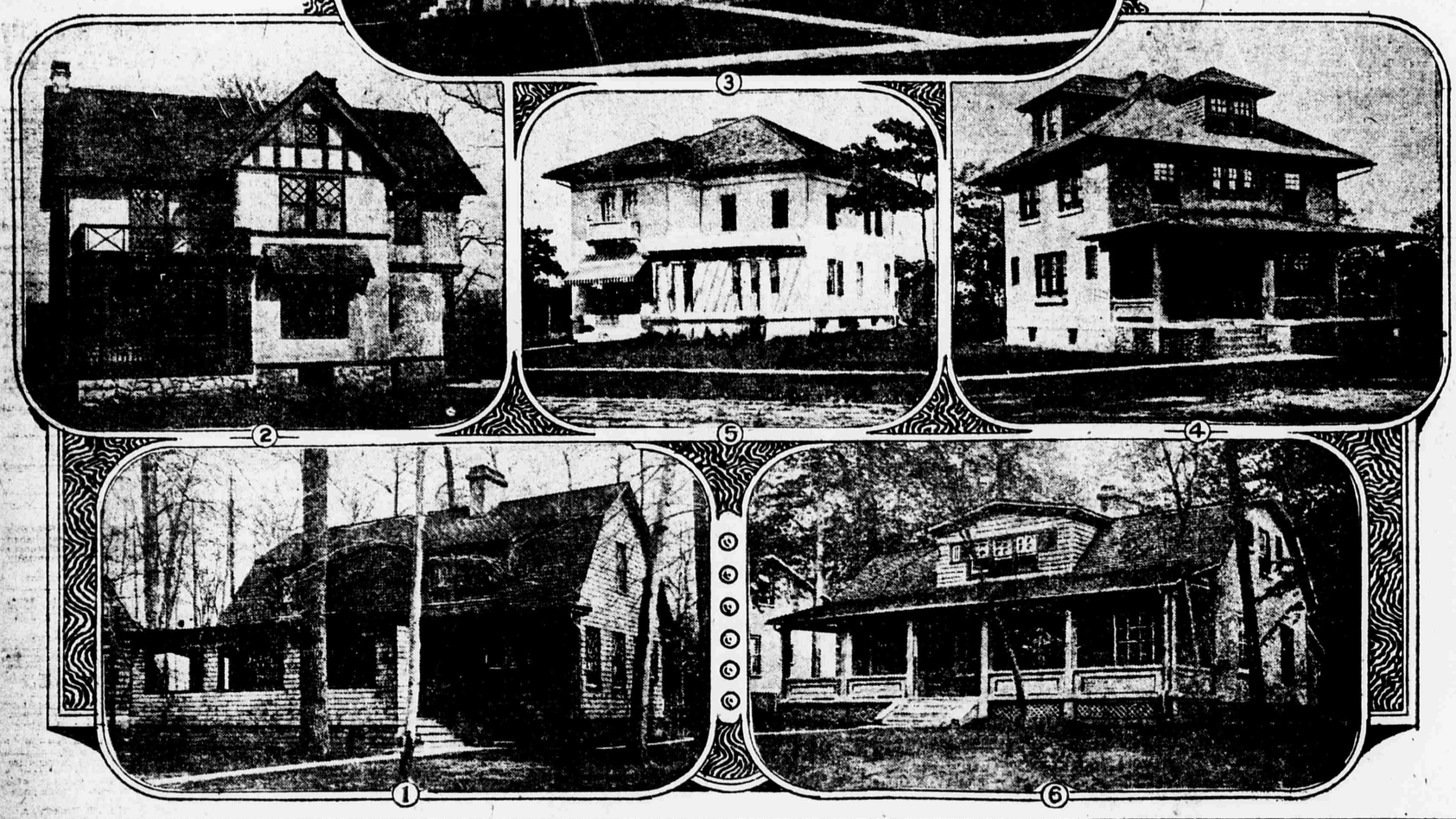
TYPES OF COUNTRY HOMES

IN WHICH CONCRETE PLAYS AN IMPORTANT PART.

Monolithic Construction Is the Most Expensive for the Small Dwelling—Cement Blocks, Stucco and Timber Are the Cheapest Building Materials.

The types of suburban construction may be assembled under four general heads—bungalows, cottages, houses and country residences. The bungalow is a simple affair, built upon low, broad lines. It is but one story in height and contains anywhere from two to ten rooms, usually four or five. It is the cheapest type of country home and may be put up for permanent occupancy for from $2,000 to $5,000, depending upon its size, the material of which it is built and the quality of its interior finish. Portable bungalows may be built for $1,000 or less,



but they are as a rule suited merely for summer residence.

Bungalows are usually built at the seashore, near lakes or rivers or in the genuine country, where there is a natural setting of woods and green fields. They are the logical type of construction in places where people wish to live simply but comfortably without rigid observance of conventions.

A modern bungalow containing four rooms and costing perhaps $3,000 to build will have steam heat, stained woodwork in its main rooms, an open fireplace and a neat bathroom with tiled floor and walls and exposed nickelled fixtures. An eight room bungalow built for $6,000 will have in addition parquet floors and oak panelling in its library and dining room.

