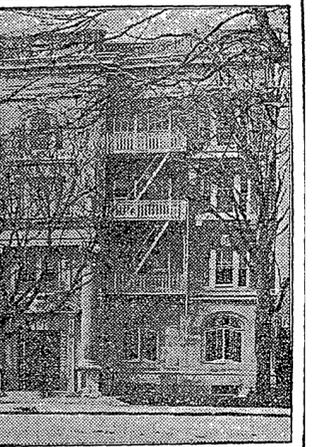
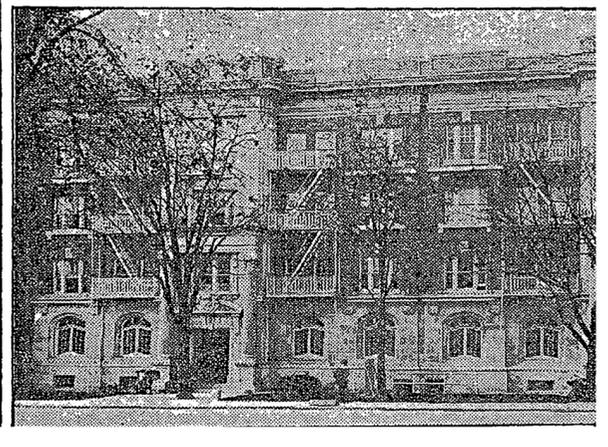
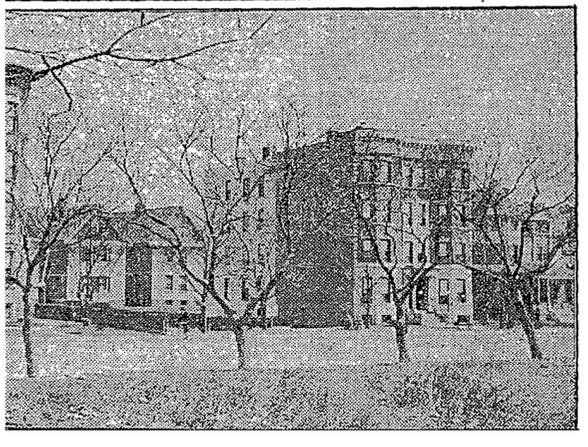
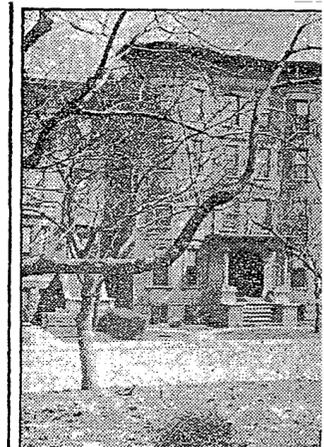
