

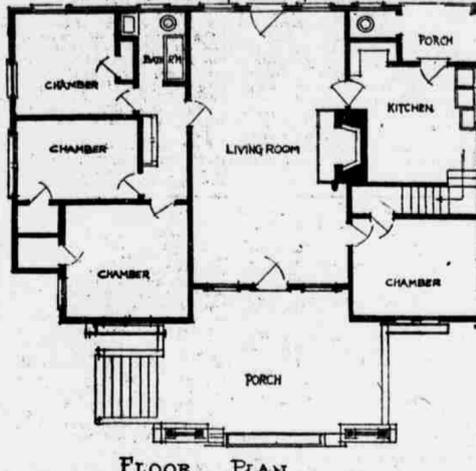
OLD DWELLINGS ADD TO THE HOME SUPPLY Making of Houses Into Many Small Flats Hastened by Scarcity of Living Space

Conservation is growing steadily upon the population of New York city, partly as the result of the continual admonitions of the Federal Government and partly of necessity. The higher cost of living, including advancing rents, has forced many families to review their financial status and with only such accommodations as they really need. The war is the principal cause of the changed conditions. Many families have been broken up by the call to service of the masculine members of their households, the volunteer services of many of the female members and the difficulty of securing domestic help. The result of these influences has been an unprecedented demand for small apartments, apartments of two and three rooms, with and without kitchens.

Charming and Quite Inexpensive Suggestion for Next Summer's House



This is a dwelling in one of the residential parks developed by the Country Home League, Leo Bugg, president.



FLOOR PLAN

This is a dwelling in one of the residential parks developed by the Country Home League, Leo Bugg, president.

TAX LIENS GOOD INVESTMENT.

But Law Needs Modification to Correct Evils. Edward P. Doyle, chairman of the budget committee of the Real Estate Board, in explaining the attitude of the board toward the tax lien law, said: "A lien for taxes on its own real estate is as good an investment as the city can have. The lien is a first lien and draws 7 per cent. interest, and can be foreclosed at any time if the city needs money. The real reason for the passage of the existing law was to enable certain difficult titles to be cleared by the purchase of a tax lien and a foreclosure of the lien. Clouds of title can now be inexpensively cleared by the Torrens law, and there is no longer any necessity for the present tax lien law with its dangers and intricacies. If the city needs more power to enforce the collection of past due taxes that can be given."

QUEENS ASSESSMENTS JUMP.

New Factories and Machinery for War Work the Cause. The assessed valuations in Queens for 1918 have been increased \$14,738,625 over the valuations for 1917 to \$542,632,055, according to the tax books. About two-thirds of this increase is levied upon additions to factories and new machinery made necessary by war orders. As Queens is a bee hive of war industries at the present time, few industrial establishments escaped an increase. Long Island city bears almost half of this increase. The remainder is scattered throughout the borough and represents the valuations placed on new dwellings. Personal assessments have also received a considerable boost in Queens. The assessment list when first prepared for 1918 called for \$16,453,750, but finally reduced to \$7,509,400. The tentative assessment for 1918 is \$51,392,550.

RENTING IN MORRISTOWN, N. J.

Rentals at Morristown, N. J., have been made through Mrs. Fancher for the Lathrop estate, 41 Franklin street, to Loraine T. Peck, who will use the house for a school for girls; for Charles E. Gregor, 1 Washington place, to George P. Humphreys; for Mrs. Alexander Torrance, 9 Franklin street, to Gilbert E. Jones, Jr.; for Mrs. John R. Emery, 25 Elm street, to Harold E. Griswold; for Mrs. Thomas W. Caldwell, 43 Elm street, to Mrs. William S. Carroll; for the D. C. Ballantine estate, 141 Madison avenue, to R. C. Good, president of Lackawanna Leather Company; Dr. George Stuart Willis, 196 South street, to William Carson Kane; for the Woodford Land Company, 44 Madison avenue, to Miss Annie B. Dexter; Mrs. Theodore T. White's property at Convent to Mrs. Richard M. Williams, Jr.; for Mrs. Fayette Smith, 15 Franklin street, to Mrs. John Kane Miller; for Mrs. Barrett, 31 Macculloch avenue, to Mrs. Henry Rawle; for Dr. Granville M. White, 146 Madison avenue, to Robert A. Gardner, East Hampton, L. I.; and for H. Ward Ford, 190 Morris street, to Mrs. Stanton Whitney.