The bungalow type is economical only when it contains five rooms or less. When six, eight or ten rooms are desired a two or three story building should be erected. An eight room bungalow will require a roof and foundations that are twice as large as those needed for an eight room house, and will contain no more usable space.

Next to the bungalow in point of small size and cheapness comes the cottage, a type of construction that when economically planned and well built solves the home problem for a great many people. Architects and builders have been devoting an increasing amount of attention to this type of suburban home of late and as a result it is possible for a man with from $3,500 to $7,500 to build himself a six or eight room cottage that will possess individuality and will beside, embody nearly all the substantial conveniences that a city house offers.

Examples of this type are numerous. For instance, in a small suburb of lower Westchester county is a six room cottage that stands on a terrace built out from a steep hillside and surrounded by trees. It is a two story, gambrel roof affair, with broad, down sweeping eaves that reach almost to the level of the ground floor windows. It is covered, roof and sides, with shingles stained a soft rich brown that harmonizes perfectly with its woodland surroundings. In front of the house is a low parapet, likewise covered with stained shingles. Inside one finds a good sized fover, a living room, a dining room and a kitchen. Upstairs are three bedrooms and a commodious bathroom. The interior trim is of cypress. In the cellar is a steam heating plant. The "improvements" include hot and cold running water, gas and electric light, and an efficient drainage system. Altogether the house cost $3,500.

In the same suburb are many other cottages, all widely different in appearance and in structural makeup, but all having very similar floor plans. A two story six room frame cottage with a peaked roof and with its walls covered with clapboards and shingles cost $3,800 to build. Another cottage of about the same size and with the same floor plan cost $4,000. The increase was due to the fact that the walls of the second house were of field stone for the first story and of wooden panels filled in with stucco for the second story. These are examples of cottages in which the actual cost has been reduced to the lowest possible minimum. Where more substantial methods of construction—such as double floors, thicker walls and more expensive grades of interior woodwork—are used the cost is increased by from $300 to $1,500.

A country home containing only six or eight rooms is generally termed a cottage; one including from eight to fourteen rooms is called a house, and the more elaborate structures with twenty or more rooms and half a dozen baths are known as suburban residences. It is with the second class that a majority of homeseekers are most concerned. The popular demand is for houses of moderate size and moderate cost situated in suburban localities that have good transportation service to New York city.

The accompanying illustrations represent the six leading types of modern suburban construction: Frame, wood covered with wire lath and stucco, hollow concrete block, monolithic or solid concrete, hollow block coated with stucco, and hollow block surfaced with cement mortar. The six houses illustrated are all located in one suburb, but they are typical of all towns in the suburban districts. They are of particular value as illustrations for the reason that they are honestly built of good materials and also because of the fact that the figures quoted are actual costs.

No 1 is a frame house, 24x38 feet in size, covered throughout with shingles. It contains seven rooms and two baths distributed as follows: On the ground floor are the library, living room, dining room, kitchen, servant's bedroom and bathroom. Upstairs are three bedrooms and a bathroom. In the cellar is a steam heating plant. Combination gas and electric fixtures are found in each room. The plumbing fixtures are of nickel plate and white tile work fully exposed to view. The interior trim is of chestnut downstairs and of white wood, painted, upstairs. Altogether the house cost $5,200.

No. 2 is a good example of the most common application of concrete construction—stucco plastered over wire lath nailed to a wooden framework. This is a seven room house. On the ground floor are living room, dining room and kitchen; on the second floor are three bedrooms and a bathroom; in the considerable space below the peaked roof is a fourth bedroom. Like No. 1, this house is steam heated and has open plumbing. Cypress is used altogether for the interior woodwork. This fact and also the fact that the best grades of material were used throughout brought its cost up to $5,000. By using cheaper materials the expense of its construction could have been considerably lowered.

No. 3 is built of hollow concrete blocks frankly undisguised, with shingle roof and a solid concrete pergola. It is 28 by 30 feet in size. On the inside surface of the walls are laid furring strips, lathed and plastered to exclude moisture. On the ground floor are a large living room, a dining room, a pantry and a kitchen. On the second floor are four bedrooms and a bathroom. On the third floor is another bedroom. The trim is of chestnut downstairs and cypress upstairs. A furnace in the cellar heats the house. Its cost was $5,900.

No. 4 is an interesting modification of concrete construction. The walls are of hollow blocks in which coarse gravel was used, coated on the outside with stucco in which two parts of sand are combined with one of cement. The porch columns are of solid concrete, the roof of shingle and the porch foundations of field stone. There are nine rooms—living room, dining room, pantry, kitchen and five bedrooms. The trim is of chestnut and cypress. Heat is supplied by a hot water system. The house cost $6,000 to build.

No. 5 is an example of the monolithic form of construction. It is a solid concrete house built from plans almost identically similar to those drawn up for No. 3, in which hollow blocks were used. No. 5 cost $6,500, which is $600 more than the cost of No. 3. This sum represents approximately the difference in cost—about 10 per cent.—between monolithic and block construction.

No. 6 is a hollow block house with its walls coated on the outside with smooth cement mortar. The columns and porch rail are of solid concrete and the roof of shingle. There are nine rooms and bath, including library, living room, den, dining room, kitchen and four bedrooms. Heat is supplied by a hot water plant in the cellar. Both gas and electric lights are available. The doors and interior trim are of special design. The house is 40 by 24 feet in size and cost $6,300.

