

\$500,000 WEST SIDE APARTMENT TRADE

Barrington on West 81st St. Bought by Brooklyn Man---\$200,000 Worth of Lots Given in Exchange

The Beldale Land & Improvement Company, Inc., president, has sold to William F. Kenny at \$500,000 the Barrington apartment, a nine-story structure, on plot 112.3x102.2, at 203 to 211 West Eighty-first street, located 100 feet west of Amsterdam avenue.

\$175,000 MADISON AVE. DEAL. Douglas L. Elliman Co. have sold for the Tri-Line Realty Company the five-story store and apartment building at southwest corner of Madison avenue and Sixty-eighth street, fronting 100 feet on the avenue and 29.6 feet on the street.

CITY BUYS MORE BRONX LAND. The city of New York has bought the Hush N. Camp, Jr., realty on the east side of Third avenue 232 feet south of 170th street, adjoining Public School 2.

INVESTS IN BROOKLYN. R. A. Schlesinger has sold for John Steyer the three-story three-family house at 1630 Grove street to H. Temps.

ANTHONY FLAT DEALS. A Cantore has sold the three-story brick house at 577 Broadway to J. Pater, six-family house at 345 Tenth avenue to F. Longobardi to Margaret Barton, two family house at 411 Tenth avenue to B. Seldentist to Carmela Longobardi and the two family house at 299 Tenth avenue to H. M. Dietz to G. Perrelli.

CHICAGO MAN BUYS HERE. Augustus V. Curtis of Chicago is the buyer of the five-story store and apartment building at 31 West Forty-sixth street, valued at \$50,000, reported sold recently by the St. Joseph's Institute Corporation. A. J. Robertson was the broker. The property has been leased to F. D. Casey for ten years at an annual net rental of \$6,000.

NEWARK HOUSE SALES. Louis Schlesinger has sold for Mrs. Alice B. Weisman, at 205 Mount Prospect avenue, 100 feet north of the junction of Broomfield avenue, Newark, N. J., a two and a half story brick and frame dwelling, on a lot 25x150; also the two-story brick dwelling at 192 Garfield street, in the rear of the Mount Prospect avenue property, making a plot running through from street to street.

The same firm also sold for Mrs. Weisman the two and a half story frame and stone two-family house at 124 Westfield avenue, near Delavan avenue, Newark, on a plot 23x125; for Beatrice D. L. Dodd and Philip S. Dodd to Harry Hill the vacant plot, 100x100, at 225 to 231 Sixteenth avenue, and for Nelson W. Drake to Stefano Albertoni three lots, 75x137, at 692, 694 and 696 North Seventh street. Mr. Albertoni will improve the property in the near future with a building not yet determined upon.

South Eleventh street, Newark, N. J. The property has a frontage of 50 feet on South Eleventh street and a depth of about 84 feet. John D. Buchanan is the new owner.

\$1,100,000 LOAN TO BUILDER. The New York Life Insurance Company has loaned \$1,100,000 to the 550 Park Avenue Corporation, John Carpenter president, to cover the erection of a seventeen-story apartment house at the southeast corner of Park avenue and Sixty-second street. The site has a frontage of 100.5 feet on the avenue and 118.8 feet on the street and is now occupied by the Old Yosemite flats. The proposed building will be completed by October 7, 1917.

WOMAN TO BUILD 6TH AV. FLAT. Plans are being prepared by Dolano & Aldrich for a ten-story apartment house, 100x100, to be erected by Mrs. Adele Dodd, at the north corner of Fifth avenue and Eighty-second street, to cost \$200,000. Just prior to the passage of the zoning measure last July the same architects filed plans for a thirteen-story structure for this corner for Mrs. Dodd.

MORE ALBANY WATCHERS. Realty Men to Establish Bureau to Watch Legislation.

At a meeting of the finance committee of the real estate convention at the room of the Real Estate Board of New York city last week it was determined to bring before the convention the proposition to establish a permanent bureau of Albany. The plan contemplates a bureau similar to that of Municipal Research. It will be organized by and under the supervision of the Real Estate Association of the State of New York.

This bureau will be for the benefit and protection of realty interests, and will concern itself with the executive as well as the legislative branches of the State government. A careful study of all proposed legislation will be made and reports published for the benefit of the association as well as the taxpayers. Special attention will be given to the matter of public expenditures and an effort will be made to reduce expenditures of State government and increase efficiency.

BUSINESS SPACE LEASED. The Duross Company has leased for the Duross Company a stable at 247 West Twelfth street to E. Spellman & Company; the three-story building at 243 West Nineteenth street to Albert Jackson; the two-story building at 131 to 135 Barrow street to Samuel Berman, the store at 777 Washington street to Louis Cook and the store at 161 East 124th street to Oscar Smerantz.

