

MARKET TRADING

Small Properties Sold in Manhattan—Buyers Found for Bronx Flats.

Y. M. C. A. BUYS A CAMP

City Dwellings and Business Properties Leased—Clermont Rink for Dancing.

Joseph F. A. O'Donnell has purchased from Augustus K. Sloan the three story dwelling on lot 181100, situated at 143 West Ninety-fifth street. Thomas Loftus was the broker.

The Martha Building Company, Samuel Lipman, president, has bought from John H. Lubbert 323 East Twenty-seventh street, a three story dwelling, on lot 15298, between First and Second avenues. The property was taken in exchange for the plot 50x95, at 23 and 35 Bank street, the sale of which was reported last week.

SALES OF BRONX FLATS.

BOSTON ROAD.—Emanuel Simon has resold for Rae Marcus to A. Antosch 1057 Boston road, a five story flat, on plot 37.5x123.4xirregular, near 144th street.

DAILY AVENUE.—The Herbet Realty Company, has sold the five story flat, on plot 44x110, on the west side of Daily avenue, 109 feet north of 178th street, to James T. Barry.

MORRIS PARK AVENUE.—Schans & Co. have sold for John Ringen the three story building, with stores, on lot 181160, at the southeast corner of Morris Park avenue and White Plains road.

BROOKLYN DWELLING BUYERS.

H. Journeay has sold the two story two family brick dwelling on lot 20x100 at the southwest corner of Fiftieth street and Tenth avenue to E. Fuller.

Max Wilner has sold 1242 Forty-ninth street, a three story dwelling on plot 40x100, to H. Weckstein.

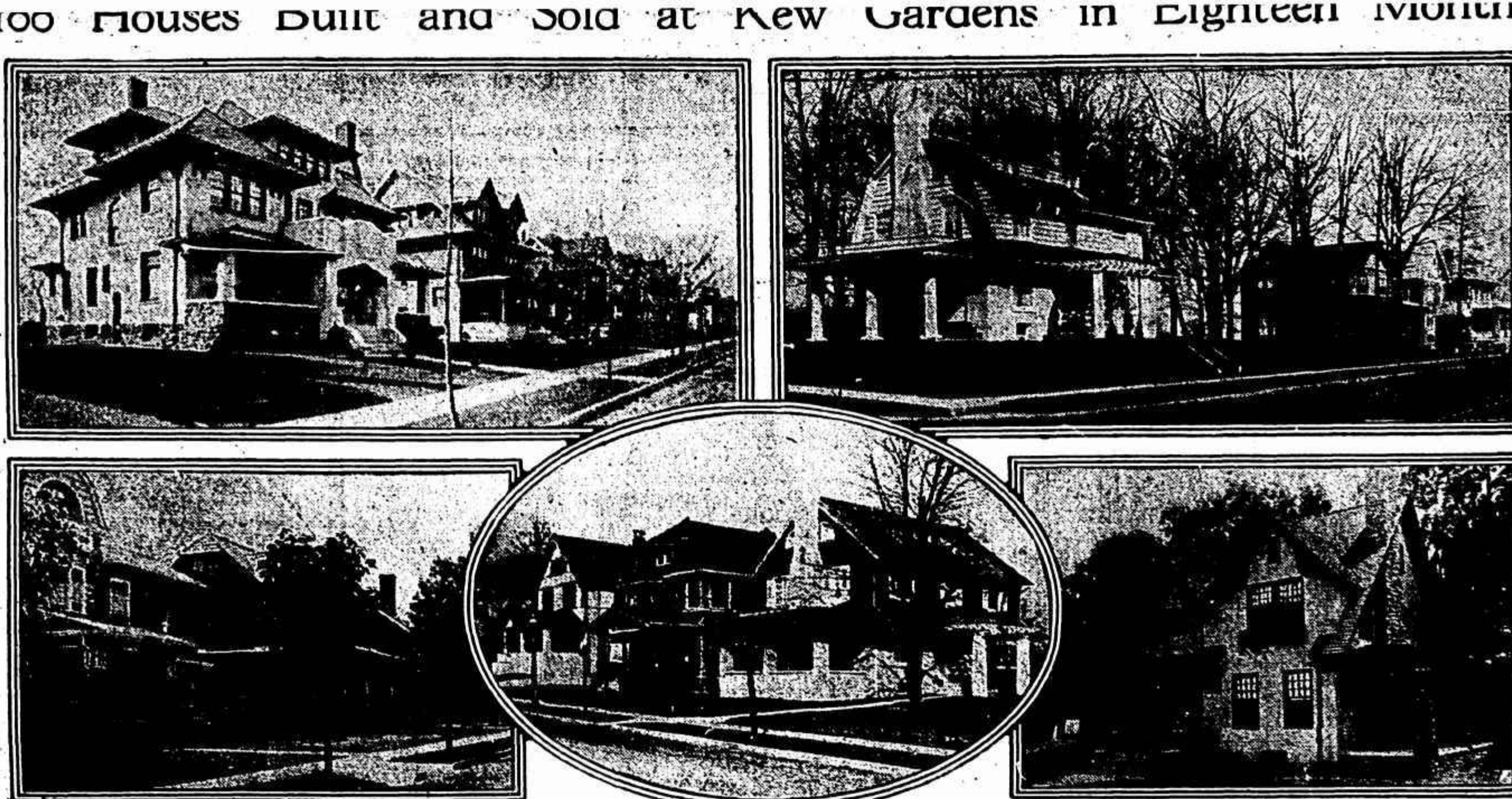
William C. Cahn has sold the three story brick building with store at 4519 Sixteenth avenue to Theresa Edelmuth, who gave in part payment a plot 60x100, at the southwest corner of Fiftieth street and Seventeenth avenue. I. Salzberg was the broker.