There are four fundamental materials involved in suburban building—wood, brick, stone and concrete. The last named material has many modifications, among the most important of which are concrete blocks and stucco or cement plaster. As a matter of literal truth concrete blocks are not made of concrete at all but of cement mortar. Concrete is a mixture of cement, sand and broken stone, usually in the proportion of 1-3-5, to which a generous amount of water is added. Concrete blocks are made of cement and sand, with only a small amount of water to aid in the union. The drier the block the sooner it can be removed from the frame in which it is moulded.

As plenty of water is required to make good artificial stone and as it requires some little time for the mixture to set properly when well made it may be seen that ordinary cement blocks, made dry in order to be turned out rapidly, are not as strong as good monolithic concrete. Furthermore, cement blocks even when made with an air space inside are extremely porous and readily absorb moisture. This may be avoided, however, by applying a thin coating of rich cement plaster on the outside and metal lath with another coating of plaster on the inside. Good cement plaster is also required on walls of solid concrete that are made of a "lean" mixture.

Cement plastering when applied to exterior surfaces and roughened artificially is known as stucco. It is frequently applied to wire lath, which in turn is nailed over the framework of a wooden house. Stucco thus applied has one serious objection. It expands and contracts at a rate that differs considerably from that of the frame structure beneath and so is apt to crack and flake off, exposing the vulnerable layer below. Also it is often affected by frost.

Frame is the most inexpensive form of construction for a small suburban house, reenforced concrete the most costly. In between the two come the frame house with stucco exterior, the cement block house, either with or without stucco finish; the hollow (clay) tile house surfaced with stucco, and the many combinations of natural stone, brick, stucco, clapboards and shingles. By a striking coincidence the order of arrangement of each type from the standpoint of diminishing cost corresponds almost exactly with the order of their arrangement in view of diminishing fire protection and diminishing length of life.

The ideal country house would have reenforced concrete walls with intermediate air spaces, double floors of solid concrete or of hollow tile blocks mounted on a concrete skeleton, concrete partitions and asbestos concrete shingles. Such a dwelling would be waterproof and fireproof, warm in winter and cool in summer, and would endure for a century. Its initial cost would be from 15 to 30 per cent. greater than that of frame construction, but in the long run, figuring on the saving in cost of exterior painting and repairs, the concrete house would be the less expensive of the two.

In a large operation, such as the building of a house that will cost $20,000 or more, the initial expense is not much greater when concrete is used than when brick or even wood is used. But in a small job, where the cost must be kept as low as possible, monolithic construction is not economical under present methods. In modern practice the cement block and the cellular, burnt clay (hollow tile) block prevail. The walls of a house of this type are built of blocks, while the roof, partitions and floors are composed of wood.

In building with brick or wood the costs are a matter of common knowledge not only among builders but among the interested public as well. As a result any contractor bidding a living profit above the actual cost of construction has a fair show of getting the job, and the lowest bidder usually stands to come out ahead. But in concrete construction the conditions are altogether different. The art is too new to have methods or even designs standardized or permit of the assembling of exact tables of costs.

Reliable architects and builders say that it is not possible to quote trustworthy figures for standard units of construction, such as the square foot or cubic foot or the room in small houses built wholly or in part of concrete. For this reason no attempt has been made here to present a tabulated statement of costs. Instead there are given illustrations of six typical suburban dwellings actually built under normal conditions in a suburb that is similar to many others within a twenty-five mile radius of New York. The costs quoted are the actual expenses incurred in the erection of the dwelling in question.

THE REAL ESTATE MARKET

BUYING AND BUILDING ACTIVE IN NEW SECTION.

High Taxes and Cheap Money Are Stimulating the Growth of the Uptown Neighborhoods at the Expense of Older Districts—Labor in Demand.

The notable activity under way in the market just now is a good illustration of the variety and complexity of the influences which affect real property interests in this town. After nearly two years of industrial depression one would hardly expect a lively demand for realty. During that time there has certainly been no expansion of manufacturing and mercantile business. On the contrary the total volume of such business is probably less to-day than it was two years ago. A large proportion of the community has been encroaching on its savings, and the purchasing power of the investing public has no doubt been materially impaired. Nevertheless the real estate market is showing a degree of activity that is amazing.

The midtown retail and wholesale district is attracting capital on a large scale. Sites are being purchased, new buildings erected and old ones remodelled. Uptown on Washington Heights there is in progress one of the biggest apartment house building campaigns of recent years. The enterprise and movement witnessed in Manhattan are duplicated on a lesser model in the other boroughs.

The one unqualifiedly beneficial feature of this activity is that it assures general employment to labor in the building and allied trades. To judge from the plans filed for new construction work of late the present year will see a larger disbursement of capital in the New York building industry than has ever heretofore been recorded.

However, the pouring out of capital for new sites and new buildings is not altogether voluntary. There is an extraordinary amount of land in the hands of people who bought for a rise a few years ago and who find that because of high taxes their profits will disappear unless they can sell out at once or build. Hence there is a deal of building the motive of which is merely to obtain an income sufficient to pay carrying charges, regardless of the renting situation.