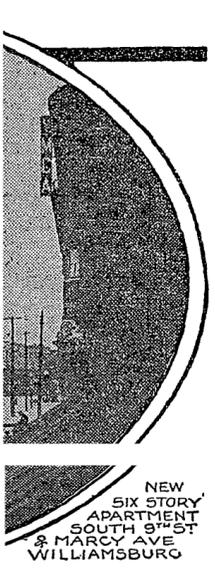
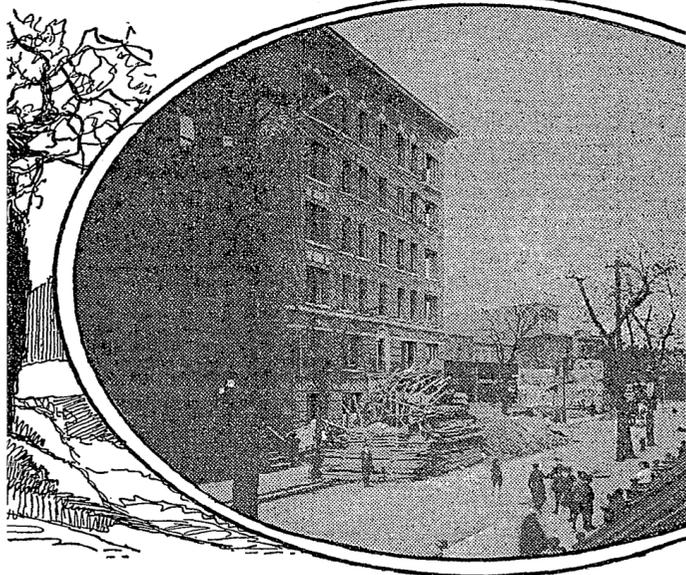
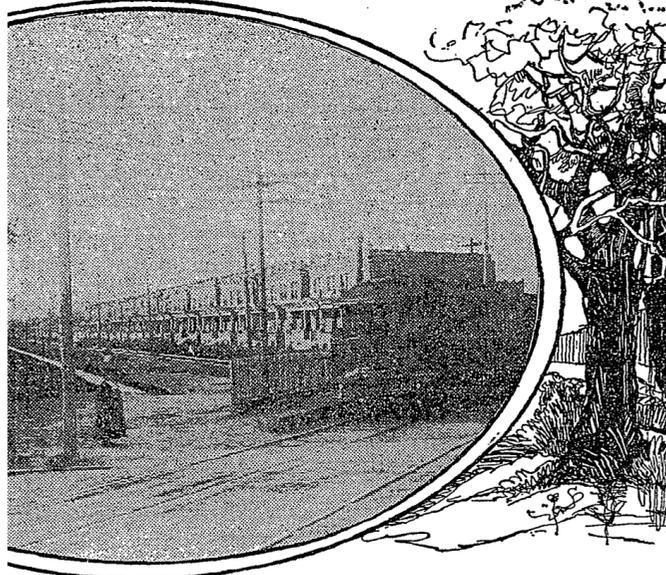
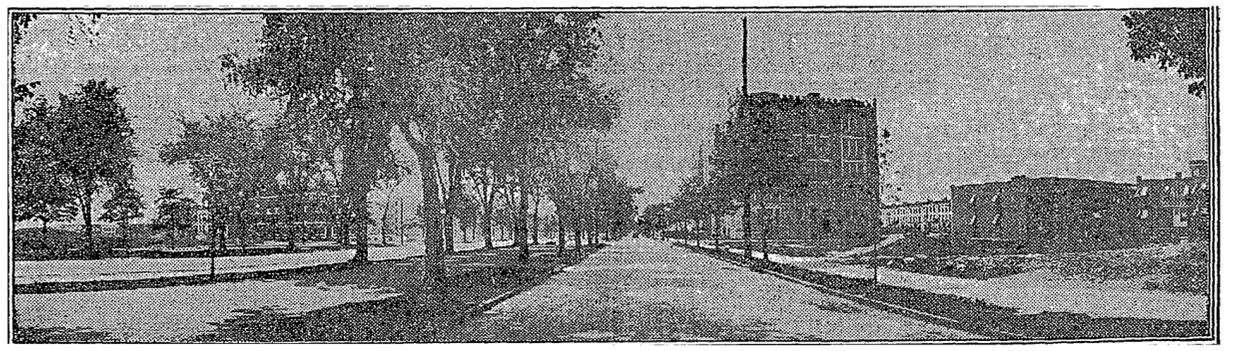