FAR ROCKAWAY LOTS SOLD.

Sarah Friedman has sold to Dinah Hauser twelve lots at Far Rockaway, with a frontage of 150 feet on the west side of Grandview avenue, 320 feet on Spryview avenue and 30 feet on Beach avenue.

Y. M. C. A. BUYS RICHMOND CAMP

J. Sterling Drake has sold for the estate of Walter T. Elliott to the Young Men's Christian Association of Brooklyn, Overlook Park, Princes Bay, Staten Island. The property, which will be used as a boys' summer camp, consists of over seven acres of upland, eight acres of water front and land under water, with nearly 1,500 feet frontage on Woodville avenue. It is considered one of the best



Suburban development, like other branches of business which require considerable capital, has suffered severely during the last two years from the financial depression. To say that this branch of the real estate business has suffered doubly is not going far ahead from the truth, for not only have many developers been hindered in marketing their properties through lack of money for development purposes but home seekers too, husbanding their capital, have as a rule postponed buying suburban homes until the return of better times. Because of all this the success of a few places in keeping up a steady and rapid growth throughout the period of depression is notable. Kew Gardens, just beyond Richmond Hill in Queens, is one of the developments that has had unusual success.

During the last eighteen months more than 100 houses have been erected and sold, the buyers being chiefly apartment dwellers from Manhattan and private dwelling owners from Brooklyn who moved to Kew to escape the trans-

formation of that thorough into an apartment district. The homes they have purchased or erected, including practically all modern types of architecture, form most attractive groups and mark the colony as one of the best developed in this vicinity. It really is only since the period of depression began that Kew has taken hold as a residential colony, for prior to that time little had been done with it, though it lay for years a most attractive and accessible section.

It was in 1867 that the wooded slopes of the range of hills commonly called the backbone of Long Island attracted the attention of Edward Richmond, a skillful landscape architect. He proposed to Albon P. Man the purchase of the tract afterward named by them Richmond Hill and its development into a suburban village of high character. A large acreage was acquired, extending from the Jamaica plank road northward over the hills across both lines of the Long Island Railroad and as far as the Union turnpike, a distance of over one mile. On account of the beautiful views from the property the owner named his estate Richmond Hill, after the famous point of view near London.

