

BUYS FIFTH AVE. CORNER

Charles A. Gould Increases His Holdings at 90th Street.

MORE APARTMENT TRADING

Block-Front in The Bronx Purchased by Builder, Who Is to Improve Site.

Duff & Conner have sold for Julia E. Cameron to Charles A. Gould, the lot 25x102.2 feet, at the southeast corner of Fifth avenue and 90th street.

The Debutante Corporation of New York has bought from the Ambrose Realty Company the Jessica and Jasper apartment houses at No. 728 to 738 West 131st street, two six-story structures, on a plot 60x150 feet, giving in part payment 237 lots at Huntington Terrace, Huntington Island.

The block front on the west side of Creston avenue, between Fordham Road and 190th street, has been sold by the John R. Haskins Estates, Incorporated. The plot, which contains about thirteen lots, fronts 177.4 feet on Creston avenue, 125.5 feet on Fordham Road and 186 feet in 190th street.

Other sales announced yesterday follow: Manhattan. MORNINGSIDES AVENUE—Annie Abatte has sold No. 19 Morningside avenue, southeast corner of 118th street, a five-story flat-house, on a lot 26.48x78.1 irregular.

137TH STREET—John H. Lawrence has sold the six-story apartment house, No. 612 West 137th street, on a plot 38.90x111 feet, for Nellie Gross to Louis J. Meador, for investment.

63D STREET—H. C. Senior & Co. have sold for Mary H. Markey No. 159 West 63d street, a five-story flat-house on a lot 20x109.5 feet.

18TH STREET—P. J. Curry has sold for Sarah D. M. Fogg No. 329 West 18th street, a two-story stable, on a lot 25x75 feet, to Charles Whitney Smith.

The Bronx. ELTON AVENUE—A. C. Thode has sold No. 160 Elton avenue, southwest corner of 162d street, a five-story flat-house, on a plot 31.6x100.8 irregular, facing a public square.

JENNINGS STREET—William Corcoran has sold No. 705 Jennings street, a six-story new lake house, on a plot 40.18x94.9 irregular. It is one of a row of similar structures covering the block front between Boston road and Prospect avenue.

GRANT AVENUE—F. M. Weiss & Co. have sold for the Sewacha Construction Company the two-family house No. 1587 Grant avenue.

MACLAY AVENUE—F. M. Weiss & Co. have sold for the Wilcox Realty Company a two-family dwelling house on Maclay avenue to William H. Caspari, who gave in part payment a lot on the south side of Lamport avenue, 300 feet west of Tom Schuyler road.

AT BEAUTIFUL KINGS LAWN

Houses on This Brooklyn Tract May Be Bought on Easy Terms.

One of the finest residential developments of Brooklyn is Kings Lawn, on Ocean Parkway, Avenue Q, East 7th and

six streets, between the Kings Highway station of the Brighton Beach elevated and Ocean Parkway. It consists of a tract of about five acres.

In laying out Kings Lawn the California idea has been followed very closely. Every modern and up-to-the-minute improvement has been installed, such as underground electric and telephone service, gas, water, Welsbach street lamps, fire hydrants, macadam streets, concrete curbs, sidewalks, etc.

One of the best features of Kings Lawn is the private automobile court roads that run through the center of the blocks. With this arrangement it is possible for every owner to have his own private garage. These roads are used by tradesmen, all deliveries being made from the rear to the kitchen direct. Coal, garbage, ashes, etc., all come and go by this way.

A California style (all concrete) tennis court has been laid out for the free use of the residents. A number of expert players have pronounced this to be the best outdoor court in the city.

Plenty of green lawns and romping space for children are available. One can let his children out to play without worrying as to their welfare.

The houses built on the premises by Richard C. Dongett, owner and builder, are two story and cellar. These modern dwellings can be had on very easy terms.

NEWARK CHURCH PARCEL SOLD.

One of the most important recent real estate transactions was the passing of title of the premises Nos. 113 to 119 Halsey street, comprising a plot 30x150 feet, and having thereon the old First German Evangelical Lutheran Church, together with a frame building to the south of it, adjoining the Young Men's Christian Association, which were sold by Moses Plant, of the firm of L. S. Plaut & Co., through Louis Schlesinger (Inc.), to the Fidelity Trust Company, which was represented by O'Gorman, Kirkpatrick & Young. The property is to be used in connection with the improvements of the Public Service Corporation, for which the old structures will soon be demolished.

