



\$80,000 BEACH CLUB JUST COMPLETED AT SEABRIGHT, N. J.



WORK ON THE W. E. CONNORS NEW \$25,000 BULKHEAD AT SEABRIGHT, N. J.



PROPOSED HOTEL FOR SEABRIGHT, N. J.

SEABRIGHT BIGGER AND MORE INVITING

New Building Forms Replacing Ruins Caused by Last Winter Storms.

\$650,000 OCTAGON HOTEL PLANNED

To Open New \$80,000 Beach Club, with 350 Rooms, in Two Weeks.

The storms of last winter which destroyed property at Seabright, N. J., valued at many hundred thousands are considered by many persons to have been a blessing in disguise, for to-day where five months ago there were scenes of ruin on all sides has arisen a newer and a greater Seabright, and much more is yet to be done to make the town better and bigger in every respect. First among the projects which will bring this about is that for a \$650,000 hotel on the site where for over thirty-five years stood the Octagon Hotel. The Octagon was entirely destroyed by the heavy seas.

The plans of the new hotel have been prepared by Jackson, Rosencrans & Watersburg, of this city. It is said that the premises to be occupied by the proposed hostelry will likely include a large adjoining park.

The hotel will be a fireproof building of red brick, with white trim in Colonial treatment, containing 202 rooms, each connected with a bathroom, in which will be connection for both salt and fresh water. The rooms will be divided into 137 double rooms and 115 single rooms, accommodating 289 people. The public features of the house are unusually attractive, and the whole building is so arranged as to command the best advantage of light, air and outlook.

The foreground leading from the hotel to the beach will be laid out with landscape gardening features and will be provided with the usual tennis courts and promenades. Special attention has been given for the accommodation of automobile traffic, which has proven to be very large at that point.

A swimming pool will be built in the basement. There will also be a special cafe and grill for transient trade. A bachelor wing will be built on the third floor—south. All bathrooms will be built within the hotel, convenient to the swimming pool. The guests' rooms will be of unusual size, many of the double rooms measuring 15 by 18 feet.

It is said that the hotel will be kept open five months during the year and a portion of it all winter. The new \$80,000 Seabright Beach Club will open its doors on or about June 15. Plans for the building of that up-to-date structure were completed last summer, and the storms of last winter did not cause any hitch in the carrying out of the undertaking. The new building, which has a frontage of 70 feet and a depth of 120 feet, is two stories. It is on a plot about 300 feet square.

A most popular feature of the building will be its broad piazzas. On the first floor is a reception room, ballroom and committee rooms. On the second floor is a kitchen for afternoon service. There are 260 women's and men's bathrooms in two large wings forming the north and south side of the structure. The second floor is fitted up for the superintendent, Miller F. Newman. The first and only swimming pool ever built in the section will be a feature of the new club. The pool will be 49 by 100 feet and constructed of concrete. It will have a depth on the ocean side of four feet and nine feet on the west end.

A swimming instructor will be engaged to teach the art of swimming during the summer. It is the purpose of the management to hold social functions in the ballroom for the week-ends, alternating between the Rumson Country Club and the Seabright Lawn Tennis and Cricket Club.

A meeting for the election of the officers of the new club for the ensuing year will be called on June 13. The president is now Robert H. McCarter; secretary, J. W. Tebest; treasurer, Theodore N. Banks. The building committee consists of Edward Adams, J. Horace Harding, Henry A. Caesar, Hugh Hartshorne and Robert H. McCarter.

New bulkheads have been built along almost the entire ocean front. It is estimated that the cost of this work is well over \$100,000.

Westchester Sales and Leases.

Pease & Elman have let for Richard T. Wainwright for the summer season his large brick Colonial house with several acres of land at Milton Point, Rye, N. Y., known as Homewood, to Charles Ewing, of Ewing & Chapell, architects. The house is situated on a beautiful shore front plot at Rye through the same brokers. These brokers have also let for Herbert C. Lakin his country place of approximately ten acres in the Heathcote tract at Scarsdale, N. Y., to G. Fara Ferni, Consul General of Italy to this country.

Apartment Rentals.

S. Osgood Pell & Co. have leased apartments in the Carlton Chambers northwest corner Madison av. and 41st st., to J. B. G. Rinsart, in 28 Central Park South, to R. L. Frank, and a duplex apartment in the Montana, 250 Park av., to T. C. McDevitt.

PRIVATE SALES MARKET

Riverside Drive Vacant Plot for Placid Hill Apartment.

