

# Negroes, Solving Own Housing Problem, Buy \$1,250,000 Worth of High Class Apartment Houses in Harlem

### While Philanthropists Talk of What Should Be Done for Race Leading Colored Men Take Action for Themselves—Acquire 6 Large, Modern Buildings

While well meaning white folk, philanthropists, real estate men and others are planning and talking about improving the housing conditions of negroes in this city the negro himself has set out to solve his own housing problem. He took the first step in this direction last week when he amazed those who have been working in his interest by the purchase of six fine big apartment houses on 141st and 142d streets, between Lenox and Seventh avenues, property which a few years ago sold for more than \$1,250,000. For an initial step it is a long one, and since it was taken by three negroes it is evident that he has ideas about how he should live that are far in advance of those which are being planned for him. In these apartment houses he will have all the comforts of the modern apartment house. He will even be lifted to his apartment by elevators just as in the best apartment house in the city.

He will have United States mail chute service, telephone, gas and electricity. In all apartments are hardwood trim and parquet floors, tile baths with showers and pedestal lavatories, open nickel plated plumbing, with porcelain fixtures, both in bath and in kitchen and ample closet room. French doors with Florentine glass are in the dining rooms.

The houses were built about five years ago for white folks who were expected to pay fairly good rents for accommodations. They are now partly occupied by white folks under leases which will expire until October. As the block shifted from a tenantry of white folks several years ago to one of colored



**\$1,000,000 APARTMENTS ON 141ST AND 142ND STREETS BOUGHT LAST WEEK BY A NEGRO SYNDICATE FOR THE USE OF NEGROES**

folks the occupants of the houses changed as rapidly as leases expired and to-day the row is occupied by white and colored families.

The negro population of Harlem, when these houses were erected, was estimated at 45,000. This population has almost doubled since that time and to-day the estimate is that there are upward of 75,000 negroes in the northeast corner of Harlem. They have huddled into dwellings and tenements and apartments abandoned by the whites.

Housing accommodations were so limited that friends of the negro, folk who had the moral side of the colored man at heart, real estate men who had interests in Harlem to protect, and builders of model tenement houses in the San Juan section decided to help the housing problem of the negro and plans were laid and talked over for erecting in the negro section of Harlem a series of model tenement, such as the Hampton

at 210 West Sixty-third street, for their occupancy. The proposal was welcomed by the colored folks of the section, most of whom are hard working and law abiding citizens. Philip A. Payton, Jr. and others of their leaders cooperated with this committee of moralist, real estate men and builders, for the plan would give to the negro as good housing conditions as prevailed in other sections of the city and at rentals below those which they were paying for poorer quarters.

It is a mistaken idea that the negro does not pay high rents. He pays more relatively for the poor quarters he occupies than the white does for far superior premises. This inequality has been causing considerable unrest in the colored section and many respectable families have been threatening to leave for the localities where they could have better homes for less money. It was this unrest which spurred the real estate

## MANY WILL LEND ON TORRENS TITLES

### 28 Big Institutions Agree to Facilitate New Registration System.

Twenty-eight financial institutions have agreed to lend on properties insured under the Torrens system. They include savings banks, trust companies and title and mortgage companies in this State, Connecticut and Pennsylvania. It is a result of a campaign just started by the Real Estate Board of New York to facilitate lending under the land registration laws, commonly referred to as the Torrens system, that these institutions have decided to advance this system of registration.

While the percentage of those willing to make loans on titles registered under the Torrens system is as yet not large a sufficient nucleus is formed for starting the work along practical lines.