The owners of the new buildings hope, of course, to obtain an adequate return on their investments in a couple of years, but for the present they are content to accept tenants on any terms that will put a stop to the irrevocable drain of holding unimproved land under tax rates equivalent to at least 1½ per cent. of its selling value. It is true owners would not throw good money after bad, and the fact that they are building reflects a pervading hopefulness and confidence with respect to the future outcome of current investments.

Meanwhile rents are falling, and in some districts where the fall is recognized as permanent freehold values are declining. These are the older districts that are called upon to meet the competition of rising neighborhoods. Thus the wholesale district below Fourteenth street is losing tenants at a rate which is causing alarm to both property owners and owners of mortgages there. The migration to the new midtown wholesale district, though caused primarily by the northward movement of population and retail trade, coupled with changes in transportation routes, is stimulated artificially by excessive and premature building induced in the newer section by high taxes.

The new sections, both commercial and residential, are growing rapidly, but this growth does not signify a corresponding advance in population and trade of the city as a whole. Their growth is furthered just now by a plentiful supply of capital offered at a low rate of interest, for those who have money to lend naturally place it in rising districts instead of in decaying neighborhoods. The present extraordinary activity in real estate represents mainly a shifting of population and industry and a readjustment of property values, but at the same time it is furnishing extensive employment to labor and capital, and is therefore materially improving the prospect for a speedy recovery of general industry.

Private Sales.

FIFTY-FIRST STREET.—Post & Reese have sold for Katherine C. Weidenfeld to a client for occupancy No. 3 East Fifty-Fifty-first street, a five story American basement dwelling, on plot 32.6x100.5, adjoining the Union Club at the northeast corner of Fifth avenue.

THOMPSON STREET.—Pepe & Bro. have sold for Z. T. Piercy Nos. 217 and 219 Thompson street, old buildings, on plot 50x100, to the Fogliasso, Clement Building Company, who will erect a seven story tenement on the site.

THIRD AVENUE.—Piza & Johns and E. Nelson Ehrhart have sold for John and Mathias Haffen to George W. Fennell of George Fennell & Co. No. 2906 Third avenue; also sold to the same buyer for Mark E. Monash No. 2904, adjoining on the south. Mr. Fennell thus controls a frontage of 50 feet on Third avenue adjoining the corner of Westchester avenue. It is understood that the present buildings will be razed and the plot improved with a building suitable for the furniture trade upon the expiration of the present leases.

133D STREET.—Bert G. Faulhaber & Co. have sold for Peter Korn No. 537 to 543 West 133d street, two six story apartment houses arranged for seventy-two families, on plot 100x99.11. The buyers are Eugene Constant Stahn of North Carolina and Charles C. Dow. They give in part payment Nos. 432 and 434 East Seventy-first street, a seven story loft building, on plot 50x145.4.

MADISON AVENUE.—Frederick T. Barry has sold for James A. Farley No. 715 Madison avenue, a five story building, on lot 20x100, 40 feet north of Sixty-third street.

BRIGGS AVENUE.—O'Hara Bros. have sold for A. S. Lausen to a client for occupancy No. 2854 Briggs avenue, a new two and one half story dwelling, on lot 25x100.

BEDFORD PARK BOULEVARD.—O'Hara Brothers have sold for Mary A. Smallen the northeast corner of Bedford Park boulevard and Briggs avenue, a plot 35x100. The buyer will erect a dwelling.

BRIGGS AVENUE.—O'Hara Brothers have sold for a Mr. Brokaert the two family house at No. 2856 Briggs avenue, on lot 25x100. The buyer will occupy.

HOE AVENUE.—Otto Kindler has sold for the Gaines-Roberts Company two houses on the east side of Hoe avenue, near Westchester avenue, each on plot 40x100, to Henry Basch, one of which has since been resold.

ANTHONY AVENUE.—Fitzgerald & Broderick have sold for H. Scib the two family house at No. 2075 Anthony avenue.

CRESTON AVENUE.—Fitzgerald & Broderick have sold for John Curran the northwest corner of 198th street and Creston avenue, 50x110. The inside lot has been resold.

Recent Buyers.

J. B. Greenhut is the buyer of Shadow Lawn, the $1,000,000 estate of the late John A. McCall, at Long Branch, N. J.

The Brevoort Realty Company is the buyer of No. 8 West Eighteenth street, the sale of which was reported yesterday. A twelve story store and loft building will be erected on the site. M & L. Hess were the brokers in the transaction.

Leases.

The Duross company has leased No. 202 West Fourteenth street, a three story and basement dwelling, for Mrs. Jordan to Otto and Kati Pruefer; also the four story building at No. 368 Seventh avenue for E. A. Deming to Anselmo Capella; also the fourth loft of Nos. 10 and 12 Christopher street for the Davis & Lawrence Company to the Fort Wayne Corrugated Paper Company.

Sheldon & Becker have leased for the Curtis and Curtis Company to the Adams Express Company the store and basement in the building at the northeast corner of Broadway and 100th street.

S. Osgood Pell & Co. have leased a large suite of offices in the Columbia Bank Building, at No. 597 Fifth avenue, for a term of years to George Pelham.

S. Osgood Pell & Co. and Gross & Gross have rented the top loft in the Ball Realty Building at Nos. 36 and 38 West Thirty-seventh street, to Merchants Publicity Company for a term of years.