A plot of six lots, 100x150x irregular, at the south corner of Riverside Drive and 149th st. was taken in part payment by the West Side Construction Company for the Placid Hill apartment house at the south corner of the Drive and 151st st. The sale of which was reported in yesterday's Tribune. David Stewart was the broker.

The West Side Construction Company will improve the corner, and has commissioned George F. Pelham to prepare plans for a twelve story apartment structure. Other sales announced follow:

MANHATTAN.
73D ST.—Edward W. Browning has bought from George E. Hise and other trustees under the will of William E. Hise 126 W. 73d st., a four story and basement dwelling, on lot 25x102.2, between Broadway and Columbus av., through the Douglas Robinson, Charles S. Brown Company. Mr. Browning has bought in that section in the last few weeks three other dwellings; they are 42, 43 and 118 W. 73d st.

THE BRONX.
ST. ANNE AV.—Anthony F. Burger has sold for D. Meyer 142 St. Anne's av., a five story double flat, on lot 25x100.

ANOTHER SALE OF SEASHORE LOTS

184 Parcels and Attractive Houses at Edgemere To Be Sold at Auction.

Sale by auction of another section of the rapidly diminishing supply of ocean front property along the Rockaway coast is announced by Bryan L. Kennelly, who on Saturday, June 20, will offer on the premises for the Lancaster-Sea Beach Improvement Company 184 lots and five comfortable, attractive houses, at Edgemere. The property lies on Beach, Ocean, Neptune and Grand View avs., immediately adjoining Jamaica Bay. It is only one short block from the Edgemere station of the Long Island Railroad, and three blocks from the ocean beach.

The owners of the property announce that this will be the last auction sale of lots they will hold at Edgemere, and since they originally owned practically all of the unimproved land in that com-

OPPORTUNE TIME TO BUY REALTY

Expert Says Many Bargains Are To Be Had Now.

AUCTION TRACT IN NEW UTRECHT SECTION

This Fine Property Within the Subway Zone of the Greater City.

Stewart McDougall, owner of 600 lots in Borough Park, Brooklyn, which will be sold at auction by Bryan L. Kennelly on June 6, believes this is the time to buy, when, he declares, everybody seems anxious to sell.

"It is the first time since I was fourteen years old," he said yesterday, "that I have not followed this policy of buying when others were unloading. This advice holds good in all businesses as well as real estate. Wall Street men follow it and so have all the big real estate operators."

Mr. McDougall needs cash now, and wants to spend the remainder of his life in ease. He came to New York from his home near Saratoga when fourteen years old with \$100 and his mind bent on going to Australia, where big things were happening. Gold had been discovered and he wanted some of it. When he got to New York he found the price of passage to Australia had been raised from \$100 to several hundred dollars, so he had to remain in New York. He got a job with a poultry man in Washington Market, but soon entered the poultry business himself and succeeded by buying when others were unloading and then reselling for an advance to those who had sold to him.

It was while he lived on the shore front, at the foot of 4th st., Brooklyn, now the site of the Bush Terminal, that Mr. McDougall became interested in the property which he is now to sell at auction. Lucy Baron sold him twenty acres along what is now New Utrecht av. Later he bought twenty-seven acres adjoining from various other people, including the Bellknapps and Roosevelts. Back in 1876 New Utrecht av. was a plank road over which ran Mayor

600 people living within a radius of a mile of the McDougall property. The growth and character of the section may be judged by the fact that there are six public schools and several churches within a mile of the property, all of which were erected in the last ten years. The school at Fort Hamilton Parkway and 4th st., directly opposite the property, is the second-largest public school in Brooklyn. It was built in 1903 at a cost of \$265,000 and covers an entire block. There is another school of this size at Fort Hamilton av. and 5th st., seven blocks from the end of the McDougall tract.

After the coming of the West Brooklyn company to Borough Park, Mr. McDougall began to level his property. He graded the streets and curbed and asphalted them under the supervision of city engineers. Mr. McDougall said he spent probably \$5,000 on this work.

The station at Fort Hamilton and New Utrecht avs. is the second busiest station along the West End route. For this reason the station on the new transit at this point will be one of the largest along the route. The new line will be finished in eighteen months.

\$750,000 LEASE IN PENN. SECTION

Printing Concerns Take Large Space from Plans—Other Rentals.

Final agreements were signed yesterday for the lease of the store, basement, first, second, third and fourth floors in the new building to be erected at 406 to 428 West 31st st. to Louis Saterstein, doing business under the trade name of the American Book Bindery; Hurst & Co., publishers, and Michael Conroy, printer, doing business under the trade name of the American Book Printing House.

