

# FUTURE OF YORKVILLE SECTION

### Improvements That Are Being Made and Opportunities Offered, as Told by an Expert.

## MODERN STRUCTURES REPLACING OLD BUILDINGS

The Yorkville section of the city offers many opportunities for investment, according to Charles H. Schelle. In speaking of the rapidly increasing values of land in this section and the improvements that are being made, he says:

"Yorkville, the name by which the section between 57th street and 100th street, Fifth avenue to East River, is commonly known, has been gradually improving. This section, especially along the river front, formerly contained the suburban homes of some of New York's famous citizens; there are still a few buildings remaining which are reminders of some of these beautiful estates. These estates gradually changed into truck farms, double flat houses, which gradually took the place of the downtown tenement houses. These buildings are now considered old-fashioned, and are being superseded by improved apartment houses.

**Fifth Avenue Changes.**

"The land values in this section are rapidly increasing, private houses and small buildings are giving way to the modern structures, and on the river front factories and loft buildings are being erected, while on the Fifth avenue section wonderful changes have taken place in values, making this whole portion of the city one of the most secure for safe investment.

"The main need for this section is the proposed subway, which is now assured for Lexington avenue. This will gradually improve the transit facilities in this densely populated section. This, with the proposed cross-town subway through East 86th street to connect with the main line, would create a wonderful improvement. To those people desiring a safe investment, either to purchase real estate or loan on bonds or mortgages, this section of the city offers many facilities, as the so-called boom has not affected the values here, but gradual, safe improvement as to conditions and values has been noticeable.

"In the majority of cases the owners reside on the premises themselves or in the immediate vicinity, assuring a good return not only to the neighborhood is kept up to a high standard. As to inducements offered to tenants to locate here there are numerous, and more will soon be forthcoming; and to the extreme east there is the East River, with good facilities for playing, principally the picturesque East River Park. On the western section of this vicinity there is Central Park; large churches of every denomination are scattered throughout the district, with several new additions being added, a fine Young Men's Association building situated on two streets, a social building situated on two streets, the main branch of the Young Men's Hebrew Association has a large corner building, one large theatre, while another first class house is now being proposed. Several large clubhouses with large auditoriums are already established, while several others are shortly to be erected. There are also several banks scattered throughout the district.

**Factories in Eastern Section.**

"In the eastern section numerous large factories have been erected, while in the

western section many handsome private houses have been built, among which are the Carnegie, Phipps and Clark mansions.

"Madison avenue, with its electric line transferring to all cross-town lines, is being improved, with large apartment houses, many of them being elevator apartments with but few vacancies.

"Park avenue is gradually being transformed into a handsome, residential thoroughfare, several fine homes having already been erected. A number of high class apartment houses are also being erected. Soon this avenue will be one of the most beautiful in the city.

"Lexington avenue is bound to see a wonderful improvement on account of the proposed subway, and there are already signs of increasing values.

"Third avenue is also seeing a wonderful improvement, mainly, as to business. The demand for stores is so increasing that owners are being compelled to use the second and third stories of buildings for mercantile purposes. Second avenue has lately been receiving the attention of investors.

"First avenue, which for many years has suffered through lack of sufficient transit facilities, is beginning to feel the results of improving transit. This being a very broad avenue and in the centre of the thickly populated tenement house section will improve considerably, and offers opportunities for investment.

"The East Side avenues are gradually being altered from residential avenues to business thoroughfares, naturally increasing the returns of the properties.

"While many people feared that the opening of the Queensborough Bridge would depreciate the values of the properties in the vicinity and stretch streets, yet this has not been shown, the values in close proximity to 49th street have materially increased.

"Eighty-sixth street is considered the main cross-town thoroughfare of this section. In the vicinity of Third avenue values have greatly increased.

"Builders and investors would do well to study this section, as the old-fashioned three and four story houses must soon give way to more modern apartment houses, both of the cheaper tenements and high class character.

