

WESTSIDE APARTMENTS

ALL OF THE BEST CLASS APPOINTMENTS & MAINTENANCE STRICTLY MODERN

Pease & Elliman

165 West 72nd St. 340 MADISON AVE. 156 Broadway
Near 43rd St. Tel. 6200 Bryant

OFFER THE FOLLOWING HIGH CLASS APARTMENTS FOR RENT:

EAST SIDE

- 24 Gramercy Park** Modern Building
6 Rooms and Bath, Duplex... \$2,200
3 Rooms, 2 Baths, Kitchenette... 1,000
- 1 Lexington Ave.** Gramercy Park
New Building
8 Rooms, 3 Baths, Single... \$3,700
9 Rooms, 3 Baths, Duplex... \$3,900
8 Rooms, 2 Baths, Duplex... 2,800
7 Rooms, 2 Baths, Duplex... 2,100
- 901 Lexington Ave.** Cor. 67th St.
9 Rooms, 3 Baths... \$2,000
9 Rooms, 3 Baths, Furnished... \$3,500
- 145 East 35th St.** The Southfield
At Lexington Ave.
7 Rooms, 2 Baths, Single... \$2,400
7 Rooms and Bath, Duplex... 1,800
- 148 East 36th St.** Near
Lexington Ave.
7 Rooms and Bath... \$1,000
- 46-48 East 41st St.** At Madison Ave.
Non-housekeeping
3 Rooms and Bath... \$1,300
2 Rooms and Bath... \$1,100
- 31 West 44th St.** Adjoining
Harvard Club
2 Rooms, Bath, Bachelor... \$1,020
1 Room, Bath, Bachelor... 360-540
1 Room, use of Bath... 240-360
- 24 West 45th St.** Bachelor Apartments
2 Rooms and Bath... \$1,000-1,200
- 144 East 56th St.** The Wellesbourne
At Lexington Ave.
7 Rooms and Bath... \$1,400
- 116 East 58th St.** Near Park Ave.
8 Rooms, 3 Baths... \$3,100
9 Rooms, 3 Baths... 3,500
3 Rooms and Bath... 1,000
- 40 East 62d St.** New Building
Near Madison Ave.
7 Rooms, 3 Baths... \$2,200-3,000
- 32 East 64th St.** THE VERONA
Cor. Madison Av.
14 Rooms, 3 Baths... \$7,000-88,000
16 Rooms, 4 Baths... 10,000

WEST SIDE

- 136-138 West 65th St.** Near
Broadway
4 Rooms, Bath and Kitchenette... \$1,200
- 316-318 West 84th St.** Near West
End Ave.
7 Rooms and Bath... \$1,000
8 Rooms and Bath... 1,200
- 129 Riverside Drive** Cor. 85th St.
8 Rooms and Bath... \$1,800
- 200 Riverside Drive.** ST. DENIS
Cor. 92d St.
10 Rooms, 2 Baths... \$2,400-32,900
- 12 East 87th St.** New Building
10 Rooms, 3 Baths... \$5,500
14 Rooms, 4 Baths... \$6,500-8,000
- 471 Park Av.** Corner 58th St.
3 Rooms and Bath... \$1,300-1,450
6 Rooms and Bath... 2,400
10 Rooms, 2 Baths... 3,500-3,750
12 Rooms, 3 Baths... 4,500
- 510 Park Ave.** Corner 60th St.
Non-housekeeping
2 Rooms and Bath... \$1,100
- 535 Park Ave.** Corner 61st St.
7 Rooms, 2 Baths... \$2,900
- 635 Park Ave.** The Adelphi
Cor. 66th St.
7 Rooms and Bath... \$1,400-1,500
8 Rooms and Bath... 1,300
- 830 Park Ave.** New Building
Corner 76th St.
8 Rooms, 2 Baths, Private en'ce... \$2,750
9 Rooms, 3 Baths... 3,500
12 Rooms, 3 Baths... 4,000
12 Rooms, 4 Baths... 4,500
13 Rooms, 3 Baths... 4,500
15 Rooms, 4 Baths... 5,000
- 136 Madison Ave.** The Sorrento
Corner 31st St.
4 Rooms and Bath... \$1,300
9 Rooms and Bath... 2,400
- 771 Madison Ave.** Corner 66th St.
11 Rooms, 4 Baths... \$6,000
- 780 Madison Ave.** Semi-housekeeping
At 66th St.
9 Rooms, 3 Baths... \$3,500-3,900
9 Rooms, 3 Baths, Furnished... 4,000-4,500
- 922 Madison Ave.** Cor. 73d St.
Non-housekeeping
2 Rooms and Bath... \$480-500
- 950 Madison Ave.** Corner 75th St.
7 Rooms, 2 Baths (2nd floor)... \$1,800
- 1269 Madison Ave.** Cor. 91st St.
7 Rooms and Bath... \$1,200
- 250 West 91st St.** VERSAILLES
Cor. Broadway
8 Rooms, 2 Baths... \$1,800-2,100
- 320 Central Park West** Ardsley Hall
Cor. 92d St.
2 Rooms and Bath... \$600
7 Rooms and Bath... 1,400
8 Rooms, 2 Baths... \$1,400-2,100
9 Rooms, 2 Baths... 2,500
12 Rooms, 3 Baths... 3,000-3,800
- 407 Central Park West**
8 Rooms and Bath... \$1,100-1,200