WOULD HELP "H" SYSTEM.

Queens Man Suggests Operation of Queens Subway to Times Sq. The extension of the Queensboro subway west under Forty-second street to Times Square would greatly improve the subterranean transit situation in the middle section of the city. The Queensboro tube has been built as far west on Forty-second street as the Grand Central Terminal. Walter I. Willis, secretary of the Chamber of Commerce of the Borough of Queens, has made the suggestion that the city delay no longer in extending this system west of Times Square, since it would be a great asset to the "H" plan, as the connecting ser-

SELLS LONG HELD FLAT.

J. G. Baseman, of the Raphael Company has sold for Julius Grossman 251 West 129th street, a six story elevator apartment house on plot 50x100. The property was held at \$58,000. This is the first sale since Mr. Grossman purchased it from the builder in 1910.

WOMAN SELLS TENEMENTS.

J. G. Baseman, of the Raphael Company, has sold for Miss T. De Maria 112 Macdougall street, a five story tenement, with stores, and a three story rear tenement, on lot 25x100. It was held at \$30,000.

FIRST SALE IN 50 YEARS.

George W. Bratton has sold for Orle Rogers to F. J. Lator the three story dwelling at 155 East 127th street on lot 20x99.11. This is the first sale of the property in fifty years.

INVESTS IN LUDLOW ST. FLAT.

Joseph Metzger has sold for Isaac Adler the six-story tenement on plot 25x37.6, at 111 Ludlow street to an investor.

DEMAND FOR NEWARK FLATS.

The influx of workers in the ship building and other war industries has

ELECTRICITY TO BE MEASURED.

Free Use of Light in Office Buildings May Be Stopped. The New York Building Managers Association has appointed a special committee, consisting of Leo T. Smith, Clarence T. Coley, and J. Clyde Daley, chairman, to investigate the feasibility and advisability of metering electricity used by tenants in office buildings or of otherwise making an equitable charge for actual current consumed instead of furnishing it lavishly and freely and including it in the rent. Building managers are aware of the universal abuse of free electric current. The initial step towards furnishing current in New York office buildings on an equitable basis in the interest of the consumer of fuel to prevent waste has been taken up by the committee by sending a letter requesting information on the subject to every member of the National Association of Building Owners

RESELLS HEIGHTS FLAT.

Lanser & Kahn have sold to Cain & Pitman the five story flat at the northwest corner of Washington avenue and 172d street on plot 20x100, which they acquired on Tuesday, in part payment for 1435 Ogden avenue. Nearing Bros. were the brokers.

TRIPLE TENEMENT RESOLD.

The Henry Morgenthau Company has resold the five and a half story tenement, with stores, at 175 Madison street, on lot 25x100.

EVERY REAL ESTATE OWNER



is entitled to display this emblem upon subscribing half of one per cent of the assessed value of his property in Fourth Liberty Bonds. Subscribe through the REAL ESTATE DIVISION and pay through your own local Bank or Trust Company.

Building at Its Lowest

Statistics compiled by the Dow Service Daily Building Reports make it possible to compare construction in and

Table with columns: City, 1915, 1917, 1918, Per cent Gain or Loss. Rows include Albany, New York, Boston, etc.

Charming Bungalow at Lake Mahopac



Delightfully situated on beautifully wooded plot, overlooking the most beautiful lake in New York State, entirely secluded, giving that privacy so desired in a country home. Bungalow has six large rooms and bath, living room with open fireplace, &c.—oak floored sleeping porch, breakfast nook—in fact, the Bungalow is ideally complete in every respect, all improvements being already installed. Very satisfactory terms to responsible people. Two very attractive Bungalows ready for immediate occupancy. Further information and photos from LEO BUGG, 40 West 32d Street, Phone Madison Square 9360.

CORNER BUILDING

South of 14th Street. 2 Elevators. Steam Plant. Sprinkler System. Wm. A. White & Sons. 46 Cedar Street. Tel. 5700 JOHN.

