## EXTENSIVE HOME BUILDING PROGRAM STARTS IN BAY RIDG

## P. J. CARLEY STARTS BIG PROGRAM FOR BAY RIDGE HOMES

Prominent Builder of District Store Structures.

month for projects planned for many sections of the boro, Bay Ridge, It appears, will be the scene of actual agent for the building. operations in the near future when many business buildings, one and | two-family dwellings and apartments will be rushed to completion, providing homes for hundreds of families anxious to locate in this desirable district of the boro, because of its natural beauty and the exceptional transit accommodations provided for the

Patrick J. Carley, who built more than 300 homes in Bay Ridge during his building career, and who has always had the greatest confidence in the district, both as to its develop-ment as a residential locality and as a business center, started a big project Thursday in 5th ave., between 80th and 84th sts., to be followed by several other large operations in the vi-cinity. He is improving the 5th ave. plot with 36 buildings, which will have stores on the ground floor, and apartments of the most modern design fo. the floors above. This part of 5th ave. is rapidly developing into a busy section of the principal shopping thoroughfare of Bay Ridge. To meet the demand for business buildings, Mr. Carley intended to start this operation some time ago, but postponed the work until he could secure the kind of material needed for so large an un-

Mr. Carley's implicit faith in 'the several years ago when he erected two groups of modern business buildings were rapidly rented, some of them before the structures were completed. the side streets, which he also built, 5th ave., near those new homes. It is Mr. Carley's intention to build

he erected in 78th st., which were and who is prominent as a dealer in started in a period of the war, when building materials in Long Island building construction, except for war purposes, was a difficult problem and a great risk. The builder was assisted by a large national material supply ment with small apartments. civic organizations of the locality.

tions, plans for which were recently Transit system. will be started in the neighborhood of the subway station at 85th st. sections of the city, who have visited the number of vacant lots along the subway line on 4th ave. Values in this section of the thoroughfare- are way zones.

"In a few years there won't be a deventer, Wilson, Patterson ceptional advantages compared to land along other subway lines, and the B. R. T.-Brooklyn Dual subway.

The same sale includes the O tions along the thoroughfare on a large scale," he said.
"In the liveliest periods of the real

estate market as well as in its dull times, Bay Ridge real estate brokers were kept busy. During the past year many important real estate transactions have been put through which will soon result in home-building op-I intend to carry out an extensive program of home-building after I have completed the 5th avenue project," remarked the builder.
"Matters are so shaping themselves

as to give encouragement to builders Boards, and Tom Ingersoll, secretary who have been idle for the past year, of the National Association, are to be and I am sure that the summer, and entertained by the Real Estate Board fall months will witness plenty of of New York tomorrow at the Law-building in our locality. The numbuilding in our locality. ber of home-seekers from Manhattan will give President Taylor an opporand the Bronx, who visit Bay Ridge tunity to get in closer touch with the and become fascinated with the features of our section, and who are im- and staff and to talk over many mat- promotion and financing of industrial Kissam Company of Queens and two by pressed with the excellent transit ac- ters of importance.

commodations, is one of the best arguments for immediate action on the part of financial institutions to assist builders to get to work on their building programs. We need more homes, we have the demand and all we now need is sufficient financial backing to produce the dwellings. Bay Ridge is one of the promising fields in the city for large apartment buildings of the best design."

Big Stride in Rental Values. Bay Ridge has a new apartment Initiates Active Summer Sea- building at the northwest corner of 82d st. and Ridge Boulevard, which son With 36 Apartment and rents for \$40 a room. This rental marks an epoch in the history of real estate values in the district, and Although building permits have indicates that there is a demand in the been issued in large number by the family houses. The building was Building Department during the past erected by the Rockwell Building Company and the real estate firm of Bulkely & Horton has been appointed

Ahnouncement has already been made that a large apartment building is to be erected at Shore rd. and 79th st., facing the New York Harbor, an ideal location and superior in many respects to Riverside Drive.

### BIG.E. I. CITY DEALS TO BE FOLLOWED BY BUILDING PROJECTS

Active Buying Near Large Tract in New Section to Be Auctioned May 7.

The comparative cheapness of vacant land in the Astoria section of 'New" Long Island City, as well as the benefits to be derived from tax exemption and the sharp increase during the last year in traffic on the Astoria division of the Dual Rapid Transit system, has encouraged two prominent apartment house builders future of 5th ave. was demonstrated from Washington Heights and Brooklyn to purchase large blocks of lots located close to the Grand ave. station with up-to-date apartments above, in on the Astoria subway extension, for the block on 77th and 78th sts., which immediate improvement with modern apartment houses.