Senior & Stout have rented for Dr. James S. Cattanach the two dwellings at Nos. 247 and 249 West Fifty-fifth street to Mrs. Margaret Kearney for a term of years; also the dwelling at No. 131 West Forty-ninth street for the estate of Elizabeth Griffiths to Mary E. Bryan and the store at No. 1986 Broadway for Morris Weinstein to the Knox Automobile Company.

Shaw & Co. report leases of the following dwellings: No. 318 West 113th street, for Miss Hubbard; No. 34 West 126th street, for Mrs. Presby; No. 48 West 128th street, for H. C. Williams; No. 218 West 122d street, for Mrs. S. Young; No. 227 West 120th street, for Charles L. Linsley; No. 349 West 123d street, for Miss Mary Olmstead; also store at No. 224 West 124th street, for M. D. Brill.

The Detmer Woollen Company has leased from the Bush Terminal Company 11,685 square feet of floor space on the fourth floor of loft building No. 3, at the foot of Thirty-seventh street, South Brooklyn. The Detmer company, which deals largely with New England mills, will retain its offices in Manhattan, but its entire stock will be removed to its new Brooklyn headquarters.

Miscellaneous.

Post & Reese were the brokers in the recently reported sale of No. 103 East Thirty-seventh street.

Recent sales at Park Hill include two large plots on Rockland avenue to William J. Earl, upon which he will build two Colonial houses to be ready for occupancy in August; a large plot on Edgecliff Terrace to B. B. Hamlin, Jr., who will erect a residence, and a plot on Prospect drive to Mrs. Helen Pascall Day.

Building News.

Plans have been filed with Building superintendent Murphy for a new six story apartment house, to contain forty-eight suites of apartments and to be built for the Fleischmann Realty Company at the northwest corner of Audubon avenue and 177th street from designs by George F. Pelham, architect, at a cost of $175,000.

Plans have been filed for two six story flat houses with ground floor stores and twenty-eight suites of apartments each, to be erected from plans by G. F. Pelham for the Max J. Kramer Company at Nos. 102 to 106 Norfolk street at a cost of $90,000.

Plans have also been filed for remodelling the interior of the five story residence at No. 31 East Fiftieth street and erecting a new ornamental bay. The improvements are to be made from designs by K. C. Budd, architect, at a cost of $15,000.

No plans for new buildings were reported in The Bronx.

Lawyers Mortgage Company to Increase Its Capital.

The Lawyers Mortgage Company, of which Richard M. Hurd is president, is about to increase its capital from $2,500,000 to $4,000,000. The increase is of more than usual interest as it will practically bring a very large sum of mortage funds into the market. The company limits itself by its own by-laws to guaranteeing mortgages to the value of not more than twenty times its capital and surplus—the limit found safe after 150 years of experience in European cities.

The present capital and surplus of the company amount to $4,500,000, which gives a limit of $90,000,000 of guaranteed mortgages. Its outstanding guaranteed mortgages have increased since January 1 last from $77,277,934 to over $84,000,000, leaving a margin of less than $6,000,000. In view of these figures the board of directors has recommended the increase in a circular sent to stockholders yesterday.

Of interest to real estate operators and owners is the fact that by this increase in its capital the company will be able to increase its total loans to $120,000,000.

Arverne-by-the-Sea.

The views of Edward Somerville, one of the promoters of Arverne-by-the-Sea, are interesting aside from their personal element because they have for a foundation some very practical experience gained in the constant seeking of new home places for the New York public.

"My theory has always been to get close to the shore," said Mr. Somerville, "because observation has taught me that the shore meant pleasure combined with comfort during the summer and if anything a warmer winter location than elsewhere. It has been my desire to show people that Atlantic City charms lie at their door, and that a hundred mile journey is not necessary to their enjoyment. The few who do realize this fact and take action accordingly hardly repay the large hostelries for efforts made in their behalf. So far I have had splendid success in showing many New York homeseekers what the shore meant to them and their families. At Arverne I found a well established community of year round residents whose views fitted mine exactly. They predicted that the available waterfront territory would never begin to accommodate the people once they became familiar with existing conditions.

"This sentiment is what inspired the expansion of Arverne territory. Already the demand for property in the new addition would indicate that the public is getting advanced information as to the desirability of the ocean vicinity. Arverne's territory is so limited that by the early fall I anticipate having but little to offer."

Peperidge Hall Leased.

Peperidge Hall at Oakdale, L. I., the property of W. K. Aston, has been leased for a term of years through Matt J. Ward & Co. to O. H. Foster of the Green Mountain Hotel, Maryland, who will open for business as a high class automobile resort about the second week in May.

Peperidge Hall stands in a picturesque park of 200 acres facing Great South Bay. It is built entirely of brick and stone in the Elizabethan style and forms a quadrangle or court 145 feet square with a large fountain in the centre. It contains seventy rooms and the furniture was collected in Europe. The ground floor is so arranged that by the opening of large double doors all the rooms can be thrown into one with a floor area of 6,000 square feet.

New Trolley Line From Riverhead to Orient Point, L. I.