ROCKAWAY PARK SALES.

H. Richter & Co. have sold for William C. Ormond property on the west side of Montauk avenue to Our Ladies of Wisdom of Ozone Park; also for Frederick W. Stadtmueller a parcel on the west side of Columbus avenue to Louis Kirchner, and for M. F. Cahill North Montauk avenue to M. A. Geagan of Manhattan.

REAL ESTATE AT AUCTION.

Executors & Trustees AUCTION SALE Thursday, Oct. 10, 1918. At noon in REAL ESTATE EXCHANGE, 14-16 Vesey St. 206 to 214 East 24th St. Between Second & Third Ave. Size 122x98.9. Improved with 1 story garage. Phone 745-Cor. 11 Nassau St. N. Y. City.

Realty's Honor Flag Helps Raise Millions

Liberty bonds but to put his subscription through the Real Estate Division. In order that the chairman, Alfred E. Marling, and other members of the committee who are working day and night with him will be successful in not only reaching the prescribed quota of \$5,000,000, but in doubling the quota, and it will be a disappointment if the Real Estate Division reports less than \$10,000,000. The individual quota plan, half of 1 per cent of the assessed valuation, is not burdensome, Mr. McGuire said, particularly if one realizes that the bonds can be bought on installment payments, and if during the next week the buildings especially those on lower Broadway, are not decorated with the quota emblems of the Real Estate Division, the division will indeed be disappointed. Mr. McGuire says that owners of real estate must realize it is impossible for members of the committee to call on each and every one, and property owners should send their subscriptions either by mail or by calling personally at the Real Estate Board, No. 217 Broadway. "The old slogan of 'Do It Now' applies to this loan perhaps in a greater measure than with most other things," he continued. "To do 'now' means that we are very early in the game, with a commendable willingness, get back

Paper Box Manufacturers

Setory and basement building on Greene Street. 20,000 SQ. FT. Possession January 1. \$6,000. Wm. A. White & Sons. 46 Cedar Street. TEL. 5700 JOHN.

BUYERS SCARSDALE HOUSE.

The Robert E. Farley Organization has sold for Mrs. Stella Elliott a house on Bond Street, Scarsdale, to Mrs. Elizabeth Fellos.

TRADERS TAKE SPACE.

M. & L. Hess has leased space at 12 and 14 West Thirty-second street to 4 and 6 East Thirty-third street, to 93 Fifth avenue to Herbert B. Lederer & Co. The F. R. Wood, W. H. Dolson Company has leased stores at 2547 Broadway to Gristede Brothers; at 2541 Broadway to Harmon Specialty Shop, and at 2889 Broadway to Kops Millinery. Goodale, Perry & Dwight have leased space at 44 to 70 West Twenty-third street to the Y. M. C. A. for war work; at 182 Fifth avenue to the Yarn Products Company; store at 438 Sixth avenue to Isaac Gotsberg; space at 2 West Sixteenth street to Francis Stelfox and to Richard Zimmermann; at 22 East Twenty-first street to Fiber & Schneider; at 36 East thirty-third street to Sydney I. Fibel and Louis Kauler; at 7 West Twenty-fourth street to Kathryn Meredith, M. G. Moody and Hartley G. Dewey. Shaw & Co. have rented the store at 4 West 125th street to Julia Schlesinger. Ames & Co. have leased to G. N. Platts store at 809 Fifth avenue; to Margolis store at 156 West Thirty-fourth street, and store at 44 East Thirty-fourth street to the American Humane Association.

OPENS BROKERAGE OFFICE.

Hugh J. O'Kane, formerly with Houghton Company, has opened an office at 209 West Seventy-second street for the transaction of a general real estate business.

BROKER IN NEW POSITION.

W. H. Sewall, formerly with Slauson & Hobbs, has become associated with James C. Miller at 142 West Fifthth street as manager of the rental department.

