

THE REAL ESTATE MARKET

FORMER POLICEMAN TO BUILD \$200,000 STRUCTURE

William C. Bergen saw the Realty Possibilities of the Bronx and Became Rich City as a Tenant—Another Apartment House for Park Avenue.

Real estate men found much interest yesterday in the announcement that William C. Bergen, for many years a policeman on the New York police force, had joined to the city of New York the major portion of a seven story \$200,000 building he proposes erecting in The Bronx at the southeast corner of Tremont and Arthur avenues.

Bergen was alive to the realty possibilities in the region now known as The Bronx when he was detailed as duty there years before the subway was regarded as a probability. He picked up what was regarded as mediocre property at prices that would appear ridiculous to-day, and when the boom incidental to the installation of rapid transit came he found himself a rich man. He ultimately retired from the police force and for some time has devoted himself entirely to realty, having built more than a hundred houses on lots purchased a dozen years or more ago.

The building at Tremont and Arthur avenues will be his first venture in that type of construction. The plot which it will cover measures 74.10x135 feet and the structure will be from plans of Architect Charles S. Clark. It is the intention of the municipal authorities to house the various departments now scattered widely throughout the borough in the new structure, of which the first five stories have been leased for five years from February 1 next, with a renewal clause for a like term. It is stipulated in the lease, which is at the rate of 75 cents per square foot, that in case any space in the building should be subsequently let for less than 75 cents the city shall have its rental reduced to the same figure. It is also stipulated that the lease during the second term may be terminated upon ninety days notice in case the city should decide to erect a new Borough Hall in The Bronx or enlarge the present structure at Third and Tremont avenues. Bergen furnishes light, heat, elevator service and makes all repairs. The departments which will be located in the new building, upon the construction of which will be begun immediately, are: Receiver of Taxes, Bureau of Taxes and Assessments, Bureau for the Collection of Assessments and Arrears, the Water Department, the Bureau of Water Registry, the Bureau of Lamps and Lighting, Engineers of Highways and Sewers and the Bureau of Electrical Inspection.

There were further details yesterday in connection with the apartment house trade engineered by the William Lemberg Company already mentioned in these columns. It appears that two Brooklyn apartments known as 15 and 17 Glenada place, in the Albany avenue section, figured in the deal as part payment. They are six story elevator structures occupying a plot 160x100 irregular and have been sold at \$350,000. These apartments are within one short block of an elevated station and are within easy walking distance of the proposed subway through Eastern Parkway, besides being close to the select St. Mark's avenue section. They have for some time been owned by the Brooklyn investor, who gave them to the Colonial Holding Company in part payment for the Shenandoah and Chesapeake apartments on Audubon avenue, between 172d and 173d streets.

Another apartment house trade involving an exchange of properties was reported by Frank S. Kautman, a broker, who sold for the Llewellyn Realty Company a six story apartment at 5 Seneca avenue, on plot 43x105 feet. The purchaser was the Armaty Realty Company, which gave in part payment a cottage at Rockland, Me.; thirty lots at Tenafly, N. J., and a dwelling, 22 Chelsea place, East Orange, N. J.

The Montana Realty Company, of which E. Clifford Potter is president, filed its plans yesterday for the twelve story apartment house it proposes erecting on the plot at Park avenue and Fifty-third street. The site was taken over a year ago and it was thought to include the southeast corner, but it has transpired that title to this plot, 25x70 feet, stands in the name of Louis E. Becker, and the plans now call for a structure 75 feet on the avenue, running around the Becker lot and extending into Fifty-third street in the form of an L including No. 108 in that thoroughfare. A. J. Becker is the architect and it is estimated that the building will cost between \$350,000 and \$400,000. It will be one more pretentious structure in a thoroughfare that is rapidly being given over to development as an apartment house section.

The Bush Terminal Company, in an announcement that it has leased 22,000 square feet of space in its new building, No. 19, now in the course of construction, gave the first public notice of the advent of a new York of a large English tenement well known on the Continent. The newcomers are Peck Bros. & Winch, and they have had an office at 108 Whitehall street for a short time. Judging from the amount of advertising that has been done throughout the country and that all the shipping will be done from the headquarters in South Brooklyn, the company is occupying temporary shipping quarters in the vicinity pending the completion of building No. 19, which it is thought will be ready for occupancy by November 18.

The Bush Terminal Company announces the following leases in addition to that of Peck Bros. & Winch, referred to above: Six thousand square feet in building No. 1 to the Roberts Manufacturing Company, 5,000 square feet in the same building to the House, and 20,000 square feet in buildings Nos. 7 and 8 to the Peck & Hills Furniture Company of Chicago.

Real estate operators in The Bronx are jubilant over the provisions of the law which goes into effect on August 1, stipulating that all sales of Bronx properties under order of the court must be made in the new borough salesroom at 310 Third avenue, near 161st street, instead of in Vesey street as formerly. All foreclosures and sales must be advertised for three weeks prior to the date of sale, so that all advertising affecting properties of this character to be effected on September 1 must begin to-day.