Philip Krulewitch, president of the The great number of new homes in the side streets, which he also built, Morris Manacher, president of the were purchased before completed and Manacher Construction Company, he realized that additional families in have purchased, jointly, 25 lots on the the neighborhood would naturally west side of 5th ave., 150 feet north create a demand for more stores along of Jamaica ave., for improvement with

three, four and five room apartments James E. Clonin, who has erected a several groups of one and two-family large number of dwellings and apartdwellings similar in design to those ment houses in Brooklyn and Queens,

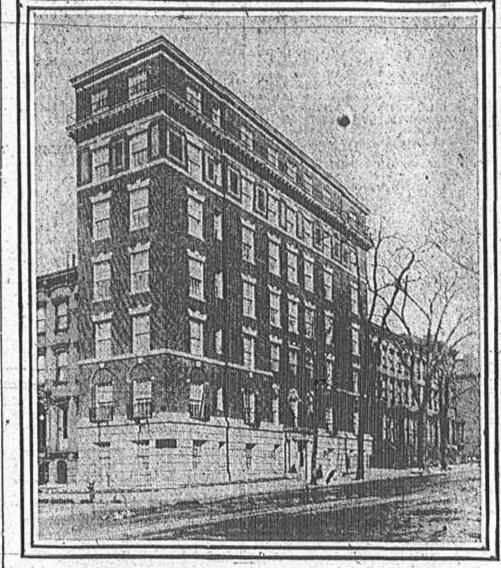
house to complete the homes as part of the Government's war program. These two transactions by Washington the Government's war program. Many officials employed in the Goy-| dicate the widespread interest that the time was at a critical point in and others, at absolute trustees auc-It is expected that within the next to the Grand ave. station on the Asmonth, several large building operatoria Extension of the Dual Rapid The prop

A large number of the lots to be sold are variously located in the which connects with the Interboro point section of Brooklyn. vicinity of the Washington-aven-Broadway, Grand and Hoyt st. sta-Bay Ridge have expressed surprise at tions, between that point and Stein- it immediately adjoins a tract where ft. on Meeker ave. and Van Dam st., the number of vacant lots along the way ave. Others occupy several there are no which there is also to be erected a blocks front along Jackson ave., between 12th and 17th aves., considerlow compared to the prices asked for ably closer to the Queensboro Bridge and similarly located in other subapproach plaza and Astoria subway sidewalks, curbs and sewers. The extension than the rows of "Mathews rear of the property touches Pradagat three-family houses and also quite a "Vacant Land in 4th Ave. Will Soon 18th aves. The remaining "Astoria" make Bay improvement. The proDisappear," Says Mr. Carley. lots are variously located along Van
Will a few years there wen't be a few years there were the few years there we wen't be a few years there were the few years tha vacant lot on 4th avenue in the Bay maica) and Grand aves, between 12th Ridge section," said Mr. Carley, "Some and 18th aves, and in Graham and the property, is one of the best motorday a representative of one of the Pierce aves, William, Crescent and car highways in Brooklyn. It is unlarge Manhattan financial institutions Radde sts., between the Washington derstood that there is a new prowill visit the section, discover its ex- ave. and Broadway stations on the posed improvement on this highway, Astoria Division of the Interboro and

Bowery Bay Farm, located in the immediate vicinity of Bowery Bay and North Beach, two of the most popular bathing and beach front resorts on the North Shore of Long Island and located within six miles of 42d st. closer to the heart of New York than any other waterfront resort within the city's limits.

TO DINE NATIONAL R. E. MEN. F. E. Taylor, president of the National Association of Real Estate New York Board and its governors similar nature in connection with the

DOCTOR TENANTS BUY OFFICE BUILDING



The official building at 67 Hansan pl., known as Doctors Building, occupied by medical doctors and dentists, has been purchased by a number of its tenants and will be conducted by its owners on the co-operative plan. The property was sold by the Hall estate and will be managed for the doctors by Robert G. Langdon, who built the structure in 1911. The corporation name of the owners is Doctors Building, Inc., of which Dr. Walter Truslow is president; Dr. Carroll B. Whitcomb, secretary; Dr. E. A. Holbrook, treasurer. The corporation to operate the property, headed by the president, secretary and treasurer, and Dr. Frank Zulauf, is composed of 25 members.

way Line to Be Offered May 7.

