

HOME BUILDING AS A MATTER OF ECONOMY

Title Company Official Explains Points Buyers Should Investigate.

DON'T "TRY" TOO MUCH But to Own a Home Should Be the Aim of Every Head of Family.

By Frank Bailey. As Vice-President of the Title Guarantee and Trust Company, in charge of its Brooklyn organization, he has been prominent for many years in the largest real estate operations on Long Island.

Buying of homes in Brooklyn and Queens has diminished somewhat in value during the past two years because people have not had the money, and have not been able to save, and many have lost their savings in endeavoring to buy more property than their means would allow.

It seems sometimes with some people that just as soon as they buy a house on the installment plan they proceed to have misfortunes. It may be the loss of jobs or sickness or other causes, but in reality the percentage of people who lose a house, if they have bought wisely, is very small.

In our experience of twenty-five years, I am prepared to state that we have foreclosed 1 per cent. of mortgages on homes of owners. The greatest losses have been where a man with a small amount of money has endeavored to buy a very large flat or a house too large for his income.

There can be no question—in fact, it is almost an axiom—that a man is a better man if he owns a house; if he has a place he can call his own and in which he can take an interest. It also adds to the comfort of his family, and is an underlying cause of better character in his children.

HAVE QUARTER OF PRICE AT THE START.

There are a few things which home owners should study about which they can obtain advice if they go to the proper sources before they finally make their purchase. In general, proper sources should have at least a quarter of the purchase price of their houses before they attempt to buy. But if a house, however, is worth \$5,000 or less, \$1,000 in cash is sufficient.

The location of the house should be carefully investigated; the construction should be examined to see that the laws have been complied with; the character of the work, lest the workmanship be poor; the transit situation as to its possible improvement or retrogression.

Then the investigation should be made as to whether all assessments for street improvements have been levied, and what assessments are yet to come upon the property. In buying property in the newer sections of Kings and Queens, the question of an investigation as to the condition of assessments is now more important since legislation of this kind will be passed.

IMPROVEMENTS MAY BE INSTALLED IN PAYMENTS.

An owner who buys property on a street which has been asphalted and with sewers and find that the cost of these improvements is to be paid by the property in installments running over ten years, and that the cost of the assessments up to date is bearing interest. This sometimes means an expenditure of \$100 or more on each house in addition to the purchase price.

The condition of such assessments can be easily ascertained upon inquiry and if buyers would only be a little more cautious many would be saved from loss. The assessment of the city so that the annual taxes can be estimated should be found out, and the rate of fire insurance in case of any surrounding property giving an extra hazardous risk should be investigated.

Having found out these things to his satisfaction the prospective buyer should not then sign the contract of purchase until it is prepared by competent people who will represent him. With these precautions I would unhesitatingly advise every man to own a home and to save and deny himself and his family until he owns his home practically free from debt.

Above all things, he should not run away with the popular theory that a house with a mortgage on it is better than a house without a mortgage.

SUBURBS BUSY WITH SITES AND NEW HOUSES.

Decentralization is transforming London as well as New York. The work of centuries is concentrating business and population in being undone in order that the congested population may build more advantageous structures with better light, air and sanitary surroundings.

Rapid transit is the main consideration in the spread of homes. London has advanced further than New York in comprehensive transit facilities. Even the congested population may build more advantageous structures with better light, air and sanitary surroundings.

New York's suburbs have started the latest home building movement in their history. Activity is increasing in all directions where there is good transit con-

TITLE COMPANY EXPERT URGES EVERY MAN TO SEEK TO OWN HOME.



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nection with the main business centre.

Auction offerings of suburban lots will be heavy this year. Bidding for Hunt's Point offerings this week was lively. Bryan L. Ketchum will offer 20 lots in Newark next Saturday, and has arranged for the continuance of his offerings in various sections to run well into fall. Joseph F. Day, too, will sell many home tracts.

The greatest clearing point for suburban passengers promises to be at Park Avenue and Thirty-third street, if the city builds the proposed union station. Subways and trunk line railroads will pour people into that centre from Long Island, New Jersey, Westchester and Connecticut.

