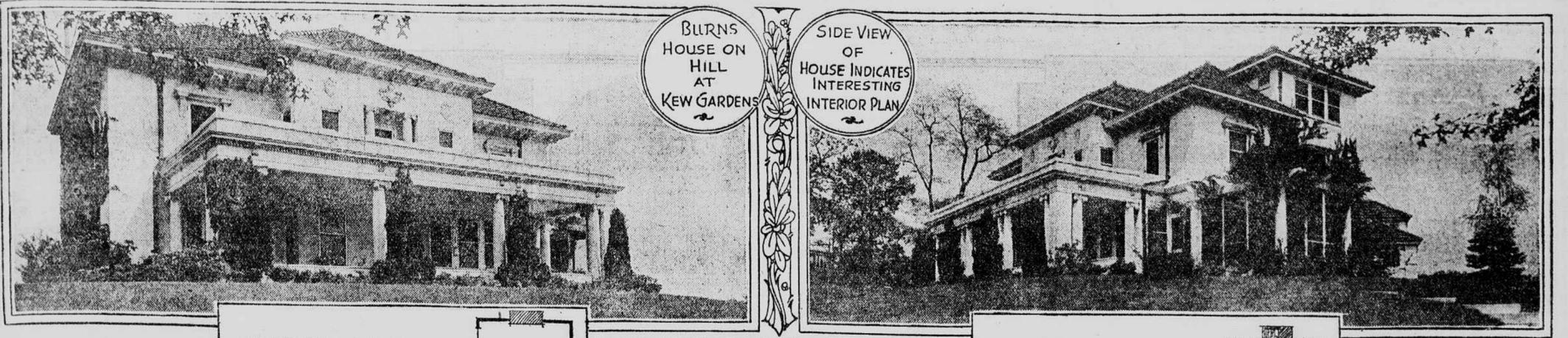


Dwelling Atop of Kew Gardens Hill Has Many Admirers



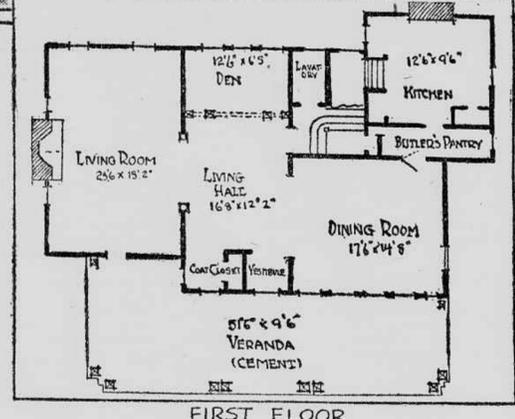
BURNS HOUSE ON HILL AT KEW GARDENS
SIDE VIEW OF HOUSE INDICATES INTERESTING INTERIOR PLAN

Owner Says It Is a House of Many Charming and Interesting Features; Built on Heights to Catch Breezes From Sea and Land

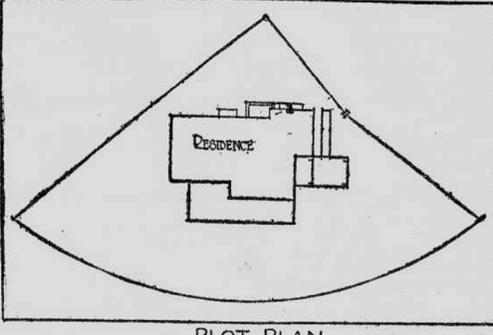
Light and air were factors that had a lot to do with the selection of the location and then the site and finally the design of the house of Sidney H. Burns, at Kew Gardens, Long Island. Kew Gardens folks say it is one of the prettiest houses in the suburbs. The Burnses modestly admit that their house is attractive. Secretly they hold the opinion that there is nothing like it in this region, and they have grounds for thinking well of their home.

It is built of stucco and on top of a hill, where the sun can cheer and warm and the winds can beat against it in winter and play around the cornice and across the wide veranda and through the interior. Windows of generous size permit entrance of light and air to every corner of the house.

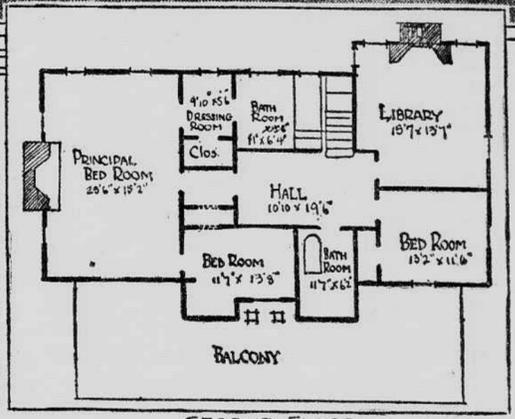
Mr Burns takes great pride in the



FIRST FLOOR



PLOT PLAN



SECOND FLOOR

Is of Stucco and Contains Fifteen Large Rooms; Interior Arrangement Conveys Feeling of Largeness; Service Section Is Isolated

and many a blue ribbon horse was stabled in the big barns.