The lease is for a term of fifteen years, at an aggregate rental of about \$70,000. The lessees have been located at Cherry and Rutgers sts. for over twenty years, and formerly occupied about 75,000 square feet of space. Their new quarters will include over 100,000 square feet.

Plans for the new building were filed last week. It will be fifteen stories, or 248 feet, high, 30 feet wide, and will vary in depth from 85 to 100 feet. The cost of the building has been estimated by Edward L. Larkin, architect, at \$1,000,000. Possession will be given in January, 1915. The structure will be owned and built by

PROFITS FOR YEAR OVER 8 PER CENT

Report of U. S. Realty and Improvement Co. Reflects Prosperous Conditions.

PRESIDENT KINNEAR ABLE EXECUTIVE

Earnings of the Company from All Sources Over \$3,419,000.

Profits equal to 8.18 per cent of the capital stock were made by the United States Realty and Improvement Company and its subsidiary, the George A. Fuller Company, in the year ended April 30. This is the second year since Wilson S. Kinneare became head of this great company, and the financial report is a showing that merits for President Kinneare, Harry S. Black, chairman of the board of directors, and the other officials of the company unstinted praise.

President Kinneare was fifty years old last Monday, and it must have been a happy birthday for him, for every item of the latest annual report helped to emphasize the fact that the company had not only earned generous profits for its stockholders in the year in question but was doing a very good business, on which more plump profits would fall into the pockets of the same stockholders. He came to this city well qualified to assume the management of the company. He was born at Circleville, Ohio, and was educated in the public schools of his native town and later at the Kansas State University, from which he received the degree of civil engineer. After leaving college he entered the service of the Atchison, Topeka & Santa Fe Railroad as axeman on construction work, and for some years he was supervising engineer on construction work for the Toronto, Buffalo & Hamilton Railroad Company.

In September, 1910, he became president of the Kansas City Terminal Railroad Company, and he remained as such until he came to this city in 1912 to become the head of the United States Realty and Improvement Company. He is said to be the highest priced realty executive in this country, and every beginner in the realty field, as well as many of some years' experience who have not lost ambition, hope one day to be able to fill the place in the realty world occupied by President Kinneare.

The earnings of the company in the year from investments were \$2,035,459 and from building contracts \$1,584,178, making the total gross earnings \$3,419,637. The net earnings were \$1,919,000, and the net profits \$1,322,337. After dividends of \$68,110 were deducted from the net profits there was a surplus for the year of \$1,254,227. The assets of the company are: Real estate and buildings, \$20,129,549 12; loans on mortgage, \$2,114,517 20; stocks and bonds, \$7,244,934 75; building plant, materials and office furniture, \$196,296 94; bills and accounts receivable, \$2,068,577 28; and cash, \$1,142,567 29, the total being \$32,927,042 58.

The liabilities are: Bills and accounts payable, \$2,130,060 44; and debenture bonds, \$11,920,000, making a total of \$14,050,060 44. The assets above liabilities are therefore \$18,876,982 14.

The reserves set aside for accidents on account of building and general construction work, for depreciation of the company's buildings, for expenses of unproductive real estate and for contingencies now aggregate \$1,121,523 20.

NEW JERSEY SALES

Wife of the Late Mayor of Newark Buys Corner Site.

Mrs. J. A. Lebkuecher, wife of the late Mayor Lebkuecher of Newark, has purchased from U. B. Brewster, through E. J. Maier, the northwest corner of Ballantine Parkway and Mt. Prospect av., Newark, N. J., 165x100 feet, with an "L" 130 feet deep. Mr. Maier has sold 841 feet of frontage on Ballantine Parkway and adjacent streets the last two years.

Louis Schlesinger, Inc., has sold for Harry Resky to Agnes B. Hanrahan the property, 36 Napoleon st., Newark, N. J., consisting of a plot 25x100 feet, and having thereon a two story frame dwelling; and for the same owner to Mary Burns the property 35 Napoleon st., consisting of a plot 25x100 feet, and having thereon a two story frame dwelling.

This firm of brokers also sold for Mrs. Susan H. Holt her home, 24 Hedden Terrace, Newark, to Thomas H. Krenetzky, who will occupy the same. The property has a frontage of 50 feet and a depth of 115.61 feet, and has thereon a two and one-half story frame dwelling.