Bryan L. Kennelly, auctioneer, will to 59th sts. and Ralph ave.

Highway section has been stimulated Cleveland, which is going to merge houses which Mr. Carley, through ex-ceptional effort completed in a short sale of 1,200-"New" Long Island City through the district, and builders who phia and Detroit. They have not ime. The situation in Bay Itidge at lots for the estate of William G. Park have recently completed their opera- chased the block from Nassau ave. tions there are repeatedly selling new to Wythe ave., from North 14th st. to its housing problem and the work of the builders was commended by the large tent on Grand-ave, between 6th dwellings. Several large projects in the builders was commended by the large tent on Grand-ave, between 6th dwellings. Several large projects in the building some between 6th dwellings, which is that of dye-the provisions of the building zone their business, which is that of dye-the provisions of the building zone

> block from the Utica ave. trolley, subway at Eastern Parkway, and a few blocks from Glenwood Parkway. there are more than 100 new houses being erected. More than one-half of the lots are fully developed, having and Kings Highway, which passes which will make it a 400-foot bouleyard and will be known as Liberty Highway.

"A boom in home building is expected, due to the tax exemption ordinance recently adopted," said Mr. Kennelly, yesterday. "According to the figures compiled by the different Kennelly, yesterday. bureaus of buildings in the five boros for two weeks succeeding Feb. 25, the day the ordinance went into effect, there has been an increase of more than 61 % percent in new building. Brooklyn is the fastest growing START 50 BELLAIRE HOMES 53d st., Manhattan, boro in the Greater City."

Resumes Law Practice.

Otto M. Stanfield, who has been, S. W. Straus & Co. for the past two years has resigned from that comlaw, and will engage in work of a

## KINGS HIGHWAY LOTS TWO BLOCKS SOLD TO BE AUCTIONED IN GREENPOINT DIST.

Come to Brooklyn.

offer 850 lots at absolute auction on of the Greenpoint section as an im- ily house on a lot 20x100 feet, to a cli-May 7. The property will be sold for portant industrial district are two im- ent for occupancy; 185 Kingston ave. the Kings Highway Development Com- portant sales made through the office a 3-story two-family house on a lot pany, and is located on Kings High- of J. Parker Sloane of \$87 Manhatway, Aves., G, H. and I and on E. 53d tan ave., last week. One is in the Bushwick Creek section, to the Erie rocessing Company ing yarns. It is going to be a busi-The property to be offered is one ness that will employ a large number of persons and is really going to be a

> The other is a sale in the Newtown Creek district of a plot 200 ft. by 400 on which there is also to be erected a very large factory, the purchasers be-

very important factor to the Green-

ing a New York Concern. Mr. Sloane says: "We have also is only one block from the property, vestment property than that of home buying. I think perhaps, this is caused by the fact, that a great many people were forced to buy during the past two years, and in all cases of a purchase of that sort as a rule, the owner, to permit partly in a business property is not for sale again as they were bought for a home and not inestment.

"Many mortgage loan associations have been closed here recently and we find that there is quite a demand for first and second mortgages and am pleased to say, that through the many money loaning institutions we have been quite successful in consummating these deals."

in Queens was started recently when

N. A. Rosenblum of Jamaica started manager of the loan department of fifty Dutch Colonial seven-room dwell- E. 17th st., Brooklyn, ings on Hollis Court Boulevard, Bellnire. Seven of these houses were sold from of Cunso & Podesta, owners, to perthe plans last week, four by the F. W.

As an evidence of the rapid growth

Scutt Company of Jamaica, one by the extension to an existing six story publics am Company of Queens and two by lie garage; premises 243-245 Wooster st. Manhattan.

### ACTIVE BUYING NEAR E.PARKWAY SUBWAY; BUILDINGS PLANNED

Recent Transactions in District Closed by M. C. O'Brien Show Revival of Realty Market.

Real estate transactions in the Eastern Parkway district and in the zone of the Nostrand ave. subway, aggregating over \$500,000, have been negotiated within the past few weeks by M. C. O'Brien, as broker, who remarked in commenting upon the deals that several large building projects will follow the transfer of the prop-

One of the most important of the deals closed was the block front on the east side of Franklin ave., between Eastern Parkway and Union st., plot 192x120 feet, for Edward H. Vollmer to a client for improvement. This property is at the first express station on the Interboro extension above Atlantic ave.