Immediately adjoining the property is the old homestead of James Fenimore Cooper, where, inspired by the romantic legends of Westchester County, he wrote his famous book, "The Spy," and his other well-known Indian stories.

Directly across the street are the circular stables, which were for years a landmark on the old Morris Estate farm.

The balance of the Watt property, consisting of about 100 acres, will be developed by the Kelywn Corporation (Frederick Fox & Co., agents) into acreage plots. The entire property has been held at \$500,000 and the portion sold at \$150,000.

This is the largest sale for some time in this section of Westchester County, and shows the general trend of the market upward toward the finer properties.

Plan 17 Story Hotel for Park Av. Block Front

Building To Be Erected by D. M. Linnard, Between 51st and 52d Streets, at a Cost of \$7,500,000

New York is to have a new hotel. It will cost \$7,500,000, be seventeen stories high and cover an entire block on Park Avenue, just north of the Grand Central Terminal.

Daniel M. Linnard, one of the best known hotel proprietors on the Pacific Coast, owner of a number of large hotels along the California seaboard, is to build it. He has purchased as a site the block front on the east side of Park Avenue from Fifty-first to Fifty-second Street. It will be his first in New York and his second on the East coast. The hotel will cover the remainder of the F. & M. Schaefer Brewing Company property on Park Avenue. On the block to the south is the new St. Bartholomew's Church, and to the north the Montana, one of the finest of the fine apartment houses on Park Avenue.

Mr. Linnard's purchase fronts 200 feet on Park Avenue, 170 feet in Fifty-first Street and 38 feet in Fifty-second Street. One million dollars is said to be the price paid for the site. It is interesting to note in this connection that part of this property was originally bought by the founders of the old brewery, Frederick and Maximilian Schaefer, in 1864, for less than \$100,000 a lot. For reasons of a sentimental nature Mr. Schaefer has arranged with the purchaser of the property for an apartment in the building that is to be erected thereon, which he purposes to make his city home.

Plans for the big building will be

drawn by Warren & Wetmore, the firm that designed the Ritz, the Biltmore, the Commodore, the Vanderbilt and other New York hotel buildings. The building will have 600 rooms, and these will be arranged in suites of from one to five rooms, with foyer and bath.

It was announced that work on the structure would be started before the end of the summer. S. W. Straus & Co. are financing the project.

Mr. Linnard is proprietor of the Wilshire, the Alexandria and the California in Los Angeles; the Palace and the Fairmont in San Francisco; the Green, Huntington and Maryland in Pasadena; the Bevelador (formerly the Potter) at Santa Barbara and the Ambassador at Atlantic City.

Mrs. Sackett M. Barclay Sells Home on 46th St.

Mrs. Sackett M. Barclay has sold the four story residence, on lot 25x100, at 37 West Forty-sixth Street. The house has been held at \$30,000.

House in Eighty-fifth Street Sold

Slawson & Hobbs have sold for Albert Hausstetter 329 West eighty-fifth Street, a four story low stoop dwelling on lot 16.8x80x102.2, to a client for occupancy.

Sale in Seventy-eighth Street

Thomas Hayes bought from Benjamin Welles and others 154 and 156 East Seventy-eighth Street, two three story dwellings, on plot 39x100.

Buyers in 120th Street

Ralph Russo has sold for Herman H. Moritz to G. Lidgway for occupancy the three story dwelling, on lot 18x100, at 310 East 120th Street.

Deal in 130th Street

John J. Leonard has sold to Clara A. Maura 228 West 130th Street, a three story dwelling, on lot 16.8x100.

Sale in 127th Street

John H. Pierce has sold for William L. O'Connor to George E. Anderson 222 West 127th Street, a three story and basement dwelling, on lot 17x100.

Passing of Fifth Avenue Baptist Church Marks Start Of Extensive Building Programme in Fifth Avenue District

Sale of the Fifth Avenue Baptist Church in Forty-sixth Street last week verifies in a measure the announcement made several weeks ago in the Real Estate Section of the Sunday Tribune that many old and venerated landmarks in the Fifth Avenue trade section are doomed to destruction because of the demand for business space which could not be satisfied during the war. The opinion is held that this deal will set in motion the great reconstruction programme which has been planned for Fifth Avenue south of Central Park. Like a great wave it will sweep over the district, carrying away all obstacles to trade and structures which have not yet been put in tune with the modern business appearance of the district.