The Hasbrouck Park Land Company, at Hasbrouck Heights, N. J., has sold to T. M. Booth and M. R. Alexander plots 50x125 each, on Longworth av.; to L. C. Roy a plot, 60x125, on Williams av.; to S. L. Applegate a plot, 50x100, on Collins av.; to David Wark a plot, 100x125, on Stanley av.; to A. Sealise a plot, 20x100, on Terrace av.; to H. Orfan a plot, 50x125, on Stanley av.; to H. W. O'Carroll a plot, 50x100, on Burton av.; to Charles Sarphie a plot, 50x100, on Boulevard, and to M. Seiffinger a plot, 50x100, on Hasbrouck av.

Rentals at Southampton.

Alfred E. Schermerhorn has rented at Southampton, Long Island, for the season for Goodhue Livingston trustee, The Dolphins, to Frederick M. Davis; for B. Ogden Chisolm, Mrs. Robert Waller's Vyne Croft, to Mrs. Robert L. Stevens, situated on the east side of First Neck lane on the lake; for Mrs. William Manice her cottage on the west side of First Neck lane to Mrs. E. M. Horne; for Mrs. Benjamin M. Baird her cottage on the west side of Main st. to Miss Isabel Houser; for Grenville T. Emmet his honito, on the ocean, to John W. Cross, and for Hubert H. Schuyler his cottage on the west side of Little Plains road, to Mrs. P. A. Valentine for occu-

IN THE DUAL SUBWAY ZONE OF BROOKLYN.



Row of modern dwelling houses near 600 lots to be sold at auction on June 6.

the 406 West 31st Street Company. The building will be the largest of its kind in the city.

The negotiations for the lease were carried on by Fenimore C. Godee, of N. Brigham Hall & William D. Bloodgood, and extended over a period of eight months. The same broker reports that arrangements have been made for leasing a large part of the remainder of the building to several well known printing and lithographic firms.

"Sol" Stern has leased to the Chapin-Vossler Company about 10,000 square feet of space in 30 Irving place, southeast corner of 16th st.; the rear store and basement at 114 and 116 East 28th st. to Carl Spring's Son, and space in the upper part of the same building to the Norwich Wire Basket Company, Bockmeyer & Burton, William Davis, the John J. Beeton Company, Axel W. Nilsson and others; at 31 and 33 East 27th st. the easterly store and basement to the S. Briskman & Salmon Company, space in the upper part of the building to the Kagle Lithographic Company, Arthur S. Cohen, the Stomfeldt, Evans Shoe Company, Chapin & O'Donnell, the Independent News Bureau and others, and in the building at the southwest corner of 125th st. and Madison av. stores to R. H. Koda, I. Alschwang and S. Salamy.

S. Osgood Pell & Co. have leased a loft at 20 and 22 East 46th st. to Groff, interior decorator, and a store in the Ritz Chambers, Madison av. and 48th st., to the Vernon Castle Dance School.

VIEW OF 600-LOT TRACT AT 44TH ST. AND NEW UTRECHT AV.

community their announcement probably means that this will be the last opportunity that small investors will have to buy lots along this popular ocean front at auction prices. In the last few years this company has held several sales of its property, each sale having been followed by a new building movement, all of which have changed Edgemere from the pretty seaside summer colony of a few years ago into one of the most attractively developed all-year sections of the greater city.

The houses on the property are completed and ready for occupancy. They will be sold on terms of a small cash payment and the rest on mortgage. Easy payment plans have been devised for the benefit of those who purchase lots.

HOMES BOUGHT AT NUTLEY

Several New York Persons Among the Buyers There.

Exceptional real estate activity is shown in the spring sales of the Nutley Realty Company, William A. Lambert, president, at Nutley, N. J. All the new houses which the company has completed on its Hillside av. and Yantacaw Place tracts this spring, except one, have been sold, and a number of others are now in course of construction, which will be ready for occupancy by midsummer. They are of the semi-bungalow and cement stucco types and embody every modern up-to-date feature. The following is a list of sales made by the company in the last two weeks:

To Charles H. Christfield, of Brooklyn, a modern six-room house on the north side of Cottage Place, on plot 58x125 feet; to Gustave B. Whitehead, of Newark, a new semi-bungalow, corner of Yantacaw Place, and the adjoining st. line house in Yantacaw Place to John Hartshorne, of Montclair; to Liawelyn N. Pratt, the plot, 75x140 feet, at High-

field Lane and Passaic av., adjoining his present home; two new houses, just completed, on Cunningham st., to J. M. Juch and A. F. Tully, both of New York; to W. C. Thompson, of New York, a six-room house on Lake st., on plot 50 feet front, and a stucco shingle house to Paul Riko, of New York.