Application has been made to the town board of Southold, L. I., by John E. Root, George W. Reeves, Frederick E. Lewis, George F. Stackpole and J. Madison Wells for the right to build and operate a trolley line on the main highway from Riverhead township line through Mattituck, Cutchogue, Peconic, Southold, Greenport, East Marion and Orient Point, the track to be laid on the south side of the main highway, except in the villages of Southold and Greenport, where it will be laid in the centre of the street.

The fare from Riverhead to Greenport will be 20 cents and from Greenport to Orient Point 10 cents. The company also expects to furnish light and power.

To Build Bungalows at Sea Girt.

A well known New York architect has contracted to buy two entire blocks at Sea Girt, N. J., and to build them up with semi-bungalows of the California type. These dwellings are models of their kind and will undoubtedly be very popular with home buyers. Among the other dwellings now being erected at Sea Girt are four of hollow terra cotta blocks finished in stucco, a method of construction that is attracting much attention. The Sea Girt Company has been engaged all winter in laying a large trunk sewer in Second avenue. This work is now nearly completed. Work will be begun in a few days on an additional mile of cement walk and curb. Extensive improvements are being made to the Tremont Hotel, which will open May 29. The furnished cottages in this section are mostly rented and point toward a good season in the hotels and in the sale of property.

Long Island.

The Banister Realty Company has sold by Michael J. Mulqueen, representing the Union Title and Mortgage Company, a plot of seven seashore lots at Wave Crest, Edgemere. The property is located on the southeast corner of Fulton and Hudson avenues. It fronts 108 feet on Fulton avenue and 140 feet on Hudson avenue.

Pease & Elliman have rented for Mrs. Frances W. Murray her country place on Bannister lane, Lawrence, to Miss Marie La Montagne; for W. H. Warner his cottage at Lawrence Beach to Eben E. Whitman; for Thomas N. Rhinelander his place on Bannister lane, Lawrence, to Edwin G. Merrill; for Andrew Weston his cottage on the Jamaica turnpike, Lawrence, to Joseph H. Colt; for Mrs. George W. Wickersham her house on Briarwood Crossing, Cedarhurst, to Maurice La Montagne; for Herbert A. Weeks his house known as Telewana on Ocean avenue, Cedarhurst, to Mrs. R. L. Esler.

A number of choice lots at Oakdale will be sold at auction to-morrow at the Exchange salesrooms, No. 14 Vesey street. The property is close to the shore of the Great South Bay and is within ten minutes walk of Oakdale station. It is carefully restricted and will be sold on the usual terms, 60 per cent. being allowed on mortgage for three years at 4 per cent., with title insurance free.

Preliminary arrangements for a water service to the north shore of Queens have been completed and during the summer months steamboat transportation to this section will be furnished by the Montauk Steamboat Company. The boats, which leave the Wall street dock, will make the first stop at the new 800 foot pier built by the Realty Trust at Malba on the tip of the Whitestone peninsula. To increase the accessibility by water a channel 35 feet deep is being cut through Powell's Cove along the shore front. Two large dredges are now at work on this improvement, which is designed to accommodate private yachts and sailing craft, for which a pier has also been built at the shore of the beachside park.

Long Branch Booming.

One of the most active renting seasons Long Branch, N. J., and its vicinity has experienced in years is now taking place. In the West End and Elberon sections on the principal streets near the ocean cottages are renting for $100 to $200 more than was obtainable last year. In Elberon and Deal Beach there are very few desirable houses left. Jacob A. King reports that it is the liveliest year he ever remembers and that if the renting continues for thirty days more in the same proportion that it has for the last month cottages will be at a premium. There are over fifty cottages on Cedar avenue, West End, of which all but nine have been rented for the coming season. More than eighty cottages are being erected within a radius of four miles of Hollywood.

Coming Auction Sales.

[At 14 Vesey Street.]

MONDAY, APRIL 26.

By Bryan L. Kennelly.

Several lots and bungalow sites at Oakdale, L. I.; voluntary sale.

By Joseph P. Day.

Orchard street, No. 156, east side, 175.2 feet south of Stanton street, 25x87.11x25x87.10, five story tenement and store and four story tenement in rear; Louis Winckler et al. vs. Friedericke Winckler et al.; W. P. Banigan, attorney; W. B. Caughlin, referee; partition.

Freeman street, No. 960, south side, 100 feet east of Hoe avenue, 25x95, one story store; Alonzo Jackson et al. vs. Filomena Raccuia et al.; Menken Bros., attorneys; J. P. Keenan, referee; due on judgment, $7,054.97; subject to taxes, &c., $578.76.

108th street, No. 202, south side, 100 feet east of Second avenue, 30.3x125, six story tenement and stores; Jacob Bloch et al., executors, vs. Salvatore Lopez et al.; Max Silverstein, attorney; J. E. Sneeny, referee; due on judgment, $5,734.88; subject to taxes, &c., $100.

TUESDAY, APRIL 27.

By Joseph P. Day.

Park avenue, Nos. 1804 and 1806, west side, 50.11 feet north of 124th street, 50x60.4, two four story tenements and stores; Citizens' Savings Bank vs. Charles Weide et al.; action 1; Pirsson & B., attorneys; A. C. Patterson, referee; due on judgment, $25,324.60; subject to taxes, &c., $3,541.