MONTCLAIR THE MOUNTAIN PARK TOWN

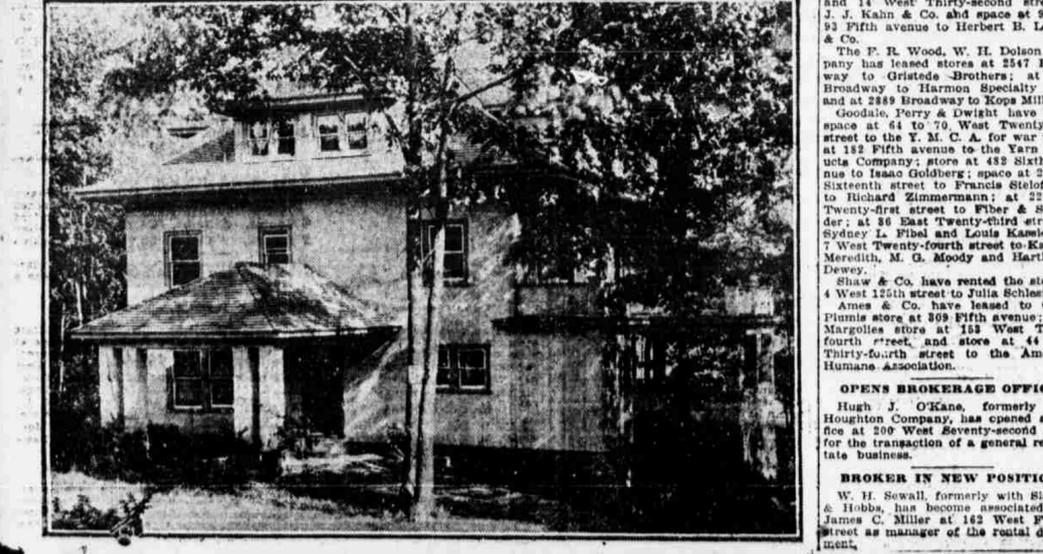
FOR RENT UNFURNISHED SPECIAL. Modern House, 10 rooms, 2 baths \$1200. Hillside Residence, 11 rooms, 2 baths, \$1400. Attractive Home, 12 rooms, 2 baths, garage, \$1800. Brick and tile Residence, 11 rooms, 3 baths, solarium, garage, \$2000. Modern Residence, 11 rooms, 3 baths, solarium, garage, \$2400. NOTICE:—Our Advice to Strangers is to RENT for a year before BUYING. F. M. CRAWLEY & BROS. Offices Opp. Lackawanna Terminal, Montclair, N. J.

Forest Hills Gardens

FIFTEEN MINUTES FROM PENN. STATION. A place for lovers of Artistic Surroundings. More than 40 houses have been sold this year. There are but 19 new houses left. 47 West 84th St. New York. Forest Hills, L. I.

Charming Home at Larchmont Park Bought Recently by Robert C. Heinze

H. E. Gilchrist, lecturer, has purchased a small estate at Mountain Lakes, N. J., directly on the shore of Mountain Lake. The plot has 100 feet of waterfront and extends in depth



5 & 7 East 54th St.

Just off 5th Ave. SHOPS IN NEW BUILDING Wm. A. White & Sons. 46 Cedar Street. TEL. 5700 JOHN.

FACTORIES FOR SALE.

SALE OR RENT. FACTORIES EVERYWHERE. 12-14 Clinton St. Robert A. Monteban, Newark, N. J.

REAL ESTATE.

Specialists in 527 5 AV. Nearby Connecticut. Fire & Insurance. CHAS. F. NOYER CO. Real Estate. 62 William St. Tel. John 2000.

FARMS FOR SALE.

COST \$10,000—SELL FOR \$16,000. Magnificent 30 acre farm, beautiful, modern, artistic dwelling, 13 rooms, 3 baths, etc. Write for detailed information. Other bargains. H. J. MCGINLEY, Newark, N. J.

UNFURNISHED HOUSES TO LET.

17th, 222 West (between 8th-9th ave.)—11 room steam heated house, suitable hotel or furnished. Immediate possession. Station and garage. For terms, apply to HUGH KING, 15 William St., after 1 P. M. SUNDAY.

NEW JERSEY REAL ESTATE FOR SALE.

