

LUXURY IN APARTMENTS

SUITES RANGE FROM \$750 TO \$25,000 A YEAR.

Vast Improvement Over Those of a Few Years Ago Most Exacting Taste May Be Satisfied in New Structures Private Houses Being Displaced.

The person who cannot find apartments in this city to suit his particular taste or the size of his purse is indeed an exceptional person and one whom it might be said will never be accommodated. Nowhere in this wide world will finer apartments or more reasonable rents be found than in New York. There is no limit here.

You may range from a cozy apartment of six rooms, tastefully decorated, renting for \$750 or less up to a luxurious suite of thirty-four rooms for which \$20,000 and \$25,000 a year are paid. The latter figure is about the top price paid at present, but the tendency is upward it may be said to be the highest very long. Apartments are being improved on every year and the increase is justified. However, tenants are getting more for their money to-day than they ever did before. The structures built in the last few years are of a high class order and designed with an eye to the comfort of the tenant.

Several years ago this was not the case. Buildings were put up then to be sold, and as quickly as possible. Comfort of the occupants was rarely if ever considered. Apartment house construction was then in the hands of barbers, capmakers, tailors and the like, men who had no experience in building and had to depend exclusively on minor employees. As a consequence inferior structures were erected which, because of inexperience and bad business methods, cost much more than the structure could have been duplicated for by a competent builder.

The tenants of course had to suffer for the shortcomings of the builder, as the rents were regulated on the cost of the structure. In the last three or four years apartment house building has reverted back to experienced builders, who have built structures from plans by architects of high standing in their profession. As a result we have a superior class of buildings now, which can be had for not much more than the old time put up to rent and sold kind brought.

The difference in the structures since the reentry of the trained builder is as great as day is to night. In the new houses health and comfort is the motto. Rooms are much larger and provisions made for a maximum of light and air not only in the expensive structures, but in the moderate priced houses as well.

Dark halls have been eliminated and bedrooms laid out so that beds may be moved around. In the old houses the bed was poked in a corner and there it stayed because it could not be placed elsewhere.

No longer are vacuum cleaners, automatic mops, dumb waiters, drying rooms, flues for carrying of the small of cooking, modern ventilating systems and other improvements which tend to the happiness of the occupant a matter only of apartments renting for \$5,000 and more a year. In many of the moderate priced houses renting from \$1,000 to \$3,000 a year all these are to be found. In the new houses for less than \$1,500 many of these appliances of comfort have been installed.

The increased size of the rooms no doubt is the result of a study of modern furniture. These rooms was quite a problem. Builders the desire to get as many apartments on a floor as possible resulted in poky suites. To get modern furniture into these rooms was quite a problem. It is not in some cases an impossibility, and many a tenant had to use a rule and pencil to figure out how he was to arrange his furniture. In the new houses the arrangement is made whereby several rooms may be thrown into one large room for social and special affairs.

