

ALL READY FOR BIG REALTY CONVENTION

500 Up-State Delegates Coming to Urge Bureau at Albany—Many Important Subjects to Be Discussed

If the convention of the Real Estate Association of the State of New York accomplishes nothing more than the establishment of a permanent taxpayers' bureau at Albany, the convention will be declared the most successful ever held. That is one of the purposes of the three-day conference which is to begin at Long Beach, L. I., on next Thursday. More than 500 real estate men from all parts of the State are coming to discuss many topics and to hear the views of many important persons on leading questions of the day, but the principal aim of the convention is to organize a bureau which will be in close touch with legislation, and will support measures favorable to the State and will oppose such other measures as may be detrimental.

Real estate men believe that such a bureau is the only means of controlling real estate legislation. But this weighty subject is going to engage only a part of the time of the delegates. There will be a special breakfast, luncheon, a clam bake, dances, and finally on Saturday night a formal dinner, at which the Governor will make the principal address. To keep the delegates from being "fed up" on pleasure, there will be meetings throughout the three days, at which the various phases of the real estate business will be discussed.

On Thursday morning the convention will get down to business. S. W. Strauss will tell all about real estate mortgages, bonds, and Nelson P. Lewis will talk about the traffic problem from the real estate point of view. With the luncheon the delegates will take part in a discussion on State regulation of real estate brokerage, in which H. L. Reed of Amsterdam, Lewis H. May, C. A. Hills of Syracuse and William H. Mills of Westchester will lead.

Senator Ogden L. Mills will preside at an afternoon conference on taxation problems, and there will be talks by Martin Saxa, president of the State Department of Taxation; F. R. A. Sullivan of Schenectady, and Attorney-General Woodbury. Jerome M. Fort will discuss real estate problems, and Raymond E. Porter will talk about intercity business. An exposition of the Torrance system will be given by Doris Vele.

Friday's session will start with an 8 o'clock breakfast. There will be discussions on "Should the Prevailing Rates on Real Estate Brokerage Be In-

NOT ENOUGH HOMES.

Brooklyn Builders Rush Up Dwellings and Flats.

Demand for dwelling space in Brooklyn is sufficient in the opinion of builders for the continuation of extensive operations. Last week ninety-eight new buildings were planned, to cost \$11,400. Sixty-three are to be small dwellings and will cost \$338,700; fifteen tenements, cost \$197,000, and twenty structures of a miscellaneous character to cost \$175,700.

On Knickerbocker avenue at the north corner of Court street, the Charlotte Place Corporation will build three tenements to cost \$70,000. On the north-east corner of Rochester avenue and Sterling place, David Jacobowitz will erect two, to cost \$60,000. The Triumvir Realty Company will build a six-story brick tenement on the west side of Union avenue south of South street, to cost \$100,000. A row of nine two-story frame tenements are to be built by the L. & I. Company, at a cost of \$27,000, on the east side of Warehouse avenue, north of Mermale avenue.

Israel & Solomon Postrel will build on the north side of Avenue T, beginning at East Thirtieth street, five-story brick dwellings at a cost of \$15,000. The north side of Adelphi place, between Hemlock and Crescent streets, is to be the site of thirteen two-story brick dwellings to be built by the Adelphi Homes Company at a cost of \$52,000. Twelve two-story frame dwellings will be built by Edward R. Bennett at the corner of Foster street and Florence street, at a cost of \$30,000. Five two-story brick dwellings to cost \$22,000 will be erected by the Chester Realty Company for the change of south side of Fifty-fifth street, east of Eighth avenue, and four, to cost \$18,000 will be built by Theodore Frost on the north side of Eighty-third street, east of Third avenue.

A four-story brick factory to cost \$75,000 is to be erected by Samuel Weisberg on Atlantic avenue, at the southeast corner of Third street. A three-story brick garage to cost \$30,000 will be built on the north side of Twelfth street, west of Eighth avenue, by Arthur Ackerman. A number of one-story stores to cost \$10,000 will be put up at the northeast corner of Washington and Grand avenues by the Deane Construction Company.

At the breakfast there will be addresses by William S. Pettit on "Real Estate Legislation"; by T. B. Ackerson, on "Waterfront Development"; by President Marks of the Borough of Manhattan, on "Pollution of Harbors and Streams"; by Thomas A. McWhinney of Lawrence, on "Legislation Affecting Realty"; by Joseph P. Day, on "Real Estate Publicity"; and by Arthur L. Elino on "Real Estate Exchange of Long Island."

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Brooklyn will be visited and inspected in the afternoon and at 4:30 everybody will go to the home of the Real Estate Board of New York, at 317 Broadway, where Mayor Mitchell will welcome the delegates. Then L. D. Woodworth, president of the Real Estate Association of the State of New York, will bring up the important topic of the permanent taxpayers' bureau at Albany. There also will be talks by Dr. P. A. Cleveland of the Bureau of Municipal Research, M. Morgenstern, Jr., and Walter Lindner.

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DYCKMAN AGAINST TROLLEY.

Taxpayers Will Oppose Running Cars on 207th Street to Ferry.

The petition of the Union Railway for a franchise to operate an overhead trolley line through 207th street, Vermilyea avenue and Dyckman street to the Dyckman street ferry will be opposed by owners and residents of the Dyckman section. At a meeting of the Dyckman Taxpayers Association last week a resolution was drawn up and sent to members of the Board of Estimate explaining why the petition to operate a road through the Dyckman section should be refused.

