REAL ESTATE, FINANCIAL AND SCHOOLS.

New York Tribune

REAL ESTATE, FINANCIAL AND SCHOOLS.

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A Group of Well Located Apartment Houses

THE ROCKFALL, NORTHEAST CORNER OF 111TH ST AND BROADWAY. C. E. HAMES, RESIDENT MGR.

THE CHESTERFIELD, 260 RIVERSIDE DRIVE, COR. 98TH ST. ASSOCIATED PROPERTIES INC. AGENTS.

410 PARK AVE., SOUTHWEST COR. OF 55TH ST. MOORE AND WYCKOFF, AGENTS.

FAVORS A NEW BUILDING BUREAU

State Factory Board to Recommend Its Formation to Legislature.

AIM IS TO END OVERINSPECTION

Realty Organisation Seeks Helpful Suggestions on Subject.

The [illegible] plan of the State Factory Investigating Commission to centralize certain building inspection powers in one city department is likely to secure enthusiastic support from real estate owners. Under this plan a new building department is to be created, and to this is to be transferred the entire jurisdiction of the Bureau of Buildings, the Tenement House Department, the Bureau of Fire Prevention (Fire Department), and the Bureau of Boiler Inspection (Police Department); also the Labor Department's jurisdiction over structural changes; the Health Department's jurisdiction over structural changes in bakeries; the Department of Water Supply, Gas and Electricity's jurisdiction over inspection of electrical wiring and equipment in buildings.

The Real Estate Board of New York, which for months past has been giving close attention to this matter and has been in communication with the State Factory Investigating Commission and various city departments on this and kindred subjects, is planning to lend its hearty co-operation to this proposed scheme.

Speaking of the plan in general and the Real Estate Board's attitude with regard to it, Laurence M. D. McGuire, president of the board, says: "This is a very big thing for real estate owners of New York City. In fact, I do not know of any single thing that would bring more relief and satisfaction to owners of buildings, from the tallest skyscraper to the lowest factory building, than this contemplated plan of the State Factory Investigating Commission.

"For obvious reasons, I do not care to go into details as to the plans of the commission. Indeed, the work of reducing the scheme to a practical working basis is yet to be done.

"But speaking for the Real Estate Board, which represents the bulk of building ownership in New York City, I can say that if the State Factory Investigating Commission can work out a practical plan for bringing the supervision of buildings under one head, and can carry this plan successfully through the Legislature, it will have deserved the thanks of every building owner in this city.

"It has been obvious for years to real estate owners that the burden of duplication of inspection orders was an unscientific and wasteful phase of our municipal administrative methods. The addition of the Labor Department's activity in the same direction has greatly complicated the situation.

"If now a practical scheme can be perfected, not only will an unscientific method be reformed, but much unnecessary expense will be saved, both to the taxpayers, in a reduced charge for inspection, and to owners of buildings through a more systematic plan of inspection.

"It goes without saying that every real estate owner should give close attention to the proposed plan, and all who can should make helpful suggestions to the commission.

"I may add, as reflecting the Real Estate Board's interest in this subject, that the board of governors as long ago as early in May of this year passed resolutions urging the necessity of reform in this matter, and forwarded copies to several city and state officials. In other ways it has steadily urged this reform. That this work is beginning to bear fruit is, of course, most gratifying."

5TH AV. SHOP FOR D'ORSAY

War Will Only Slightly Affect Plans of Concern.

D'Orsay, one of the leading French makers of perfumes, is going to open about September 1 a shop in the upper trade centre in Fifth av. This house has shops in the Rue de la Paix, Paris, and in Unter den Linden, Berlin. It planned through Pease & Elliman some months ago to locate in New York, and its decision to carry out that project, notwithstanding the chaotic business conditions in Europe, will cause great rejoicing in realty circles here, and will probably lead other big business concerns to launch their trade plans.

The home of D'Orsay will be at 716 Fifth av., between 55th and 56th sts., a little white marble building formerly occupied by Schumann Sons, jewellers, who were represented in the leasing by John N. Golding. The lease is for a long term of years.

