

\$2,000,000 Involved in Lease on Heights

Business and Theatre Building Planned for Property Comprising Broadway Block Front.

Leon S. Altmayer has leased for Louis W. Morrison, Edward Morrison and Alice M. Uman the entire block front on the west side of Broadway, between 147th and 148th streets, known as Nos. 3555 to 3599 Broadway and Nos. 601 and 602 West 147th street and Nos. 602 and 604 West 148th street. The premises, as they present consist of vacant lots and shanties, which will be immediately demolished.

The property has a frontage of 296 feet and a depth of 125 feet for on Broadway and 100 feet for the Broadway and 147th street corner and a depth of 75 feet for the northerly 100 feet (being the Broadway and 148th street corner). The plot covers an area of about 37,000 sq. ft. The lease is for a straight term of sixty-three years, and the total term for that period, with taxes and improvements consisting of new buildings to be erected by the lessees, will involve a total of about \$2,000,000.

The Broadway part will be improved with a business building having a frontage of 296 feet, with an entire block front of stores, and a part of the premises will be improved with a theatre. This land has been in the hands of the present owners for about fifty years, and this is one of the largest, longest and most important leaseholds ever made on Washington Heights. The premises will be immediately improved, and the buildings will be of a high class character.

The leasing corporation is the 147th and 148th Street Company, of which Mortimer C. Rosenbaum is president and Morris H. Rothschild is treasurer.

The property was bought by the father of the Morrison's in 1871 from Dr. Agnew. At that time Broadway in this section was an old-fashioned, narrow country road with some of the present side streets laid out or opened. Leon S. Altmayer was the sole broker, who negotiated this lease for the Morrisons, and will be the legal agent for the corporation erecting the new buildings.

Axelrod & Feinberg, Incorporated, have sold for the Colonial Holding Company a seven story elevator apartment house, on a plot 106x53 feet, at the northeast corner of 96th street and Madison avenue, a Mrs. Claire Nassau as an investment. In part payment the Colonial Holding Company took forty-four lots in the Baychester section of the Bronx.

The apartment house figured in the transaction at \$276,000.

The Duross Company and the Charles P. Noyes Company have sold for Paul C. Uhlke to a client of the Charles P. Noyes Company a seven story elevator warehouse, No. 29 to 123 Hudson street, occupying a plot 52x100 feet, between Laight and Vestry streets. There are first, second and third mortgages on the property, amounting to \$152,000.

Elizabeth J. Moore has sold the seven story elevator apartment house, on a plot 20x90 feet, at the northwest corner of Seventh avenue and 129th street. The buyer, Anna H. Ahrens, gave in part payment No. 29 King street, a five story tenement house, 25,500 feet, between Varick and Congress streets; also, the six story flat house, 20,500 feet, irregular, at No. 41 Edgewater avenue, located 29.7 feet north of 141st street, and a farm of eight acres at Pearl River, N. Y.

The Brown-Weiss Realty resold No. 24 West 14th street, a six story apartment house, on a plot 50x100.11 feet, near Broadway, to Arthur M. Silber, who gave in exchange No. 17 Prince street, a six story loft building, on a lot 55x55.6 feet, between Thompson and Sullivan streets. Frederick Zittel & Sons negotiated the deal.

BRENTWOOD IN PINE BELT

Healthfulness of This Long Island Town Already Far Famed.

Brentwood, Long Island, is far famed for its healthfulness. The town is situated in the great pine belt, the same which stretches brokenly along the Atlantic Coast, taking in Brentwood, Lakewood and Alken.

The secret of Brentwood's success as a health resort lies in the possession of a remarkable soil. This soil contains neither rock nor morass, but is fine brown loam from two to four feet deep and closely resembles the English market garden lands. Exact tests have been made at Brentwood to a depth of nearly sixty feet, and after passing the surface layer of loam the drill goes through fine gravel for over thirty feet, when fine sand, like that on the beaches, is found carrying the underground water currents. On such a soil no surface water can stand. This fact makes it impossible for malarial germs to gather.