**Central Avenue Section.**

"In the central section there is need for a better class of apartments. There is now a scarcity of four and five room, up-to-date apartments. As example, a speculator had a 25 by 100 foot lot on his hand, he erected a two-family apartment house with six rooms in front and seven in the rear. Before this building was completed he had all but one apartment rented without making any concessions to the tenants. In the Lexington avenue section elevator apartments will soon be in demand. Already several large investors have considered the advisability of erecting such up-to-date apartments.

"As a sign of the stability of this locality, the records will show that in no section of the city have there been less foreclosures than here in Yorkville.

"Therefore, investors with capital to invest, either in purchasing or on mortgage loans, will do well to come here and receive the benefits that will shortly come to those whose capital is here invested."

**SALES IN PENN. SECTION**

**Important Transactions of Last Week's Realty Market.**

Some of the most important transactions in the realty market last week were in the Pennsylvania Railroad section. The features of these were the deals made by the firm of M. & L. Hess, aggregating nearly \$2,000,000.

This concern sold for Michael Coleman to the F. J. Carlin Construction Company the old dwelling, No. 209 to 219 West 35th street, on a plot 120x38.5 feet. The purchaser is to immediately erect a twelve story loft building, drawn by Frank J. Helmie. The same brokers have also leased the proposed structure, which will contain 120,000 square feet of floor space, to Julius Ben & Co., printers and lithographers, now located at No. 140 Sixth avenue. The lease covers a term of twenty-one years from March 1, 1911, and involves, together with the cost of the land and building, \$2,250,000.

M. & L. Hess also sold for various owners to the Realty Holding Company No. 223 to 231 West 38th street, on a plot 104x38.5 feet, adjoining the foregoing on the west. This plot will probably be improved in a similar manner in the future.

They have sold to the Realty Holding Company for various owners No. 224 to 238 West 38th street, old dwelling on a plot 59.2x38.9 feet, and No. 239 West 38th street, abutting, on a plot 21x38.5 feet.

The Realty Holding Company is also the buyer of No. 214 West 37th street, on a plot 20.10x30 feet, and of No. 208 to 222 West 40th street, on a plot 114x38.9 feet.

First, Palmer & Co. sold from the plans for John E. Olson the twelve story loft

chase completes a plot of more than 7,000 square feet, and is the only unimproved corner on the west side of Fifth avenue, between this location and 33d street. Charles F. Noyes & Co. are the brokers in the transaction.

Two loans of unusual interest were those by the Metropolitan Life Insurance Company one of \$1,200,000 on the property situated at the northeast corner of Fifth avenue and 26th street, where a nineteen story modern fireproof office building is to be erected by the Croslin Realty Company. It will be on a plot with a frontage of 56.4 feet on the avenue by 127.5 feet in the street. The other loan was for \$700,000 on the property situated at the southeast corner of Riverside Drive and 100th street, being 100.5 feet on the Drive by 150 feet on the street, where the West Side Construction Company is to build a twelve story modern apartment house.

A twelve story office building is to be built on the site No. 450 to 459 Fourth avenue and No. 4 to 32 East 31st street by the Douglas Robinson, Charles S. Brown Company, covering the holdings of the De Forest estate corporation. The proposed building has been leased by the Quondam Realty Company for twenty-one years at an aggregate rental of about \$70,000.

**JAMAICA IMPROVEMENT PLANS.**

Plans for the improvement of Jamaica Bay will be advanced another step on Wednesday, when the War Department will hold a public hearing in the Army Building, in Whitehall street, on the proposed bulkhead and pierhead lines from Barren Island along the westerly and northerly

## TENNIS COURTS AT THE REAR OF THE NASSAU HOTEL, AT LONG BEACH.



### THE REAL OWNERS OF CITY

#### Mortgages Cover More than Two-thirds of Realty Values.

Henry Bloch declares that of the \$6,000,000 of assessed real estate in this city probably \$4,000,000 is represented in mortgages on it.

"Have you ever stopped to consider who really owned New York?" said he. "Did you ever realize that while the title to the real estate is vested in the owners of the property a greater interest by far is held by those who hold the mortgages covering the property? That of \$6,000,000 of assessed real estate, probably \$4,000,000 is represented in mortgages on it? That the landlord is the popular owner and owner in name, while the first and most substantial interest is held by the mortgagee? How vast, then, is the subject of 'mortgage investment!' How enormous, when in one year (1909) 16,555 mortgages, representing \$74,194,386, were placed in the boroughs of Manhattan and the Bronx, and 29,943 mortgages, amounting to \$106,881,086, were placed in Brooklyn!