The broker also sold the block front on the west side of Nostrand ave., between Empire Boulevard and Sterling st., a plot 200x25 feet, for the Gibraltar Construction Company to a client for improvement; -the northwest corner of Flatbush ave. and E. 29th st., a plot having a frontage of 7,6 feet on the avenue, for Marie Rogers to a client. O'Brien resold this property to a builder for improve-

The property on the east side of Flatbush ave., adjoining Erasmus High School, measuring 50x200, was sold by Mr. O'Brien for Charles Hagedorn to a client who had planned to improve the plot with a moving picture theater. Other deals transacted by the bro-

ker include a plot 50x200 feet on the east side of Flatbush ave. 100 feet north of Snyder ave., for C. Homman, to a builder for improvement; a plot 25x100 feet on the south side of Crown st., 250 feet west of Kingston ave., for F. W. Rowe to a client for improvement; 225 Kingston ave., a 3story store and two dwellings, on a lot 20x80 feet, for Arthur O. Howard to client for investment; 478 Prospect Large Tract Located Near Sub
Big Manufacturing Plants to lev C. E. Laub to a client for investment, 478 Prospect pl., a 4-story single apartment house on a lot 20x100 feet, for heirs of Ditlev C. E. Laub to a client for invest-J. C. Taylor to a client for occupaney; 832 Lincoln pl., a 4-story two-fam-20x100 feet, for Howard Ackerman to a client for occupancy.

#### BULLETIN OF APPEALS

Building Zone Matters to Be Discussed Tuesday.

The Board of Standards and Apthe provisions of the building zone resolution, in Room 919, Municipal Building, Manhattan. The following matters will be considered: Application, Dec. 3, 1920, of Chas.

S. Clark, architect, on behalf of Fordham Plaza Auto Company, owner, to permit in a business district the erection of a three-tory public garage; premises 2494-2498 - Webster -ave., 4775 Park ave., northwest corner Park ave. and 189th st., the Bronx Laid over Dec. 28, 1920, to May 3,

Application, March 9, 1921, o Frank E. Vitolo, architect on behalf of Alfred J. Goodwin, owner, to permit in a business district the erection of a two-story public garage; premises 332-336 E. 35th st., Manhattan. Application, Feb. 3, 1921, of Samuel Rosenblum, consulting engineer on behalf of Constant A. Benoit and partly in an unrestricted district the erection and maintenance of a three-story factory building for the manufacture of colors, enamels, var nishes and cement; premises 1702-1718 Avenue Y, southeast corner of E. 17th st., Brooklyn. Application, Jun. 13, 1921, of Mrs.

Robbins, Inc., applicant, on behalf of Anna S. Amy, owner, to permit in residence district the use of premises or business purposes; premises 39 E. Application, Feb. 16, 1921, of Al-

One of the largest building operations fred A. Scharbius, applicant and owner, to permit in a residence district the maintenance of a garage for four pleasure vehicles; premises 1424 Application, March

Frank -F. Vitolo, architect, on behalf mit in a business district a six-story

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Over 200,000 Attend Exposition During Two Weeks.

The Own Your Own Home Show ield at 22d Regiment Armory, Broadway and 168th st., during the last two weeks, and which ended last night, was attended by over 200,000 visitors. The educational feature of the exposition was emphasized throughout. The walls of the series of V-shaped compartments extending the entire length of the immense drill room on the top floor of the armory were lined with hundreds of architects' drawings of nomes in almost overy style of architecture, and in brick, concrete, stone, wood, steel and stucco. These were carefully studied by thousands of home seekers. These plans call for louses costing from \$5,400 to \$10,-

580, based on the latest cost of materials in and around New York City. Aymar Embury 2d, chairman of the Architectural Committee of the Ex- tion of a family dwelling was shown position, said of these prize designs; assembled together from any architec-

ural contest." The prize winners are not the only types of homes exhibited on the Exposition floor. Real estate dealers from New York, Long Island, Westchester erection of the full size stucco house.