Owing to the sudden outbreak of the European war, D'Orsay has been unable to bring over from Paris the fixtures and furniture it had made for the American store, and therefore it will not be possible for the new store to be decorated and furnished as originally decided upon until after the war.

Appointed Agent.

Herbert A. Sherman has been appointed agent for 127 Cedar st. and 141 and 143 Greenwich st.

GERMAN DOLL MAKERS TO MANUFACTURE HERE

War Forces Concern to Lease Loft in Lower Manhattan for Term of Years in Order to Supply Its Customers in This Country—Out-of-Town Investor Buys an Apartment House in The Bronx—Other Happenings in Greater City and Suburbs.

The [illegible] Doll and Toy Company is transferring the business of its doll factory in Germany to this country, in order to have adequate quarters in this city for the manufacture of dolls. It has leased [illegible] square feet of space in the Cotton Building, at 14th st. and Ninth av., for three years, at $1,200 a year. The Dulcey Company made the lease.

The toy company lease is only one of the many important transactions affecting property in Manhattan the city perfected last week, which was noted particularly for some large [illegible] deals. At this time of the year no one looks forward to a heavy or even an interesting volume of business, and this year the majority of brokers, agents and traders expected dullness to be the leading feature. But the market almost everywhere reflected unexpected strength, and the buoyant tone scattered [illegible] pessimists.

Harry Hall, manager of the Phelps Stokes estates, will on September 1 become a director and active associate of William A. White & Sons. This foremost realty firm will be bombarded with congratulations on getting the services of such an experienced and progressive man as Mr. Hall, who for over eighteen years has been successful in the realty world.

An out-of-town investor has bought [illegible] Prospect av., The Bronx. It is a [illegible] apartment house, valued at $41,000. P. S. Ritter and J. G. Bassman were the brokers in the deal.

Edward T. Kingsley and Goodale, Perry & Dwight have sold for William & Greenisky the five story flat house, on a lot 24x100.11 feet, at 217 East 114th st. A. Handbrey is the buyer.

On September 11 a rehearing on the subject of having the New York & Queens County company extend its line on the Flushing-Astoria road from [illegible] to Jackson av. will be held by the Public Service Commission. The Queens County Chamber of Commerce [illegible] for the hearing. It is expected that Queens owners will be well represented on the occasion.

A campaign to secure a barge canal terminal for Flushing Bay is well under way. The Flushing Business Men's Association will meet on September 10 to strengthen it.

Brokers who are active in the renting phase of the market say that the charges for moving furniture will be much higher on October 1, the principal moving day in the residential sections here, than ever before. They further say the increase will vary from 50 to 75 per cent over last year's figures. An ordinance now provides legal rates for moving furniture and other things. It is being blamed for the higher charges.

All disputes as to the rate or amount of compensation for moving shall be adjusted by the police officer in charge of the police station nearest to the place where such dispute is had. On failure to abide by the decision, the said load or part thereof sufficient to secure charges shall be taken to a convenient storage warehouse and a notice about the dispute must be sent to the Department of Licenses.

Professor E. R. A. Seligman is not a member of the Advisory Council of Real Estate Interests, as recently reported. He does not feel that he can align himself with any interest of any kind, because, as a scientific man, he must be always impartial.

Thousands of summer residents of Rockaway Beach have signed a petition for the construction of a boardwalk on the beach.

The Ridgewood section of Brooklyn is a place where realty dulness seems to be unknown at the present time.

The suburban realty market has not suffered on account of the European war, according to E. H. McWhorter, president of the Brentwood Realty Company, which is developing Brentwood-in-the-Pines, at Brentwood, Long Island.

"Honest developers within a commuting radius of New York City, who have something real to offer, report that conditions are splendid."

Barnett & Co. have sold for Mrs. Gertrude Foreman the three story dwelling house 24 East 119th st. The same brokers recently sold an adjoining site.

