

LARGE SUMS FOR BUILDINGS

PLANS FILED THIS YEAR FOR MANHATTAN STRUCTURES TO COST MORE THAN \$65,000,000.

Big Increase in Cost of Construction Work in The Bronx and Brooklyn—Midtown Business Zones Being Considerably Enlarged.

Since January to date plans have been filed for improving sites on Manhattan Island with business and residential structures which will represent an investment of more than \$65,000,000.

Not only are the Manhattan zones the scenes of big building activity, but the alluring zones of The Bronx have made an enviable record this year so far as the building industry is concerned.

In Brooklyn more than twice the sum that was invested in new buildings in the first five months last year is being spent for enlarging the various residential and business zones there.

The building trades for the first five months in each year from 1908 to 1908 inclusive show the number of Manhattan, Bronx and Brooklyn buildings and the cost to have been as follows:

Table with columns: Number of Structures, Cost, Year. Rows for Manhattan and Bronx for years 1908-1909.

This may not be a record year in the building line, but it is likely to be a close second to the year noted for its great building projects and its establishment of a record in regard to sums spent in new buildings.

REPLACING MANY LANDMARKS. Great things in the building line are being done, especially in old Manhattan; yet the average resident is unaware of the vast changes which are being made or have been projected for altering the skylines of many well known zones.

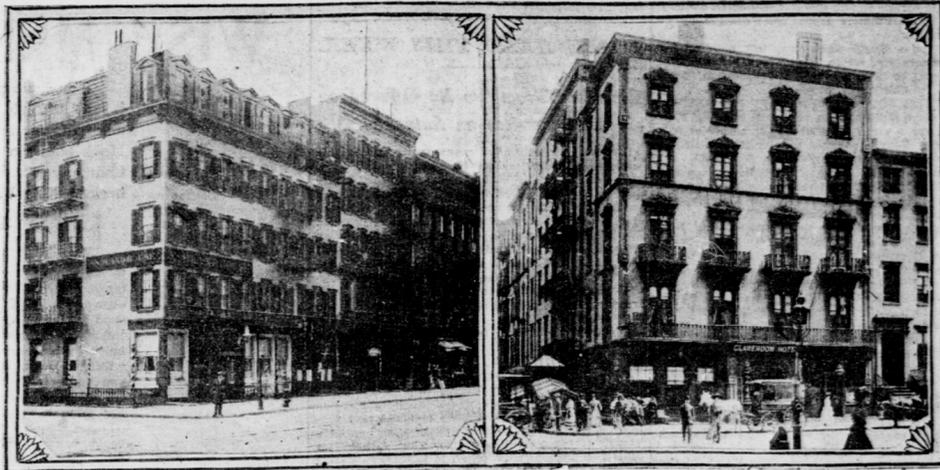
BIG DEALS IN FOURTH AVENUE. In every week since the last fall season a feature of the trading has been the buying of sites on Washington Heights and in the Dyckman districts and in the midtown zones, especially in the central Fourth Avenue region, for immediate improvement.

IN UPTOWN HOME ZONES. So widespread is the building activity that it is no easy task to determine the importance of all the work that is being done, but a fair idea may be had from the many plans which have been drawn for enlarging the various zones of the uptown residential zones the plans call for two new residential zones the plans call for two new residential zones the plans call for two new residential zones.

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TWO MIDTOWN PARCELS RECENTLY BOUGHT BY HENRY CORN.



THE ASHLAND HOUSE, AT 24TH STREET AND FOURTH AVENUE.

THE CLARENDON HOTEL, AT 18TH STREET AND FOURTH AVENUE.

the northeast corner of 156th street and Riverside Drive, by the Lansing company, and also a \$200,000 six story apartment house for the southeast corner of 157th street and Riverside Drive, by the same company.

A \$200,000 eight story apartment house for a plot on the northerly side of 112th street, 225 feet east of Broadway, by the Hennessy Realty Company.

A \$200,000 ten story apartment house for a plot on the westerly side of Claremont avenue, 120 feet north of 116th street, by the Paterno Realty Company.

A \$225,000 ten story apartment house for the westerly side of Claremont avenue, 225 feet north of 116th street, by Paterno Brothers.

A \$200,000 six story apartment house for a plot at the northwest corner of 177th street and Fort Washington avenue, by the Fort Washington Syndicate.

A \$200,000 six story apartment house for a plot at the northeast corner of 180th street and Fort Washington avenue, by the Dacorn Realty Company.

A \$200,000 five story dwelling house for a plot at the northwest corner of 175th street and Park avenue, by George S. Brewster.

A \$450,000 investment comprising two six story apartment houses for a plot on the west side of Broadway, between 152d and 153d streets, by Jacob Hirsch.

A \$275,000 apartment house for a plot at the southeast corner of 190th street and Convent avenue, by the Central Building Improvement and Investment Company.

A \$200,000 six story apartment house for a plot at the northwest corner of 180th street and St. Nicholas avenue, by E. M. Kruelewich.

