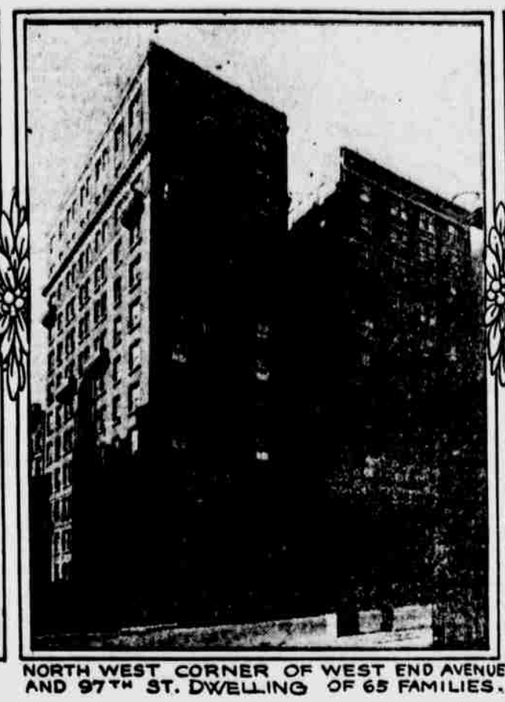
600 FAMILIES WILL PAY $1,200,000 A YEAR TO LIVE IN NEW WEST END AVENUE APARTMENT HOUSES

36 FAMILIES WILL PAY $70,000 TO LIVE IN THIS APARTMENT AT NORTH-EAST CORNER OF WEST END AVENUE AND 80TH ST.



NORTH WEST CORNER OF WEST END AVENUE AND 97TH ST. DWELLING OF 65 FAMILIES.

APARTMENT AT NORTH WEST CORNER OF WEST END AVENUE AND 89TH ST. LAID OUT FOR 12 FAMILIES.

WEST END AVENUE BETWEEN 103RD AND 104TH STS. HOME OF 99 FAMILIES.

WEST END AVENUE ANNEX TO HOTEL WILLARD BUILT TO MEET DEMAND FOR SMALL SUITES.

Eighteen Structures Have Been Built or Planned in Last Fourteen Months---More Than $8,000,000 Will Be Spent to Complete Them

3,500 Persons Will Occupy Them and an Average of $2,000 a Year Will Be Paid by the Six Hundred Families Who Will Live in Them

13 FAMILIES PAY FROM $3,700 TO $5,000 A YEAR TO LIVE IN THIS HOUSE AT NORTH WEST CORNER OF WEST END AVENUE AND 83RD ST.

$90,000 A YEAR WILL BE PAID BY THE 48 FAMILIES WHO WILL OCCUPY THIS HOUSE AT THE SOUTH WEST COR. OF WEST END AVENUE AND 99TH ST.

HOUSE AT SOUTH EAST CORNER OF WEST END AVENUE AND 89TH ST. IN WHICH 24 FAMILIES WILL LIVE.

SAN DOMINGO ON WEST END AVENUE FACING STRAUS SQUARE, RENTED FOR $60,000 A YEAR BY 36 FAMILIES.

WHEN all the apartment houses which have been planned for West End avenue in the last twelve months have been tenanted the population of that rapidly growing avenue will be increased by 3,500 persons, a population greater than many towns can boast of even after years of development. Ten big structures whose cost has been estimated at $5,267,000 have been finished and are now being rented. Eight houses as large if not larger than those just finished are to be erected at a cost of $3,010,000. In these eighteen big structures, each one of which represents a fortune and the latest ideas in construction, will be thousands of rooms laid out in suites of three, four, five, six, seven and eight rooms, which will provide suites for 600 families.

As the houses will be among the finest on the West Side builders who have spent fortunes in producing them will exercise great care in the selection of tenants. First one's character must be satisfactory, and then one's pocketbook must be stout enough to pay from $1,200 to $5,000 a year rent.

Those who have not a fortune to draw on or a good paying business or occupation are not wanted on West End avenue, as rentals there are higher than in any other street on the West Side. The 600 families who will occupy the ten houses just out of the builders' hands and the eight which are being put together for use next spring will pay at an average of $2,000 a year rent, which means that the income each year from the eighteen houses will be $1,200,000. The cheapest apartment one will be able to secure in one of these houses will cost $1,200 a year. From that figure prices rise sharply to several thousand dollars a year.