The church sale recalls shifts that have been made in residential sections of New York in the last half century and the rapidity with which commercialism is overrunning the parent borough. Viewing things as they are today it is hardly imaginable that the congregation of the Fifth Avenue Baptist Church before coming to Forty-sixth Street worshipped in a church in Norfolk Street. For ten or fifteen years previous to the start of the Civil War this congregation, which had a reputation for wealth and social position equal to that held by the present congregation, lived in the vicinity of Norfolk Street.

Business pressure from the south and east forced the congregation to move. The vestrymen took a long jump in selecting a site on Forty-sixth Street. It was country then and a church in the field was looked upon as a pleasing deviation. The Forty-sixth Street edifice was completed in 1861.

More than ten years ago Dr. Aked, the pastor, demanded that action be taken in securing a new location for



Fifth Avenue Baptist Church, on Forty-sixth Street, sold recently to Michael Dreicer by William A. White & Sons.

the church, as Forty-sixth Street was no place for a church. The encroachment of trade had been observed for years. A new church is to be built at the corner of Park Avenue and Sixty-fourth Street. Plans for it were completed some years ago, but no action has been taken toward putting them into brick and granite.

Sale last week of the old church will hasten the construction of the new one, as Michael Dreicer, who bought the

property, has plans for its commercial development. It is understood that the plans call for a twelve story building of the finest type of construction for occupancy by concerns whose presence there will meet with the favor of the Save New York Committee, of which Mr. Dreicer is a member.

The old church was held in the market at \$600,000. William A. White & Sons, who sold the property for the congregation, refused to say how near the asking price was paid by Mr. Dreicer.

Mr. Dreicer has been thinking and talking Fifth Avenue for many years. Real estate is merely a side line with him. He is head of Dreicer & Co., Jewellers, whose place of business, at the southwest corner of Fifth Avenue and Forty-sixth Street, extends back to the old Fifth Avenue Baptist Church rectory. Mr. Dreicer has been one of the most successful traders in Fifth Avenue real estate. He is not known to have made a mistake. He has been charged with paying too much for one or two properties, but he is understood to have silenced his critics by reselling them at a good deal more than he had paid. He is a well-wisher of Fifth Avenue, a self-appointed vigilance committee, as are most business men along the Avenue, ever on the alert for a move that will impair the progress of the Avenue. For this reason a most interesting development of the church site is looked for.

Westchester Builders Planning to Meet Needs

Filed Plans for \$2,000,000 Worth of Residential Construction Last Month

Building plans filed in Westchester County during May aggregated more than \$2,000,000. Real estate operators expect this month's showing will be even better.

In Mount Vernon plans for new buildings filed aggregated over \$544,000, while in Yonkers, New Rochelle and White Plains the amount was much larger. In Mount Vernon \$50,000 is to be spent for a new house in Oakwood, while the Chester Crest Building Company is to erect five dwellings to cost \$6,000 each on Birch Street, Mount Vernon.

Joseph H. Samuels through the Edwin W. Fiske Realty Company, has purchased a large plot at Lincoln Avenue and the Esplanade, Mount Vernon, on which he will erect a \$50,000 residence.

If the new club and hotel to cost \$1,000,000 is built in Rye this year, it will mean a big boom in the building line in that section, and will give work for a large number of men.

It is reported that John D. Rockefeller, who owns a vast estate at Pocantico Hills, intends to spend a large sum in making improvements to his property. He and his son, John D. Rockefeller, jr., will spend the summer at Pocantico Hills.

Max Loewenthal Buys Fine New Castle Property

Purchases G. H. Warner Estate, Comprising 105 Acres; Other Suburban Sales

G. H. Warner has sold his estate of 105 acres, known as Rockmoor, situated on Whipperwill Road, New Castle, six miles north of White Plains. Max Loewenthal, vice-president of the United States Rubber Reclaiming Company, is the buyer.

The property consists of a main dwelling of stone, built with a large living room, solarium, billiard room, dining room and kitchen, five master's bedrooms, sleeping porch and four baths. The servants' quarters are in a wing over the kitchen. Besides the main house there is a lodge house of stone and a gardener's cottage.

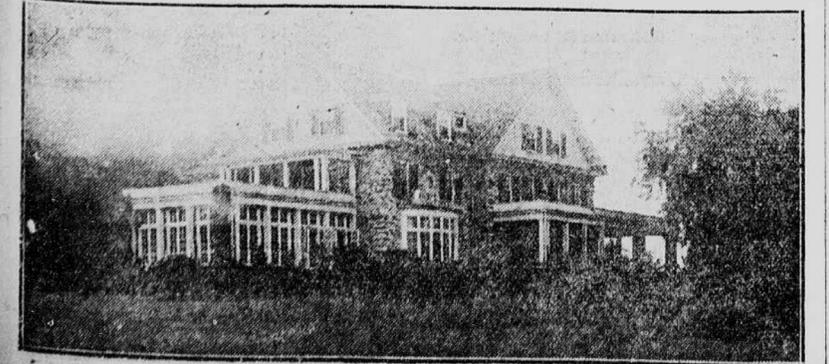
The property has an elevation of 680 feet. It was held at \$150,000. One of the features is a ten-acre lake. Chauncey B. Griffin & Co. were the brokers.