"A conservative mortgage on real estate is perhaps the choicest of the many forms of investment offered in a cosmopolitan city of more than four million inhabitants. For absolute security it is classed with government bonds and is one of the few forms of investment permissible to trustees, executors, etc., by the laws of the state. It does not increase in value, but neither does it shrink. The risk of investment in business and the uncertainty of the rise and fall of a stock investment are entirely eliminated. The rate of interest is higher than is payable on government bonds or on deposits in savings banks. Altogether, it is a safe, sound and sensible investment, second to no other.

"The likelihood of a loss is placed at a minimum. The owner takes care of his property to prevent the loss of his money invested therein; he must lose everything

### LONG ISLAND AT ITS BEST

#### Old North Shore Attractive for Outdoor Life.

One week of warm weather has touched up the hillsides of the old North Shore with the radiant wild rose, dogwood and laurel until Long Island is now ablaze with color and gay with summer outdoor life. One of its most attractive spots is the great peninsula of Belle Terre, jutting far out into the Sound, the home of a numerous and jolly country club of that name. It is an exclusive club, composed of owners of homes in the Belle Terre Estates and such non-resident members as they may approve. The attractions, privileges, social life and seaside pleasures afforded by club membership are a potent influence in inducing desirable persons to join the community which is making this unique summer colony noteworthy and popular.

The Belle Terre Estates comprise 1,300 rolling acres covering the heavily wooded crest of the promontory, two miles long and rising 150 feet above the sea. Within the lodge gates and wall cutting off this sea washed stretch of hill, plain and intervals there are now about sixty summer homes, with room for many more of acres in extent. Some are pretentious villas, with exquisitely planned and well kept grounds; numerous bungalows nestle along the cliffs and broad roads, white and smooth, and shaded bridle paths—sixty miles of them—wind among the trees to points of vantage on the overhanging bluffs. Each house owner, be his plot large or small, has all the advantages of ownership of the whole estate, from which all outsiders are excluded. The beaches are safeguarded, the golf links, tennis courts and all other means for pleasure and amusement are for the community alone.

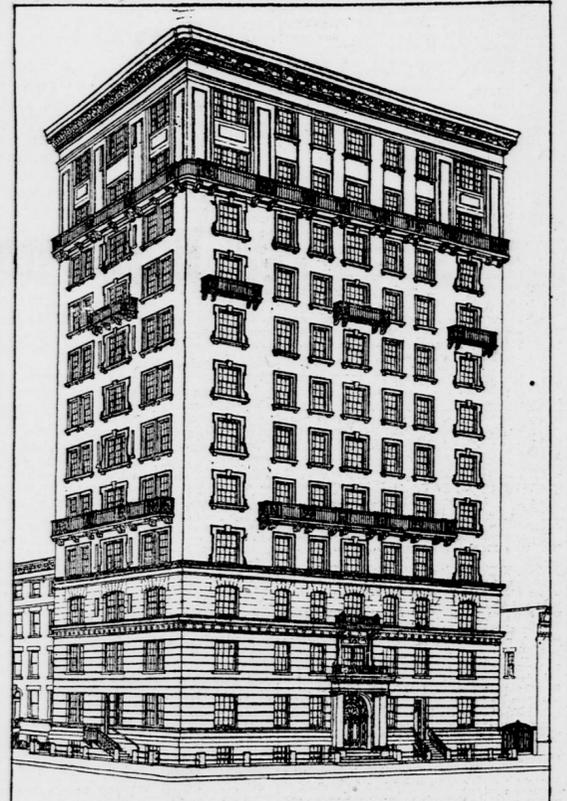
The clubhouse is the social centre of the colony. It is a large, perfectly appointed hotel, in fact, with ample accommodations for the non-resident members, guests of residents and residents who desire to escape the drudgery of summer housekeeping at the seaside. Its wide verandas overlook Port Jefferson Harbor, now alive with the yachts and houseboats of members and friends.