Builders have been encouraged in holding up rents by the great demand for living space along West End avenue. Builders and real estate brokers agree that there are not enough suites to supply the demand, which does not seem to wane even though the apartment renting season is practically at an end.

Tenants for West End avenue's new apartments are coming from every corner of the country and from foreign parts also. In one house there are three Southerners, five Canadians, two Westerners and two Englishmen. The war business is responsible for the locating here of so many foreigners.

It was to sell beef and horses to the Allies that the Westerners came here, locating with their families in a West End avenue apartment. It was a similar mission which induced the Englishman, the Canadian and the South American to come to New York. Many New Yorkers have become wealthy through the operations of the war in various businesses and they have taken apartments in West End avenue in keeping with their newly acquired wealth. It is on this class that builders will depend to fill their houses.

It is to answer the needs of the men from foreign parts who have come here to share in the war business that several apartment hotels have been built or are under construction on the avenue. Just now Samuel A. Herzog is rushing building wreckers to clear away the buildings at 253 West End avenue just south of Seventy-second street that he might get started on an apartment hotel.

Excavators will also be found rushing matters across from the rear end of Charles Schwab's Riverside Drive residence, Dr. Charles Paterno wants to get up the apartment houses which he has planned for the northeast corner of Seventy-fourth street and for the site just north of Seventy-fourth street on the west side of the avenue. The anxiety of these builders to get started is true of every builder who has planned an improvement for the avenue.

Samuel Herzog will spend $260,000 on his house, which will be fourteen stories high, 51 feet wide and 100 feet deep. It will be laid out in one, two and three room suites, which will rent for $1,200 to $1,700 a year. A restaurant will be on the ground floor for the use of tenants who wish to avoid the trouble of preparing meals. The building will be for those who through business circumstances cannot give the attention or time required in a large housekeeping apartment.

Though the structure is still a matter of blue print drawings, applications have been received for suites in the building. Two blocks to the north Dr. Charles V. Paterno is busy preparing for the construction of two houses diagonally opposite Charles Schwab's dwelling. He will spend $375,000 in their construction. One of the houses will cover the six dwellings at the northeast corner and the other will cover the site of the three dwellings at 307 to 311, which is directly across the avenue from the corner site. In all, Dr. Paterno's operations will take nine old dwellings from the West End avenue block between Seventy-fourth and Seventy-fifth streets. Each house will be thirteen stories high and will provide accommodations for more than one hundred families.

On the next block, at the northwest corner of Seventy-fifth street, is the finished structure of Henry Meyer, a twelve story building, which cost him $600,000, independent of the price which he paid Franklin Pettit for the site in February, 1915. The building is one of the largest of the new structures. It is 105 feet on West End avenue and 131.6 feet on Seventy-fifth street.

Forty-eight families will find suites in the house. Though it has been finished but a short time, the reports are that most of the structure has been rented.

Across from this house on the east side of the block is the annex which has been built to the Hotel Willard, which fronts on Seventy-sixth street, just east of West End avenue. The building was completed recently at a cost of $147,000 for the use of the hotel company, which will pay the owner $21,000 a year for it for the next twenty-one years.

The extension reflects the demand for small apartments with hotel facilities.

The big house which J. C. & M. G. Mayer have built at the northeast corner of West End avenue and Eightieth street will accommodate thirty-eight families. It is a twelve story building arranged in three suites of six and seven rooms to a floor. Those who have taken apartments in this house will pay from $1,500 to $2,300 a year in rent. It is estimated that with all apartments taken the house will bring in a yearly income of $70,000.

The attractive house at the northwest corner of West End avenue and Eighty-third street, big as it is, provides homes for only twelve tenants, who will pay Robert A. Scott, president of the owning company, about $62,600 a year in rents. Tenants above the sixth floor will pay at an average of $6,000 a year for their apartments. The lower six floors will cost tenants from $3,700 to $5,000 a year.

The house was built last year by William L. Sutphin, who bought the site. In August, shortly after its completion, Joseph O'Donnell, assistant manager of Pease & Elliman's West Side office, sold the property to Mr. Scott's company. Mr. Sutphin wanted $400,000 for the house. It cost $135,000 to build, according to the architect's estimates filed in April, 1915.