AERODROME LEASE

A. B. Samuelson Will Control New Bronx Structure.

The moving picture theatre and aerodrome being built on a Southern Boulevard plot just north of the junction of Westchester av., Southern Boulevard and West Farms Road, by the Property Operating Company, has been leased to A. B. Samuelson. The lease was negotiated by the M. Morgenthau, Jr., Company.

The theatre will have 600 seats and the aerodrome 870. The opening date will be October 1.

The structure will have a frontage of 160 feet on the Southern Boulevard and a depth of 100 feet. Besides the theatre and aerodrome there will be eight stores, one of which has already been leased by the Morgenthau, Jr., Company to Louis d'Amico as a millinery and millinery supply place.

A $250,000 Warehouse.

Plans have been filed with Buildings Superintendent Ludwig for the construction of a six story fireproof furniture storage warehouse on the east side of Broadway, from 133d to 134th st. It will have a frontage of 199.10 feet and a depth of 90 feet. The Riverside Drive Realty Company, Arlington C. Hall, president, is the owner. John C. Watson is the architect. He has placed the cost at $250,000.

"WHITE WAY" DAY AT WHITE PLAINS

About 3,000 Persons Will Take Part in Celebration Thursday.

NEW LIGHT SYSTEM IN BUSINESS ZONE

Village Extends a Hearty Welcome to Visitors to Witness the Festivities.

By HERBERT E. ANGELL,
Secretary of the Westchester County Chamber of Commerce.

White Plains will celebrate with elaborate ceremonies on Thursday the installation of a new lighting system on Main st., the principal business thoroughfare of the village. The biggest feature of the occasion will be a parade in the evening, in which five military companies, fifteen fire companies and about three thousand civilians will participate. Music will be furnished by at least ten bands and five or six drum corps.

The Westchester Street Railway, which connects the village with the New Haven Railroad at Mamaroneck and Mount Vernon, and with the Hudson Division of the New York Central at Tarrytown, is prepared to care for an immense crowd, and the New York, Westchester & Boston Railroad, which connects the county seat with the Third av. elevated system in New York City, will run extra cars to accommodate those who will visit White Plains on this occasion. Extra cars will also be added to the trains on the Harlem division of the New York Central, which will bring many visitors from the north and south.

The merchants of Main st. are preparing elaborate window displays and prizes will be awarded by the Merchants' Association for the most attractive windows.

The new lighting system consists of ornamental standards, placed at intervals of one hundred feet on each side of the avenue throughout its length, and bearing clusters of four incandescent lamps of 100 candlepower each. These four lights will burn until midnight, when three will be turned off, leaving one on each standard for the remaining part of the night.

These new standards will carry all lighting, power and telephone cables through Main st., eliminating unsightly telegraph poles.

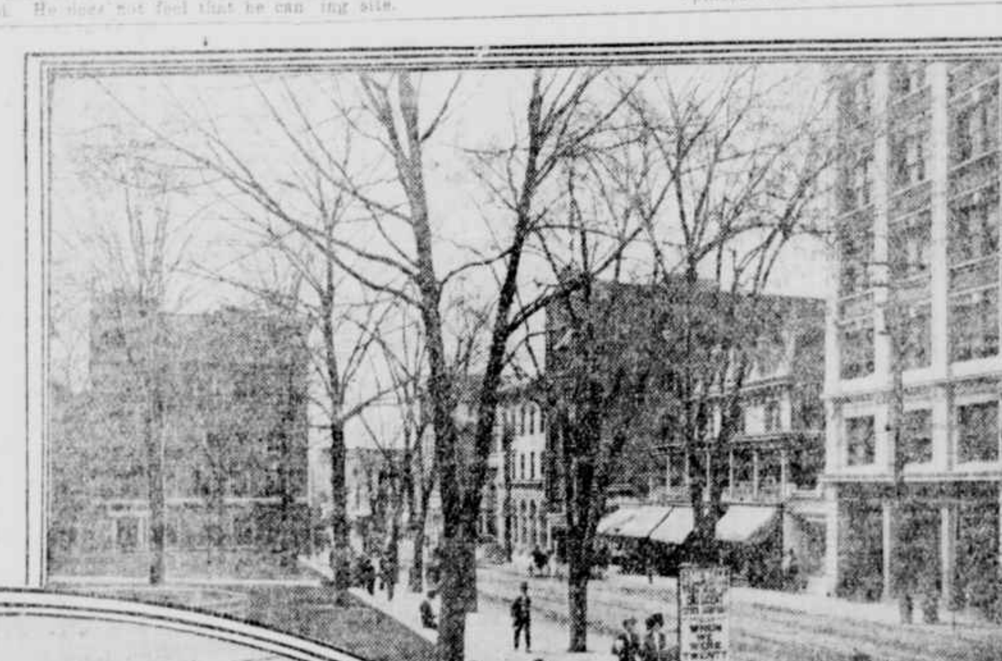
While the establishment of this new lighting system in its main thoroughfare is not an unusual or extraordinary action on the part of a village, it is another decided step in the improvement of White Plains, which has long been considered one of the most attractive suburban home towns anywhere within reach of New York City.