Such a colony is new in conception, an evolution in American home building. Its success, under the fundamental rule of admission of members by community vote, while all care of management is left to the development by and experienced direction of the Dean Alvord Company, has been phenomenal, to which result the superb location and great natural beauty of the estate have been potent factors.

### WATERFRONT AT BEECHURST

#### Inducements for Lovers of Bathing, Fishing and Yachting.

It is at this time of year that those who have bought waterfront property in the suburbs, or property with waterfront rights, realize the wisdom of their purchases. Those who now have well located plots improved with small, comfortable, airy houses near the waterfront probably would not sell for the much more than they paid for them, and certainly they would not exchange for the finest island homes. From June to September the shore developments are at their best, for which yachting, bathing, fishing and the social gaiety that centres about the yacht clubs familiar to



NEW CO-OPERATIVE APARTMENT HOUSE TO BE ERRECTED AT PARK AVENUE AND 60TH STREET.

before the mortgage loses anything. For the holder of a mortgage which does not exceed 60 per cent of the value of the property a foreclosure proceeding is necessary to endanger the security of the investment. Unless it covers property of a class peculiar to itself, such as clubs, theatres, factories, etc., which are always undesirable for mortgage loans on account of the limited market which such properties have, such a loss is extremely improbable.

"The value of New York City real estate may fluctuate with the times; it may rise and fall, but in the last analysis it will be found that the amount of the increase has far exceeded the depreciation. Land values in New York have come to stay. Our city family consists of a teeming population of 4,200,000 persons. As many as forty-eight thousand immigrants were poured into New York, the gateway to the nation, in a single day. And all of the people must have a home and a place to work. The city's increase in population each year equals the entire population of Albany, and in three years the population of Buffalo. It is estimated that in 1909 the population of New York will be ten millions.

"An investment in bond and mortgage is no alluring attraction to the speculator. There is not even a vague possibility of doubling in value, as may be the case in stocks which are sometimes artificially driven up to a high mark by the manipulations of a chosen few, entirely regardless of the true and intrinsic value of the security. On the other hand, there can be no such terrible slump in the value of mortgages as practically to wipe out the entire investment and make those papers who the day before had beguiled themselves into a blissful belief that they were rich, when all they had was a bundle of stock certificates which proved to be worthless. The panic in Wall Street a few years ago, which even now leaves an after-math of wrecked fortunes, furnishes no glaring an example to the would-be speculator as to be a lasting lesson to those looking where and how to invest their money.

"No fixed set of rules can be laid down for the guidance of investors in mortgages. No piece of property is exactly like any other place—each case must stand or fall on its own merits. As a general rule,

most suburban shore places they offer a degree of comfort and pleasure which the average man pays many dollars to enjoy and then does not get.

The North Shore of Long Island offers about the best inducement in the way of waterfront home sites. Beechhurst, at Whitestone, is well within the city limits, being in reality only an extension of the residential development of Flushing. At Beechhurst there is almost a mile of waterfront which belongs to the development. The shore here has been developed into a high terrace with a well furnished clubhouse, from which extends a substantial pier to water deep enough for safety for the largest yachts.

**NEW TWELVE STORY APARTMENT.**

A new twelve story co-operative building is to be built by June C. McGuire & Co. from plans by Ernest Green, at No. 513 Park avenue, at the southeast corner of 60th street. The structure will be finished on October 1. It will be of cut stone and terra cotta brick, and fireproof. The building and land will cost \$750,000. Pease & Elliman are the agents.

**BATHING AT MIDLAND BEACH.**

The steamer William Storey is now making regular trips to Midland Beach and returning on a schedule of about every two hours, starting at 9 o'clock in the morning from the Battery. Several new attractions have been added to the beach this season. The beach has long been noted for its surf bathing.