BROOKLYN SHOWING MANY SIGNS OF REALTY PROGRESS STEADY INCREASE IN APARTMENT HOUSE DEMAND

Improved Type of Houses Going Up on Bedford Avenue Near Williamsburg Bridge Plaza—Business Growth in Borough Hall Centre—Sea Beach Subway Work Stimulating Operations in Flatbush Locality—Good Market for Small Homes in Arlington Avenue District—Road Widening Work Around Long Island Station.



APARTMENT HOUSES ON OCEAN AVENUE, NEAR AVENUE C.



VALENCE AND VERNON APARTMENTS, OCEAN AVE NEAR BEVERLY ROAD, FLATBUSH. SHAMPAN & SHAMPAN ARCHITECTS

Real estate activity in Brooklyn Borough, as a whole, during the last year, has been quiet, but there are many indications that conditions are going to be better in the forthcoming year and this is the hopeful prediction generally made by brokers. Some sections, it is true, have shown very satisfactory progress both in sales and building operations, including many parts of the popular Flatbush residential district, the Eastern Parkway and Prospect Park communities, where there is a steadily increasing demand for good apartments, some sections in the neighborhood of Ridgewood Avenue, and parts of Williamsburg.

In the Borough Hall centre two big operations are now under way which will add materially to the commercial advancement of that busy section. Opposite the Borough Hall Subway station, on the southwest corner of Court and Joralemon Streets, a new twelve-story office building is nearing completion. It is being put up by the Wehnoro Realty Company, composed of the Weingarten brothers and David Levi, and will cost about \$300,000. The National Bank of Brooklyn will occupy the ground floor. On the opposite Court Street corner is the tall Temple Bar Building. The new structure is the first big improvement on Court Street south of Joralemon Street, and in the near future it will doubtless exert a marked influence in awakening interest for high-class improvements in the blocks just below the square.

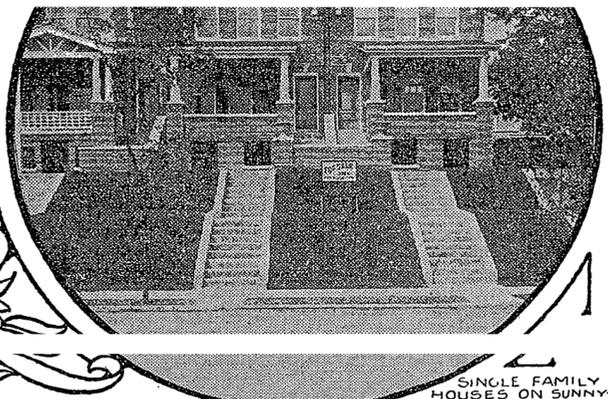
One block north, on Renssen Street, between Court and Clinton, the handsome eight-story structure of the Brooklyn Union Gas Company is rapidly nearing completion, and the offices of the company will be moved into their new home early in the year. The building occupies a large frontage on the south side of the street adjoining the present home. This also is a noteworthy addition to the substantial buildings in the Borough Hall section. Further to the west, the large addition to the twelve-story Hotel Bossert, on the southeast corner of Montague and Hicks Streets, has lately been finished, giving the enlarged hotel the entire block frontage on Hicks Street between Montague and Renssen Streets.

While there have been no new apartment structures on the Heights within the last year, rental conditions for the

EASTERN PARKWAY AT SCHENECTADY AVE, SHOWING SITE OF CARNEGIE LIBRARY SOON TO BE ERECTED



SINGLE FAMILY HOUSES ON SUNNYSIDE AVE, IN HIGHLAND PARK SECTION



NEW HOME OF CITY SAVINGS BANK FLATBUSH AND LAFAYETTE AVENUES

newer as well as the older buildings have been exceptionally good. The demand for small suites has led to the remodeling of a number of old houses in two and three room suites, and in many cases the ground floor has been altered for stores. The demand for old residences has also been active.

One of the new things on the Heights has been the fitting up of the old Barnes home at 114 Pierrepont Street as the new headquarters of the Brooklyn Woman's Club.

In the Flatbush Avenue locality of the Long Island Depot great progress has been made in road widening. Ashland Place has been widened for over two blocks from the depot, and the paving is nearly completed.

One block above the depot, on the triangle formed by the junction of Flatbush and Lafayette Avenues and Richmond Place a new six-story building has been erected which was opened last Spring. It is the new home of the City Savings Bank, which occupies a portion of the ground floor and the second floor, and nearly all the offices have been well rented. It is within a block of the Academy of Music on the Ashland Place corner.

In the old Nineteenth Ward, formerly the choice residential centre of the Eastern District, a notable transformation is in progress on Bedford Avenue, just below the Williamsburg Bridge Plaza, in the tearing down of several old dwellings for large apart-

ments. The demand for medium-priced apartments, owing to the large business development of the Williamsburg section, is growing rapidly, and several operations for five and six story houses renting from \$8 to \$9 a room are now under way. On the southwest corner of Lee Avenue and Hughes Street a six-story house is nearing completion on a plot 125 by 125, the site of the old Jere Johnson home. The building will be ready for occupancy early next Spring. On the southwest corner of Ross and Bedford Avenues a six-story apartment is under construction on a plot 50 by 100, and on the same side of Bedford Avenue, between Ross and Wilson Streets, two old houses are being torn down, fifty feet south of Wilson Street, for another six-story structure.