In 1869 work was begun by laying out

the present system of streets and the Richmond Hill post office and station were established. Many attractive cottages were built. The entire tract was artistically planned and restricted against every objectionable feature. Thus during the next few years a model settlement was formed, which has consistently developed into a congenial community. The shade trees planted over forty years ago are now of full growth, the streets are all paved with macadam and wooden block and have an established beauty such as can only be obtained in a long period of years. During the entire period from 1868 to 1910 the property remained and still remains under the same strong control and has been steadily developed and conserved along the lines planned by the original projectors.

Mr. Richmond lived only long enough to plan and initiate the development of the southern section. Albon P. Man died in 1891, but his sons have carried on the work and are now engaged in laying out the most desirable tract of all, lying on the summit of the hills and extending from Forest Park on the west to Kew Station and Queens Boulevard on the east.

This tract and the station which has been located upon it would naturally

have been called North Richmond Hill, but the owners, yielding to the wishes of the railroad company, and to avoid traffic complications which might arise from stations of similar name, called their new development Kew Gardens.

It will be recalled that the Royal Botanical Gardens at Kew are contiguous to Richmond on the Thames with its famous point of view. Richmond Hill and Kew Gardens are therefore closely associated in the minds of the English public and of travellers, each suggesting the proximity of the other and each notable for its beauty. From the hills of the new Kew Gardens extensive views of the sea on the south and the Sound and the boroughs of Manhattan and the Bronx on the north are obtained.

Kew Gardens is the geographical centre of Greater New York. The summit of the hill which gave Richmond Hill its name is located in the middle of Kew Gardens and extends from the tennis courts west of Abingdon road along Richmond Hill avenue eastward for about 1,000 feet. From this ridge, or rather plateau, extensive views in every direction are obtained, including on the south the ocean from Coney Island to Fire Island Light, and on the north the boroughs of Queens, Manhat-

tan and the Bronx, with the Palisades in the distance.

That there are many people who want just this sort of thing is evidenced by the progress Kew Gardens has made while most real estate has been dormant. Many well known persons have been attracted by its charms, for the list of buyers there includes such names as Charles S. Krick, superintendent of the Pennsylvania and New York Terminal Company; Frank Huff, secretary of the Long Island Railroad; Walter E. Ogilvie, president of the Havana Central Railroad; Charles E. Covert, vice-president of the United States Title Guaranty Company; Jacob A. Rils, Samuel F. Engs, Dr. Elliott W. Shipman, Frederick T. Youngs, William A. Jones, Jr., Willis O. Robb, Thomas L. Fowler, Alfred E. Barlow, James E. Koozer, Nathaniel Vickers, George H. Wicks, Andrew J. Provost, Jr., Gilbert H. Sayres, Matthew T. Murray, Dr. Henry Green, Charles A. Horne, L. H. Chesney, Rev. Dr. Smith, Richard Lawrence, C. Walter Bahrenburg, Rufus H. Smith, John J. Britton, Walter C. Mordecai, Rev. George F. Scott, Dr. S. B. Whittington, Bryan O'Hara, George C. Blake, E. C. Paxson, Frederick L. W. Palmer, D. B. Merrill, Samuel I. Wilkenson, Newton Bigoney and Capt. T. L. Huston.

SOLVE HIGH RENTS

Built on Cooperative Plan, Apartments May Be Had for \$20 to \$75.

NOTHING LIKE IT HERE

Similar Type of Houses Advocated for Brooklyn Would Be a Success There.

An apartment house has recently been completed in Chicago in which apartments may be rented from \$20 to \$75 a month, which is a range found in few houses, whether in this city or any other city. The house is built on the cooperative plan and has been a success as far as can be learned. Not only does it solve the rent problem, but health and comfort have not been overlooked by the promoters of the scheme. The house is on South Park avenue facing Washington Park. Apartments range from four to seven rooms. The rooms are large and light and some contain closets sufficiently large to be used as dressing rooms. There also are bookcases, sideboards and other fixtures found in the modern apartment house.

Instead of a tall building, the usual type of apartments shown in this city, the Chicago house is only three stories high and is built in the shape of the letter U around a grass plot and flower bed. Each apartment has a front and a rear porch, as there are no rear apartments in the building. The floors are divided into two apartments. That is, in each arm of the building there are three families, an arrangement which gives each the privacy of a dwelling. Though it is among the finest buildings of the section and probably one of the best rented it may be bought for \$150,000, at which figure the builder is making a fair profit.