**MODEL HOUSES AT GRANTWOOD.**

The model brick dwellings of Ralph H. Field at Grantwood, N. J., are attracting attention with the home buying residents of sweltering Manhattan. These houses are on the top of the Palisades, less than two miles from West 125th street, and are as cool and high as many resorts in the mountains. They overlook the Hudson and Hackensack Valleys and the Green Mountains. The construction of these houses is modern and up to date, consisting of seven rooms, tiled bath with heat sanitary plumbing, hardwood trim and gas fixtures. The houses are beautifully decorated and arranged and are selling at a moderate price. A small amount of cash is asked and the balance goes as rent.

### HIGH PRICES FOR LOTS

#### Big Crowd Attends Sale at Throg's Neck Gardens.

The crowd that gathered at the auction sale of lots at Throg's Neck Gardens, East Bronx, yesterday afternoon, resembled an outing party on a large scale. It was estimated that fully one thousand persons were in attendance.

The sale was conducted by Joseph P. Day, and lasted until 6 o'clock in the evening, for \$80,000, an average of \$1,250 for each lot. Inside lots sold for from \$2,000 to \$2,700 each, while lots on the shore front brought from \$2,000 to \$3,500.

The Turnbull mansion, with seven lots, brought \$14,600. This price is not figured in the totals of the other sales.

### REAL ESTATE.

#### Geo. R. Read & Co. REAL ESTATE

Head Office, 60 Liberty St., near B'way  
Branch: 3 East 33th St.

### FURNISHED HOUSES TO LET.

Country.

THREE BEAUTIFUL COTTAGES ON THE ocean front, Long Branch, N. J.—From 7 to 11 bedrooms, 3 baths each; handsome, with tiled roofs, marble floors, etc. Rent \$1,000. Apply to C. R. MYER, 9 Duane Street, N. Y. CITY. COOL—10 ROOM COTTAGE, FIRE ALARM; bath, near ocean; also furnished cottage (Chatham, among pines and lakes. Apply H. F. SMITH, South Harwich, Mass.

### REAL ESTATE FOR EXCHANGE.

NEW TWO-FAMILY HOUSES—IN good location, desirable rental; owner will trade for vacant property suitable for hotel or apartment building; principals only. P. A. Box 21, Tribune.

### FURNISHED COTTAGES TO LET.

UNTIL SEPTEMBER OR OCTOBER, FURNISHED cottages at Philip Manor, N. Y., with in five minutes' walk of depot; rental \$100 a month. For particulars apply Mrs. ROBERT J. HEAVIN, Philip Manor.

### FURNISHED APARTMENTS TO LET.

ST. EAST 30TH ST., HANDBRELL, FURNISHED two-room and bath apartment, restaurant and telephone.

### REAL ESTATE FOR SALE OR TO LET OUT OF CITY.

#### LAND BARGAINS

We are headquarters for large tracts of land in Minnesota, Wisconsin, the Dakotas and Montana, and also have several good tracts in the Southwest. There is no investment as sure as good land, and we are in a position to give you the facts regarding any locality, advise you and get you the land at the lowest price. We could arrange to colonize some of these tracts for you in the form of a purchase. If interested send for Bulletin No. 10, describing a large number of fine propositions which we have to offer. Address: HACKETT LAND CREDIT COMPANY, Hackett Building, St. Paul, Minn.

#### THE NORWALKS

WITHIN THE HOUR ZONE

Finest spot in the Norwalks, Grand Colonial residence, Philadelphia brick and granite first story. Beautiful porches and port-cochere. Five rooms, marble towers, copper fixtures, 18 rooms, 2 baths, tiled walls and floor, solarium throughout. Beautifully decorated. Gas, electric lights, water, etc. Situated on hill, 30 miles from town. Brick garage and stable, 2 1/2 acres, lawn, flowers, shrubbery and trees. In perfect order, ready for occupation. Cost \$50,000. Price \$25,000. Half cash.

#### THOMAS R. LILLY,

41 Seaview Ave., South Norwalk, Conn.

### COUNTRY.

FOR RENT—A FARMHOUSE, NEWLY FURNISHED and equipped with modern conveniences, suitable for persons whose presence is not required in the city daily. Rent, including garden truck and ice, \$150 per month. Thirty miles from New York. Address: WESTCHESTER, Box 32, Tribune Office.