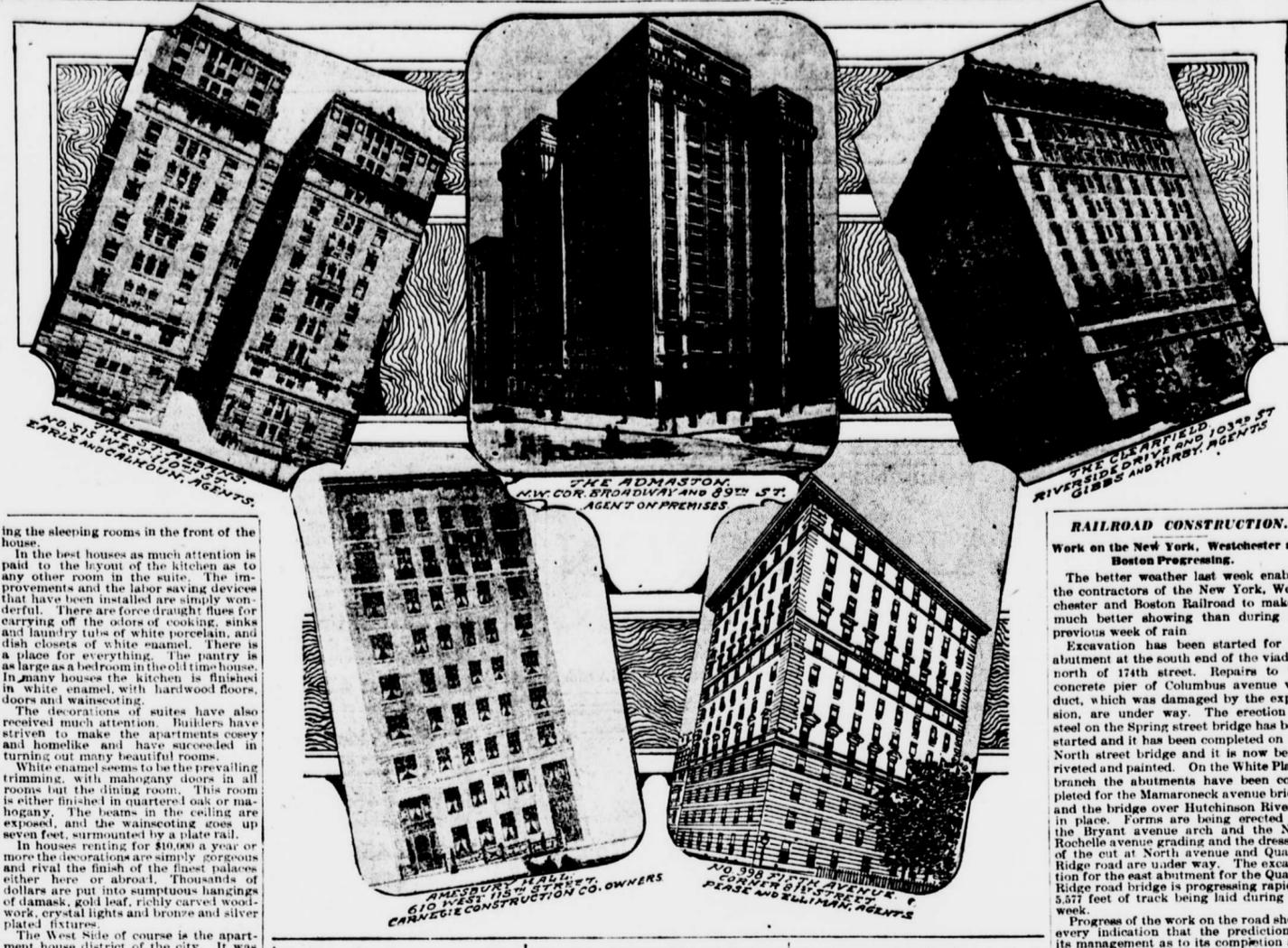
The drawing room in this house is 18x25, and adjoining this is the library, which is 18x13. These two can be connected, giving a drawing room 18x38. Besides this feature, which is not confined to this structure only, the rooms are all large. In many of the expensive houses provision is made for a conservatory in the dining room, which is no doubt a very pleasant sight on a cold winter morning. Bedrooms in the large houses are much larger as a rule than those in private houses. The master's bedroom in houses renting in the neighborhood of \$5,000 a year contains a private shower bath, which is a great comfort.

Large bedrooms are not only provided for the family, but servants have fared well in the new houses. Servants' bedrooms in the new houses are much ahead of the masters' bedrooms in the houses built by the gang of tailors and barbers that controlled the trade in the boom periods. A bathroom is also provided for the use of the servant.

Architects have figured that the comfort of a family depends in a measure on the comfort of the servant, and by providing large and cheerful bedrooms, tastefully decorated and connected with a bath, they have solved in a way the servant problem. At least the girl has no complaint to make about poor accommodations as in former years when her room was in some dark part of the apartment which could be used for no other purpose.

Bedrooms are no longer exclusively servants' quarters. Two years ago several buildings were erected in which the bedrooms above the seventh floor were placed in the front of the house and the living rooms in the rear.

The bedroom in some families is provided with a couch only, so that a well heated bedroom may serve also as a living room. No doubt this was the idea the builder had in mind when these houses were planned. It also carries out the idea prevailing in high class dwellings of hav-



ing the sleeping rooms in the front of the house.