The company has in course of construction two houses in St. Paul's Place and two in Hillside av. of the cement stucco type, with asbestos tile roof, which has proved so popular. Two more of the same type will be erected on High st. at once.

St. Paul's Congregational Church has purchased of the Nutley Realty Company a plot at Hillside av. and St. Paul's Place. Plans have been completed by William A. Lambert for a parsonage to be erected on this corner, and work is now under way. This gives the church, with its previous purchases, ownership of the entire block through to Franklin av.

Long Island Rental.

John F. Scott has rented for Mrs. E. F. Hendrickson her new house, located on the corner of Burton av. and Crawford Road, Woodmere, Long Island, to A. Hamilton Campbell, a son of the vice-president of the New York, New Haven & Hartford Railroad Company.

REAL ESTATE AT AUCTION.

Most Important Lot Sale Ever Held in Brooklyn

POSITIVE AUCTION

Under Mandatory Instructions from Heirs of Samuel Fleet, Dec'd Tuesday Evening, June 16 at 7:30 o'clock in the

Brooklyn Academy of Music

Lafayette Ave., bet. Fulton St. and Flatbush Ave.

291 Valuable Lots

FLEET ESTATE

Property, in the Fleet Family for 79 years, Located on

68th, Bet. 3rd & 6th Aves., and on

5th, 6th and Bay Ridge Aves., BAY RIDGE, Thirtieth Ward, Borough of Brooklyn.

Right at Bay Ridge Ave.—68th St. Station of FOURTH AVENUE SUBWAY NOW NEARING COMPLETION.

PARTICULAR ATTENTION is directed to the 17 lots fronting on 5th Ave., the great business street of the 8th and 30th Wards. THE LOTS are adapted for apartment houses, flats, brick one and two-family houses, etc.

IMPROVEMENTS.—Streets made, 5th and Bay Ridge Aves. paved, sewers in all streets. All lots with exception of about a dozen have sidewalks and curbs.

75% May Remain on Mortgage WITH RELEASE CLAUSES

All Titles Insured by the Title Guarantee & Trust Co.

HENRY A. INGRAHAM, Esq., 189 Montague St., Brooklyn, Attorneys for the Fleet Heirs.

BAYLIS & SANBORN, Esqs., 37 Liberty St., New York, Attorneys for the Fleet Heirs.

Further particulars, maps, etc., may be obtained from attorneys or Jere Johnson, Jr. Co., 187 Broadway, New York, 193 Montague St., Brooklyn.

Follow the Direct Line of New Subways

BROOKLYN ABSOLUTE AUCTION SALE

AT 1 P. M. SATURDAY, JUNE 6, 1914 ON PREMISES

600 DUAL RAPID TRANSIT STATION LOTS

15 Minutes from City Hall, Manhattan, Via New Dual Subway System 5-CENT FARE NOW

44TH ST., NEW UTRECHT AVE., FORT HAMILTON PARKWAY 8th, 9th, 10th Aves., 41st, 42d, 43d, 44th, 45th, 46th and 47th Sts.

(Formerly known as LINDEN HEIGHTS) EVERY UP-TO-DATE CITY IMPROVEMENT.

The Cheapest and Most Beautifully Situated Property in FREE TITLE POLICIES MOST LIBERAL TERMS, 70% on Mfg. at 4 1/2% or 60% at 4%, NEW YORK CITY SAVINGS BANK BOOKS ACCEPTED AS DEPOSIT ON LOTS.

ROBERT E. SWITZKY, Attorney, 50 Pine St. Takes Fifth Av. Elevated (WEST END LINE) from Brooklyn Bridge, Manhattan, and get off at 44th Street and New Utrecht Avenue, the property. Send for Bookmap and Full Details to

Bryan L. Kennelly, Auctioneer, 156 Broadway, New York

Absolute Auction Sale Saturday, June 13

AT 2 P. M., ON THE PREMISES, RAIN OR SHINE. "Rippowam Farm" & Buildings, Located on Bedford Road and Stillwater Av., about two miles from railroad station.

Stamford, Conn. Together with 245 ACRES (To be offered in 5 separate parcels.)

Comprises upland, meadow and wood. Over 25 buildings, all in excellent condition, including Colonial cottages, help's quarters, horse and cow stables, etc.

Write for Booklet. 31 Nassau St., N. Y. City.