The soil of Brentwood also acts as a heat and moisture regulator. The sea breeze, which prevails from the south and southwest are modified in an important and favorable manner. Moisture and chilliness are lost through the radiation of heat from this sandy soil; coast fogs and mists are rare at all times in Brentwood, while at the same time the sea air preserves its special qualities and agreeable temperature.

This same natural process also reduces the humidity point. A very low degree from March to September in each year is shown by the reports of the Brentwood observer for the United States Weather Bureau, based on five daily observations during a stretch of more than eight years. During this period, embracing the summer months, there are almost constant breezes, due undoubtedly to the trend of the Long Island coast from east to west and the fact that Brentwood is surrounded by water, so that breezes from any point of the compass reach this section.

The pine belt of Brentwood is fifty miles long and eight miles wide, and consists chiefly of the yellow pine. The aroma of the pine is due to a resin which is well known for its antiseptic or germ destroying properties.

Being on the main line of the Long Island Railroad, Brentwood is attracting a great many commuters, who are trying to combine the pleasures of suburban life with the benefits of a health resort. The demand for homes at Brentwood has steadily increased in the last few years, and the Brentwood Realty Company has built dozens of attractive single family houses, each possessing a distinct individuality.

The improvements now under way at Jamaica will be a big factor in reducing the running time of trains on the main line to Brentwood and other branches of the road. The Pennsylvania Railroad will complete these extensive improvements in trackage and building construction this year.

CHOICE LOTS AT AUCTION

Parcels Offered at Lester Hill, White Plains.

George W. Bard will sell at auction on May 20 at 2 p. m. on the premises 135 choice residential plots, 50x100 feet, at Lester Hill, White Plains. The property affords an unusual opportunity for home seekers and investors. It is in a section that can boast of all city improvements made and paid for. The streets are macadamized and there are concrete sidewalks and curbs. Sewers, a fine water system, gas and electric light service have been installed.

Lester Hill is within three to seven minutes' walk of the new Harlem division station of the New York Central Railroad and borders on the Bronx River Parkway, now under construction. From this station one can reach 42d street in forty minutes over an electrically equipped railroad by about sixty trains daily. The running time probably will be reduced materially upon completion of the four-tracking of the Harlem division, possibly to about twenty-five minutes. Lester Hill is historic as the scene of the battle of White Plains. This property is fully re-located, and is situated on a commanding hill overlooking the beautiful valley of the Bronx, with White Plains to the east and the estate crowned crests of neighboring hills to the west.

Ten per cent of the purchase price and auctioneer's fees are the terms to be paid on the day of the sale, the remainder thirty days later, on delivery of deed. Seventy per cent of the purchase price may remain on mortgage for one, two or three years, with privilege to pay off in thirty days if desired. Five per cent discount is allowed for cash when deed is given. Title to the property has been insured by the Lawyers' Title Insurance and Trust Company.

The rising values in real estate at White Plains is shown in the figures that follow: In 1891 the total assessed value in the village was \$1,261,178. Five years later, in 1896, the figures were \$2,142,495. In 1901 they had increased to \$5,741,955 and again in 1905 to \$12,900,000.

White Plains is the county seat of Westchester County, and is widely known as one of New York's most attractive suburbs. Between 1890 and 1900 the population of White Plains nearly doubled, with more than 21,000 inhabitants to-day. It is a delightfully laid out city, with fine homes and attractive buildings. Fine old trees shade its many pleasant walks and drives. White Plains is notable for its fine estates and public buildings, including the county courthouse, churches of various denominations, schools and hospitals. The love of home and pride of citizenship are evinced on all sides in the well kept lawns, flower adorned parks and orderly streets.

The property at Lester Hill to be offered at auction is owned by Fish & Marvin, of No. 527 Fifth avenue, Manhattan.

SALE OF NEWARK HOUSES

Women Figure in Buying and Selling of Dwellings.