One of the larger houses just completed is on the northwest corner of South Ninth Street and Marcy Avenue, opposite the Young Men's Christian Association Building, and within less than a block of the Marcy Avenue elevated station, from which direct communication is had with Chambers and Centre Streets, as the elevated trains, after crossing the Williamsburg Bridge, enter the Centre Street Loop Subway, thereby giving quick transit to the lower part of Manhattan. The opening of this part of the Subway has been of material benefit to the business interests of Williamsburg. Opposite this new six-story apartment the Marcy Avenue front of the small plot extending to Rodney Street has been cleared of its miserable shant-

ties and a moving-picture theatre is to be erected. The erection on this miserable little block of any sort of a modern building is a vast improvement.

The widening of Roebling Street to the plaza is completed and the paving will soon be finished. The new Roebling Street runs into Taylor Street, which has been widened and paved, and the latter runs into Bedford Avenue. On Roebling Street between South Ninth and Division Streets a six-story apartment has lately been finished. Most of these new houses contain suites of four to six rooms and they are readily rented. Business rentals have also been good and there are few vacancies in the modern concrete lofts. Another important Bedford Avenue improvement of the near future will be the new building for the Y. W. C. A. on the plot acquired some time ago on the northeast corner of Keap Street, the site of the old Scholes home, a plot 100 by 100.

In speaking of the steady residential development of the Flatbush section representative of Wood, Harmon & Co stated that the lines of the dual subway plan in the territory southeast of Prospect Park, cover the Flatbush district so completely that only a few portions are more than ten minutes' walk from one of the rapid transit routes.

"This territory," he added, "that was given up to the best type of suburban residences, will, in a few years, be ripe for apartment house construction. Much

of it is now restricted to one and two family detached houses, but many of these restrictions will expire before long, then those who bought with the idea that some day they would have a pleasant suburban home, with a vine-shaded porch and a kitchen garden in the rear, will find that apartment-house builders will pay handsome profits.

"A few years ago it would have seemed chimerical to think that apartment houses would pay, for instance, along Twenty-second Avenue, in the vicinity of Sixty-fifth Street; yet the Public Service Commission has just authorized the Brooklyn Rapid Transit Company to spend nearly two million dollars on the Sea Beach portion of the Brooklyn subway, running right through this section."

Work on the Sea Beach extension of the Fourth Avenue Subway began a week ago when two steam shovels were placed in position, one at Eighty-sixth Street, the other at Sixty-fifth Street and Fourth Avenue. It is from the latter point that the route known as the Sea Beach line will start, running in a southeasterly direction to Coney Island. This will be the principal outlet in South Brooklyn of the Fourth Avenue Subway from Sixty-fifth Street to the Beach and will be a four-tracked depressed railroad.

From the Alco Building Company the B. R. T. purchased \$125,000 worth of land for the widening of their right

of way. In all they spent \$600,000 along the line for property.

William Sugarman, one of the well-known builders in Brooklyn, and President of the Alco Building Company, associated with Realty Trust, said:

"I am certain that Brooklyn real estate values will soar far beyond our fondest expectations as soon as the first portion of the system is completed. It has often been said that if Brooklyn were a city by itself and further away from Manhattan, real estate values would be three times what they are today. But as Brooklyn is a part of the greater city, the only thing to do is to weld Brooklyn still more closely to the rest of the city, figuratively speaking, and this is what the new subways are going to accomplish.

"I predict for Mapleton Park a building activity and an increase in population within the next three years which, in point of rapidity and amount of money involved, will make the much-quoted Bronx boom look like a seven-year-old family house alongside a fifty-story skyscraper.

"We have in the last three months sold three whole block fronts and four different corners to various apartment house builders, and the prices which these builders paid were fully 100 per cent. more than we would dare have asked eighteen months ago."

In the East New York part of Brooklyn, within the Highland Park and Arlington sections, there has been considerable building activity within the last year. It has excellent transit facilities. One of the prominent operators there is Frank Richards, who has put up a number of moderate-priced houses on Ridgewood, Sunnyside, and Schenck Avenues, and Barbey, Jerome, Ashford, and Hendrix Streets. A plot of ninety lots on Sunnyside Avenue, between Hendrix and Barbey Streets, is now being improved, within one block of Highland Park. With the exception of this tract and a scattered lot here and there, the entire section is built. Most of the property now being developed has for years been used as floral gardens and is handsomely situated. The character of the development embodies attractive, modern dwellings.