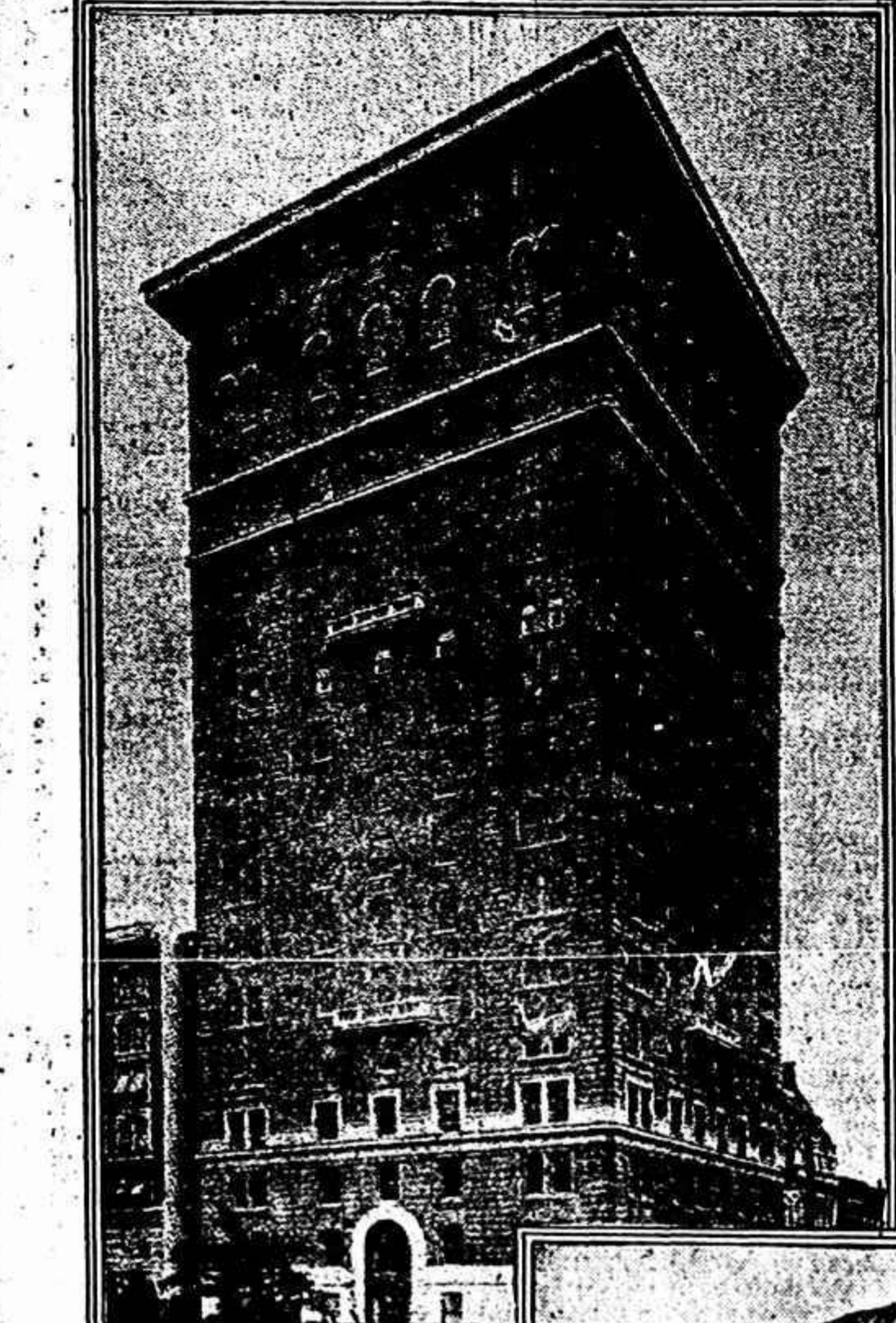
The fact that it has rented well seems to indicate that it is the nearest solution to the high rent problem, which is akin to the high cost of living, that has been advanced in Chicago. Builders are watching it, and should it continue its success it has so far proved to be it likely that more houses of this type will be erected in the Windy City. The scheme makes it possible for a man with a small income to buy a home. In fact, that is what tenants in this house have done. They have bought the apartments they occupy through the purchase of bonds of the building company to the amount at which their apartments were held.

