lafayette St. front by Whiting Mfg. Co.

Four story brick and iron business buildings.

Thursday, April 15, 1909

AT 12 O'CLOCK NOON, EXCHANGE SALESROOM, 14 VESSEY ST.

65% can remain on bond and mortgage for 3 years at **4 1/2%**

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BUYS A PLOT ON HEATH AVENUE.

A Row of Dwelling Houses Will Be Erected on the Site.

Richard M. Montgomery has sold for the Kingsbridge Real Estate Company to the Fordham Realty Company, of which Alfred Ersson is president, six lots at 193d street and Heath avenue. The buyer will erect six single family dwelling houses on the site.

There has been considerable activity recently in this section of the West Bronx, known as the East Bronx. In the last two months over twenty lots, all of which have been taken by builders, have been sold.

TO BUILD IN WEST 141ST STREET.

Plans Filed by Max Marx for Flathouses to Cost \$120,000.

Plans have been filed for two six story flat houses to be built for Max Marx, as owner, on 141st street, 100 feet west of Lenox avenue, from designs by George F. Pelham, as architect, at a cost of \$20,000 each.

Koehler and Farnsworth, architects, for the estate of Charles A. Coe, have filed plans for making over the front of the two five story loft and store buildings owned by an estate at Nos. 23, 25 and 27 1/2 East 56th street, and building ornamental vestibule entrances, and alterations being made to conform to the change incident to the widening of the avenue by the city.

Plans have also been filed for enlarging the four story dwelling house at No. 12 East 56th street, which is of Colonial design with an ornamental store front in the basement, the improvement being made from designs by E. L. Shattuck, architect, made from designs by E. L. Shattuck, architect, for Robert Hoe, who occupies No. 11 adjoining.

DEVELOPMENT WORK AT CRAGMERE.

Cragmere, the former estate of Colonel Ezra Miller, at Mahwah, N. J., which was bought about two weeks ago by the Van Fossen-Burg Company, is rapidly assuming the appearance of a high class residential park. The beautiful roads which Colonel Miller had built through his property have been cleaned up and are being prepared for macadamizing.

Owens Lake, in the centre of the property, has been set aside with two or three acres of the surrounding property as a public park for all of the surrounding owners in Cragmere, so that it may be used by all for bathing, boating and fishing.

On the island in the lake will be erected a rustic summer house.

LEASES APARTMENT NEAR THE PLAZA.

Henry D. Winans & May has rented at the Van Norden Apartments, No. 75 Fifth Avenue, the entire fourth floor, for the Fifth Avenue Estates, to Mrs. Robert E. Westcott for a long term of years.

ENLARGES HIS 39TH STREET SITE.

George E. Read & Co. have sold for Mrs. Louise Niver the four story dwelling house No. 51 West 29th street, 21,203.5 feet, to William Franck, who owns No. 52 West 35th street. He will alter the two structures into one building for use as a studio and business.

THE AGE FOR SCHOOL.

Children at the age of eight are often supposed to be too young or too delicate for school. They are

not, if they are sent to a school where there is a proper amount of supervision and care of the individual without cooking. In the stages of late childhood health is almost at its best. The disorders of early infancy have been avoided or recovered from. Many of the specific fevers may have been satisfactorily passed through. The records of our hospitals for children show an extremely low mortality at this period. The brain has almost reached its adult size, perception is acute, the mind restless and inquiring, the memory good and lasting, and the senses keen and alert. There is great endurance for short stretches, wonderful vitality and extraordinary activity.—The Hospital.

NONPLUSSER MR. GLADSTONE.

Miss Dorothy Drew, who was presented at court a few days ago, was the favorite granddaughter of

FOR RENT FOR BUSINESS PURPOSES—2D AND 3D FOR 34 FLOORS AT 2 East 33d St., occupied by architect for 6 years, but suitable for any business.

the late W. E. Gladstone, and among the stories told of her childhood days is the following: One morning she refused to get up, and all other means failing, Mr. Gladstone was called to her. "Why don't you get up, my child?" he asked. "Well, says," replied Dorothy, "Yes, certainly, I don't approve of early rising—save it's a waste of time, rejoined the child. Mr. Gladstone was unable to agree, but Dorothy was sure of her ground. "You listen, then," she said, in reply to his exclamation of astonishment, and, taking up her Bible, she read Psalm, cxviii, 2, having great emphasis on the words, "It is vain for you to rise up early."—The Biltz.