The lending institutions willing to entertain applications for loans under the system, as indicated in replies to the board's inquiries, are the American Savings Bank, Fidelity Savings Bank, Auburn Savings Bank, Auburn; the Schenectady Savings Bank, Schenectady; Ithaca Savings Bank, Ithaca; Citizens Trust Company, Utica; the Savings Bank of Utica, Utica; Cortland Savings Bank, Cortland; Poughkeepsie Trust Company, Poughkeepsie; the Mattawean Savings Bank, Mattawean; Genesee Valley Trust Company, Rochester; Skaneateles Savings Bank, Skaneateles; Sag Harbor Savings Bank, Sag Harbor; the Rome Savings Bank, Rome; Fulton Savings Bank, Fulton; Putnam Savings Bank, Putnam; the Otsego County Savings Bank, Hartford, Conn.; and the Fidelity Life Insurance Company, Philadelphia, Pa.

## SUBWAY CONTRACTORS LOSE

**Court Holds Shaft Structures Block**  
**Light and Air.**

A decision of interest to property owners was handed down last week by the Appellate Division. It has to do with assessing damages that were suffered by real estate at Broadway and Mercer street through a subway shaft structure erected there. This case was originally decided against the Underpinning and Foundation Company, who appealed the case was regarded as so important that several subway contractors joined in the appeal. The character of the suit, in other words, involved induced the Advisory Council of Real Estate Interests to follow its progress carefully through the courts.

The contractors maintain that if they can be held liable for damages to real property because of subway construction all such judgments can be collected by them from the city. Whether this contention is correct or not does not concern the property owner, inasmuch as the Appellate Division primarily permits the property owner to obtain damages from the contractor.

There was little dispute as to facts in this case. The plaintiff was in possession of a store, the yearly rental of which amounted to \$7,000. There were panel windows on either side of the store, which was located at Broadway and Mercer street. Before the subway shaft structure was erected, the contractor entered these premises so as to enable business to be done during the spring and summer months until 4 o'clock in the afternoon. The contractor erected two double shafts for subway construction purposes, one of which was located in front of these particular premises. Other structures were erected to that a good part of the entrance and show windows of the property owner were obstructed, and this particular store had to be lighted by artificial means. The accessibility of the store was affected and its visibility obscured.

**TO LIVE AT YONKERS.**  
Thomas R. Burke has leased the dwelling at 10 Hamilton avenue, Yonkers, for Mary E. Deane to Mary E. Rodgers of this city.

**MORTGAGE LOANS.**  
MORGENTHAU JR. MORTGAGES 25 PINE STREET

**LIGHT A BUSINESS BOOSTER.**  
Deaver's Example to be Followed  
an Central Park West.

**BOROUGH OF BROOKLYN—FOR SALE.**  
1-FAMILY HOUSE WITH GARAGE, 21 rooms, gas, electric, parquetry, 14,800; \$750 cash balance \$15 monthly, with interest. Builders' contracts for the sum of \$20,000. Subways to 77th st.

**UNFURNISHED APARTMENTS TO LET.**  
ATTRACTIVE and cool apartment facing beautiful Central Park. 1 room and bath up to 5 rooms and bath at unusually reasonable rates. For the summer, HOTEL SAN REMO, 14th Street and Central Park West.

**7 Large Rooms, \$50**  
BEAUTIFUL SHADY STREET, NEAR BRIGHTON BEACH L. BEST VALUE IN FLATBUSH.  
WESTWOOD REALTY CO., 465 PLATBUSH AV.

**WILL MANAGE QUEENS AFFAIRS**  
Business Men Make Excellent Selections for Committee Heads.

George J. Ryan, president of the Queens Chamber of Commerce, has announced the appointment of the following chairmen of committees for 1917-18: F. D. Thorne, commerce committee; John Adikea, transit; John A. Leahy, legislation; Ray Palmer, manufacturing and industry; Oscar Zelens, borough planning; Richmond Weed, arbitration; J. W. Jones, entertainment; H. J. Muller, highways; C. G. M. Thomas, national affairs; Remond T. Williams, transportation; Bernard S. Williams, schools; F. Ray Howe, sewers; M. J. Degnon, terminals and public markets; Edward Roche, Rockaway turnpike; and George C. Meyer, Queens Boulevard.