Louis Schlesinger, Inc., reports the following recent sale: For Priscilla R. Osborn to John J. DeBartolomeo and others the two and three story frame dwelling houses Nos. 122 and 124 Orange street, having a frontage of 50 feet and a depth of 100 feet and located 25 feet east from Burnett street. The new owners also own Nos. 114, 116, 118 and 120 Orange street, giving them a frontage of 150 feet on said street.

The country department of the same firm of brokers has sold for Fredericka Witkowski, of Newark, to Mrs. Christina Friend the frame house No. 61, 63, 65 and 67 Kenmore avenue, in the Valhalla section. The property has a frontage of 100 feet and a depth of 100 feet, and the consideration was in excess of \$7,000.

NEW HOME FOR FURRIER

E. Hartwig Now in Fine Building in 46th Street.

E. Hartwig, one of the best known furriers in this city, has moved into his new building, at No. 21 West 46th street. For many years this concern was at Fifth avenue and 28th street, which is now part of the site on which the new building of Lord & Taylor is to be erected.

The new building is just west of Fifth avenue, in a fine location, and easy of access. The building is equipped with every modern convenience for carrying on a business of its kind. It is well lighted, the front part being almost of glass. The showroom is spacious. Mr. Hartwig has received numerous congratulations from his customers over the change.

REAL ESTATE FOR SALE OR TO LET LONG ISLAND.

STUCK IN THE AIR.

During one of the aviation meets a young woman went through the hangars under the guidance of a mechanic. After asking all the usual foolish questions that aviators and their assistants have to answer during a tour of inspection, she wanted to know:

"But what if your engine stops in the air—what happens? Can't you come down?" "That's exactly the trouble," responded the willing guide. "There are now three men up in the air in France with their engines stopped. They can't get down, and are starving to death."—Dundee Advertiser.

The Duross Company leased the third floor in the Herrin Building to the Tungssten Lamp Repair Company; to Jacob and John Posner the first floor in No. 6 West 21st street, and to Louis Simon the store No. 82 Sixth avenue.

REAL ESTATE FOR SALE OR TO LET LONG ISLAND.

MANHATTAN BEACH

Most Beautiful Ocean Front Residential Community in Greater New York

15 degree warmer in Winter than Manhattan Island. Average summer temperature, 70. All city conveniences, churches, schools, fire and police protection.

All city improvements, water, gas, electricity, sidewalks, macadam streets, sewers. Famous Oriental Hotel on the property, surf bathing, fishing and boating.

The great sea wall along the ocean front has been completed, and the

New Bungalow Section fully developed on former site of the Manhattan Beach Hotel, offers unusual opportunities for all year 'round or summer homes.

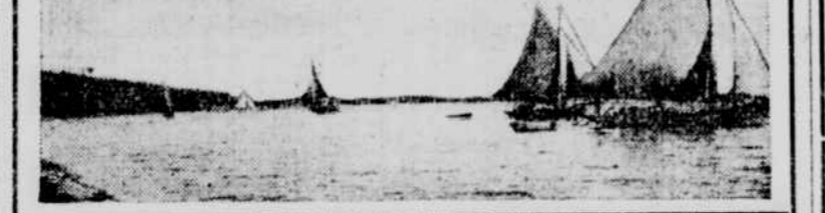
Thirty minutes from Manhattan. Bungalows and houses for sale or rent. Home sites at moderate prices and easy terms.

Special inducements on a few selected plots for immediate building.

For booklet, prices, terms, communicate direct with the

MANHATTAN BEACH ESTATES

361 Fifth Ave., N. Y. 102 Broadway, N. Y.



Ideal Home and Bungalow Sites

Pine Crest, Riverhead, L. I.

Water Front—Boating—Fishing

Right at Station. All Corner Plots.

Peconic Bay Company, Inc.

47 West 34th Street

Full Particulars on Request. Phone 6170 Greeley Easy payments.