BRONX MONT APARTMENTS

Popularity of Structures Shown by Demand for Suites.

Evidence of the progressiveness of Westchester is found in the erection at Bronxmont of apartment dwellings of the latest type and equipment. The Gramatan Court apartments, being erected by the Lawrence interests, owners of the Gramatan Inn, will provide twenty-four apartments, ranging in rent from \$50 to \$75. Although the foundations are not yet started the house is two-thirds rented.

The Eastchester Mortgage and Realty Company is erecting in Bronxmont the Pondfield apartments, on Pondfield Road. Rents here of \$65 to \$100 are equally popular, as the apartments are being rented from plans.

WORK AT BELLE HARBOR

Owing to Favorable Weather Many Houses Being Built.

Owing to the favorable weather conditions which prevailed this winter, coupled with a great demand for homes, building activity has been very brisk at Belle Harbor.

Cottages are being built in Oxford avenue, about 80 feet north of Washington avenue, for G. Walwright; on Orienta avenue, about 100 feet north of Newport avenue, for M. Baum; on Montauk avenue, about 200 feet north of Newport avenue, for R. F. Burke; two on Oxford avenue, about 280 feet north of Washington avenue, for McGinn Brothers, on Chester Drive, for A. Gunther; on Southampton avenue, about 60 feet south of Washington avenue, for E. Klappert; on Montauk Drive, for C. Bertling; on Devere Drive, for C. Bertling; on Northpark avenue, about 80 feet south of Washington avenue, for L. Schilling; on Norfolk avenue, about 280 feet north of Washington avenue, for C. Bertling; on Park avenue, about 600 feet south of Washington avenue, for L. Reicher; two on Essex avenue, about 200 feet south of Bayside Drive, and a boarding house on Montauk avenue, about 500 feet north of Bayside Drive.

To meet the demand for lots at Belle Harbor the company has decided to bulkhead its property fronting on Jamaica Bay and open up a new section. Other improvements include making and macadamizing streets, laying sewers, gas and water mains, concrete curbs and sidewalks, electric light, telephone, and, in fact, the installation of all modern facilities. The boulevard will run along the water's edge, giving Belle Harbor one of the most charming drive-ways on the bay side. One of the greatest advantages of Belle Harbor is its topographical outline. From every part of it there is a clear and un-



THE GRANT COTTAGE, ELBERON, N. J.

number of hotels, many renowned throughout the country. Around them the political and social life of the day revolved in the summer.

Among the prominent persons seen on those days at the hotels and mingling in the social sets were President Grant, good friend and next door neighbor, the well known philanthropist, the late George W. Childs, publisher of "The Public Ledger," of Philadelphia, also members of President Grant's Cabinet, Collector "Tom" Murphy, Lester Wallack, the actor; Attorney General Brewster, of New Jersey, and Senator Stockton.

Long Branch has changed greatly since those days; the majority of the hotels have disappeared, and in their place beautiful homes have been erected, forming the well known summer colonies of Elberon, West End, Monmouth Beach, etc., and among these prominently stands out as a monument of former grandeur the cottage of President Grant. It is at present time owned by the estate of Edward Price and being offered for sale by the M. Morgenstern, Jr., Company.

PREPARE FOR REALTY SHOW.

Demand for Space at Grand Central Palace Exhibition. Developers and suburban communities are preparing exhibits for the Real Estate Show which will be held in the Grand Central Palace beginning May 3.

Westchester County cities and villages have contracted for 3,000 square feet of space, and Hoboken, Long Island and New Jersey developers are arranging to show that their respective sections offer advantages to flat dwellers.

The show is to be along purely educational lines, giving every visitor a definite idea what the various suburbs have to offer. In addition to the real estate exhibits, there will be models of every type of construction, from the portable house, or bungalow, to the fifty-five story skyscraper.

TO SELL EAST SIDE PARCEL.