**LOUISVILLE MAN SELLS HERE.**  
Samuel M. Burbank of Louisville, Ky., has sold his former residence on Winthrop avenue, New Rochelle, to M. C. Boland of New York. The property consists of a fifteen room brick dwelling, garage, one and one-quarter acres of land, held at \$20,000. James D. McCann was the broker.

UNFURNISHED APARTMENTS TO LET. UNFURNISHED APARTMENTS TO LET.

## 270 PARK AVENUE

FORTY-SEVENTH to FORTY-EIGHTH STREETS  
"The Utmost in Housekeeping Apartments"

### Sunniness

EVERY apartment runs through from the street to a view of the handsome Italian Garden, thus obtaining the advantage of an attractive outlook and abundant light. The majority of apartments, however, are on corners and so have three full sides in windows, offering sunlight facilities unequalled in apartment construction.

Restaurant Service  
6<sup>th</sup> 10 Rooms 3<sup>rd</sup> 4 Baths \$4000. to \$6500.  
12<sup>th</sup> 17 Rooms 4<sup>th</sup> 6 Baths \$7000. to \$15000.

Immediate Inquiry Necessary  
Booklet on Request Under Management of

## DOUGLAS L. ELLIMAN & Co.

REAL ESTATE AND INSURANCE  
414 Madison Avenue at 48th Street  
Telephone, Murray Hill 5800

## 200 West 57th Street

Southwest Corner 7th Avenue.

NEW 14-story studio and apartment building nearing completion. Studio apartments with largest rooms.

### 3, 4, 6 and 8 Rooms

Rentals \$1,300 to \$4,500 including refrigeration. New express subway station at building. Renting agent on premises every day, including Sunday.

## PAYSON McL. MERRILL CO., Inc.

9 EAST 44TH STREET, N. Y. Tel. 8300 MURRAY HILL.

## Washington Square Section

NO. 44 WEST 10TH STREET

New 9-Story Fireproof Apartment Building

3 & 4 ROOM SUITES.....\$200-\$1400  
5 & 6 ROOM SUITES.....1500-\$2500

Open Fireplaces Separate Maids' Rooms  
Places for Inspection. Leasing for Fall Occupancy.  
Apply on Premises.

Wm. A. White & Sons, Managing Agents, 46 Cedar St. Telephone 3700 John.

## The De Soto

Broadway, Cor. 91st St.  
At Subway Corner

New Fireproof Apartment House  
New Open for Inspection  
4, 5, 6 & 7 Rooms with Foyer  
1, 2 & 3 Baths

Rentals, \$1,000 to \$2,300 with extra Servants' Rooms  
EVERY MODERN UP TO DATE IMPROVEMENT.  
Southern Exposure.  
For Lease From October 1.  
MARCUS BROWN Owner-BUILDER - ON PREMISES  
Tel. River 7065.

### Our Annual Booklet

containing a full and comprehensive list of high-class apartments, 3 Rooms and Bath to 10 Rooms and 3 Baths on upper West Side offered for rent from Oct. 1st, is now ready for distribution and will be mailed on application.

SLAWSON & HOBBS.  
162 W. 72nd Street.  
TEL. COLUMBUS 7240.

Buy Long Island Plant in Which to Make Chemicals Formerly Imported

Joseph P. Day has sold to the Farmington Chemical Company the plant of the E. C. Nelson Manufacturing Company at Farmingdale, L. I. The property was placed in Mr. Day's hands through Theodore D. Pratt, as assignee for the sellers.

It is located on a plot of about three acres along the "m" line of the Long Island Railroad, the building covering approximately 25,000 square feet, with Long Island Railroad siding installed. The construction of the building is brick with cement floors, hollow tile partitions with four sawtooth skylights. The entire building is protected by automatic sprinklers.