The Home of Health and Happiness

SURF BATHING STILL WATER BATHING MOTOR BOATING FISHING SAILING

These health-giving sports are unsurpassed at our FIRE ISLAND resort. Build your own cottage on one of our choice plots, or rent a sanitary bungalow from us, and get the best out of life.

Write for Full Particulars, Circulars, Maps, etc.

OCEAN BEACH-FIRE ISLAND CO., 334 Fifth Av., JOHN A. WILBUR, President. Phone Madison Square 1783.



BUNGALOW

Stucco cement bungalow completely furnished, large living room with fireplace, bedroom, kitchen, rear dining porch and large front porch, together with plot of two lots which makes 50-foot front. Cash \$1,400, or \$800 cash and \$700 mortgage.

AT OCEAN BEACH-FIRE ISLAND

Beautiful ocean beach location, finest surf and with water bathing, fishing and boating. This bargain will be open only a few days.

OCEAN BEACH-FIRE ISLAND CO., 334 Fifth Avenue, New York.

\$7,000 BUYS BEAUTIFUL NEW SEVEN ROOM HOME COSTING \$8,000. Large corner plot, choice location. Your terms. JOHNSONS, 20 West 29th st.

COLUMBUS CIRCLE

has an assured future, choice plot 100 x 100, 6 story buildings fully rented.

YIELDING 7%

For Sale for Cash Only Below Ground Value.

Offers a Good Investment with Great Future Value.

ATTORNEY, 236 TRIBUNE

ARTS & CRAFTS HOME

Contains eight rooms and tiled bathroom, large living room, fireplace, steam heat, all improvements, Craftsman interior, something different; stucco, with asbestos shingle roof, large outside chimney; built in refrigerator; large; three minutes from station and trolley; large plot; special price, \$6,500.

NUTLEY REALTY COMPANY, 100 West 22d street.

MOUNTAIN SIDE COTTAGES, SEVEN

rooms and bath, large plot, surrounded by trees and beautiful view of the mountains. Owner must sell on account of going south.

MAH. CH. Room 100, 40 West 22d st., New York City.

ADVERTISEMENTS AND SUBSCRIPTIONS For the Tribune are received at the Uptown office, No. 1284 Broadway, between 26th and 27th streets, until 9 o'clock p. m.

REAL ESTATE FOR SALE OR TO LET CONNECTICUT.

WINSTED CONN.

WINSTED is essentially a manufacturing town. From its earliest history some form of manufacturing has been an important factor in its growth. It first made wooden dishes. Afterwards the first iron wire mill in America was established.

For many years goods made of iron and steel played an important part in its industrial life. Factories have grown up around its water-power and present prosperity of the town has come largely through the surplus earnings of these manufacturing concerns. Its products now are extremely diversified and are well known the world over. A condensed list of its present-day manufacturers and their products follows:

- BROWN MACHINE COMPANY, machinery manufacturers. BURWELL, J. C., sash and blinds. CARTER & HAKES MACHINE COMPANY, THE, machine tools. DUDLEY, GEO., & SON CO., THE, tanners, leather manufacturers. EMPIRE KNIFE CO., THE, pocket cutlery. GILBERT, WILLIAM L., CLOCK CO., clocks and regulators. GOODWIN & KINTZ CO., THE, modern electric lighting fixtures, sheet metal work. HARRISON, B. J., SON CO., THE, folding chairs and piano stools. MORGAN SILVER PLATE CO., THE, casket hardware. MOORE, FRANKLIN, COMPANY, THE, bolts and nuts, chain hoists and cranes. NEW ENGLAND KNITTING COMPANY, THE, hosiery and underwear. NEW ENGLAND PIN COMPANY, THE, brass, steel and iron pins. Pyramid pins and hair pins. RICHARDS, BENJAMIN, & CO., upholstery hardware and plumbers' supplies. STRONG MFG. CO., THE, undertakers' materials and casket hardware. TIFFANY & PICKETT COMPANY, THE, Box shooks, sash, doors and blinds. TUCKER STOP MOTION COMPANY, THE, (loom stop motion). UNION PIN COMPANY, pins. WINSTED EDGE TOOL WORKS, THE, chisels, drawing knives and gouges. WINSTED HARDWARE COMPANY, upholster hardware and plumbers' supplies. WINSTED HOSIERY COMPANY, THE, hosiery and underwear. WINSTED SILK COMPANY, spool silks. WINSTED MANUFACTURING COMPANY, scythes, hay and corn knives.