The next of the new houses are at Eighty-ninth street. By next spring the gap between the Sutphin house and the Eighty-ninth street houses will contain two new structures, plans for which have just been filed. One will cover the group of dwellings at the southwest corner of Eighty-sixth street and West End avenue and the other will be on the east side of the avenue forty feet north of Eighty-eighth street. Each house will be thirteen stories high and will cost a total of more than $800,000 to build.

There are two new houses at the Eighty-ninth street corner. One is at the southeast corner and the other at the northwest corner. The house at the southeast corner cost McMorrow Bros. $525,000 to build. It is now in the hands of agents, who have been having no trouble in finding tenants who will pay from $2,500 to $4,200 to live there.

The big structure, which is twelve stories high and 100 feet on each street, has suites for twenty-four families. The rental which the twenty-four tenants will pay to the McMorrows will total $80,000 a year.

The house diagonally opposite at the northwest corner, will house only twelve families. The Mayers, who built the house at the northeast corner of Eighty-eighth street, have put up a similar structure at the southeast corner of Ninety-second street, a house which, when all tenanted, will bring in $60,000 a year. It is fourteen stories and cost $800,000 to build. In it are suites for forty families.

The northeast and the southeast corners of Ninety-third street and West End avenue are soon to be covered with tall apartment structures whose value will approximate $500,000. The Philton Holding Company will erect the house at the southeast corner, and Anthony Campana and associates are to build the house which will cover the northeast corner. The latter house will be the largest planned recently for West End avenue. Fourteen stories high, it will be 100 feet on the avenue and 125 feet on the street. Its cost has been put at $500,000. On each of its fourteen floors will be suites for five families, which will mean a population of seventy families for the house. The rents to be paid will total $110,000 a year.

At the southeast corner of West End avenue and Ninety-sixth street a fourteen story apartment hotel is projected at a cost of $260,000. This is the newest building operation announced for the avenue. It will cover the site of two houses which the building company has owned for at least two years. The company has spent the two years studying the needs of the avenue and has come to the conclusion that small suites are the most in demand.

The twelve story house at the northwest corner of Ninety-seventh street rents for $85,000 a year. It was finished a few months ago and is practically a full house.

Isaac Polstein started to build it late last year. In April the house was bought by the Bernheimer estate for investment even though the structure was still in the building stage.

The McMorrows, who improved the southeast corner of West End avenue and Eighty-ninth street with a structure of fine appearance, have just finished a similar structure at the southwest corner of West End avenue and Ninety-ninth street, on the site of two old dwellings. The improvement, with the value of the ground it covers, represents an investment of $1,[illegible]. It will give accommodations to twice as many families as the Eighty-ninth street house.

There are forty-eight suites [illegible] Ninety-ninth street house, which [illegible] will total $90,000 a year.

Apartments for ninety-nine families have been provided by the Paterno[illegible] on the west side of the avenue between 103d and 104th streets. Two [illegible] erected there last [illegible] twelve story [illegible] at a cost of $1,000,000. The [illegible] street corner house will [illegible] fifty-one apartments of [illegible] seven rooms, rents for $[illegible]. The adjoining house on the [illegible] which covers the rest of the block [illegible] 104th street, has forty-eight suites which bring in $[illegible] in rents.

At the northeast corner of 104th street the Paternos are about ready to [illegible] another house which when fully tenanted will bring in $105,000 in rents every year. It will contain fifty-two apartments arranged in suites of six, seven and eight rooms. Each floor will contain four suites.

The San Domingo, between 106th and 107th streets, is the most northerly of the new houses. It is the work of Harry Schiff, who spent $300,000 in its construction. It covers the old site of the Bloomingdale church, which the builder secured in June, 1915. The San Domingo contains thirty-six suites which rent for $60,000 a year.

NEW ENGLAND ON LONG ISLAND

Charm of Down East Village to Be Duplicated at New Hyde Park.

The Glens Falls Trust Company, which owns as trustee a large tract near the railroad station at New Hyde Park, on the main line of the Long Island Railroad, has turned the property over to the Robert E. Farley Organization for development.