Three more new hollow tile stucco villas at Massapequa were sold this week by Queens Land and Title Company. Buyers of plots included G. Wald, E. E. Barber, H. J. Baran, W. J. Korwin, H. Habel, M. Sullivan, H. Erberg, M. C. Costigan. Forty houses are under construction.

Ricket-Finlay Co. sold plots at Kensington, Great Neck, this week to James C. Crane, Edna G. Wolf, Frank Brown, in Westmoreland to Mary J. Clark; in Norwood to J. Morgan Jones.

Neponsit is to have a festival at the opening of the new \$25,000 clubhouse early in June. The club will be conducted by the Property Owners' Association. Fifty houses have been built there in a year.

Mountain Lakes, at Boonton, N. J., will have a new \$40,000 railroad station. The D. & W. railroad began work on this week. In two years 150 houses have been built there and 20 are under way now. They cost from \$5,000 to \$25,000 each.

Jamaica Bay or Montauk Point cannot be developed successfully without Staten Island as a connecting link for competing Western railroads, says P. G. Ullman Jr. "It is time for Richmond Borough to save an immense development of its wonderful water front facilities."

Thomas Daly, the Corona, L. I., builder, who is completing twenty-eight dwellings on part of the old race course tract, owned for forty years by Peter Cooper, has sold ten to private home-seekers. He says there is an immense demand for moderate priced houses in that section.

D. Mauser McLaughlin says that spring is starting great activity among lot buyers at Valley Stream, L. I.

H. D. Bishop is covering Nepperhan Heights in Westchester, overlooking the Hudson, with pretty houses. Fifteen are under construction, with plans ready for twenty-five more to cost \$5,000 to \$15,000 each. He sold a tract this week to a syndicate that will build ten houses at \$5,000 to \$6,500 each. Other site buyers included Frank B. Lasher, John J. Harison, Mrs. John N. Ellis, Mrs. E. T. Stephen, Henry de K. Baker, Charles Carlson, Mrs. Isabelle Turner, A. T. Burt, Miss Alice Davis, George T. Kelly and Howard L. Heibrecht.

"A large percentage of wealthy families are leaving private dwellings in Manhattan are seeking homes along the north shore of Long Island," says H. Stewart McKnight. "More than fifty high class houses have been planned already for our tracts this year."

REAL ESTATE FOR SALE—WESTCHESTER.

"THE MARRIAGE—NOT" NEXT ON THE LIST OF SPRING PLAYS

"THE MARRIAGE—NOT," written by Joseph Noel and described as a triangle drama, will be brought to Maxine Elliott's Theatre on Monday evening. The author is a California newspaper writer. The company includes Osa Waldrop, Fritz Williams, Robert Drouot, Albert Howson, Myrtle Pope, Rayette Perry, Alexander Leftwich, Horace Hain, Charlotte Carter and Selma Maynard.

The Aborn English Grand Opera Company will present an engagement at the Broadway Theatre on Monday evening in Humperdinck's fairy opera, "Hansel and Gretel." There will be a double cast, including Doris Goodwin and Ada Meade in turn as Gretel, Edith Kramerford and Louise Le Baron alternating as Hansel, Marie Louise Biggers and Elaine De Selim sharing the performances as the Mother, Morton Adkins and James Stevens dividing the presentations as the Father, Ethel Du Fro Houston and Clifton Webb appearing in turn as the Witch and Anna Hull as the New Fairy and Aurora Meden as the Sandman.

The Black Patti Musical Comedy Company will offer "In the Jungle" at the Broadway Theatre. "Paid in Full" will be given by the stock company at the Manhattan Opera House.

Corse Payton and his stock company will present "The House Next Door" at the West End Theatre. "The Ginger Girls" will be at the Columbia.

Ben Welch and his Burlesquers will be at the Murray Hill Theatre. "The Smart Set" will be seen at Hurler & Seamon's.

Henry P. Dixon's "Big Review" will be the attraction at Miner's Theatre in the Bronx.