The buildings are fully equipped with foundry and machine shop equipment. The property was held at \$70,000. The purchasers are to manufacture certain lines of chemicals which, previous to the war, were imported to the United States from Europe. This is another field for a chemical industry closed by Joseph P. Day, through whom many large industries have secured loca-

## JEWELERS BUY PLANT DWELLING

### Famous House at Fifth Avenue and Fifty-second Street Purchased by Cartiers, Who Hold It on Lease

The Morton F. Plant dwelling at the southeast corner of Fifth avenue and Fifty-second street has been sold. Louis J. Cartier of Paris and Pierre C. Cartier of New York, jewelers, who several months ago leased the property for their business, are the new owners of this well known property. Ownership of the realty was transferred yesterday by Mr. Plant to the Cartiers in consideration of \$100. The right to purchase the property was given to the Cartiers in their lease. The dwelling is now being altered for trade purposes and will soon be ready for occupancy of the firm, which is now located in upper Fifth avenue.

The plant dwelling is one of the best known on Fifth avenue. It cost a fortune to build and with the Vanderbilt houses on the opposite side of the block was the greatest attraction to the northward movement of trade along Fifth avenue. Many inducements were offered Mr. Plant to part with his house, either on lease or sale, but he refused until several months ago, when he decided that his stand against trade was useless and consented to lease his residence to the Cartiers for a long term. In the lease was the proviso that the exterior appearance of the dwelling was not to be marred by the changes which the tradesmen would make.

It was noticed recently that an alteration being made in the front of the building was very much more extensive than the terms of the lease permitted. The reason for this is seen since it has become known that the jewelers have bought the realty.

The property has a frontage of 50 feet on Fifth avenue and a depth of 100 feet. It is valued at upward of \$100,000.

**SPITZEN DUYVIL TRACT SOLD.**  
The estate of the late Harriet N. Kelley has sold a plot of thirty-five lots on Johnson or Palestine avenue with a return frontage of some 354 feet on Independence avenue through Joseph P. Day. The property has been held by the estate for many years and stands directly in line with the proposed Hudson Memorial Bridge. A client of John J. McKelvey is the buyer. Douglas Zephal represented Mr. Day's office throughout the negotiations.

**SMALL BUYERS IN THE BRONX.**  
PARK AVENUE—Nicholas Lepard has sold for the Lepard Building Corporation the three-story brick house on plot 57x100, at 3140 Park avenue to D. Camino for investment. The buyer will make extensive alterations to the property.

**ELSMERE PLACE**—Joseph A. Wasserman has sold for Albert M. Banker 573 Elmsere place, a modern four story double apartment house, on lot 35x120, to an investor for cash.

**BUYING HOMES IN BROOKLYN.**  
Charles E. Rickerson has sold 303 Sterling place, a three story brownstone dwelling, on lot 19x131, for Mrs. Matilda H. Christensen to a client for occupancy.

R. A. Schilling has sold for George Schreiber the six family brick tenement house at 411 Hiltred street to John Pardey for investment.

The Bulkley & Horton Company has sold 1255 Pacific street, between Bedford and Nostrand avenues, a three story and basement dwelling, for the Whitney estate.

Master Builders have purchased a two-story brick cottage, on lot 33x100, at 7801 Twentieth avenue, corner of Seventy-ninth street.

**NEW LONG ISLAND CITY PLANT.**  
The Tock Pressed Machine Screw Company has bought through George J. Ryan a plot 75x180 on the north side of Eighth street, 375 feet east of East avenue, Long Island City, for a two story factory.

**ARION CLUB LEASE CLOSED.**  
The Anderson Galleries have concluded negotiations for a lease of the Arion Club at the southeast corner of Park avenue and Fifty-ninth street from George Ehrst through Harris & Vaughan. Alterations to cost \$35,000 will begin on the club house at once, to make it suitable for the needs of the art

## NEW HOTEL FOR 42D STREET.

Athens, near Madison Ave., to be Replaced by Tall Structure.