The property will be developed with the needs of the man of moderate means especially in mind. The tract, which has been called Nassau Haven, has been laid out by a well known landscape architect and the landscape design embodies many interesting features. Houses will be constructed in groups about some [illegible] lar private parks.

On one street, called Colonial avenue, an attempt will be made to reproduce the spirit and charm of the old New England village, and only houses of colonial or New England design or type will be permitted on this street, while other sections will be devoted to houses of the bungalow or bungalow type.

The street improvement work is ready under way and several houses are to be built at once for spring [illegible]

INVESTING IN BROOKLYN

The Frank Hughes-Taylor Company of Montclair has sold for [illegible] Holden the three story [illegible] on plot 20x100 feet, at [illegible] avenue, Brooklyn. The [illegible] valued at $18,000.

Frank A. Seiver & Co. [illegible] six family flat at 272 [illegible] for Thomas McEvoy.

P. A. Schlesing has sold [illegible] the two family frame dwelling [illegible] Knickerbocker avenue to [illegible]

I. Salsberg has sold [illegible] Realty Company to M. W[illegible] 100, on the northeast side of [illegible] avenue 60 feet from [illegible] street.

$40,000 MOUNTAIN TRACT SOLD

Wilson Hatch Taylor of M[illegible] bought a tract on the Mo[illegible] tain fronting on Afterglow [illegible] roads and extending to a depth [illegible] feet to the cliff. The tract has a [illegible] age of 345 feet on the latter [illegible] tends in a southerly direction [illegible] Essex County Park Reservation. The tract is heavily wooded and is [illegible] to the Tierney estate. The property has been held at $40,000. E. M. Crane Bros. of Montclair were the brokers in the transaction.

GETS BIG FACTORY CONTRACT

The Turner Construction Company has been awarded the general contract for the American Manufacturing Company's three story reenforced concrete factory, 100x100, at West and Noble streets, Brooklyn.

WHY NEW YORK IS GREATEST CITY

Has 38,000 Factories and Does Most of Country's Business.

The greatness of New York city is not usually appreciated until represented in figures. Borough President Marks of Manhattan in his address before the Real Estate Association of the State of New York at its convention last week gave statistics which indicate that New York is the foremost city perhaps in the world. The purpose of these statistics was to substantiate Borough President Marks in his opinion that New York city real estate is the most stable investment and that values here are substantially based. He said:

"New York city has 38,000 factories, with almost $2,000,000,000 of capital, turning out annually products valued at $3,000,000,000 and employing 810,000 persons receiving $540,000,000 annually in salaries and wages. Few people know that one-tenth of the manufactures of the United States are made in New York city.

"It may be fairly called the terminal of every American railroad; 290,000 persons enter and depart from this city every day; a new building is erected every fifty minutes; as a port it receives and sends out 27,000,000 tons of freight annually; it has a foreign commerce amounting to $2,772,000,000, which is more than 74 per cent. of the country's total commerce.

"The constant and steady increase in population, which in New York city has been at the rate of 100,000 persons annually during the past ten years, is a most important factor. The constantly increasing facilities of transportation between the boroughs have increased values. New York is literally the greatest city in the world, with wonderful opportunities for further development and great increases in real estate values in every borough.

"New York in reality is five great cities. Manhattan is larger than Chicago, Brooklyn is larger than Philadelphia, The Bronx is as large as Detroit, Queens is larger than Minneapolis and Richmond is larger than Salt Lake City."

EMBARGO DELAYS SUBWAYS.

Contractors Not Able to Get Material, Commissioner Claims.

Public Service Commissioner Hodges has practically assured the operation of the Lexington avenue route through The Bronx by this time next year. The assurance was given to the members of the Traffic and Waterways Committee of the Bronx Board of Trade during an inspection of the Lexington avenue subway construction in the neighborhood of the Grand Central Terminal last Wednesday.

Commissioner Hodges said that the only drawback to the completion of the East Side sub-surface route lay in the difficulty to secure sufficient working material.

"Great quantities of much needed supplies are gathered together at various points," he says, "with no available means of getting them to the scene of operations, due to freight embargoes, labor troubles and other conditions over which the commission or the contractors can have no control."

The Commissioner vigorously defended the contractors from the various attacks that had been made on them by civic bodies and citizens at large.

BUYS NEWARK AUTO BUILDING.