For illustrated booklet and further information write to Publicity Committee, Winsted Business Men's Association, Winsted, Conn.

WESTCHESTER COUNTY. WESTCHESTER COUNTY. WESTCHESTER COUNTY.

Only a Short Flight of the Eagle



From the Heart of the City to the Heart of Nature.

once spreading the old Grand Central Station is now spreading his wings over the river front esplanade at the electric station of beautiful Philipse Manor - ON - THE HUDSON

A symbol of the fine transit facilities to this IDEAL HOMES COMMUNITY by electric train, automobile or motor boat.

Magnificent Panorama of the Tappan Zec.

All that heart can wish for in a Home. Every form of OUTDOOR Recreation at its best. Schools, churches, stores, &c., handy. Splendid social life. Prices LOW and terms PLEASING.

BOOKLET ON REQUEST, Tel. 4319—Murray Hill.

Bramwell Davis, 331 Madison Ave., New York.

Restricted Residence Plots

Lester Hill White Plains, N. Y.

At Auction Decoration Day

2 P. M. on Premises Rain or Shine—Under Tent

BY GEORGE W. BARD AUCTIONEER

Photos, diagrams and Full Particulars of the Auctioneer, No. 11 Dupont Place, Mt. Vernon, Tel. 249, or of FISH & MARVIN, 227 Fifth Ave., New York.

BUY NOW! BUILD WHEN YOU WILL! HERE IS A MONEY-MAKING CHANCE!

GEDNEY FARM

ACCESSIBLE, HEALTHFUL, REFINED, RESTRICTED. Such a home colony is Gedney Farm, formerly the famous estate of Mr. Howard Willits, built between the Hudson and the Sound. It is a fitting spot for the Gedney Farm Home, one of the largest and finest country homes in the United States.

Reached by the N. Y. Westchester & Boston and the Harlem Division of the New York Central to White Plains.

Write for Booklet to GEDNEY FARM CO., Robert E. Farley, Pres. Temporary offices, Room 267 Grand Central Terminal, until completion of the permanent Country Life Exposition, and White Plains, N. Y.

SCARSDALE ESTATES

These wishing to move and move quickly will find beautiful suburban homes ready for occupancy at Scarsdale Estates. Features: 3 baths, steam heat and all modern conveniences within a few minutes' walk from the ocean by the best transportation in Greater New York.

Model homes completely furnished, always open for inspection. Take Brighton Beach L. get off at Kings Highway, Walk West on Ave. Q to Ocean Parkway. Phone Midwood 5763. Booklet on request. Phone Midwood 5763. RICHARD C. DOGGETT, Owner & Builder.

BOROUGH OF BROOKLYN. Are You Paying \$40.00 or More Rent? If so, you can save it, and get twice as much out of life at

Kings Lawn

THE FINEST RESIDENTIAL PARK IN BROOKLYN. 35 Minutes from Park Row. Ten minutes from the ocean by the best transportation in Greater New York.

Model homes of high class construction and finish, containing every luxury and improvement that is found in the better class of apartments (at one-half the cost) and every convenience of the city, with the joys of a suburb combined. Model home completely furnished, always open for inspection. Take Brighton Beach L. get off at Kings Highway, Walk West on Ave. Q to Ocean Parkway. Phone Midwood 5763. Booklet on request. Phone Midwood 5763. RICHARD C. DOGGETT, Owner & Builder.

BOROUGH OF THE BRONX. FOR SALE—Private house, 7 rooms and bath, price, \$8,800. 2042 Valentine ave., Bronx.