Another tall hotel is to be erected on Forty-second street near the Grand Central station. It is the plan of the Hotel Athens Company to improve its property at 56 East Forty-second street, running through the block to 42 East Forty-first street and out to 305 Madison avenue, which the company purchased yesterday, with a twenty story hotel building. The improvement will be made as soon as control can be had of the Madison avenue real estate, which was secured that the hotel might have a Madison avenue entrance as well as on Forty-first and Forty-second streets.

The hotel will surround the tall building recently erected by August Heckscher at the southeast corner of Forty-second street and Madison avenue. The hotel interests plan to take advantage of Mr. Hecksher's eight courts, which is now practically completed and being placed in operation. The colony is designed to house the working forces of the garbage plant and other big industrial establishments in the vicinity.

The site selected for it, comprising forty acres of wooded land east of the plant, was purchased from the Metropolitan By-Products Company. The Metropolitan By-Products Company in connection with the big \$2,500,000 garbage disposal plant which is now practically completed and being placed in operation. The colony is designed to house the working forces of the garbage plant and other big industrial establishments in the vicinity.

## PLANS MODEL LABOR COLONY.

**States Island Site Bought for Garbage Workers' Home.**

A model labor colony is being started in Staten Island by the Weymar Lumber Company in connection with the big \$2,500,000 garbage disposal plant which is now practically completed and being placed in operation. The colony is designed to house the working forces of the garbage plant and other big industrial establishments in the vicinity.

The site selected for it, comprising forty acres of wooded land east of the plant, was purchased from the Metropolitan By-Products Company. The Metropolitan By-Products Company in connection with the big \$2,500,000 garbage disposal plant which is now practically completed and being placed in operation. The colony is designed to house the working forces of the garbage plant and other big industrial establishments in the vicinity.

## BARGE TERMINALS HELD UP.

**Cost of Construction Makes Them Unfavorable at This Time.**

Relief of railroad transportation by the use and development of waterways as requested from Washington by the Department of Commerce cannot be fully realized in New York because of labor and construction cost. In answer to the call for cooperation from Washington the Chamber of Commerce of the Borough of Queens took up with State Engineer Frank M. Williams the matter of the construction of the three barge terminals in Queens whose completion would relieve the shortage of rolling stock in this State.

The engineer answered that studies of the proposed development were being made, but he pointed out that this is a very unfavorable time for progressing construction of this nature. In the case of the terminal at 133th street and Harlem River, he wrote, it was only after two advertisements that a proposal was received, on which the work was awarded, and then at a price in excess of the engineer's preliminary estimate of cost.

## PEEKSKILL PLOT BUYER.

The Robert E. Farley Organization has sold a plot at the corner of Franklin street and Union avenue, in the Nelson estates section of Peekskill, N. Y., to Haviland Weasels of Peekskill.

## GOING TO LIVE AT MONTCLAIR.

Albert J. Armstrong has bought at Montclair, N. J., the house and premises on the west side of Prospect terrace from S. Wright, Jr. The dwelling is of brick and stucco construction and contains eleven rooms and three bathrooms. The property has been held at \$25,000.

## AUTOS FOR AUCTION BIDDERS.

**Two Cars, Silverware and Bric-a-brac Presents at Lybrook Sale.**

Two automobiles, in addition to more than \$1,000 worth of presents, including a chest of silverware and bric-a-brac, will be given away at an auction sale of 554 lots of the Lybrook estates at Lybrook, L. I., starting Tuesday and continuing until Saturday.

The Gerth Realty Experts of New Orleans and Alfred H. Waag of New York Associated are the auctioneers. Gerth's Realty Experts, Inc. is one of the largest real estate auction houses in the United States, having conducted in the past twenty years over eight hundred real estate auction sales in almost every State in the Union. Mr. Waag is vice-president and general manager of the Amsterdam Development and Sales Company, developers of Malverne, L. I. The sale will be conducted in large tent on the property at Lybrook, and sales will be held at 2:30 in the afternoon and 7:30 in the evening of each day.