The BELNORD

BROADWAY TO AMSTERDAM AVENUE

Eighty-sixth to Eighty-seventh Street

You will find that the Belnord has a number of extra points of superiority among apartment houses of the first rank.

For instances every room in the Belnord is an outside room; it is the largest apartment house in existence, covering an entire city block and being 12 stories high, and it encloses the largest court.

The inner rooms look on to Belnord Court and its grass plots, shrubbery, walks and playing fountains. This miniature park has an enchanting air of peace and quiet. The simple idea of locating the engine rooms deep under the central court obviates noise and vibration.

Every apartment includes the most modern accessories for comfort and convenience. Apartments contain from 7 to 11 rooms at rentals of \$2,400 and up. The Belnord service is perfection. Interested parties are welcome to inspect the Belnord.

Reservations may now be made for October 1st.

W. H. DOLSON & CO., Agents

Office on the Premises

2364 Broadway, at 86th St. Telephone 10400 River.

THE SCHERMERHORN

Overlooking Central Park.

West Side of Madison Ave., 82d to 83d St.

FIREPROOF

THIS new building, extending one entire block front, represents the highest standard in apartment house construction. The building is erected in the elite section of the east side and was so laid out as to meet the demands of those seeking modern improvements in the fullest sense.

OPEN FOR INSPECTION

These suites contain 8 and 9 rooms, with 3 baths. All large rooms and closets, spacious foyer, unusually attractive bathrooms, equipped with needle showers, etc.; most complete water filtering system in the city.

Rents from \$2,850 to \$4,250

Send for booklet.

FRED'K ZITTEL & SONS, Agents

79th Street and Broadway

Representative on Premises. Tel. 900 Schuyler.

Heathcote Hall,

609 West 114th Street,

Between Broadway and Riverside Drive.

Nine story, high class modern Apartment, just completed. Tastefully arranged in suites of

3, 4 and 5 Rooms.

3 Room Apartments Have Kitchenettes.

Accommodations include uniformed hall attendants, continuous telephone service, steam clothes dryers, vacuum cleaners, day and night service. All the apartments are beautifully finished and decorated.

Rents from \$45 Up.

Inspection invited. Manager on premises.

EQUALLING ANY \$5,000 APARTMENT

Most Convenient Location in the City

APARTMENTS OF

5, 6, 7, 8 and 9 Rooms,

2 and 3 Baths,

Broadway, S. E. Cor. 98th \$1,200 to \$2,400

An Apartment House of the Highest Character. Per Annum

Embodying Every Comfort for the Welfare of Tenants.

A Masterpiece in Apartment House Construction.

Lewis H. May Co., Renting Agents

TEL. RIVER 1860.

THE HOTEL ANSONIA

BROADWAY, 73D TO 74TH STREET,

HAS GREATER FACILITIES FOR CONVENIENCE AND COMFORT THAN ARE TO BE FOUND IN ANY OTHER APARTMENT HOUSE OR HOTEL IN THE WORLD.

If you are contemplating a change of residence the following is offered for your consideration:—

HOUSEKEEPING APARTMENTS WITH HOTEL FACILITIES.

NON-HOUSEKEEPING SUITES EITHER OF THESE WITH OR WITHOUT FURNITURE.

HOTEL CHAMBERMAID SERVICE AND LINEN.

The accommodation and service of a Hotel, Restaurant and Grill, Hotel Office, Bell Men, Floor Clerks, Night Watchmen, Billiard Room, Parlors for entertaining, Barber Shop, Drug Store, Phys. Club, Bath, Marjorie's and a Housekeeping Department for cleaning Woman or Man, for Lady's Maid, Chambermaid, or Vacuum cleaning Service, as desired.

No one who has not left home with these advantages knows the ease of it, and with all the quiet and refinement of our own home.