It would be impossible to get similar accommodations for twice the rent even in the suburbs of Chicago, not to speak of the city itself. This house is in the city of Chicago and convenient to the business quarter, shopping centre and the amusement district. Should a house of this type be erected in New York City the apartments would not rent for less than \$75 a month.

A Brooklyn woman who saw the house is surprised that some enterprising builders of these parts have not heard of this house and duplicated it here. The cooperative houses that have been built here are only for people of means. Some of these have succeeded, while a good many of them have proved a big drain on the pockets of those in the scheme. A real estate man not long ago, speaking of cooperative apartments, said that they worked out fine on paper, but in practice were poor money makers. He was referring to a New York cooperative house, which so far has been of the expensive kind. The Chicago-

Continued on Third Page.

Houses That Figured in \$2,000,000 Trade



903 Park Ave., at 79th St Highest Apartment in the City.

The seventeen story apartment house at the northeast corner of Park avenue and Seventy-ninth street, the largest in the city, was sold last week to Mrs. Morris K. Jesup in the largest apartment house deal consummated this year. The house was built by Bing & Bing and has been finished not more than a year. It is classed as one of the finest in the city. There is but one apartment to a floor and none has been rented for less than \$10,000 a year. Besides cash Mrs. Jesup gave her equity in the two apartment houses at the southwest corner of Broadway and Eighty-second street known as the Saxony and the De Witt. The Saxony is a seven story building and the De Witt a six story structure. The property is 94 feet on Broadway and 157 feet on Eighty-second street. It is part of the extensive holdings Morris K. Jesup left his widow. She owns several other parcels in the immediate vicinity. The value of the three properties totalled about \$2,000,000. The Douglas Robinson, Charles S. Brown Company negotiated the trade.

TO IMPROVE 7TH AVE. BLOCK.

National Cloak and Suit Co. to Spend \$2,000,000 on Additions to Plant.

About \$2,000,000 will be spent by the National Cloak and Suit Company in the erection of buildings on Seventh avenue between Twenty-fourth and Twenty-fifth streets, adjoining the present establishment at 203 to 215 West Twenty-fourth street, extending through to 208 and 205 West Twenty-fifth street. Announcement of the decision by the company to improve the block front on the west side of Seventh avenue, which they own, was made in these columns last November, since which time plans for the operation have been prepared by L. E. Dittmars.

These plans call for one sixteen story structure to cover a total ground area 200x78 feet on Seventh avenue. A building of equal height will be erected on the plot 129x98.9 at 210 to 224 West Twenty-fifth street, adjoining the present building on that street. The two eleven story structures on Twenty-fourth and Twenty-fifth streets will be increased by five stories, giving to the National Cloak and Suit Company a solid group of buildings sixteen stories high, with an area of about 50,000 square feet to each floor.

BROOKLYN ICE PLANT.

The Central Hygienic Artificial Ice Company is having plans prepared for a large artificial ice plant to be located on the south side of Atlantic avenue, 80 feet front on Grand and Clason avenues, 80 feet front on Atlantic avenue, running through 200 feet to Pacific street, with a frontage of 135 feet on Pacific street. Joseph Cook, president of this company, anticipates upon completion, when plant is in full operation, turning out 240 tons of ice daily. This plot was sold by Bulkeley & Horton Company for William A. Mosscroft and Rufus T. Griggs.

DANCING IN OLD RINK.

Cross & Brown Company have leased the old Clermont rink at Clermont and Vanderbilt avenues, to be used as a dancing academy. Outside of Madison Square Garden this is the largest hall in the city and the lessees will operate an academy of very high order, charging a small fee for each dance.

NEW BROOKLYN ICE CREAM PLANT.