In the best houses as much attention is paid to the layout of the kitchen as to any other room in the apartment. The improvements and the labor saving devices that have been installed are simply wonderful. There are force draught flues for carrying off the odors of cooking, sinks and laundry tubs of white porcelain, and dishes coated with white enamel. There is a place for everything. The pantry is as large as a bedroom in the old time house. In many houses the kitchen is finished in white enamel, with hardwood floors, doors and wainscoting.

The decorations of suites have also received much attention. Builders have striven to make the apartments cozy and homelike and have succeeded in turning out many beautiful rooms.

White enamel seems to be the prevailing trimmer, who makes gany doors in all rooms but the dining room. This room is either finished in quartered oak or mahogany. The beams in the ceiling are exposed, and the wainscoting goes up seven feet, surmounted by a plate rail.

In houses renting for \$10,000 a year or more the decorations are simply gorgeous and rival the finish of the finest palaces either here or abroad. Thousands of dollars are put into sumptuous hangings of damask, gold leaf, richly carved woodwork, crystal lights and bronze and silver plated fixtures.

The West Side of course is the apartment house district of the city. It was here that apartment houses were first exploited.

In 1899 a builder undertook to erect an apartment house in which suites would cost \$10,000. He was immediately classed as a daring operator. The building was not completed until 1901. It was a landmark in the city, with abundance of light and air. Up to that time apartment structures were not more than six stories high and semi-treeproof, with suites comparatively dark and uninviting.

This builder was an observer. He studied Wall Street and the prosperity of the country and reasoned that there were many who would willingly pay \$10,000 for apartments that would compare favorably with the mansions along Millionaire Row. This daring builder had reasoned right and it was no time until his building was filled. Other builders have followed suit, and as a consequence the standard of living has changed.

Up to that year it was nothing unusual for a builder to erect on speculation a half million dollar dwelling. Not so now. Even the building of less expensive dwellings has shrunk, as can be seen by comparing the building records for recent years with those for years previous to 1901. In 1900 835 dwellings were planned on Manhattan Island. In 1901 112 were planned, and in recent years the number has dropped to sixty-four. On the other hand, apartment houses have increased in number, and now there are not many good sites along the avenues or wide cross streets available for improvement.

On the Drive little vacant property remains unclaimed by apartment houses. Cathedral Heights, which not many years ago was next to a virgin field, has been developed as thoroughly with the structures, as has the hollow below the heights. No great has been the demand for apartments of a high grade, that builders have been justified in laying fine dwellings to use the site for an apartment.

The high figure at which property is held has made it necessary to build

tailor structures. Plans are now being prepared for a sixteen story structure.

Apartment on Riverside Drive, West End Avenue and Central Park West though surrounded by more pleasing outlooks bring less than apartments along Broadway. The difference is a few dollars a room. This is because Broadway is on the subway.

The transit problem is the drawback to the East Side. But the building of the Lexington Avenue tube will make quite a difference. In fact, the work of making the East Side a rival of the West Side as an apartment section has already begun.

Along Park Avenue many fine houses are either being planned or in course of construction. Madison Avenue is also receiving attention from the apartment house builder, as is Fifth Avenue. The surroundings of these houses as a rule are much better than those on the West Side, being in the finest private house neighborhood in the city. Yet rents there with a few exceptions are less than those obtained on the opposite side of the park. With better transit facilities there will be a great change. However, some of the most expensive suites in town are on the East Side.

On Fifth Avenue in the Eighties there is a house in which apartments rent for \$25,000 a year, which is more than the average business man is able to retire with. For this sum, which presupposes immense wealth, you get thirty-four rooms and nine baths, or what is known as a "house apartment." This comprises one full floor and half the next. If you don't want a duplex or house apartment you can get fourteen rooms and three baths for \$10,000. A good many of the houses on the East Side are run on the cooperative plan and are of the duplex order. On the West Side the duplex house has not been tried to any extent. Apartments there range from six rooms up. Most of the houses are laid out in eight and ten room suites with three baths. Rents are from \$1,200 up to \$10,000 a year.

and more. Between Fifty-ninth street and Cathedral Heights the average minimum is about \$23 a room per month for suites in the most modern houses. The maximum is about \$300 a room.

Building at Jamaica Estates.