124th street, No. 77, north side, 69.4 feet west of Park avenue, 20.3x100.11, three story tenement; same vs. same; action 2; same attorneys; Sumner Gerard, referee; due on judgment, $3,638.81; subject to taxes, &c., $209.82.

Second avenue, No. 1465, west side, 25 feet north of Seventy-sixth street, 26.6x100, four story tenement and store; Kassel Osdinsky vs. Pauline Reiss et al.; action 5, Arnstein & L., attorneys; G. W. Olvany, referee; due on judgment, $6,580.10; subject to taxes, &c., $750.53.

Sheriff street, No. 88, east side, 200.4 feet north of Rivington street, 25x100, five story tenement and store and four story tenement in rear; India Wharf Brewing Company vs. Pinkas Tarnofker et al.; Garvan, A. & C., attorneys; G. E. Weller, referee; due on judgment, $32,319.78; subject to taxes, &c., $1,411.11.

Park avenue, No. 1712, west side, 24.11 feet south of 120th street, 25.3x89.11x irregular, five story tenement and store; Henry D. Weekes vs. Mendel Diamondston et al.; Weekes & F., attorneys; M. J. Kohler, referee; due on judgment $8,833.65; subject to taxes, &c., $1,092; subject to a first mortgage of $14,000.

Second street, Nos. 302 and 304, north side, 118 feet west of Avenue D, 50x106, six story tenement and stores; Joseph Levine vs. Joseph Wolkenberg et al.; Herman Asher, attorney; Joseph Gallagher, referee; due on judgment, $11,755.95; subject to a first mortgage of $55,000.

Forty-seventh street, No. 330, south side, 200 feet west of First avenue, 25x100, four story tenement and three story tenement in rear; M. P. Roberts vs. Moses Reeves et al.; Bowers & S., attorneys; J. R. Deering, referee; due on judgment $11,679.25; subject to taxes, &c., $242.11.

By Samuel Marx.

Water street, No. 16, north side, 69.1 feet west of Broad street, 23.4x55.6x irregular, five story loft and store building; D. S. Miller et al. vs. D. C. Harris et al.; Cannon & C., attorneys; Louis Jerawitz, referee; partition.

130th street, No. 340, south side, 190 feet west of First avenue, 20x100.11, three story tenement; J. H. Schwartz et al. vs. Samuel Goldberg et al.; Krakower & P., attorneys; J. F. Farrell, referee; due on judgment, $5,506.13; subject to taxes, &c., $161.40; subject to a first mortgage of $7,500.

By Herbert A. Sherman.

Sixth street, No. 740, south side, 221 feet west of Avenue D, 22x97, three story dwelling; Jennie Oppenheimer vs. A. J. Gottlieb et al.; Bandler & H., attorneys; F. V. S. Oliver, referee; due on judgment, $8,966.11; subject to taxes, &c., $399.35.

By Bryan L. Kennelly.

Bathgate avenue, west side, 310 feet south of 173d street, 25x114.5, vacant; Mary Hand vs. Thomas Hand et al.; Wesselman & K., attorneys; I. F. Russell, referee; partition.

WEDNESDAY, APRIL 28.

By Bryan L. Kennelly.

Fiftieth street, Nos. 132 and 134, south side, 350 feet east of Seventh avenue, 50x100.4, two four story tenements with two story stable in rear; voluntary sale.

Ninety-second street, No. 2, south side, 100 feet east of 11th avenue, 19x100.11, five story flat; voluntary sale.

Ninety-seventh street, No. 4, south side, 119 feet east of Fifth avenue, 18.5x100.11; five story flat; voluntary sale.

By Joseph P. Day.

Eagle avenue, No. 589, west side, 302 feet south of Westchester avenue, 25x120.9; vacant; voluntary sale.

Ninety-sixth street, No. 350 to 358, south side, 225 feet west of West End avenue, 125x100.8 three six story tenements; Rudolph Offner vs. Arnold Realty Company et al.; S. B. Lillenstern attorney; J. P. Morrissey, referee; due on judgment, $22,500.42; subject to a prior mortgage aggregating $187,000.

136th street, No. 853, north side, 700 feet west of Home avenue, 25x100, four story tenement; C. M. Cohen vs. Fredericka Cohen et al.; Mayer Kronacher et al.; L. J. Tompkins, referee; due on judgment, $5,653.66; subject to taxes, &c., $372.91.

Avenue D, No. 73, west side, 25 feet south of Sixth street, 23x89, three story tenement; E. M. Steindler vs. Della Hahn et al.; Otterbourg, S. & H., attorneys; Frederick Durgan, referee; due on judgment, $4,502.43; subject to taxes, &c., $258.25; subject to two mortgages aggregating $14,000.

By Herbert A. Sherman.

Central Park West, No. 292, west side, 56.5 feet north of Eighty-ninth street, 23x100, five story flat; C. H. Young et al., trustees, &c., vs. P. D. Dumont et al.; Albert Ritchie, attorney; Winthrop Parker, referee; due on judgment, $15,530.18; subject to taxes, &c., $1,516.60.

Central Park West, No. 293, west side, 75.8 feet north of Eighty-ninth street, 25x100, five story tenement; J. A. Stewart et al., trustee, vs. P. D. Dumont et al.; Philbin, B. & M., attorneys; P. L. Kiernan, referee; due on judgment, $12,002.10; subject to taxes, &c., $1,518.69.