The Held Ice Cream Company is having plans drawn for a four story reinforced concrete plant and garage by Voss & Lantitzen. It will be erected at 523 to 523 Waverly avenue on a plot 75x100 feet.

BROADWAY APARTMENT BUYER.

William F. Armstrong of Itelreport, Corp., secured title yesterday from Philip Livy to the two seven story apartment houses at 2465 to 2471 Broadway, between Ninety-sixth and Ninety-second streets, the sale of which through the McVicker, Galliard Realty Company was reported last month.

NEW REALTY CORPORATION.

The Alsworth Realty Company of Manhattan was incorporated yesterday at Albany, with a capital of \$20,000 and the following directors: Henry Brand, Arch Pope and Charles Lakus of New York city.

CLUB BUYS BAY SIDE ACRES.

One of the most important realty deals in Queens last week was the sale by Samuel K. Jacobs to the Oakland Club Company of an irregular plot at Bay Side, bounded by Chatsworth place, Lancaster place and Oakland Golf Club property, and containing thirty-seven plots of varying widths, from 30 feet to 70 feet and depths from 119 feet to 231 feet. A purchase money mortgage of \$12,452 was given to Jacobs and a mortgage of \$10,000 to Margaret S. Manson. The entire property has an area of eleven acres and \$27,500 was paid for the tract. It is a part of the Taylor estate. The club has built a shooting house on the property and is to establish a regular shooting ground for clay pigeon contests.

NOTABLE QUEENS DEALS.

Industrial Centre Properties Transferred—Also Jamaica Acreage.

Among transfers last week in the Long Island City section close to the industrial district was that by Patrick H. and Andrew C. Feeney to Francis J. Brennan of a plot on the East River, fronting on Sanford and Hughes streets, for a price said to be in the neighborhood of \$150,000. The Meurer Steel Barrel Company, which is now located at 575 Flushing avenue, Brooklyn, has purchased the plant of the Brooklyn Range Bottle Works at Hayward street, Borden avenue and Third street, Long Island City. The purchasing company will soon move its plant there.

William H. Mills conveyed to Abraham L. Miller twenty-five acres at Jamaica South, on the meadows south of the Brooklyn conduit. It has a frontage of 107 feet on the Rockaway turnpike, a thoroughfare which is about to be widened and improved by the Queens administration.

THEATRE AND DANCE HALL.

Cohen & Felson, architects, filed plans yesterday for a two story moving picture theatre and dance hall with stores, 94 by 100, on the west side of Southern Boulevard 63.7 feet north of Westchester avenue for Joseph E. Ismay.

\$323,000,000 LOANED IN QUEENS.

In the monthly bulletin of the Chamber of Commerce of Queens, published last week, were some facts showing the growth of Queens borough.

According to the bulletin, there were \$222,936,742 in mortgages recorded in the borough for the week ended July 1. Of this amount \$309,168,000 represented trust mortgages and the balance of over \$223,000,000 mortgages on buildings.

AUSTIN, NICHOLS NEW PLANT.

According to plans filed with the Brooklyn building bureau last week by Cass Gilbert, architect, the warehouse to be occupied by Austin, Nichols & Co. will be five stories high, 178.5x440 feet in size and will cost \$850,000. It is to be at the northeast corner of Kent avenue and North Third street. Havemeyer & Elder are the owners.

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YALE & TOWNE'S NEW HOME.

Especially Constructed Building on 40th Street Opened Last Week.

The new twelve story building of the Yale and Towne Manufacturing Company, erected recently at 9 East Fortieth street, on the former home site of Henry B. Hyde, president of the Equitable Assurance Society, was formally opened on Friday with a reception to architects and builders of the city and other big cities near by. It is on a plot 50x100, about 100 feet east of Fifth avenue.

Though it is only twelve stories above the street level, it is actually fifteen stories when sub-surface floors are included. Altogether the building contains 60,000 square feet of floor area. It was designed to meet the special requirements of the company's business, which ultimately will occupy the whole building. At present the second, third and fourth floors are rented.