Joseph P. Day will offer at Supreme Court foreclosure sale, by instructions from Frederick Wilder, Bellamy, referee, on March 12 in the exchange sale room, No. 14 Vesey street, the property known as No. 51 to 55, East 89th street, between Avenues A and B.

NEW THEATRE SITE LEASED.

Thomas F. McLaughlin has leased for T. E. and M. P. McGuinness, for a term of twenty-one years, the plot 65x130 feet, on the south side of 75th street, between First and Second avenues, to the East End Amusement Company. A moving picture theatre will be erected on the site.

COMPARATIVE ASSESSMENT TABLE

The following table shows the assessments of ordinary real estate corporations and special realty franchises for 1912 and 1913 in parallel columns with the net increase or decrease in each case:

Table with columns for Assessment Roll, Manhattan, The Bronx, Brooklyn, Queens, Richmond, Grand Recapitulation, and Recapitulation of Personal Estate Assessment Roll. It shows property values and net increases/decreases for various districts.



HOUSE AT MOUNTAIN LAKES RESIDENTIAL PARK, N. J., RECENTLY SOLD TO WILLIAM E. GRIFFITH.

TO SELL GRANT COTTAGE

Recalls Days When Long Branch Was Summer Capital.

The offering for sale of Grant cottage at Elberon, N. J., the former summer home of General Ulysses S. Grant, while President of the United States, recalls memories of the social life and former splendor that centered in and around Long Branch.

At that time the new popular summer resort of Elberon was unknown. Long Branch, the Newport of New Jersey, consisted of comparatively few private houses. Beginning where the Iron Pier now stands and extending along Ocean avenue to the old West End were a large

OSCAR S. STRAUS A BUYER

Gets Ivey Property in Westchester as a Country Home.

Negotiations have been completed whereby Oscar S. Straus, former Ambassador to Turkey and recently nominee for Governor of New York by the Progressive party, has become the owner of an eighty-acre country place in Westchester County. The property is located on the Sleepy Hollow Road, between Briarcliff Lodge and the Sleepy Hollow Country Club, with considerable frontage on the Pocantico Lake.

The land adjoining Miramont Court, the estate of William Rockefeller, the summer residence of L. N. Spiegelberg, and Sleepy Hollow Farm, the country home of General James S. Clarkson.

J. R. Graves Ivey, of this city, who is the grantor in the deed to Mr. Straus, purchased the property some months ago from the C. M. Silverman estate. The consideration was about \$60,000.

Mr. Straus is contemplating extensive improvements on his newly acquired property. He will make it his country home in future.

CHURCH BUYS MORE LAND

Central Baptist Congregation to Rebuild on Present Site.

The Central Baptist Church, at Amsterdam avenue and 35d street, is not going to be moved from that location, as was originally intended.

The church has purchased the five-story flat-house at No. 649 Amsterdam avenue and a four-story dwelling house at No. 164 West 52d street, and now controls a plot fronting 91.8 feet on Amsterdam avenue and 115.6 feet on 52d street. The church is to improve the entire plot with a large edifice.

QUEENS LOTS AT AUCTION.

Twenty-six acres at Bellaire, in Queens, will be offered by Bryan L. Kennelly at auction at the Exchange salesroom on Wednesday, March 12. This valuable tract contains a two-story frame dwelling house and has a frontage of 1,255 feet on Springfield avenue. It is located in the 11th Jamaica Ward of the Borough of Queens and immediately adjoins the Bellaire Estates. It is convenient to the Queens and Bellaire stations, as well as to the Fulton street trolley, which runs to Jamaica and New York.

A \$144,748,971 INCREASE

Those Figures Relate to Total Assessment on Realty.

LAND VALUE SHRINKAGES

Decrease in Taxable Worth of Manhattan, Bronx and Brooklyn Sites About \$33,000,000.

The assessment rolls will be delivered by the Tax Commissioners to the Board of Aldermen to-morrow in order for that board to fix the tax rate.

The net increase in the assessment of all real estate is \$144,748,971, and the net decrease in the assessment of personal estate is \$17,545,100, making a net increase in the assessment roll of all property of \$127,203,871.