South Orange One family house, 7 rooms except electric heat, allowance made for later; convenient to railroad, trolley, bus and bus; lot 4812.9; room for delivery and garage; coal in cellar. Address J. J. L. 42 Garden St., Newark, N. J.

REAL ESTATE FOR SALE—QUEENS.

KEW GARDENS. Borough of Queens. Five Minutes' Walk to L.I.C. Station. Seven room Duplex House on Lafferty av., be- tween St. James and Queens Boulevard; all modern improvements, including steam heat, electric light, hardwood and parquet floors, ready for occupancy. Price, \$25,000. HUBBARD REALTY CO., INC., 44 Lafayette St., New York City. Tel. B'ring-2661.

NEW YORK REAL ESTATE FOR SALE.

AT A BARGAIN PRICE. English half timber and stone building. Never occupied. 10,000 sq. ft. woodwork. Situated at Cedar Knolls, Brouville; large living room, with fireplace; heated bathroom, dining room; large kitchen; 6 bedrooms, 3 baths, dressing room, large storage room. Improvements convertible to desirable neighborhood. L. D. Garrett, 51 East 43d St. Tel. 4267 Murray Hill.

REAL ESTATE FOR SALE.

FOREST HILLS GARDENS. Sage Development. ATTRACTIVELY situated house, practically new, 10 rooms, 3 baths; very reasonable price. 52 J. SNOKE No. 44 Short Hill Road. Phone 6232 Forest Hills.

CONNECTICUT REAL ESTATE.

NEW FACTORY. 10,000 sq. ft., adapted for manufacturing chemicals or other work; also factory, 20,000 sq. ft., with tables, motors, power, for 100 Sewing Machines; adapted for garments or Uniforms; easily converted into a school building. Building and Textiles; splendid opportunity for development work; immediate possession. C. C. WELLES, Newark, Conn.

LONG ISLAND REAL ESTATE FOR SALE.

FARM BARGAIN—Five acre, partly cultivated, new residence, shingled, four rooms; large garage; barn; poultry house; make money raising poultry, etc.; \$2,200; 1500 sq. ft. acre adjacent to lot; if desired, J. B. SWEEZY, Patchogue, L. I.

MANHATTAN REAL ESTATE FOR SALE.

209 WEST 84th ST.—Beautiful four story and basement house, hardwood floors throughout, 10 bedrooms, electric light, DWIGHT MURTON W. SMITH, 18 West 44th St. Brokers protected.

CITY REAL ESTATE.

HESS Business Property

WESTCHESTER REAL ESTATE.

Fieldston. Riverdale-on Hudson. Near 242d St. & Broadway, N. Y. C.

Beautiful New Colonial House.

Remarkably attractive new apartment brick house. Will appeal to the most discriminating purchaser. Contains 12 rooms, 2 baths, sun porch, garage. One of the finest homes in this most desirable section. An exclusive suburb of New York. A real bargain. Call for descriptive brochure and estimate of cost or for further information. Delaford Estate, Owner. GEORGE HOWE, Sales Agent. 7 Fifth Avenue, New York.

"EAGLES' REST"

AT GARRISON. The famous Gouverneur Estate, situated on the Hudson, the home of the late General Louis Fitzgerald, is now offered for sale; 130 acres of the most productive grounds along the river; commanding dwelling of 20 rooms, with all modern buildings and a model farm; 1000 acres of the most fertile soil in the State. The beautiful Indian Brook flows through the estate. Mention of the mile of trout runs, increasing the estate's value. The house is a masterpiece of architecture. A beautiful location and superb view of the Hudson. Call for descriptive brochure and estimate of cost or for further information. NICHOLS & HOBBS, 7 East 42d St.

PELHAM HEIGHTS

NYACK AV. FOR SALE—MODERN DWELLING. ON PLOT 100x125; 15 ROOMS. Five master bedrooms on second floor; three baths; excellent condition. ATTRACTIVE BARGAINS. Easy Terms. Ashforth & Co., 501 5th Av. Or Your Own Broker.

\$9,500! REAL BIRTH AND

Beautiful modern bungalow on 1000 sq. ft. lot; 2 baths, gas, electric, hot water, driveway and garage; central heating; L. P. HARRIS, Tel. 1134 N. North Ave.