Le Farge & Morris designed the building. S. A. Jellott, the mechanical equipment and John Downey put their plans into physical form, having been the general contractor.

The building is of modern fireproof construction. The front is of Indiana limestone of dignified design. In the Italian Renaissance school. The mechanical equipment includes forced ventilation throughout the building, automatic sprinklers, three electric passenger elevators, an electric carrier for documents, hot and cold water, and a filtering and refrigerating plant for drinking water. There is also a rest room for women employees, with a lunch counter.

The executive offices of the company occupy the twelfth floor. On the eleventh floor is the builders' hardware and cabinet lock department. The tenth floor contains the export department, the ninth floor the stenographic bureau, filing bureau and the women's rest room. The eighth floor is devoted to the offices of the treasurer and his assistants, including the accountants and bookkeepers. The seventh floor is occupied by the invoice bureau, the sixth floor by the hoist department and the advertising department, and the fifth floor by the mailing bureau, the price and product bureau and the training bureau for the instruction of salesmen.

The first or ground floor is devoted to exhibit rooms for the display of products and for the use and convenience of architects and their clients. The main exhibit room is 50 by 20 feet in area and 21 feet in height, paneled throughout in French walnut. Along the walls are glass cases containing the products of the company.

Behind this is the alcove room, containing in a series of alcoves the company's commercial products, finished in Georgian, Louis XVI, Colonial and Tudor Gothic style. On this floor also is the office of the manager of the city sales department.

Surrounding the main exhibit room is a mezzanine floor, the rear portion of which is occupied by the contract sales department, through which pass the drawings and specifications of architects. In the basement is located the salesroom for the convenience of local trade. In the sub-basement are located the boilers, the house and fire pumps, the ventilating, electrical and refrigerating apparatus and other mechanical equipment.

A fire escape enclosed in a tower and connected with the rear of each floor by an open balcony extends in the street level, while an enclosed inside staircase provides communication with each floor. A special feature in the building is a receding construction of the rear wall whereby effective skylights are provided on the first, third, fifth, seventh and ninth floors.

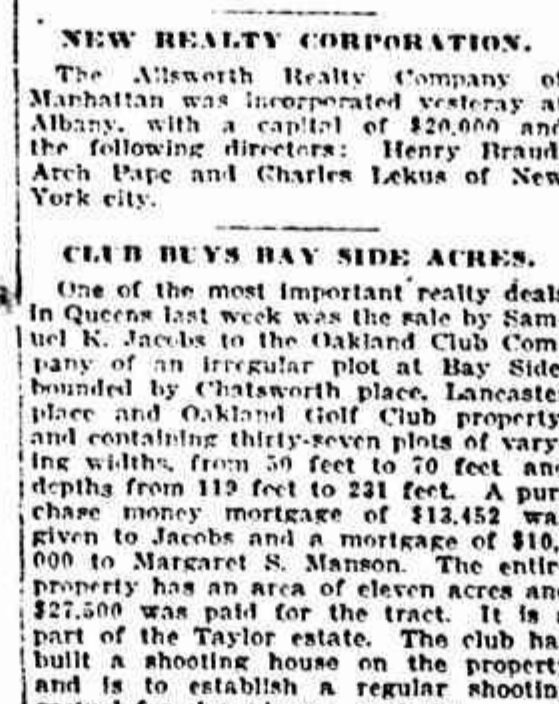
TENANTS FOR LOFT SPACE.

Ames & Co. have leased the third loft in 241 to 247 West Thirty-seventh street to G. Schirmer; also the third loft in 130 West Twenty-eighth street to Workman & Silver and the fifth loft to Silberfarb & Halprin; also the first loft in 285 Eighth avenue to Matthew O'Connell, and the second loft in 23 West Thirty-second street to H. Schneider; also with the Payson McCall Company the store at 9 East Thirty-second street to Leopold and Ida Gutman.

Heil & Stern have leased the store and basement in the new building at 130 and 132 West Twenty-ninth street to the Leo Unifedler Company, importers of bronze powders. The lease is for a term of years.