BEAUTIFUL, stately Malvern Hall, crowning the hill of the Hudson, for sale, \$25,000, cost \$80,000. Circular seat illustrating and describing the beauties and grandeur. COUTANT & DAVIS, Kingston, N. Y.

TO RENT, BY SEASON OR MONTH, WELL FURNISHED house, modern conveniences; spring water, pleasant location. AMOS & MARSH, New Milford, Conn.

HOT DAYS COMING! COOL CAPE COD! NICHOLS' MASSIVE Cottages (Barwich, Mass.); complete appointments; pine woods; electric light; \$25,000. Box 1247, Tribune Office.

ALONGSIDE OCEAN, LONG BRANCH, NEAR station; furnished; ten bedrooms. T. Box 9, Tribune Office.

### REAL ESTATE FOR SALE OR TO LET WESTCHESTER COUNTY. REAL ESTATE FOR SALE OR TO LET WESTCHESTER COUNTY.

# Philipse Manor

One mile unobstructed river frontage; one mile on Broadway; bathing and boating; 26 miles from Grand Central Station; 400 building sites with view of river; granite sidewalks, macadam drives; 30 modern residences nearly completed, with hot water heat, open fireplaces, two to three bathrooms (several billiard rooms), large, sunny rooms and wide porches. Yacht club and garage in process of construction.

Not a speculation, but the result of a carefully thought out investment by English, Scotch and American investors—among whom are the Duke of Newcastle, Earl of Glasgow, Viscount Kelburne, Lord Collins, Lord Ronald Gower, Sir Montague Pollock, Sir Edward O'Malley, Dr. Wm. A. Bell and Edwin P. Benjamin, founder of Allenhurst, N. J.

Property carefully restricted and desirable parties will be dealt with liberal treatment, both as to prices and mortgages desired), at 5%.

## PHILIPSE MANOR COMPANY

Tarrytown is one mile South of Philipse Manor. Philipse Manor (on Hudson), New York.

## A Home Beautiful Location

First-class property in first-class location, at prices generally asked for second-class property in second-class location.

To attempt to fully describe this property is beyond the pen. It is without parallel in the history of New York. Gradually rising from the bottom slope is gradual, to a height of 100 feet, affording from all points a magnificent view of the entire surrounding country, making an ideal spot for a home.



## Bedford Heights

is within five minutes of the depot on the Harlem Road. Daily; excellent neighbors; no noise; no malaria; city improvements; schools, stores, electricity, etc.

## Lots \$150, On Easy Terms

NOT LESS THAN FOUR LOTS SOLD, making just enough ground for a little garden to keep a horse or a cow. Just the place for the children to grow strong and healthy. FATHERS AND MOTHERS, don't overlook this—your own life, the children to call or write and let us convince you of the beauty and advantage of Bedford Heights.

## LOUNSBERY & THARP

7 East 42d Street, N. Y. Phone 5126 Murray Hill.

## A REMINDER OF SOLID FACTS

You do not have to guess a puzzle to reap the benefits of our wide bargains. There is no guess to them. The problem has been solved by giving home ready to move in and one you can carry and pay the same as rent.

### OUR SPECIAL OFFERS:

- 5-Room House and Bath, 50x100 Land; Price, \$3,000—\$200 Down \$1,000
- 6-Room House and Bath, 50x100 Land; Price, \$3,350—\$300 Down \$1,100
- 7-Room House and Bath, 50x100 Land; Price, \$4,350—\$400 Down \$1,500
- 2-Family House, 2 Baths, 50x100 Land; Price, \$4,800—\$500 Down \$2,000

THE HALLEY LAND AND IMPROVEMENT COMPANY, 100 PARK AVE., NEW YORK CITY. Open daily from 9 A. M. to 5 P. M. Monday and Wednesday 9 A. M. to 1 P. M.

### UNFURNISHED APARTMENTS. UNFURNISHED APARTMENTS.

## Gramercy Park Club House

36 Gramercy Park—East. Co-operative Ownership in its Simplest and Most Practical Form.

24 Apartments—Homes—unusually attractive in arrangement, appointment, convenience and location.

Suites of 8, 9 and 10 Rooms—2 and 4 Baths

FOR SALE \$8,900 to \$12,000

Decorated to Suit. Apartments will be enlarged on request 17 or more rooms, made duplex if desired. Isolated quarters provided for servants.