Conclusive reference required. TELEPHONE 520 COLUMBUS. May a diagram be sent you?

puted that the present cost of fuel—\$1,500,000 annually—can be reduced 10 per cent. New scales will be put in at each of the company's twenty-three coaling stations, and reports will be made showing the average consumption of coal a locomotive mile and a ton mile.

All the engines in use on the Copper River and Northwestern Railway in Alaska are being changed from coal to oil burners.

owing to the impossibility of securing Alaska coal and to the fact that California oil can be secured more cheaply than American or Canadian coal. A contract has been entered into between the railway and the Standard Oil Company to furnish the fuel.

The mining plants located in the Copper River region are also changing all of their furnaces to oil burners. The Alaska Northern has solved the fuel problem in part by purchasing two gasoline motor cars which are run for passengers, light freight and express, making the run from Seward to the end of the line and back on the arrival of each steamer. The gasoline is bought in Seattle.

Committees representing the railways and commercial concerns interested in the

proposed changes in the regulations affecting the size of trunks to be accepted by the routes as baggage met in Chicago on August 7 with a view to reaching an agreement in the matter. Although nothing was decided at the conference it was decided at a subsequent meeting of the railways committee to postpone the date when the forty inch limit will become effective to July 1, 1914, and to adopt a rule imposing a forty-five inch limit, but not to put it into effect until July 1, 1912.

While the commercial organizations and trunk manufacturers decided at a meeting on July 10 to ask that trunks the greatest dimension of which is as much as fifty inches be accepted free as baggage, and that the rule imposing this limit be not made effective until January 1, 1913, it is believed that they will agree to the conditions offered by the roads as outlined above. The extension of time will give interested shippers and trunk makers an opportunity to adjust themselves to the new rules.

GARDEN CITY IS BEAUTIFUL.

Splendid Developments Within 18 Miles of New York.

The Garden City Estates have always had the reputation of doing things in only one way, the best; and anybody who visits their superb developments in Nassau county is impressed by this. Nothing has been slighted. The houses already built have a distinctive character

in keeping with the reputation of the development. A man who buys a home there feels that he is being protected and that his investment has a permanent quality.

Everything about the big tract has been done lavishly. No expense has been spared to make it a monument to the enterprise of its promoters. Eighteen miles from New York, with a railway service that is unsurpassed and with two stations on the development, the trans-

portation problem has been eliminated. There are churches, schools, and every other adjunct of progress and civilization, including one of the best hotels within a hundred miles of New York. Social clubs and a golf course second to none are mere accessories. The sewerage and lighting systems are up to the minute.

Timothy L. Woodruff is the president of the Garden City Estates Company and is giving the development of the property his close personal attention.



ONE OF MANY FINE HOMES, GARDEN CITY ESTATES.

FLATBUSH ACTIVE.

Many New Houses in the Midwood Section Sold by Builders.

"Three years ago, when I decided to go into the real estate business," said J. C. McIntire, who is operating in the section around the Avenue J station on the Brighton Beach "L" line, "I picked out the Midwood section as the best, and it has proved all I have expected. At that time the typical Flatbush development of detached dwellings stretched from Prospect Park as far south as the Long Island tracks and stopped quite abruptly there. A little way north, in the Prospect Park South section, lots were selling as high as \$2,500 to \$3,000, whereas in Oak Crest, a small developed section immediately south of the Long Island Railroad tracks, you could then buy lots for \$600 or \$700 apiece, lots that are now selling for two to three times that amount.

"The increase in prices has been based upon solid growth. We builders buy where we can sell our houses. People want to come here to live because it is convenient and the land is comparatively cheap.

"I have just sold a plot of thirteen lots on East Tenth street, south of Avenue K, to a builder who says he will at once commence the construction of fifteen moderate priced dwellings. The Spade Realty Company, who are building four stores with apartments above on the cor-

ner of East Fifteenth street and Avenue J, have rented two stores and four apartments before the windows were in. The Buckley Construction Company, who started three detached dwellings in East Fourteenth street south of Avenue J, have sold one and have inquiries for the others. The Bennett & Clover Company, who started two houses a short time since on East Thirteenth street between Avenues J and K, have sold them both. On the same street the Independent Improvement Company, who built seven, sold two for occupancy and five to an investor.

"On East Twelfth street H. B. Ballard is putting up three detached two family frame dwellings between Avenues J and K and the Shield Realty and Construction Company is building eight of the same type and have already started five second story apartments. The Calder Improvement Company, which built thirteen detached two family frame dwellings on the two sides of East Fourteenth and East Fifteenth streets between Avenues J and K, sold two before completion and rented one apartment in each of the other eleven buildings before they were really ready for occupancy.