Feist & Feist of Newark, N. J., have sold for Benjamin P. Lissner the northwest corner of Halsey and Bleecker streets, Newark, N. J. The property has a frontage on Halsey street of 52 feet and on Bleecker street of 89 feet, on which is erected a four story modern commercial building. The building was originally erected by Mr. Lissner for the Pope-Hartford Automobile Company. It was rented recently by the Willys-Overland Company. The new owner, James E. Crossley, purchased this property for investment.

80TH ST. DWELLING BUYER.

Albert H. Stursberg is the buyer of the dwelling at 16 East Eightieth street, the sale of which by John J. Kavanagh for Mrs. Eugene Arnstein was reported last week. The property is assessed at $95,000. Mr. Stursberg resides at 9 West Fifty-sixth street.

NEW BUILDING FOR SUMMIT.

The Summit Development Company has sold to R. M. Collin two plots on Elm street, Summit, N. J., for the Summit Home Land Company. The property will be improved.

FOREIGN TRADERS BUY CHELSEA BLOCK

Property Between 17th and 18th Sts., 10th Ave. and Marginal Street Secured.

The block between Seventeenth and Eighteenth streets, Tenth avenue and Marginal street, the property of the Consolidated Gas Company for many years, has been sold. One of the largest foreign trading concerns in the city is said to have bought it as a site for a big warehouse which will be occupied exclusively by the new owners. It will be one of the largest structures along the waterfront and will cost about $1,000,000 to build.

The block is one of several along the waterfront in that section owned by the gas company. They were bought years ago and large gas tanks were erected on the property.

The high value of land facing the waterfront, and particularly near the big steamship piers, has induced the gas company to remove its tanks to less expensive property and sell this land.

The property fronts 197.3 feet on Marginal street, 184 feet on Tenth avenue, 379.10 feet on Seventeenth street and 450.11 feet on Eighteenth street.

Last November the Merchants Refrigerating Company bought the block between Sixteenth and Seventeenth streets, Tenth avenue and Marginal street from the Consolidated Gas Company as a site for a $2,000,000 cold storage plant.

THEATRE FOR 48TH STREET.

P. Pereira, architect, is preparing plans for a theatre, 75x100 feet, with a seating capacity of 875, for the site at 148 and 152 West Forty-eighth street for Edward F. Rush. The building will be of brick construction, with reenforced concrete floors, and will cost about $75,000.

CENTRE MORICHES SALE.

Daniel M. Gerard has sold to Henry Trenchard, Jr., of Brooklyn the Dr. C. A. Tinker place on the Senic River, Centre Moriches, L. I. The property consists of five acres with modern house and outbuildings.

NEW CEDAR KNOLLS HOUSES.

Builder Buys Site for Seven Fine Dwellings.

Oliver M. Oake, a Bronxville builder, has purchased from the Cedar Knolls Company 550 feet on Pondfield Road West, Cedar Knolls, Bronxville, for improvement with six dwellings, to contain from eight to eleven rooms each with baths. Mr. Oake has been building in the Cedar Knolls section for two years and has marketed all of his houses. His aim has been to build country houses that would reach the new apartment house standard in luxuries and space.

SOUTHAMPTON RENTERS.

Alfred E. Schermerhorn has leased cottages at Southampton, L. I., for the season of 1917: For Mrs. N. Thayer Robb to Caleb W. Hamill; for T. Markoe Robertson to Kurnel B. Babbitt; for L. F. H. Betts to Mrs. Mabel Whitney Sabin; for Mrs. W. Bossetor Betts to David Dows; for Mrs. Russell H. Headley to Mrs. Clarence Cary; for Miss Julia T. Wilson to Oren Root; for John Bottomley to Col. Henry May; for William B. Platt to L. du Pont Irving, and for Grosvenor Atterbury to J. W. Fuller Potter.

FLATS IN $70,000 TRADE.

Charles A. Weber has sold for Henry Meyer to Susie Haaf the northwest corner of Trinity avenue and Teasdale place, a four story apartment house, on plot 28x100 feet. The buyer gave in exchange 428 East 148th street, a five story double flat, on lot 25x100; also a plot, 68x107, on the west side of Jackson avenue about 103 feet north of Westchester avenue, upon which the new owner will erect a loft building. The transaction involved $70,000.