R. B. Dula's Acres at White Plains To Be Subdivided

The Gill Realty Company has purchased from R. B. Dula about six and one-quarter acres at White Plains, N. Y., and will subdivide the property into fifteen lots. Contracts have already been awarded for the erection of five dwellings to be ready for occupancy in October. Hornor & Co. were the brokers in the transaction.

Indian Chase, One of Greenwich's Most Attractive Estates Bought by Mrs. F. S. Smith

Indian Chase, the large estate of Thomas M. Hodgson on Indian Field Road, Greenwich, Conn., consisting of fifteen acres, large stone house, garage,



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Chemical National Bank Officer Buys in Montclair

Acquired Home of Mrs. Chain, on South Mountain Avenue

Fercy H. Johnston, vice-president of the Chemical National Bank, has bought through F. M. Crawley & Bros., of Montclair, the dwelling on the east side of South Mountain Avenue, Montclair, belonging to Mrs. E. Chain.

The grounds are laid out with ornamental trees and shrubbery. Extensive formal and rock gardens are the features of the premises. The residence, which is of the Californian mission type of architecture, contains fourteen rooms and four bathrooms. There is a garage on the premises for three cars.

Col. Edward Green's Fine House in New England

New York Builders Have Been Asked to Bid for Construction of Same

Colonel Edward H. R. Green, son of the late Hetty Green, who married Miss Mabel E. Harlow, of Chicago, in 1917, is to erect a residence at his Round-hill Farm, South Dartmouth, Mass. It will be from plans by Alfred C. Bosson, of this city. According to Brown's Letters, Inc., 140 West Forty-second Street, bids for the construction work close on June 12. It will be a two story building, of limestone front. Bids received so far are from Niewenhouse Brothers, Inc., of this city, who desire sub-bids on all lines; the Whitney company, of this city, and the C. H. Hodgate Company, of Fall River, Mass.

Greenwich Estates Are In Big Demand

The residence of the late Dr. Charles Smith on the Boston Post Road at Riverside, Conn., has been purchased by Dr. Frederick Lynch, of New York, clergyman and an officer of the American Peace Society.

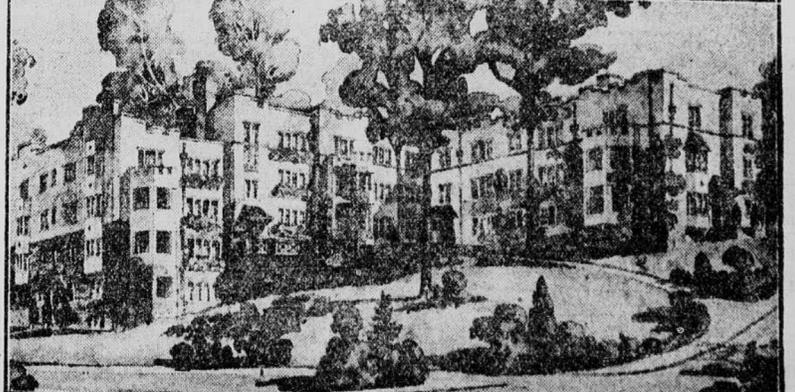
The Greenwich Trust Company, trustees of the estate of the late A. W. Green, who was head of the National Biscuit Company, has sold his former dwelling on Mayo Avenue, Bell Haven, to F. C. Rawolle.

Apartment-Life in Suburbs Seems to Meet Popular Demand, Judging by Bronxville

The country apartment house idea which had its inception in the Metropolitan district at Bronxville is rapidly being extended into the flat house colony in this Westchester home community is one of the largest and finest in the city's suburbs. An addition has just been started and will be ready for occupancy in the fall. It is probably the largest structural operation under way in Westchester at this time. The building, exclusive of the land, will cost about \$150,000. It is being erected on the Lawrence Park Properties and will be known as the Hillcrest because of its location on the side of the hill.

The Hillcrest is to be of fire-proof construction, built entirely of stone, tile and cement. It occupies a commanding site along the hillsides on Sagamore Road, looking over the Bronx Valley and Parkway, and ample lawn. The building will contain fourteen apartments of six and seven rooms, with two and three baths, respectively. All rooms will face outside and command extensive views of the surrounding country. Each apartment will have a balcony, indication of the demand is the fact that every apartment already has been leased at rentals varying from \$1,200 to \$1,800 per annum.

The apartment is the sixth of a series of large buildings of similar type, all of which have been constructed in recent years upon the Lawrence Park properties.



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