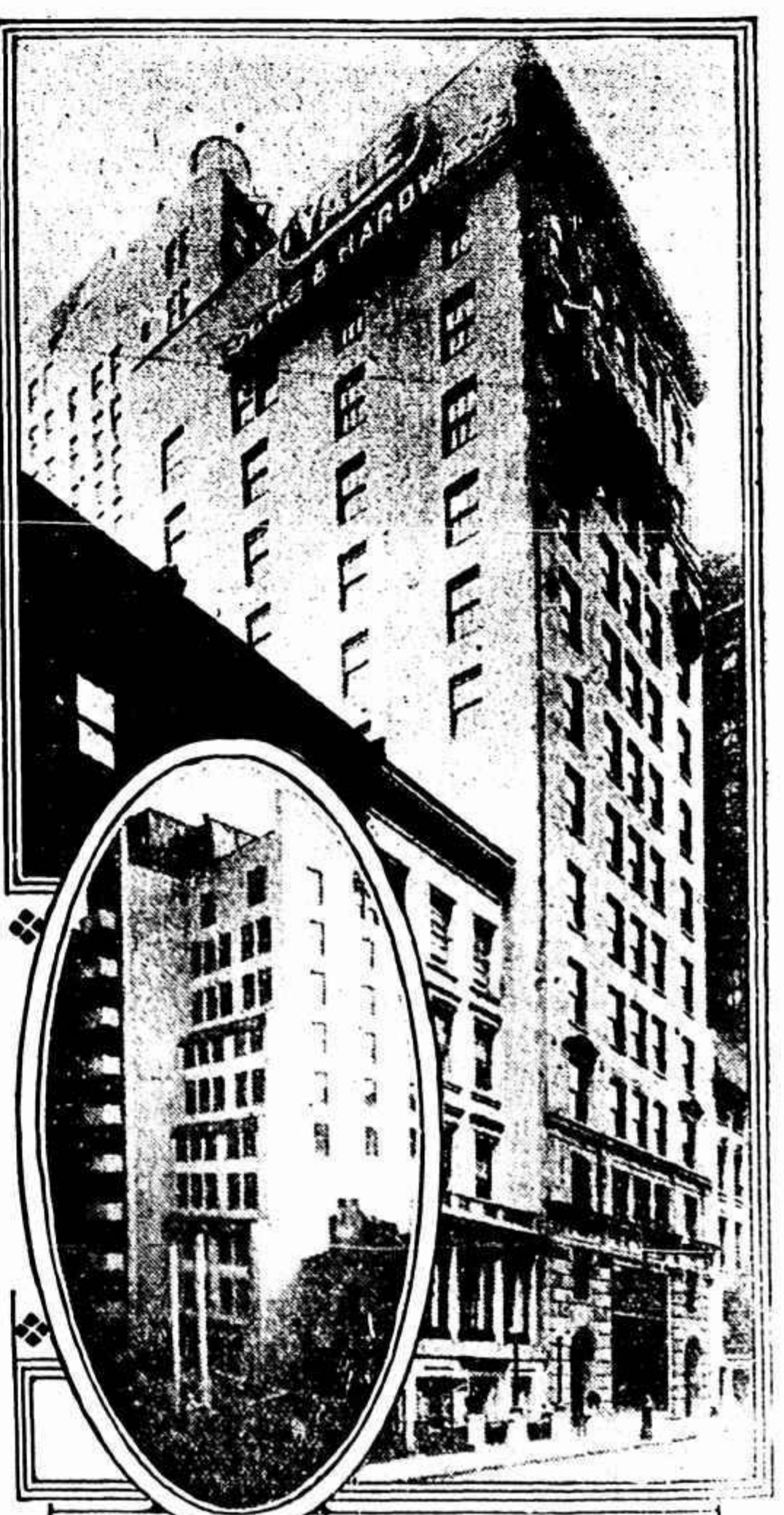
Pease & Elliman have leased space in 25 West Forty-fifth street to the Frymer & Hanna Company.

Saxony Broadway at 82nd Street Given in Part Payment for Larger House



Saxony Broadway at 82nd Street Given in Part Payment for Larger House

New Quarters of Old Hardware Firm



New Quarters of Old Hardware Firm