There was gloom in the offices of the United States Realty and Improvement Company yesterday. The late John W. Rogers was a director of that corporation and was extremely popular. His particular friend, Harry S. Black, who is president of the company, is in Paris, having hastened from London when he heard of his friend's death.

REAR STREET BUILDING REPORT Figures Show Considerable Recession Here Since June.

Statistics of August 12 will say under "Building Permits Records" that the rear street building statistics on building permits during the month of July show a considerable recession from the activity indicated by the data for June. In other words, reports from 112 cities for a year complete showing by the way, for so early in the month, furnish a decrease of 24.5 per cent. from the figures registered in June. Incidentally the volume of expenditures involved in the building permits last month suggests

about the quietest conditions witnessed in the history of this year. Yet it is noteworthy that expenditures in this year increased 12.6 per cent. over the corresponding month last year, but they are considerably below those of July, 1909. Of the 112 cities reporting fifty-nine show increases as compared with July, 1910, while fifty-three contribute decreases.

The following table furnishes the statistical facts as regards building permits for July of this year, together with comparisons for June, with the ratio of increase or decrease from July of last year:

Table with columns: City, July 1911, July 1910, June 1911, June 1910. Lists various cities and their building permit statistics.

Eight cities in Canada made the following showings: Calgary, Alta., \$817,990; Halifax, N. S., \$43,152; Hamilton, Ont., \$283,500; Montreal, Que., \$1,627,761; St. John, N. B., \$28,000; Toronto, Ont., \$2,736,520; Vancouver, B. C., \$1,168,378; Winnipeg, Man., \$2,747,100.

For the first seven months of the year in the United States building permits call for an expenditure of \$76,770,697, a decrease of over \$29,000,000 over the corresponding time in 1910.

Yesterday's Private Sales.

134TH STREET—J. G. Trussell Moore has sold the five-story building, on plot 50x100, at 233 to 237 East 134th street, between Lincoln and Alexander avenues, for Fred E. Butters, who took in exchange the Charles A. Dickson country seat and farm near Chester, Morris county, N. J.

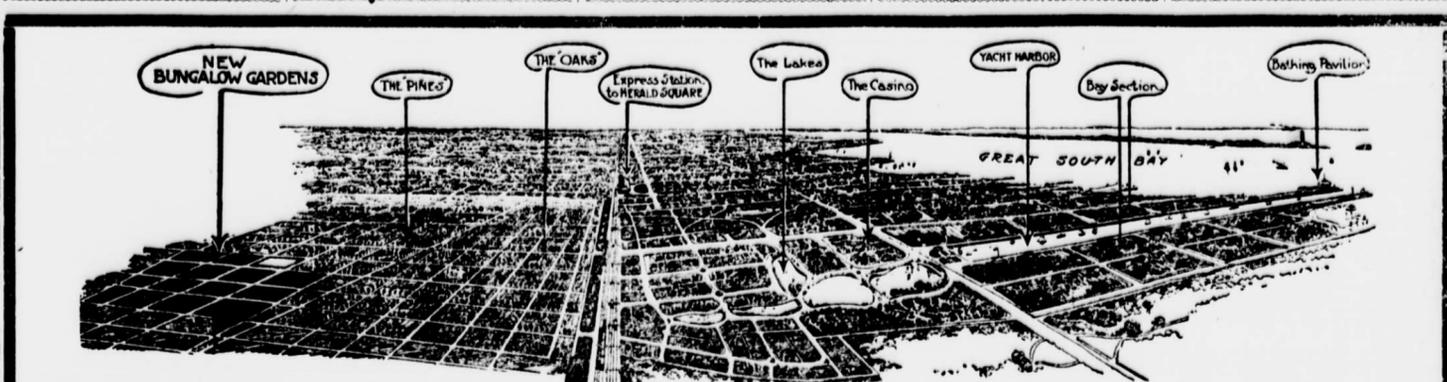
Leases.

The Henry Weil Company has leased the store and basement on the building at 137 West Fifty-seventh street for George Jordan for use as a restaurant.

Brooklyn.

The John Pullman Real Estate Company has sold for Charles L. Becker to Henry C. Seale the two-story dwelling at 254 First street.

LONG ISLAND REAL ESTATE FOR SALE



1908 An Unparalleled Record A SIGNAL SUCCESS 1911

Not without reason has "Brightwaters" earned the distinction of being the "Master Development" of Long Island. Planned on a magnificent scale, with three years actual work, its many innovative features have been carried to successful completion. Every promise to purchasers has been fulfilled—every inducement offered is now an accomplished fact.