The Loton H. Shawson Company has leased to William P. Dunham a considerable portion of a floor in George Backer's building at 729 Seventh avenue, to be used as executive offices, also leased to the Building Trades Employers' Association a store at 30 West Thirty-ninth street.

The Louis Schlep Factory Bureau has leased a loft at 224, 226 and 228 Centre street to Sigmund Horowitz.

BIG WESTCHESTER LOT DEAL. 414 Home Sites Near White Plains on the Auction Block.

If conditions were normal in the real estate world the auction sale of 414 White Plains lots, announced by Bryan L. Kennelly, would not be held. If it were not that immense sums of money have been withdrawn from certain lines of business to be turned temporarily into other lines on account of the war, the property to be offered at this sale would be offered at private contract to satisfy the demand for small homes.

The 414 lots are in Silver Lake Park, just across the city line of White Plains, and are to be sold for whatever prices the public may feel inclined to pay for the lots. In other words, the lots are to be sold to satisfy claims against the former owners. The Supreme Court of New York State has ordered the sale, together with the executor of the estate of H. Gustaf.

Bryan L. Kennelly will conduct the foreclosure on Friday, October 21. The sale will be held in a tent erected for that purpose at Main street and Mamaroneck avenue, White Plains.

HOUSES WHERE ATTRACTIVE APARTMENTS ARE TO BE HAD

Palisade Apartments, 170th Street and Haven Avenue. Lesmere Apartments, 60 W 76th St. Elmors Court, 337-545 West 124th Street. 345 West 70th Street, Rudolph Carlson, Agent.



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JOINS CHELSEA CIVIC CENTRE.

Neighborhood Association in Quarters Facing Chelsea Park. Joining the group of social organizations which is forming a civic center around Chelsea Park, Twenty-seventh to Twenty-eighth street, Ninth to Tenth avenue, the Chelsea Neighborhood Association has just moved into its new headquarters at 290 Ninth avenue, corner of Twenty-seventh street. The association's new office is on the street level, convenient to the neighbors who use the association as a clearing house for suggestions and complaints relative to the section between Fourteenth and Forty-second streets, Fifth avenue and the Hudson River.

MODERNIZING OLD BROOKLYN HOMES

Realty Associates Make Interesting Experiment With Fine Old Houses. Frequently real estate men are asked, "What is to become of this old neighborhood?" Sometimes the questioner refers to the old wholesale district in lower Manhattan, sometimes to old Greenwich or Chelsea, and sometimes to the vast home section in Brooklyn that for the last forty years has made that borough famous the country over as "the city of homes." Manhattan's problems are being solved gradually by the introduction of new trades into the old mercantile district and by the erection of flats in the residential sections. But in every case the character of the section is being changed, and not always for the better.

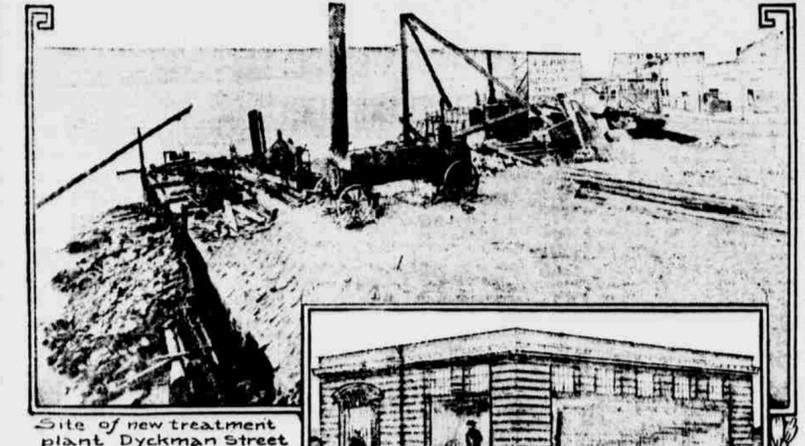
ZONING HELPING HOME BUILDING

Small Dwellings Predominate Construction in Brooklyn—Flat Planning Falls Off. The effect of zone restrictions, which were partly intended to discourage the building of tenements on a small area, is steadily becoming more apparent in Brooklyn. Since the restrictions have been made law there has been a low falling off in projects of this character. Of the 140 building projects to cost \$618,800, for which plans were filed with the Brooklyn Building Bureau last week, only ten are for tenements. Those are of the cheaper class, the combined cost being \$67,500. In contrast and just as the zone planners intended, there has been a steady increase in the number of small dwellings. Sixty-five, to cost \$148,500, were projected this week. Sixty-five buildings of a miscellaneous character, to cost \$302,800, are also to be built, but aside from the Home for

SMALL APARTMENT POPULAR IN WEST

San Francisco a City of One and Two Room Suites—Originated in California. Buildings containing small apartments—that is, of one, two or three rooms—with kitchenette and disappearing bed and other special arrangements to save space are becoming increasingly popular in all large cities. They are not, of course, well adapted to families with several children, but still there is a large legitimate field for them. Childless couples, elderly people whose children have married and made homes of their own, and single persons form most of the tenants.