The recent fine weather has greatly favored the building operators under way at Jamaica Estates and much progress has been made on the many new houses under construction there. Harold D. Bohm's residence on Homer Lee Avenue has reached the point where plastering has been applied to the hollow tile brick and the masons and plasterers are expected to begin their work on the interior during the coming week. The four houses on the block between Hillside Avenue and Westford Terrace, and on the courts of the tennis club, are also beginning to show their lines and excavation for the fifth house on the same block is expected to begin within the next ten days. It is planned to have all of these new houses ready for occupancy this winter.

Sales by the Windsor Land Company.

The Windsor Land and Improvement Company has sold in its new development at Hempstead to A. F. Staemphel, J. T. Kallaghan and Henry M. Fuchs, each a plot 60x100, on South Street to E. H. Benjamin a plot 60x100, on Nassau Parkway to Margaret E. Hogan, a plot 60x100, on Allen Street to Mary Quinn, a plot 60x100, on Windsor Parkway to Joseph J. Cass, a plot 60x100, on Bedford Street, at Floral Park, to Patrick Grogan, a plot 60x100, on Oak Street to Joseph H. Capp, a plot 60x100, at Spruce Street and Floral Parkway to Joseph Hanan, a plot 100x100 at another corner of the same streets to Martin Callahan, a plot 60x100, on Willow Street, to Catherine O'Neill, a plot 60x100, on Oak Street to Henry H. Moulton, a plot 120x100, on Floral Parkway to E. T. Smith, a plot 60x100, on Adelphi Street.

The company has sold at Valley Stream to A. M. Smoker a plot 60x100 and to Henry Sullivan, a plot 60x100, on Lincoln Avenue to P. M. Rooney, a plot 60x100, on Motte Avenue to Peter Ginn, a plot 60x100, on Carpenter Street, to J. O'Neill, a plot 60x100, on Oxford Street; to Charles Probst,

a plot 60x100, on Franklin Street, to Charles M. Broderick, a plot 60x100, at Evans Street and Emerson Place, to David Euer, a plot 60x100 and to A. Selkowitz, a plot 60x100, on Grove Avenue; to Michael Neyland, a plot 60x100, on Maple Street; to L. Schraitz, a plot 100x100, at Grove Avenue and Argyle Street; to James McVey, a plot 60x100, on Valley Stream Boulevard.

At Rockville Centre the company sold to Henry F. Hagan, a plot 100x100, on Bayview Avenue, and to the same buyer, a plot 100x100, on Southard Avenue; to Johann Bengler, a plot 75x125, on Lake View Avenue; to Samuel Lister, a plot 60x140, at Fortunes and Foxhurst Avenues; to Thomas Quinn, John W. Foster and Mark Davis, each a plot 60x100, on Langdon Boulevard.

Third Real Estate Show Promises to Be the Largest.

In an interview this week A. M. Slaughter, president of the Real Estate and Ideal Home Show, stated that considerable time and money had been spent to enlarge the scope of the third show, which will open at Madison Square Garden on October 2, and that the exhibition promised to be twice as large as the one held last April. With the consolidation of the National Building Material Exhibition with the coming real estate show visitors are assured of finding at the garden exhibits of all the latest building methods, together with those showing the best systems for heating and lighting. Every type of building, from the bungalow to the sky-scraper apartment building, will be exhibited in the form of models, photographs and drawings, together with samples of the building materials which enter into their construction.

Practically every available foot of exhibition space in the garden has already been contracted for and the list of exhibitors is long and varied. On the main floor will be the exhibits of a large number of prominent suburban developers, together with the model houses and the booths of the building materials companies, while the balcony will be given over to firms exhibiting household furnishings, etc.

Sales at Salfaire.

The Fire Island Beach Development Company reports the following sales at Salfaire: A plot on the west side of Marine Walk to Frederick C. Barton; a plot on the east side of Surf Walk, to Arthur Collins; a plot on the west side of Marine Walk, to Mrs. Eva Stanford Lewis; a plot on the east side of Marine Walk, to Herbert L. Utter; a plot on the west side of Neptune Walk and the east side of Marine Walk, to Wilson Scott; a plot on the south side of Bay Promenade, to Mrs. Mary A. Hendricks; a plot on the east side of West Walk, to Mrs. E. M. McQuillan; and a plot on the east side of Marine Walk, to Mrs. Julia E. Cooke.

Moderate Priced Homes in Demand.

