

BUILDERS BUSY ON WASHINGTON HEIGHTS

Large Number of Vacant Sites in District Being Improved with High Class Apartment Houses.

BEAUTIFUL HOME CENTRE ATTRACTS BIG INVESTORS

Many construction companies and builders are busy improving large vacant plots on Washington Heights with high class apartment houses.

This building activity is so extensive that there is hardly a business and home center of this charming residential district which has not been rapidly enlarged.

A few years hence Washington Heights will be a much more entrancing residential district than now.

Some of the most important recent sales recently reflect the opinion of investors regarding the realty attractiveness of the section.

The PAVONAZZA, a six-story elevator apartment house at the southwest corner of 183d street and Broadway, was recently sold by Arnold, Byrne & Baumman through William S. Baker for the Sun Construction Company.

MORRIS ESTATE SALE

Tract of 175 Lots To Be Offered at Auction on Tuesday.

A splendid opportunity for investors and speculators will be offered on Tuesday, when the estate of Lewis Gouverneur Morris, at Morris Heights, will be sold at auction by Bryan L. Kennelly at the Exchange Salesrooms, No. 14 to 16 Vesey street, at 11 a. m.

GARDEN CITY SALES.

Gare E. Tarbell has sold at Garden City a plot, 100x250 feet, on the north side of Stewart avenue, between Wetherill road and Lefferts road; a plot, 100x150 feet, on the north side of Brook street, between



A COTTAGE OF SEMI-COLONIAL STYLE. It was recently built at Brightwaters, Long Island, for Samuel K. Kellock.

the possession of the Morris family for a period exceeding two hundred years, and Tuesday will witness the first occasion upon which it has ever changed hands during that time.

Even without the Broadway-Lexington avenue route the property is only thirty-five minutes from the City Hall, being reached by half a dozen surface car lines, by the New York Central and the Putnam division railroads and the Broadway branch of the subway at 181st street, where a car line crosses Washington Bridge.

The terms under which the lots are to be sold are extremely liberal, 10 per cent of the purchase price being payable on the day of sale and the balance of the purchase money on July 15.

A well known expert said yesterday in speaking about the Morris estate property: "Washington Heights property is selling at \$20,000 to \$30,000 a lot, and property 1,000 to 4,000 feet away, three minutes across

TYPES OF APARTMENT HOUSES ON WASHINGTON HEIGHTS ALLURING TO INVESTORS.

THE PAVONAZZA, A SIX-STORY ELEVATOR STRUCTURE AT THE SOUTHWEST CORNER OF 183D STREET AND BROADWAY, RECENTLY SOLD.



THE KINGSLIGH, A FIVE STORY APARTMENT HOUSE, NOS. 712 AND 714 WEST 197TH STREET. Sold recently. The building sold is indicated by an arrow.

WILL INVEST \$275,000

Big Structure To Be Built for Plaza Home Club.

Charles W. Buckham, architect, has filed plans for the new home of the Plaza Home Club, to be built at No. 35 Central Park South, at a cost of \$275,000. The building will have a frontage of 50 feet and a depth of 85 feet.

The building will have a front in the style of Italian Renaissance, with large wrought iron railings on the ground floor, the entrance being ornamented with Ionic columns.

On the first floor will be a large foyer, with an elevator in the center of the building, a general waiting room, three reception rooms, three consultation rooms, two laboratories and an office.

On the eleventh floor will be four studios, two in front with reception rooms connected, and two large ones in the rear, with two dining rooms in the center.

HAS NEW BUSINESS HOME

T. B. Ackerson Company Now Tenants of Century Building in 34th Street.

The T. B. Ackerson Company, developer of Brightwaters, on the Great South Bay, is removing its executive offices to the Century Building, No. 1 West 34th street, where it will occupy the entire first floor, above stores, on a long term lease.

The new quarters, which have a prominent frontage opposite the Waldorf-Astoria, have been extensively remodeled and handsomely furnished.

SCARSDALE REALTY ACTIVE.

Many large acreage sales have recently been made at Scarsdale, among the most important being that of the McCabe estate on the New York Post Road, between the Prospect avenue and Washington avenue; a plot, 100x150 feet, on the east side of Prospect avenue, between Poplar street and Locust street; a plot, 100x200 feet, on the east side of John street, between Huntington road and Warton place; a plot, 100x 200 feet, on the west side of Washington avenue, between Stewart avenue and Warton place, and a plot, 100x250 feet, at the southeast corner of Stewart avenue and Clinch place.

BUYS GLEN COVE ESTATE.

The Allee Real Estate Company sold to Alfred G. Dale, a banker, the John Duray place at Glen Cove, Long Island.

HEMPSTEAD SALE THIS WEEK.

On Saturday next Bryan L. Kennelly will sell at auction the remainder of the 329 lots at Hempstead, Long Island, which were to have been sold last Saturday.