S. de Walleterass & Hull, Architects. 18 WEST 34TH ST. Tel. 379 Murray Hill. 135 BROADWAY. Tel. 335 Cortlandt.

# THE BELNOR

Occupying the entire square block. Broadway, Amsterdam Ave., 86th to 87th St.

Convenient to All Transit Lines. Subway Station at Eighty-sixth Street.

The Largest and Best Appointed Apartment House in the World

EVERY ROOM AN OUTSIDE ROOM. ELECTRIC light, artificial refrigeration and cleaning of apartments supplied without charge by the BELNOR.

Representative on premises at all hours to show apartments. ILLUSTRATED BROCKET MAILED ON APPLICATION.

## W. H. Dolson & Co.

Office on the premises, 2364 Broadway, at 86th St. Telephone, 1940.

### LET US LOCATE YOUR APARTMENT

PUT your wants up to us and let us do your worrying. Our representative will gladly call and bring your apartment to you.

Broadway Corners \$1,500  
West End Ave. Corners \$1,000  
Riverside Drive Corners \$1,000  
Central Park West Corners \$6,000

We are the Recognized Specialists in High Class Apartment Houses.

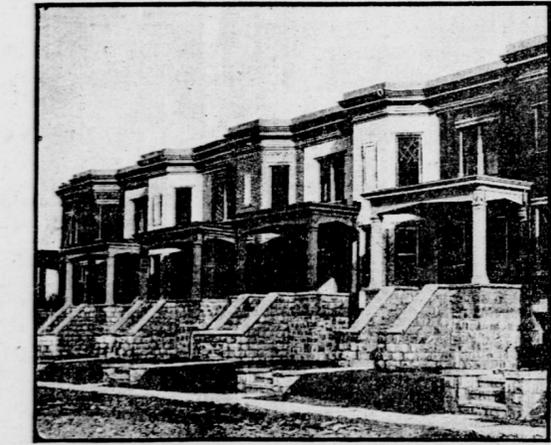
Frank L. Fisher Co., 440 Columbus Ave., cor. 81st St.

### 44 West 77th

Co-operative Apartment For Rent 9 & 10 Rooms 3 Baths

\$2,700—\$4,500

PEASE & ELLIOTT, 163 West 72d St. Tel. 1000 Columbia.



MODEL BRICK DWELLINGS AT GRANTWOOD, N. J.

building to be erected on a plot 152x38.9 at No. 127 to 131 West 25th street, between Sixth and Seventh avenues. The plot has recently been excavated and the plans for the building, which is to be delivered complete to the new owner on or before February 1, 1911, have been completed by F. H. Zobel. The purchaser is a client of Morris H. Hayman. This plot was sold for various owners to the Kaywood Realty Company by the same brokers about May 1 and resold to Mr. Olson on May 20. The present transaction involves about \$500,000, and is the ninth operation of this character in the block.

Another sale of Fifth avenue property was recorded in the west side of the city. The Hudson Realty Company bought from Mary P. Batterlee No. 108 Fifth avenue, on the southwest side of 16th street, on a plot 37x30 feet, adjoining its present holding, No. 2 West 16th street. This pur-

shores of Jamaica Bay to Cornell Basin in Queens Borough. The Dock Department of the city of New York has applied to the United States government for approval of these plans. Following favorable action by the government, the city will begin the transformation of Jamaica Bay into a great commercial harbor.

This improvement has caused a strong demand for property in the vicinity of Jamaica Bay where there are transit improvements.

The David P. Leahy Realty Company sold last week in South Ozone Park to Albert Garmani house No. 306, located on Brinkmeyer avenue, near Rockaway Road; to Elizabeth Duer house No. 341, on Brinkmeyer avenue; to Harry Schneider house No. 357, on Brinkmeyer avenue; to Arthur Scott house No. 358, on Brinkmeyer avenue. The company also sold twenty lots for investment and home building.