A \$200,000 eight story apartment house for a plot on the easterly side of 113th street, 225 feet east of Broadway, by the Keystone Investing Company.

A \$200,000 six story apartment house for a plot at the southeast corner of 128th street and Broadway, by the Belgrade Realty Company.

A \$200,000 apartment house to occupy a plot on the northerly side of 110th street, 225 feet east of Broadway, by the Gracchull Realty Company.

Two six story apartment houses to cost \$200,000 for a plot on the southerly side of 156th street, about 190 feet west of Broadway, by the Waunegan Realty Company.

A \$480,000 ten story apartment house for the northwest corner of 110th street and Amsterdam avenue, by the Yorktown Realty Company.

A \$225,000 six story apartment house for a plot at the southwest corner of 163d street and Broadway, by the Waunegan Realty Company.

Two six story apartment houses, to cost \$500,000, for a plot on the easterly side of Fort Washington avenue from 163d to 164th street, by the Waunegan Realty Company.

Two six story apartment houses, to cost \$500,000, for a plot on the easterly side of Fort Washington avenue from 163d to 164th street, by the Waunegan Realty Company.

A \$500,000 ten story apartment house for a plot at the southeast corner of 179th street and Riverside Drive, by the West Side Construction Company.

A \$200,000 six story apartment house on the southerly side of 112th street about 340 feet west of Broadway, by the Highwood Realty and Construction Company.

A \$200,000 six story apartment house for a plot at the northwest corner of 156th street and Broadway, by the Fleischmann Brothers Company.

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FINE REALTY FIELD CHANCES FOR BUYERS.

Many Alluring Investment Districts on Long Island.

Few in number are the sections on Long Island, where the small home buyer, with a meagre knowledge of real estate values and conditions, is likely to become the owner of land at a price at which he could not profitably sell at a later date.

Owing to the improvement in the running time of the trains and the operation of the train service on the island, many towns more than thirty miles distant from Long Island City are now placed within a half-hour ride from the city.

Along the north shore of the island are College Point, a little more than nine miles distant; Whitestone and Flushing, nine miles; Bayside, ten miles; Douglaston, twelve miles; Great Neck, fourteen miles; and Port Nicks, eighteen miles.

Many trolley routes of the island are being extended, and a number of new lines are being built. From Amityville to Huntington, a distance of six and a half miles, the Long Island Railroad is laying a trolley line which will connect the south, main and north shore divisions of its system.

The total number of dwelling houses erected in suburban and country districts on Long Island last year was 4,748. At Amityville, 78 were erected; at Arverne, 34; Babylon, 40; Baldwin, 28; Bayport, 11; Bayshore, 15; Bayside, 48; Belle Harbor, 55; Bellport, 14; Bridgehampton, 8; Brookville, 18; Cedarhurst, 25; Central Islip, 8; Central Park, 5; Centre Moriches, 10; College Point, 50; Copiague, 18; Corona, 417; Cutchogue, 5; Deer Park, 12; Douglaston, 21; East Hampton, 15; East Moriches, 9; Eastport, 5; Valley Brook, 20; East Williston, 5; Edgemere, 10; Elmhurst, 65; Farmingdale, 37; Far Rockaway, 63; Floral Park, 35; Flushing, 130; Freeport, 119; Garden City, 35; Glen Cove, 20; Glen Head, 60; Good Ground, 14; Great Neck, 26; Greenlawn, 4; Hempstead, 28; Hillside, 65; Hewlett, 16; Hicksville, 25; Hollis, 29; Huntington, 50; Islip, 22; Jamaica, 300; Lawrence, 18; Linden Park, 11; Little Neck, 3; Locust Valley, 12; Lynbrook, 118; Manhasset, 26; Manhattan Beach, 33; Manorville, 7; Mattituck, 3; Medford, 6; Merrick, 10; Mineola, 25; New Hyde Park, 24; Northport, 58; Oyster Bay, 25; Parvill, 20; Patchogue, 9; Peconic, 18; Port Jefferson, 10; Port Washington, 68; Queens, 12; Richmond Hill, section, 18; Riverhead, 25; Rockaway Beach, 22; Rockaway Park, 42; Rockville Centre, 60; Rosedale, 26; Roslyn, 26; St. Albans, 6; St. James, 10; Sayville, 32; Sea Cliff, 49; Seaford, 7; Setauket, 5; Sheepshead Bay section, 190; Shoreham, 25; Smithtown, 20; Southampton, 12; Southold, 4; Valley Stream, 20; Stony Brook, 8; Syosset, 4; Valley Stream, 21; Vandewater Park, 29; Westbury, 30; Woodhaven, section, 45; Whitestone, 52; Winfield, 25; Woodhaven, section, 50; Woodmere, 15; Woodside, 16; Wyandanch, 5.

and on the other by a network of transportation lines. Owing to the transit routes, it is of easy access to and from all business and amusement centres in Manhattan, Brooklyn and The Bronx.