VAUDEVILLE ATTRACTIONS. At Hammerstein's will be Sam Mann in "The New Leader," a one-act musical comedy called "The Antique Girl," Ed Hayes in "The Piano Mover," Eddie Leonard and Mabel Russell, Gertrude Barnes, Mr. and Mrs. Jimmie Barry, Kalmes and Brown, Loney Haskell and other.

The bill at the Fifth Avenue Theatre will include Mabel Hite's Clowns in "The Cafe Cabaret," Cook and Lorenz, "The Top of the World" dancers, Agnes Scott and Hopsy Kansas in "Drifting," James Diamond and Clara Nelson, Bert Fitzsimon, and Romulo and Delano.

Among others at the American Theatre will be Pat White and Company, "Frank Parker, Hylands and Farmer," Dan Mason and Company, Charles Sharp, Bothwell Brown, Dobe and Borel, and Edith Clifford.

The youngest opera company in America makes its debut at the Colonial Theatre on Monday, when a condensed version of "Pinafore" will be sung by thirty-five child actors recruited from companies in which they have been playing. The first performance of the Gilbert & Sullivan operetta will be the principal feature of the bill.

VADERLAND "OUR YACHT."

Exclusive Little Company Has Red Star Liner's Promenade Deck. On the Vaderland of the Red Star Line there sailed to-day a luxurious little company of passengers all of whom occupied suites on the promenade deck and called the ship "our yacht."

There were twenty-six in the first cabin. Among them were Mrs. H. A. Alexander, Mrs. Brayton Ives and her daughter and Miss Kitty Chatham. Miss Chatham, having completed a fifteen thousand mile tour in this country, is now going to all the capitals of Europe. In Paris, on the invitation of Yvette Guilbert, she will join the French ballad singer in entertaining the children in the parks singing nursery rhymes.

Atwater Files in Yokohama. YOKOHAMA, May 11.—W. B. Atwater of New York, who left San Francisco on April 10, to-day gave a demonstration in a Curtiss hydro-aeroplane before a large gathering of naval officers and many other prominent persons, including Charles Page Bryan, United States Ambassador to Japan, and the Japanese Minister of Marine, Vice-Admiral Baron Minoru Saito. The flights were very successful.

A Song Free. "The Maid Marion Song, from 'Robin Hood,'" by Reginald de Koven. Words and music free with next Sunday's World.

REAL ESTATE FOR SALE—WESTCHESTER.

HIGH HONORS TO BE PAID TO THOMAS M. MULRY.

Cardinal Farley to Preside at the Presentation of the Lactare Medal. Invitations to 1,600 of New York's most active citizens, regardless of creed or nationality, have been issued by Cardinal Farley for the presentation ceremony of conferring the Lactare Medal on Thomas M. Mulry. The ceremony exercises take place next Monday night in the Cathedral College, Fifty-first street and Madison avenue.

On Lactare Sunday Mr. Mulry was awarded the highest gift the Roman Catholic Church in this country reserves for its sons and daughters who have attained distinction for their devotion to religion, art, science, literature or charitable activities. This medal will be formally conferred Monday night. Cardinal Farley will preside and the University of Notre Dame, which awards the medal, will be represented by its president, the Rev. John Cavanaugh, of the congregation of the Holy Cross, who will present it. Addresses will be made by the Cardinal, Robert W. De Forest, president of the Charity Organization Society; Edward Lauterbach, representing the Jewish societies; James Dougherty of the St. Vincent de Paul Society; Father Evers of the New York Alumni of Notre Dame; Joseph Kernan and Mr. Denis J. McMahon. Mr. Mulry has been honored by the Pope with a Knight Commandership of the Order of St. Gregory. In the list of Lactare Medalists are: Augustin Daily, Bourke Cockran, Agnes Repplier, Dr. Francis J. Quinlan (also a papal knight), Eliza Allen Starr, Maurice Francis Egan and Gen. Rosenkrantz.

REAL ESTATE FOR SALE—LONG ISLAND.

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