"Over in Midwood Manor, The Harwood Construction Company reported that it has sold every dwelling, numbering some twenty-six in all, which it has erected in Midwood Manor. Over

Railroad Doings.
From the Railway Age Gazette.
The Maine Central has opened war on tramps. Conductors, both passenger and freight, telegraph ahead to stations where there are policemen, calling for officers to be ready to make arrests, and the tramps are taken into court and sent to jail for thirty to ninety days for evading fares.

A pension system has been adopted on the Oregon Short Line, the plan being the same as that which has been in effect for several years on the Southern Pacific and other lines in the Hartman system. Throughout the system the number of persons now on the pension rolls is 420.

The Chicago Great Western has adopted an accurate coal weighing system by which a record will be kept of every pound of coal used throughout the system, and it is ex-

Huston & Spraker Co.

25 Liberty St. Telephone 5827 John

The Mayfield

15 East 10th St.
Just off Fifth Ave., exclusive neighborhood, accessible location, convenient to L. subway, surface and bus. Extra servants' rooms if desired.
6, 7 and 8 rooms and bath.
Rents, \$1,050 to \$1,800.

Clarendon

605-9 West 112th St.
Bet. Broadway & Riverside Drive. Unusually large rooms; southern exposure; 6 and 7 rooms and bath.
Rents, \$780 to \$1,200.

The Campolyn and The Wenonah

521 West 112th St. 523 West 112th St.
Two new 8 story fireproof apartment houses, 5 and 7 rooms; 1 and 2 baths; attractively arranged; extra lavatories and large closets; immediate possession; concessions to October.
Rents, \$770 to \$1,500.

All these houses are on north side of street and have southern exposure. The apartments are open for inspection throughout the day and evening.

Phone and Our Representative Will Gladly Call

The Prásada

Central Park West and 65th Street



Built and equipped in the belief that the highest class of tenants can be secured and retained by putting into an apartment house, from foundation to fittings, the very best of everything, regardless of initial expense.

Hollow clay fireproofing, galvanized wrought iron plumbing, parquet floors; paneled dining rooms, bathrooms, cold storage plant, electric elevators and dumbwaiters, letter chutes, apartment telephones, filtered water for both drinking and domestic use.

RENTS \$2,200 to \$3,600

Call and Look at These Charming Homes SEND FOR BOOKLET.

H. F. EDWARDS, Agent

On the Premises 50 Central Park West

Comfort Safety Luxury Health

BRADLEY COURT

NEW 10 STORY FIREPROOF ELEVATOR APARTMENT.

S. E. COR. BROADWAY AND 165TH ST.

OVERLOOKING THE HUDSON AND PALISADES

THREE BLOCKS FROM 164TH STREET SUBWAY AND ONE BLOCK FROM BROADWAY, ST. NICHOLAS AND AMSTERDAM AVENUE CARS.

Apartments of six, seven and nine spacious rooms, with large closets. Every main chamber has its private bath.

The building represents the most advanced ideas in interior arrangements. Equipped with vacuum cleaners, mail chute, 2 elevators, telephone in each apartment. Hardwood finish throughout.

Agent on Premises. Rents \$900 to \$1,900.

Telephone, 5591—Audubon. CAN BE INSPECTED EVENINGS.

SOUND VIEW

NORTHWEST CORNER 140TH ST. & CONVENT AVE.

Restricted Private House Neighborhood

Just Completed, Fireproof Apartments

3, 4, 5 AND 6 ROOMS

RENTALS, \$540 TO \$1,200 YEARLY

Every Improvement, Including Filtered Water and Vacuum Cleaner

Unobstructed View in All Directions

Opposite St. Nicholas Park and City College

LASANNO COURT

307-313 West 79th St. between West End Av. and Riverside Drive.

10 Story Fireproof Most unique in appointment.

Suites of 6, 8 and 9 rooms, Rents \$1,100-\$2,100.

Apply on premises, or Brody, Adler & Koch Co., 38 West 32d St.

Chesterfield

Absolutely Fireproof

N. E. Cor. Riverside Drive and 98th St.

Highest Type of Residential Apartment Building at Moderate Rents

Every Modern Convenience and Improvement

8 rooms, 3 baths, \$2,000 to \$2,300

8 rooms, 2 baths, \$1,500 to \$2,000

Renting Agents on Premises, or

Slawson & Hobbs, 162 W. 72d St., near Broadway

LUXURY HOUSE seven room apartment with two baths in the Belnord Apartments, Broadway and 86th St. Rental \$2,700. Will rent October 15, 1911, to October 1st, 1912, at attractive figure. C. H. R. Box 120 Sun office.

FOX ST., 760 to 768, near East 16th St. Five rooms, bath, steam heat, hot water, rents to \$22. Inquire Janitor.