The resolution said that the streets were too narrow for transit use; that overhead motive power was dangerous; and that according to the zoning plan Vermilyea avenue was designated as a residential street.

The Manhattan and Queens Traction Corporation has consented to extend the first trolley service to the Dyckman street viaduct, Long Island City. The extension of this service when in operation will be a considerable convenience to a number of industrial concerns, as employees will be able to go to work from Manhattan for a fare of three cents or to make a round trip for five cents.

The Manhattan and Queens Traction Corporation has announced that immediate application will be made to the Public Service Commission for the necessary permits for the change of south side of Fifty-fifth street, east of Eighth avenue, and four, to cost \$18,000 will be built by Theodore Frost on the north side of Eighty-third street, east of Third avenue.

A four-story brick factory to cost \$75,000 is to be erected by Samuel Weisberg on Atlantic avenue, at the southeast corner of Third street. A three-story brick garage to cost \$30,000 will be built on the north side of Twelfth street, west of Eighth avenue, by Arthur Ackerman. A number of one-story stores to cost \$10,000 will be put up at the northeast corner of Washington and Grand avenues by the Deane Construction Company.

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Facts for Men of Family.

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IN A HOME IN MOUNTAIN LAKES RESIDENTIAL PARK

High in the Healthy Hills of Northern New Jersey.

Fact 14—Away from all danger of disease, epidemics that are always prevalent in the city. Fact 20—Far enough away from the coast to get the winds of wife and family at ease from the rough, objectionable elements.

These are facts. More facts to follow next Sunday. Read them. This Month's All Year Villa, Near Water, \$5,500. Convenient Commutation to City.

A charming home of 11 rooms, 3 baths; living situated on plot 130x150 ft.; large dining room with open fireplace; parlor; floor heated, electric light, water, paneled in hard woods.

Wide restrictions guarantee every protection, city convenience and country advantage to your family.

Twenty other homes with every convenience, ranging from \$2,000 cottages to \$25,000 estates, ready to move in now. See them. Unusually easy terms.

Two beautiful lakes, country club, golf, schools, churches, ideal location, building, fishing, photography and full particulars from MOUNTAIN LAKES, INC., 170 B'way, N. Y. Tel. 151 Cort.

FOR SALE Immediately. FACTORY PROPERTY

Twelve miles from City Hall, New York; factory property; plot 142 ft. long x 206 ft. deep. Building all brick; 168 ft. long and 50 ft. wide; with an "L" 50 ft. long and 50 ft. wide. Two stories high, with trussed roof. Wall—First story, 24 inches; second story, 20 inches. Cellar—Concrete foundation, down to hard pan. Concrete floor.

Building substantial enough to permit of several additional stories. The "L" is occupied by power plant. Engine and dynamo 160 H. P.; foundation for same—30x30x15 ft. deep. Solid concrete. Private siding on railroad for loading and unloading freight and coal. City water and artesian well. Good for heavy or light business.

Lease to Expire June 1st, 1918. Price and further particulars W. E. CAINE, 239 Washington Street, Jersey City, N. J. Room 14.

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TRIS attractive modern, English bedmed residence

FOR RENT AT Fieldston

Every improvement: 12 rooms, gas and electric, hot water, walk, 12 minutes from subway. Modern Schools.

Immediate occupancy. Apply Delahed Estate, Tel. 27 John, 27 CEDAR ST.

This Bungalow on Mahopac Point, Lake Mahopac

For Sale at Cost on Easy Terms. Permanent Water Right and Boat Mooring WITHIN COMMUTING DISTANCE. Photographs and full particulars of Mahopac Point Corporation (Dept. 3), 40 West 32d St. Phone 9500—Madison Square.

Beautiful Water Front Estate at Larchmont.

Charming Italian Renaissance House, containing 12 rooms, 2 baths, 2 porches and outbuildings, completely equipped and furnished with the architecture of the house. George Howe, 327 Fifth Avenue, Special in Suburban and Country Properties.

FOR SALE AT PELHAM

SALE \$8,000, \$7,000—Two artistic homes, each with 12 rooms, 2 baths, 2 porches, 10 and 15 ft. front, sewer, gas, all plots almost down; easy terms. Room 1123, 39 East 42d St. Tel. Murray Hill 7425.

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Forest Hills Gardens

"A Forward Movement in Suburban Development." 35 minutes from Penn. Station. Beautiful Villa for Sale. SAGE FOUNDATION HOMES CO., 61 W. 56th St. Tel. 5001.

ARTISTIC 2-room bungalow, with connecting bath to 2 large bedrooms; finished in all styles, hardwood floors, open fireplace, built-in kitchen, bath and every modern convenience, large porch, lawn, hedge, a quick, easy move; call or write for particulars, 100 Madison Ave., Room 1111, New York City.

\$17.50 PER MONTH

Modern all year round residence, garage, ample land, swimming pool, tennis court, 20 minutes drive from city, call or write for particulars, 100 Madison Ave., Room 1111, New York City.

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MODERN ALL YEAR ROUND RESIDENCE, GARAGE, SWIMMING POOL, TENNIS COURT, 20 MINUTES DRIVE FROM CITY, CALL OR WRITE FOR PARTICULARS, 100 MADISON AVE., ROOM 1111, NEW YORK CITY.

PREPARED WATERFRONT, 12 rooms and bath, \$2,000 up, also building on Randall's Bay and Woodlark Bay, call or write for particulars, 100 Madison Ave., Room 1111, New York City.

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