That there is a steady demand for moderate priced homes on Long Island is shown by the announcement of W. C. Reeves & Co., that within the past two weeks they have disposed of all the houses with the exception of one that were recently completed on the Decker farm tract. This property is located at Springfield and is rapidly becoming very popular with the homeseeker and investor, as it is located on the new electric line of the Long Island Railroad, and has a garden and a view of over twenty-five trains in each direction.

Over 250 lots have been sold at Springfield during the last season, and as a later development work is now complete the owners anticipate that a number of the recent buyers will start to build this fall. On the last excursion run to the Decker farm property on Labor Day over thirty lots were sold to residents of Manhattan and Brooklyn.

ing fine views. Plots not directly on the water carry actual participation in a private beach, bathing pavilion and private dock. Wampage Shores is restricted to insure a perfectly protected, high grade waterfront development.

The offerings are limited, only sixty-nine plots in all.

COUNTRY CLUBS BENEFICIAL.

They Help to Increase the Demand for Suburban Property.

The recent purchases of large tracts of land at Cutchogue on the north shore and at Tangier on the south shore of Long Island as sites for country clubs calls attention to a phase of real estate purchasing that is having a beneficial effect on eastern Long Island property by making it more attractive for summer home purposes. During the last year this section of the island has witnessed an increased demand for villa plots from persons who have either spent their summers in the western part of Suffolk county or away from Long Island entirely, and they have been attracted to the eastern part of Suffolk county because of the steady improvement in transit facilities to it and the immediate possibility of the completion of divers country clubs as social centres of sections that heretofore gave no promise of country clubs, with appointments as fine as those in any part of the country.

The widening beneficial effect of country clubs of the first order on country fee values on Long Island is recognized by real estate men who are handling property in the territory, and a happy circumstance in connection with them that makes these clubs a powerful factor in the sale of country property is that they do not seek members among the very exclusive element purely. The democracy of their management is bound to make the growth of such clubs correlative with the increment of villa sites in eastern Long Island, which is showing an increase of country homes in proportion as the western section is showing in all year residences. The automobile as an annihilator of distance is also aiding the sale of eastern Long Island real estate.

A decade ago, indeed, any one thought of athletic advantages in connection with the sale of country property, and yet the facilities for athletics and outdoor life offered by country clubs, as well as their social attractions, are hastening the growth and improvement of numerous summer retreats far beyond the anticipations of the founders of these clubs. Country clubs and country property values go hand in hand now.

Building News.

George F. Pelham, architect, has filed plans for the construction of a three story theatre on the southeast corner of Lenox Avenue and 111th Street for the Kramer Contracting Company, of which Max J. Kramer is president. It will have a frontage of 61 feet on the avenue by 95 feet on the street and has been estimated to cost \$50,000.

John B. Snooks Sons, architects, have filed plans for the erection of a two story automobile garage on the north side of Fifty-fifth Street, 200 feet east of Third Avenue for Alexander List at a cost of \$5,000. It will have a frontage of 60 feet and a depth of 85 feet.

S. F. Fowler & Co., architects, have filed plans for building a one story fireproof brick building, a five story frame dwelling on the west side of Oneida Avenue 100 feet south of 235th Street for the Oneida Construction Company at a cost of \$2,500. A one story frame extension to the three story frame hotel on the north side of 218th Street, 140 feet east of Broadway for Elizabeth Volze at a cost of \$1,500 and a one story brick extension to the four story brick hall of the Sisters of Mercy of St. Vincent de Paul on Riverside Avenue, Randolph Lane, 261st Street, Hudson River and city line at a cost of \$2,000.

Holtz Building Leased.

The Holtz Restaurant Company, which has occupied the ground floor of the Holtz building at 604 to 608 Broadway, southwest corner of Houston Street, for a number of years, has just closed a lease with the owner, James J. Coogan, for the entire building in a term of twenty-one years at an aggregate rental of \$1,200,000. S. Osgood Pell & Co. were the brokers.

RAILROAD CONSTRUCTION.

Work on the New York, Westchester and Boston Progressing.

The better weather last week enabled the contractors of the New York, Westchester and Boston Railroad to make a much better showing than during the previous week of rain.