The tables of the Tax Department also show the increases in the value of improvements to be as follows:

Table showing increases in value of improvements for Manhattan, The Bronx, Brooklyn, and Richmond.

By comparing those figures with the net increase in the assessed value of realty, both land and buildings, for the various boroughs these facts are revealed:

That the total shrinkage in the entire city in the assessed value of land is about \$33,000,000.

That this decrease is divided among the three principal boroughs as follows:

Table showing land value shrinkages for Manhattan, The Bronx, and Brooklyn.

Land in Queens increased in taxable value about \$4,300,000, and in Richmond about \$1,300,000.

When the annual record was open for public inspection on October 1 there was an increase for improvements aggregating for all boroughs \$19,533,850, said Lawson Purdy, president of the Tax Board, yesterday. "It will be observed that this increase is \$2,900,000 more than the net increase on the final assessment rolls of all ordinary real estate.

These figures show that the assessed value of land is less than for 1912. In several districts in Manhattan—notably that in the easterly part of Harlem and along Broadway and adjacent streets between 14th and Duane streets—there have been decreases. There was a net decline in the

territory north of Duane street, from river to river.

In The Bronx there was an increase for new buildings of \$20,000,000, and the net increase on the assessment roll is only \$17,000,000. The assessments remain, on the average, about the same.

In the Borough of Brooklyn there was an increase for new buildings of \$24,000,000, and the net increase on the assessment roll is less than \$2,000,000. In eleven districts in Brooklyn out of twenty-three the land value for 1913 is less than for 1912.

There is no district in the Borough of Queens that shows a decrease, but the increase is less than \$18,000,000, and of this new improvements provide \$12,500,000. In all but one district in Richmond there was a small increase, but that net increase in excess of new improvements amounted to less than \$1,250,000.

The dull real estate market is responsible for the fact that the net increase on the assessment roll is less than the value of the new buildings.

The evidence furnished by the sale of real estate, with the actual considerations stated, which took place in 1913, shows that assessments are as high as the values warrant. In the Borough of Manhattan there were 1,234 sales with considerations stated in 1912. The aggregate assessed value was \$72,675,000 and the considerations totalled \$71,539,000.

The assessed value was therefore 101 per cent of the total of the considerations, which include the foreclosures. In Brooklyn there were 776 sales with considerations stated. The aggregate assessed value was \$6,734,800 and the aggregate of considerations was \$6,732,000. The assessed value was 100 per cent of the considerations. As in Manhattan, these sales include the foreclosures.

LONG ISLAND CITY LEASE.

Jacob Weiss has leased 18,000 square feet of floor space in the new building recently finished by the Manhattan Grill Works, in Sunswick street, Long Island City, near the Queensboro Bridge Plaza, to the Imperial Metal Manufacturing Company for a long term of years. Also, sold for Frank Brothers the plot at the corner of Thomson avenue and Fitting street to James Clare, who is erecting a three story hotel on the same.

CHOICE PARCELS AT AUCTION.

At executor's sale, for the estate of Jacob Mayer, Bryan L. Kennelly will sell at auction on his regular Wednesday sales day, March 5, at the Exchange salesroom, No. 135 East 6th street, near Lexington avenue, a three story brownstone dwelling house, and No. 603 Third avenue, near 4th street, a five story brick tenement house with store and basement store.

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TO LET—BUILDING 103-105 WEST 37TH ST. between Broadway and 6th Ave., 40x95, four stories; immediate possession. Apply to J. E. WHITAKER, 2108 B'way, at 74th St. ALL LIGHT LOFT, 1,500 SQUARE FEET; best section of Bronx; for any business; will lease. LOBBIES, 871 Brook ave., 309 Melrose.

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AT THE LOWEST RENT IN MANHATTAN Floor plans and pamphlets of owner, St. John's Park Realty Co., 55 Liberty St. Tel. Call—5189 Cortlandt.

William D. Kilpatrick, James H. Cruikshank P. S.—If you have renewed your lease for a short term, with the intention of seeking new quarters in the future, kindly examine our building, as we will consider the assumption of your lease. In any event an examination will show you just what constitutes the most advanced type of loft building at a low rental, a lesson well worth learning.

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