The sale is held to satisfy a mortgage foreclosure and the lots will be sold without reserve. The terms of the sale will be one-third cash at the time of sale and the balance in four equal semi-annual installments.

## Tenants From Afar for Washington Sq. Apartment

Highly interesting is the fact that the tenantry for the John Alden, the nine story apartment house being erected at 41 West Tenth street, about midway between Fifth and sixth avenues, is being drawn from sections miles and miles from Washington Square. It would seem unusual for the head of a leading financial institution of America, Mass., to seek an apartment in New York city and particularly the Washington Square section, yet that has happened in the case of the John Alden apartment, which is to have for one of its forty tenants a man well known in the New England college town. This man is not the only resident of a far distant place who has found what he desired in the new Tenth street apartment house. A business man of Princeton has selected a suite there; so has a resident of Eaglesburg, which is near Philadelphia. A New York real estate expert with home in Orange is coming to live in the John Alden, and just now a Baron, the representative of one of the leading nations of Europe and for some time his country's agent in America, is negotiating for the last of the three six room suites, the largest apartments in the house.

It is perhaps more than a coincidence that this house should attract folk from so widely separated places, because it is indeed a well constructed and arranged building. It is the work of three builders—Harby, Abena & Mellus—who knew their business, having first studied it from books in colleges and then applied their learning to actual operation, which were both numerous and extensive, ranging in scope from great State highways to fine buildings for the house and nation and to multifamily houses such as the John Alden.



## BIG LENDER TO SELL LOTS.

**Mortgage Co. Wants to Be Freed of Large Brooklyn Parcel.**

The Bond and Mortgage Guarantee Company, the largest lender on real estate in the world, a number of years ago made what was considered at the time a low loan on 178 Brooklyn lots, running through 42 East Forty-first street, close to Fulton street. Located on Avenues M and L and on East Fifty-seventh, Fifty-eighth and Fifty-ninth streets, the lots are level, of a good natural grade and are all upland. All lots south of the centre of Avenue M have sidewalks. Avenue M is legally opening and the amount is paid. No proceedings have been started affecting the other streets.

Jamaica Bay, where there are excellent fishing, bathing and sailing, is but a short walk from the property. Flatbush avenue cars run directly to the lots and they also are reached by the Utica avenue trolley line.

## PHILADELPHIA.

Philadelphia. A New York real estate expert with home in Orange is coming to live in the John Alden, and just now a Baron, the representative of one of the leading nations of Europe and for some time his country's agent in America, is negotiating for the last of the three six room suites, the largest apartments in the house.

It is perhaps more than a coincidence that this house should attract folk from so widely separated places, because it is indeed a well constructed and arranged building. It is the work of three builders—Harby, Abena & Mellus—who knew their business, having first studied it from books in colleges and then applied their learning to actual operation, which were both numerous and extensive, ranging in scope from great State highways to fine buildings for the house and nation and to multifamily houses such as the John Alden.

## WILL MANAGE QUEENS AFFAIRS.

**Business Men Make Excellent Selections for Committee Heads.**

George J. Ryan, president of the Queens Chamber of Commerce, has announced the appointment of the following chairmen of committees for 1917-18: F. D. Thorne, commerce committee; John Adikea, transit; John A. Leahy, legislation; Ray Palmer, manufacturing and industry; Oscar Zelens, borough planning; Richmond Weed, arbitration; J. W. Jones, entertainment; H. J. Muller, highways; C. G. M. Thomas, national affairs; Remond T. Williams, transportation; Bernard S. Williams, schools; F. Ray Howe, sewers; M. J. Degnon, terminals and public markets; Edward Roche, Rockaway turnpike; and George C. Meyer, Queens Boulevard.