THURSDAY, APRIL 29.

By Joseph P. Day.

Avenue D, northwest corner of Eleventh street, 75x99.9; four and one story building and five story building, executors' sale.

Fifteenth street, Nos. 533 and 535, north side, 175 feet west of Avenue B, 43x103.3, two five story tenements and two two story buildings in rear; executors' sale.

Fifteenth street, No. 537 to 543, north side, 95.6 feet west of Avenue B, 82.9x103.3, four five story tenements and four story building in rear; executors' sale, estate of Eliza Mulry, deceased.

Twentieth street, No. 120, south side, 255.8 feet west of Sixth avenue, 25x92, seven story police station, United States Exchange Bank vs. H. J. McGuckin et al.; Hitchings & P., attorneys; N. A. Elsberg, referee; due on judgment, $17,352.72; subject to two mortgages aggregating $68,395.23; subject to a lease.

West End avenue, No. 355, west side, 20.8 feet north of Eighty-eighth street, 20x78.6, four story dwelling; New Netherland Bank vs. A. P. Crompton et al.; Sackett, C. & S., attorneys; T. J. McManus, referee; due on judgment, $7,076.56; subject to a prior mortgage of $18,000.

Broadway, No. 872, southeast corner of Eighteenth street, 24.3x81.4x6.4x88.1, leasehold; four story loft and store building; E. E. Hawes vs. I. B. Hawes et al.; W. G. Morse, attorney; G. H. Montague, referee; partition.

Third avenue, No. 3521 to 3529, northwest corner of 168th street, 75x79.10x irregular; six one story frame stores; William Fischer et al., executors, vs. Edward Becker et al.; P. A. Halting, attorney; executors' sale.

Ninety-first street, No. 406 to 414, south side, 94 feet east of First avenue, 125x100.8, one, two and three story buildings of iron works; Anna Sands vs. Isaac Shapiro et al.; Bowers & S., attorneys; J. D. Edelson, referee; due on judgment, $5,560.42; subject to taxes, &c., $630.81; subject to a first mortgage of $55,000.

112th street, Nos. 242 and 244, south side, 137.6 feet west of Second avenue, 37.6x100.11, six story tenement and stores; Charles Whitman vs. Henrietta Bennett et al.; Marks & B., attorneys; Edward Browne, referee; due on judgment, $15,500.94; subject to taxes, &c., $80.

112th street, Nos. 246 and 248, south side, 100 feet west of Second avenue, 37.6x100.11, six story tenement and stores; Mordecai Singer vs. same; same attorneys; same referee; due on judgment, $13,518.15; subject to taxes, &c., $50.

Webster avenue, No. 1418, northeast corner of St. Paul's place, 25.11x80, two and three story tenement and stores; Moses Mendelsohn et al. vs. Kate Montague et al.; C. S. Sinsheimer, attorney; Joseph Gallagher, referee; due on judgment, $12,942.66; subject to taxes, &c., $457.96.

By Samuel Marx.

Fourth street, No. 221, northeast corner of Eighteenth street, 53x200x irregular, six and eight story Hotel Florence; Bank for Savings vs. J. D. Matthews et al.; Strong & C., attorneys; William Allen, referee; due on judgment, $106,167.18; subject to taxes, &c., $9,567.60.

By William W. Penfield.

238th street, No. 819, north side, 155 feet east of Barnes avenue, 50x114, Wakefield; John Kosleski vs. Barbara Duez et al.; A. H. Wadick, attorney; W. W. Penfield, referee; partition.

FRIDAY, APRIL 30.

By Joseph P. Day.

150th street, No. 624, south side, 217 feet east of Courtlandt avenue, 20x98.4, six story flat; J. H. Bernheim vs. Adolf Welsberger et al.; Ernst, L. & G., attorneys; M. J. Mulqueen, referee; due on judgment, $5,996.49; subject to two mortgages aggregating $49,000.

111th street, Nos. 311 and 313, north side, 183.4 feet east of Second avenue, 41.8x100.10, six story tenement and store; P. W. McConihee vs. Business Building and Construction Company et al.; Warren McConihee, attorney; Albert Blumenstiel, referee; due on judgment, $12,552.37; subject to a first mortgage of $30,000.

101st street, No. 247, north side, 360 feet east of Third avenue, 25x100.11, four story tenement and store; Alice Bullowa vs. Max Aronson et al.; A. L. M. Bullowa, attorney; J. P. Morrissey, referee; due on judgment, $3,312.46; subject to taxes, &c., $536.

Davidson avenue, No. 2323, northwest corner of Evelyn place, 100x25, two story tenement.

Also Bathgate avenue, Nos. 2281 to 2285, southwest corner of 183d street, 57.3x100.3x57.3x100, two three story tenements and two story dwelling; Sheriff's sale of all right, title, &c., which J. H. McLane had on November 6, 1908, or since; George Hahn, attorney.

[On the premises at noon.]

By Samuel Marx.

Beekman avenue, northwest corner of Oak Terrace, 23x100, vacant; Theresa Hirschberg vs. Arthur E. Silverman Building Company et al.; F. S. Cahn, attorney; F. S. Rauber, referee; due on judgment, $3,357; subject to taxes, &c., $170.12.

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