Pollution of Harbor Near End---City Awards Disposal Plant Contract



Site of new treatment plant Dyckman Street and Hudson River

First definite steps toward ending harbor pollution took place last week when Borough President Marcus M. Mike awarded the contract to build a new sewage treatment plant at the foot of Dyckman street and the Hudson River. This also marks the beginning of a new policy of sewage disposal in the city of New York.

The contract calls for the construction of an outlet sewer and the erection of a sewage screening plant, which is the first sewage treatment plant of any kind to be installed in the Borough of Manhattan. Formerly the sewer at this point discharged at the edge of high water shore. Without treatment, and a great nuisance resulted. The sewer is to be extended so that storm water will be carried out well toward the proposed bulkhead line and into deep water, and the ordinary sewage flow is to be taken off from the main combined sewer and carried at a sufficiently low level to a screening plant located near the end of the storm sewer, where it will be passed through two screens and the effluent discharged through a submerged iron pipe laid on the bottom of the river with its outlet in about forty feet of water at a point which is swept by strong tidal currents.

Manhattan's first sewage disposal plant

The plant for which the contract has already been awarded has a capacity of about one-half of what is expected to be the ultimate need of this outlet, and has been designed to permit of its future extension. The screens will be enclosed in a neat brick superstructure, about 45 feet long and 35 feet wide. The cost of the plant as fixed by the contract is \$177,000.

First Big Auction Sale of Manhattan Beach Property Attracting Much Interest



Residence of C. Alane

Aside from the fact that the coming auction sale will be the first big auction at Manhattan Beach, interest is aroused in the sale because it means the severing forever of all ties connecting the property with Manhattan Beach as an amusement place. The sale will put into the hands of the public all unsold lots in the development. There are 642 lots still in the hands of the developers, all the rest of the 2,400 lots in the Manhattan Beach development have been sold to people who have built costly homes or who plan to do so before long.

The interests behind Manhattan Beach about 1907 began to realize that there was not enough seashore near New York to allow the continuation of Manhattan Beach as an ordinary amusement place. These men were right. Manhattan Beach was not utilized as it should be. The scheme to clear away the amusement features and develop the property as the finest seashore colony around New York was then taken up and comprehensive plans were laid for carrying out the idea. The trees were leveled and over them were spread fine turf and

NOTHING WRONG WITH REAL ESTATE

Market Is Best in Seven Years According to Expert Rentals, and Values Are Going Up

By CHARLES F. NOYES. Real estate in every branch is in better condition to-day than for seven years. Confidence exists and property values have undeniably advanced. Mortgage money is easy and good loans can be procured. Best of all, renting in all neighborhoods is brisk, with higher rentals prevailing in many districts. There is a better understanding between owners and tenants with regard to the new building and occupancy laws.

In the renting market conditions are so much improved that they are unbelievable except to those who keep in active touch with the situation. I have never witnessed such a sudden reversal in renting conditions. Downtown stores and hotels, where leases are usually made only in February and May, are now rapidly renting. Office space is filling up and many of the better downtown office buildings are absolutely without vacancies. Large buildings, such as the Equitable, City Investing, Woolworth, Trinity, Adams and the United States Realty are in excellent income condition and those who predicted disaster for certain of these new investment buildings a few years ago and who held off in making leases hoping to get lower rentals are now forced to pay higher rents than they could have dreamed of a few years ago.

When the Broadway subway is opened—less than two years off—rents in this section of Broadway will undoubtedly advance 25 per cent, because all Broadway needs to fully come into its own as far as values are concerned is transportation.

The insurance district now centered on Williams street from Maiden lane to Fulton street was never stronger. Buildings are filled and one or possibly two new buildings must be erected during the next year to meet the demand for additional space. East of Williams street and south of the bridge rentals are being increased and very little space is offered for rental.

With all these favorable conditions the broker that does not reap a harvest of commissions during the next few years will have on his conscience, because property will not continue to sell at these present low levels much longer and rentals are certain to be higher.

Looking down Dover Street, Manhattan Beach



Looking down Dover Street, Manhattan Beach

city. Back of these flowers and trees business and professional men and women have built costly and attractive homes. The property which Joseph P. Day will sell at auction next week is about the estate located on the corner of Dover street and the Hudson River. The property will come up for sale at the prices.

The Explenade