WILL BUILD NURSES' HOME.

James McWalters & Son have received the general contract for the eight story brick and stone fireproof home for nurses at 321 West Forty-fifth street designed by Tracy & Swartwout, architects. The owner of the property is Vincent Astor. The estimated cost is $160,000.

ABRAHAM & STRAUS ADDITION.

Starrett & Van Vleck are making plans for a six story brick, steel and limestone annex to the department store of Abraham & Straus at Hoyt and Livingston streets, Brooklyn.

BIG MAIL ORDER CO. ADDS TO HOLDINGS

National Cloak and Suit Co. Buys Five Properties in 25th Street Near 7th Avenue.

The National Cloak and Suit Company, which, next to the Pennsylvania Railroad Company, is the largest owner of real estate on Seventh avenue south of Times Square, has added to its holdings by the purchase yesterday of the property at 226 to 234 West Twenty-fifth street, five flats and dwellings on a plot 95x100, adjoining its buildings on the west.

The company's total frontage on Twenty-fourth and Twenty-fifth streets is now 300 and 345 respectively. The company will eventually extend its sixteen story buildings over the property recently purchased. This will provide it with a total floor space of over twenty-three acres.

The brokers in the transaction were Benjamin Bernstein and N. A. Berwin & Co.

REALTY CO. BUYS IN 43D ST.

WEST FORTY-THIRD STREET.—William P. Jones & Son have sold 309 West Forty-third street, a five story flat, on lot 25x100, for Elizabeth Shaw, to the Colfax Realty Company.

WATER STREET.—The Lawyers Mortgage Company has sold to Martin Garone the northwest corner of Water and Catharine streets, a four story building, on lot 20.2x40.2.

TAKES A GOULD HOUSE.

Lewis B. Preston has leased for Charles A. Gould his house, known as Ridgecrest, on the Boston post road, Harrison, for a term of years, to William P. Marseilles.

The Westchester Land Exchange has leased the Kenneth Murchison house on Sherman avenue, in the Gedney Farm section of White Plains, for a term to George Burch of White Plains.

John F. Scott has rented for Mrs. Walter C. Stearns her country place at Hewlett, L. I., to Norris Sellar.

OWNERS WANT 86TH ST. CARS.

Board of Estimate Urged to Grant Franchise for Line.

Resolutions signed by fourteen taxpayers' associations and civic bodies have been sent to the Board of Estimate and Apportionment urging that a franchise be granted for the operation of street cars through West Eighty-sixth street. The resolution calls to the attention of the board the fact that owners of property valued at many millions want the car line, and that it should not delay any longer in granting the franchise, which has been under consideration for several months. Health and comfort of many West Side residents is affected by the lack of crosstown travelling facilities, the taxpayers' resolutions claim.

RENTS J. E. ROOSEVELT HOUSE.

Pease & Elliman have rented furnished for John Emlen Roosevelt the four story and basement dwelling at 818 Madison avenue, between Sixty-eighth and Sixty-ninth streets, to Winthrop Chanler, and for Amelia E. White to Mrs. Fausa Queveda the four story and basement dwelling at 18 West Sixty-ninth street, just west of Central Park.

Douglas L. Elliman & Co. have leased for Mrs. J. C. Rennard 77 East Fifty-sixth street, a five story American basement dwelling, for a term of years to Myron Holmes.

The Duross Company has leased for the Lamore Realty Company the three story and basement house at 65 Horatio street to Eugene Dwyer for a term of five years.

B. Flanagan & Son have leased the house at 152 West Eighty-second street for Joseph J. Morris to Mrs. Winifred E. Smith.

BROADWAY BUILDING LEASED.

White-Goodman have leased the building at 558 Broadway to the Friedman Company. The same brokers have leased the eighth loft at 336-340 Canal street to the Beacon Underwear Company for a term of years.

Douglas L. Elliman & Co. have leased a store at 149 West Fifty-seventh street to Virginia H. Carroll for use as a tea room and cake shop.

$100,000 FLATS FOR BRONX.

Joseph Kurzman, as president of the Lemarac Realty Company will spend $100,000 in erecting two five story apartment houses at the southwest corner of Grand Concourse and 197th street from plans by Lucian Pisciotta. The house will cover a plot 100x91.8.