TO DIVIDE SIMIS ESTATE. Justice Gildereave, of the Supreme Court, yesterday appointed Emanuel Blumenthal referee to settle the estate of the late Henry Simis, who died in 1907.

OAKDALE PLOT SALE.

More Bungalow Sites To Be Sold at Auction This Week.

To meet the demand of building plots near the hotel, W. K. Aston has taken a section of about twenty acres of his beautiful estate, located within five minutes' walk of the Oakdale station, Long Island, and divided it into plots for bungalows.

Announcement that the Motor Parkway will be used as a touring road connecting with Oakdale Boulevard at Lake Neck, its eastern terminal, a few minutes' run from Oakdale station, and the official statement that the Pennsylvania tunnel system will be in operation by December next, has given additional interest to this sale of Oakdale bungalow plots.

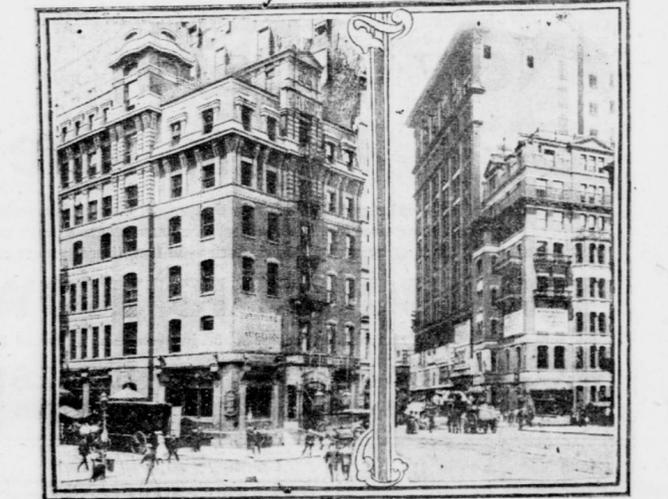
AT BEAUTIFUL ARVERNE. Increased Demand for Lots and Improved Properties There.

Sommerville and Sommerville, selling agents for Arverne's new addition, report a steadily increasing demand for properties in that section.

PLAN SEASHORE COLONY. Manhattan Beach Being Transformed Into a Home District.

With the transformation of Manhattan Beach from a popular summer resort into a high class residential section well under way, one of the finest stretches of ocean front property in the city within the trolley zone of practical daily transit is passing into the hands of home builders and investors.

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THEY ARE THE FLORENCE APARTMENT HOUSE, THE PARKER BUILDING AND THE BELVEDERE HOTEL. THEY ARE TO BE REPLACED BY MODERN BUSINESS STRUCTURES.

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IN IRVING PLACE, LOOKING NORTH FROM 16TH STREET. Big modern mercantile buildings have been projected for the sites being excavated.

for a plot on the northerly side of 156th street, 150 feet east of Riverside Drive, by Max Marx.

IN THE BROKERAGE MARKET. Du Bois & Taylor have sold for Wayland Trask, Mrs. Mary Malvina Trask and others, to a client for occupancy, a three story and basement limestone front dwelling, No. 422 West 147th street, 19,310 feet.

MANY BRONX PROJECTS

NEW CENTRES PLANNED.

In the Hunt's Point Region the Pier Line Is To Be Extended.

In the Hunt's Point region of The Bronx many plots have changed ownership this year. This entire district, owing to its frontages on the waters of the Sound, is destined to be a big industrial centre of the borough.

A \$100,000 INVESTMENT. In Minford Place, just north of 172d street, Weisman & Herman are erecting a row of four story brick tenement houses, at a total cost of \$100,000.

In Fairmount Place Henry S. Gamp is building two four story brick bathhouses at a cost of \$200,000, from plans by J. Byrnes.

In Westchester Avenue, near St. Ann's avenue, Archibald D. Russell is putting up a six story brick cold storage warehouse at a cost of \$150,000, from plans by L. C. Holden.

BUILDING LONG ROW OF HOUSES. The Beck Street Realty Company is building eleven five story brick tenement houses on Beck street, north of Longwood avenue, at a cost of \$285,000, from plans by Koppe & Daube.

On Fox street, north of 163d street, three five story brick tenements are being built by Bates & Oesting, from plans by Harry T. Howell, at a cost of \$300,000.

On Woodcrest avenue, south of 186th street, the Bagot Realty Company is putting up a five story brick tenement house, at a cost of \$50,000, from plans by Harry T. Howell.

GROWTH OF ARLINGTON. Many Speculators Identified with Its Building Projects.

On the easterly bank of the Passaic River, opposite Belleville, the largest recent suburb of Newark, is Arlington. It is a residential and commercial centre of rapid growth, owing to its proximity to the cities of Newark and Jersey City, and especially because of its nearness to New York. It is on the Erie Railroad, and is distant eight miles from the downtown business districts of Manhattan Island.