6TAIRWAYS TO BE OUTDOORS.

The Open Stair Tenement Company, with a capital of \$300,000, has been incorporated. The company intends to erect tenement houses in this city in which all stairways will be placed in exterior courts instead of within the buildings.

REAL ESTATE AT AUCTION.

20 YEARS AGO AND NOW

Many More Opportunities for Realty Investors and Speculators Than a Decade Ago.

BY JOHN NOBLE GOLDING.

In 1890 the minds of the speculators were turned to the West Side north of 59th street and south of 116th street. This section of the city was the topic of discussion. It had seen its great boom just prior to the panic of 1873, and was now putting its head above water after a terrible, long depression.

BEAUTIFUL HOME COLONY

Many Fine Houses Recently Built at Brightwaters, L. I.

One of the finest suburban developments within easy commuting distance of New York is Brightwaters, at Bayshore, Long Island. When the electrical improvements of the Pennsylvania and Long Island railroads now under way are completed the running time of trains between Bayshore and the city will be considerably less than an hour, the present time.

The property, which embraces over seven hundred acres, is subdivided into three separate sections. The first, called the bay or canal section, faces partly on Great South Bay and partly on the grand canal which the T. B. Ackerson Construction Company has built for the benefit of the property owners.

The last section, called the section in the pines, lies north of the Long Island Railroad tracks, and, as its name implies, is situated in the shady recesses of a vast pine grove and contains many bungalows and cottages.

The town of Bayshore, adjacent to Brightwaters, is one of the largest and most prosperous of the towns on Long Island and has long borne a reputation as a summer resort. The population is more than 4,000, and this is considerably augmented in summer. All through the section are the homes of many well-to-do persons.

One of the many handsome cottages recently completed and occupied at Brightwaters is that of Samuel K. Kellock, president of the Brightwaters Association. Mr. Kellock is a former president of the Knickerbocker Field Club, of Brooklyn, and a law partner of City Chamberlain Hyde.

The cottage comprises eight rooms, two baths and separate toilet, together with spacious halls, porches, balconies, large old fashioned fireplace, French windows, coxey corners and generous closets. In the rear of the plot is a garage that harmonizes with the architectural design of the house.

TO REMOVE OLD SEMINARY.

Buildings Superintendent Miller has issued permits for razing the buildings of the Union Theological Seminary, at No. 33 to 41 East 69th street, No. 42 to 50 East 70th street and No. 700 Park avenue, which were occupied as dormitories, class rooms, chapel, library and dwellings.

SALES OF BROOKLYN PARCELS.

Charles A. Wessell has sold for A. R. Duppell to a client for occupancy No. 53 New York avenue, Brooklyn, a two story and cellar brick two family dwelling house, on a plot 21x100 feet.

TO SELL MOUNT VERNON LOTS.

George W. Bard has another Mount Vernon auction sale scheduled for next Saturday. The offering involves ten lots in the business section, on West Lincoln and Railroad avenues. The sale will be held on Lincoln avenue, starting at 2 p. m.

SELLS INTEREST IN N. J. SITE.

Sterling & Sterling have sold the Frederick Day Voorhes interest in the Elms Day estate, comprising 128 lots in Hamburg Place, Newark, N. J. The property has not changed hands in over a hundred years.

SAVINGS BANKS are now carrying

a large amount of deposits that ought to be invested in REAL ESTATE

From interview of Wm. G. Conkling, President of Franklin Savings Bank.—"Evening Globe," May 25, 1910.

\$500 deposited in Savings Banks in 10 years amount to \$740; in 20 years, \$1,095.

\$500 invested at the following auction sale of lots in NEW YORK CITY on the line of its northern growth show these results after deducting all carrying charges:

Table with columns: Property Name, Date, Investment, and Result. Includes Morton Bliss Sale, Ryer Homestead Sale, Camman Estate Sale, Moses De Voe Estate, and Century Realty Co.

The above sales are selected at random from many showing similar results.

Examine the Property to be Sold at Auction by the LEWIS GOUVERNEUR MORRIS ESTATE

N. Y. Life Insurance & Trust Co., Trustees, and the Heirs,

Tuesday, June 7th,

At 11 A. M., at the Exchange Salesrooms, 14-16 Vesey St., N. Y.

Absolutely Without Reservation

175 LOTS

At Morris Heights

Between 176th and 179th Streets

ON AQUEDUCT AVENUE, SEDGWICK AVENUE, ANDREWS AVENUE, TREMONT AVENUE, CEDAR AVENUE, & MORRIS AVENUE.

All legally opened avenues, assessments for which have been paid.

70% can remain on mortgage at 5% for 3 years.

Titles guaranteed by the Title Guarantee & Trust Co. Free of Cost. For maps and further particulars apply to

Bryan L. Kennelly, Auctioneer, 156 Broadway, N. Y.