Excavation has been started for the abutment at the south end of the viaduct north of 174th Street. Repairs to the concrete pier of Columbus Avenue viaduct, which was damaged by the explosion, are under way. The erection of steel on the Spring Street bridge has been started and it has been completed on the North Street bridge and it is now being riveted and painted. On the White Plains branch the abutments have been completed for the Mamaroneck Avenue bridge and the bridge over Hutchinson River is in place. Forms are being erected for the Bryant Avenue arch and the New Rochelle Avenue grading and the dressing of the cut at North Avenue and Quaker Ridge road are under way. The excavation for the east abutment for the Quaker Ridge road bridge is progressing rapidly. 5,577 feet of track being laid during the week.

Progress of the work on the road shows every indication that the prediction of its management as to its completion and early operation will be fulfilled.

Newark Deals.

Louis Schlesinger has sold the business property at 89 and 91 Plane Street, northwest corner of James Street, for Thomas Murdin to Frederick F. Spiegel; also a plot of lots on Chester Avenue for the Mutual Benefit Life Insurance Company to the Roosevelt Realty Company; also for the Union Building six lots, 2x125 each, on Mount Prospect Avenue near Heller Parkway; to Baime Bros., who will immediately begin the erection of two family houses, and a vacant plot on Treacy Avenue, near Aven, to Julius Kleinschmidt for immediate improvement under way. Among the recent leases effected in the new Essex Building, Newark, was one to ex-Gov. John Franklin Fort, who with his son, Franklin W. Fort, has taken a suite of offices. Louis Schlesinger will occupy his new offices in the Essex Building early in October.

Manhattan Beach.

Joseph P. Day reports that he has sold for the Manhattan Beach Estates a plot 200 feet on the west side of West End Avenue, 280 feet south of Oriental Boulevard to a Mr. Tibbet.



RESIDENCE OF JOHN H. TAYLOR, ON LAKE VIEW AVENUE WEST, OVERLOOKING LOWER CASCADE LAKE AT BRIGHTWATERS, BAY SHORE, L. I.

WAMPAGE SHORES.

A Development That is Different From Anything on the Market.

After two years work and a lavish expenditure of money S. Osgood Pell & Co. will officially open for inspection and for sale, commencing September 23, the fine

waterfront park called Wampage Shores. This property is situated on Long Island at the entrance to Manhasset Bay. It is right on the finest water, with clean white sand and sloping beaches. There is perfect anchorage for large and small boats. The exposure of the property is to the south and west, assuring every bit of summer breeze, which protection from north and east winds is afforded by the high hills, starting at the northeastern border of Wampage Shores. A wide avenue leads through the centre of the peninsula and plots of a quarter of an acre and larger extend on both sides right to the

water, with no road or reserved area between them and the beach. Plots are sold to the water and carry all rights to the beach in front.

The whole area is clean, solid sand and gravel substrata, with rich top soil. The grounds rise gradually to a sufficient height to give a perfect outlook, embrac-

ing fine views. Plots not directly on the water carry actual participation in a private beach, bathing pavilion and private dock. Wampage Shores is restricted to insure a perfectly protected, high grade waterfront development.

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PANORAMIC VIEW OF WAMPAGE SHORES, ON MANHASSET BAY, LOOKING TOWARD GREAT NECK AND LONG ISLAND SOUND.



HOUSE ON VILLA ROAD G, AT GREAT NECK VILLA, RECENTLY SOLD BY THE SHIELDS COMPANY TO CHARLES H. BAYER.

APARTMENT HOTELS.

THE HOTEL SEVILLE OFFERS VERY DESIRABLE SUITES OF ANY NUMBER OF ROOMS, WITH ALL MODERN IMPROVEMENTS. THE ROOMS ARE OF VARIOUS SIZES, EQUIPPED WITH LARGE CLOSETS, ARE WELL FURNISHED AND WELL ARRANGED. THE TABLE (A LA CARTE) AND ITS APPOINTMENTS ARE STRICTLY FIRST CLASS. WELL-TRAINED WHITE SERVANTS BENDER STRICTLY UP-TO-DATE SERVICE. ROOMS AND SUITES ARE RENTED BY THE DAY, BY THE SEASON AND BY THE YEAR. A VERY QUIET YET CENTRAL LOCATION, APPEALING PARTICULARLY TO PEOPLE OF REFINEMENT

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