

# MORE HARLEM HOMES FOR COLORED PEOPLE

## Notice to Vacate Served on White Tenants in Ten 135th St. Apartments.

### DEAD LINE BLOCK PASSED

#### As Result of \$1,000,000 Deal St. Phil- ip's Colored Church Is New Owner of the Harlem Property.

Another row of Harlem apartment houses hitherto restricted to white tenants is about to give way to colored occupancy, a striking evidence of the steady expansion of Harlem's great colored neighborhood. The ten six-story apartments from 107 to 145 West 135th Street, occupying the greater part of the north side of the block between Lenox and Seventh Avenues, will soon be occupied exclusively by colored people. The white tenants were notified of the change yesterday, and many families are already preparing to move out.

The street now to be so thoroughly invaded by Harlem's colored population was long known as the "dead line" block, as it formed the northern barrier to the two or three blocks immediately below, which for years have been the centre of the uptown colored population.

The ten houses are situated on plots 40 by 100 each, and are six stories high, accommodating four families to a floor, with six stores to a house. The houses are practically new, having been erected five years ago. For a long time there was a sign in the renting office that read: "We guarantee that these houses will be rented to white tenants only." They kept their promise as long as they could.

This great expansion of the colored population is the result of an important real estate deal recently effected by Nail & Parker, a firm of colored real estate dealers whose operations lately have attracted considerable notice. The transaction, involving more than \$1,000,000, was made on one side by the St. Phillip's Protestant Episcopal Church, the country's richest colored congregation, and on the other by the Chase Realty Company, which is interested largely in property contiguous to the Pennsylvania Railroad.

For St. Phillip's Church, Nail & Parker sold the tenement property running from 115 to 131 West Thirtieth Street for \$450,000. This property was bought by the church seventy-six years ago for what was then the huge sum of \$9,000. Its value increased by fifty times in three-quarters of a century. While no plan is announced for the immediate disturbance of the tenements, it is generally known in real estate circles that the property will be put on the market with the expectation of bringing a price in keeping with the high prices paid for desirable loft property in middle Manhattan. Lying between Sixth and Seventh Avenues and two blocks south of the new Pennsylvania Station its speculative value is fairly well established.

For the Chase Realty Company Nail & Parker sold the ten 135th Street apartment houses referred to to the Trustees of St. Phillip's Church for \$620,000. Title passed to the two parcels on Friday.

The agents negotiating this interchange will have charge of the management of the Harlem houses. This opens up to colored families the best houses ever given over to them. On the south side of 135th Street, between Lenox and Seventh Avenues, colored people have been living for several years. The north side, it has been said, would never be given over to colored people. Nail & Parker several years ago sold St. Phillip's Church in West Twenty-fifth Street for \$140,000.

### BUILDING FOR PROFIT.

#### Reginald Pelham Bolton Tells of Many Problems Confronting the Investor.

Reginald Pelham Bolton, who has had many years of practical experience in the engineering problems of high-class building operations, is the author of a new book, "Building for Profit," just published by the De Vinne Press. The volume contains a mass of information, technical and otherwise, that can hardly fail to be of value to all who are connected with real estate operations, improved or unimproved. It presents new material relating to the subjects of increase and depreciation in values of land and buildings—the bearing of taxation on values and rentals, the relative value of buildings and land, and limitations of height—cost of operation compared with rentals of loft and apartment buildings, all illustrated with diagrams, tabulations and photographic views.

The book gives the result of a close association with and study of the conditions surrounding the planning, construction and operation of a wide variety of metropolitan buildings during the past fifteen years, the general plan being to bring before the investor such fundamental principles as go to make or mar the investment, and to afford indications and methods which will assist the real estate operator, agent, builder and architect to decide upon the preliminary proportions in advance of the commitment of their clients to permanent expenditures upon improvements.