The wonderful Yacht Harbor is now the "Venice of Long Island." The Club House and Casino extend their hospitality to residents and visitors. The Recreation Piers and Bathing Pavilions are enjoyed by hundreds of cottage and bungalow owners. Miles of winding drives afford picturesque views to every part of its 1,200 Acres. Beautiful Stone Bridges, the Cascades and Esplanade of Fountains add beauty to the crystal lakes. The high character of the development work, combined with the natural beauty, the favored location and extreme healthfulness, the pretty cottages, bungalows, parkings, broad lawns, flowers, etc., make



The Ideal Suburban Home Community Realized

"Brightwaters" is irresistibly attractive. It is a beautiful spot, surrounded by fine private estates, with a magnificent vista of woods, lakes, bay and sea, wherein Nature has surpassed herself. "Brightwaters" is populated by contented people, who find life "worth while." Fulllest opportunity to enjoy all the recreative features of land or sea is always at hand. The social conditions leave nothing to be desired. The days are cool, the nights restful and refreshing. Somewhere, in the broad acres of "Brightwaters," in one of its attractive sections, perhaps is the one "finest spot on earth" that YOU would like to call "home." Come and find it.

In the Bay and Lake Sections A TYPICAL HOME IN THE BUNGALOW GARDENS

Ideal water front plots with extensive marine views. Beautiful home sites near or bordering on the Lakes. Plots generous in size and surprisingly moderate in price. PRICE \$1,950

This gem of a little home contains large living room, dining room, three sleeping rooms, modern bathroom, kitchen with range, hot and cold water, laundry tubs, etc.; is tastily decorated; has screens, shades and electric fixtures, cellar; roomy veranda, lawn seeded and graded, sidewalks to front and side of house. Plot 50x150 feet. Can you find its equal? A little cash, balance like rent, buys it.

ANNIVERSARY SALE

Opening of the New 300 PLOTS BUNGALOW GARDENS \$250 TO \$300 EACH

The "Bungalow Gardens" is a beautiful section of "Brightwaters" reserved for this Anniversary Sale. The map at the top of this announcement shows the splendid location of the property. Every plot fronts on a broad boulevard. Water mains, fire protection, walks, telephone and electric light service. "Bungalow Gardens" is within easy distance of Bayshore Station, and in the heart of the Bungalow Village. Plenty of room for garden, poultry, stable, etc., etc.

OPENING SALES DAY—SATURDAY, AUGUST 12

Special attention to early buyers. Don't delay. Come at the first opportunity and get the best locations. Only 300 plots at these special prices.

Stores, Churches, Schools and All Essentials. DE LUXE BOOKLET NO. 4 MAILED UPON REQUEST. T. B. ACKERSON CO. "Developers of Choice Properties and Builders of Houses of Merit" NEW YORK OFFICES: 1 WEST 34TH STREET

DISPOSAL PLANT MAKES A HIT

Inspection Party Thought It Looked More Like a Garden. MONTCLAIR, N. J., Aug. 9.—Montclair women who take an interest in civic affairs visited to-day the new garbage and rubbish disposal plant which the municipality has built in the northeastern section of the town. Headed by Mrs. James A. Ryan and Mrs. W. E. Marcus, they were conducted to the plant by Health Inspector Chester H. Wells.

Latest Recruits for the Silk District. Brainard & Armstrong are the latest silk dealers to join the Fourth avenue business colony. The firm is to locate in the Clarendon Building, at the southeast corner of Fourth avenue and Eighteenth street, where they have taken an entire floor for a long term of years. The concern will pay an annual rental of about \$9,000. They are now located at the northwest corner of Broadway and Thirteenth street, where they have been for many years. Several large silk concerns have located in the Clarendon since it was finished two years ago. Among these are Cheney Bros., who are among the most important in the trade. The Cheneys were the first silk house to

Mortgage Loans on Improved Real Estate in Greater New York will be considered and quickly acted on by LAWYERS TITLE INSURANCE AND TRUST COMPANY CAPITAL - \$4,000,000 SURPLUS - \$5,600,000 100 Broadway, New York. 188 Montague Street, Brooklyn. 375 Fulton Street, Jamaica.

Geo. R. Read & Co. REAL ESTATE 30 Nassau St. 3 East 25th St.

When in New York THE HOTEL ANSONIA MODERN ELEVATOR APARTMENTS. The Sassy, 250 W. 82d St. 8 Rooms and 2 Baths. The Warram, 620 W. 115th St. 7 Rooms and 2 Baths. De Witt Court, 252-4 W. 82d St. 8 Rooms and 3 Baths. 202-6 West 80th Street. 8 Rooms and 3 Baths. For information inquire on Premises, or Douglas Robinson, Charles S. Brown Co., 250 W. 81st St. and 125 W. 9th St.

each have a frontage of 40 feet and a depth of 100 feet. They will cost collectively \$145,000. Adolph Martin, architect, has filed plans for making alterations to the six-story building at 259 and 261 Sixth avenue, between E. 10th and E. 11th streets, for the H. A. Ross Co. The alterations consist of putting in new windows, elevator, etc.

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