That White Plains has a wonderful future must be clearly understood by any one conversant with its circumstances. With its high location, accessibility by two railroads from New York City and central location in Westchester County, surrounded by a large residential district and with no other village of considerable size within several miles, it is to be expected that the rapid growth which White Plains has already experienced will continue for many years to come.

One of the most important improvements at present under way is the construction of a new railroad station on the Harlem division of the New York Central, which will cost about $75,000. This new station is being built on a new site, as the right of way of the railroad has been changed for a considerable distance, in order to reduce a sharp curve and eliminate a grade crossing.

Those who visit White Plains on the occasion of this celebration will have a splendid opportunity of visiting the public buildings and the principal stores in Main st., as the entire town will be aroused with a spirit of wel-

MAMARONECK AVE WHITE PLAINS



THE BIG BUSINESS THOROUGHFARE OF WHITE PLAINS

TOD BUILDING WHITE PLAINS

Lease Market St. Store.

Louis Schlesinger, Inc., has leased for the Century Realty Company the store and basement in the Century Building, 142 Market st., between Broad and Halsey sts., Newark, N. J., for a term of years, to Drummond & Co., of New York and Boston, custom tailors. The new tenants will occupy the premises from September 1.

Windsor Land Company Sales.

The Windsor Land and Improvement Company has sold, at Hempstead, to M. J. Bonner a plot 85x100 feet, at Milburn and Miller avs.; to Andrew Schwartz, a plot 40x100 feet, at Kennedy and Kane avs.; at Valley Stream, a plot 80x100 feet, on Cottage st.

To Build in Roebling St.

Shampan & Shampan recently filed plans in the Bureau of Buildings for a six story apartment house, to be built on the easterly side of Roebling st., Brooklyn, 100 feet south of South 9th st., for Jacob Siris, owner.

Two Uptown Sales.

The estate of Sarah Bischoff has sold 103 West 114th st., a five story flat, on plot 31.6x100.11, adjoining the northeast corner of Lenox av.

Philip Goldrich has sold to F. Katz 322 East 98th st., a two story building, on lot 25x100.11. Mr. Katz has disposed of a half interest to Esther Cukell.

Buys Staten Island Plot.

J. Sterling Drake has sold for the Rev. J. K. Giffen, of Tarkio, Mo., to Abram M. Watson, of Union Hill, N. J., a plot 40x75 feet, on Dakota Place, Westerleigh, on which the buyer expects to build a modern house for his own occupancy.

Sales in New Jersey.

The American Homes Company sold to John M. McComb, 15 Condict st., Jersey City, a dwelling 25x100 feet.

Erwin & Co. sold for Sarah Zerman to George H. Leopold and Frederick W. Strohmeier five two family houses on the east side of Gregory av., near L[illegible]