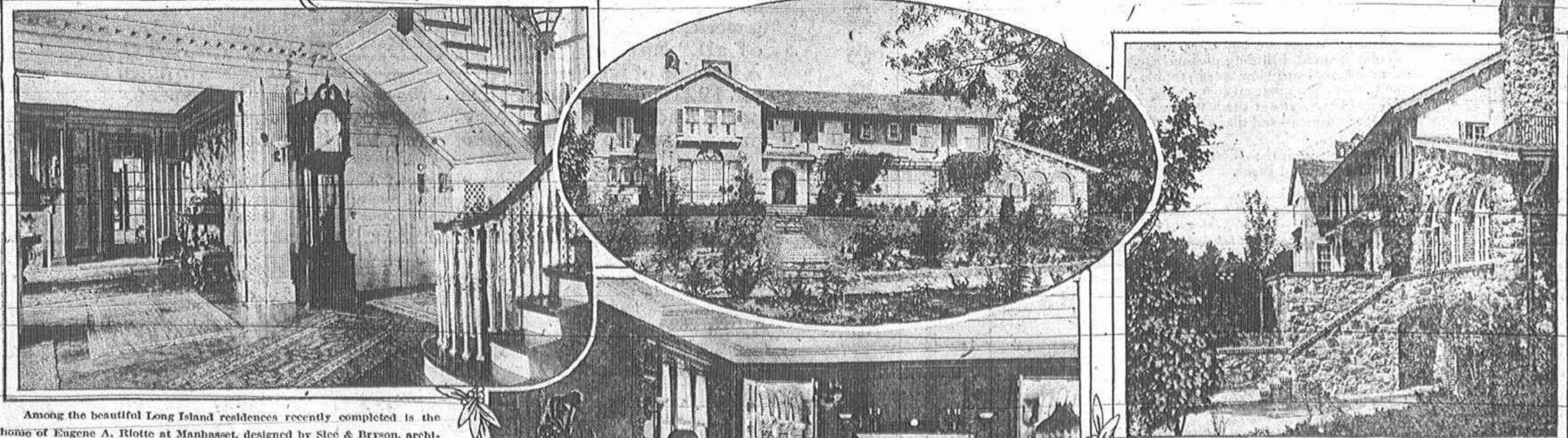
and New Jersey are exhibiting models of small homes which they are developing in their sections in an effort to induce the public to build now and escape further rent taxation.

A large number of the architects

plans were sold. They were published n book form and a large number of volumes were sold. One of the practical exhibits which was the center of the exhibition was the 4-room and bath stucco bungaow known as the "House Electric.

which was designed by R. K. Galbraith of Indianapolis. It was selected from the 1,100 other designs in the recent national Small House Competition held in connection with the exposition in the early part of this year and unfer the approval of the American Institute of Architects. The stucco house is not a prize winner but was selected from the entire 1,100 designs by the stucco interests. This building, including studding for walls, with basement, foundations, heating and plumb ing equipment and electrical wiring costs about \$4,400. The kitchen contains many modern labor-saving devices and an approved system of venfilation was installed. Every building material that enters into the construc at the Exposition, together with cros I never saw a better group of plans sections of walls and partial constructions in lumber, brick and stucco. Among these materials is a new wall covering used on stucco which is waterproof, stain-proof and crack-proof This method has been employed in the

# SUGGESTED IN NEW MANHASSETT HOME



home of Eugene A. Rlotte at Manhasset, designed by Slee & Bryson, architects. The dwelling is rural Italian in style, with a few exceptions, which give it local color and individuality. Although the general lines of the dwelling are modern in treatment, there is a suggestion of the past in the rugged stability of the structure, which nestless in the shadow of large locust trees.

Like many of the villas on the Italian lakes, the Riotte residence faces Manhasset Bay, affording a charming view from the terraces across a grassy slope to the waters beyond. It is a picturesque setting to a very attractive home. One of the features of the residence is a garage which is an integral

The diningroom is paneled from floor to ceiling in American walnut,

part of the house, and is situated beneath the sunparior, approached by a

stone stairway at the cast wing of the dwelling. and has a maple mantel and tapestry panel in Italian design,

The hall is entirely panneled and finished in white. An organ is built in under the stair platform. The conson is situated near the entrance to the living room. The wide stairway to the upper floor winds gracefully with a balustrade of white tapestry posts supporting a polished walnut bandrall, The platform midway between the two stories is spacious and has a run

of windows its entire width, which commands a beautiful view from the rear of the dwelling. The living room is paneled in maliogany, stained very dark, to appear

like teakwood. There is also a marble mantle at the end of this room, and at each side of the mantel are French doors opening to the sunperch. The estate covers about three acres,