

COTTAGE COLONIES ABROAD

SHOW IN MODELS AT THE HOUSING CONGRESS IN VIENNA.

The Joint Stock Building Co. of Frankfurt exhibited the plans of dwellings which were being made on the continent in improved cottage housing and also the construction with which the unregenerate block dwelling is accepted as a contribution toward the solution of the housing problem.

At Wiener Neustadt, about twenty miles from Vienna, a grouping of block buildings is shown which is a great improvement on the quadrangular plan with its want of through currents of air. About one-fifth of the land is built over and the remainder is laid out in useful gardens and in playgrounds.

This system of detached blocks of buildings in open spaces is also adopted in some of the blocks of the Joint Stock Building Company of Frankfurt on the Main, which exhibited its work at the congress.

In various parts of the city since 1890 the company has built block dwellings of superior types. An effort has been made to influence the social life of the tenants by building institutes and in one instance a widowers' home has been erected inspired by the Glasgow prototype with thorough provision for looking after the children. Playgrounds, driving grounds and gardens are provided as well as two institutes and the widowers' home mentioned above.

The houses at Ulm, of which plans were exhibited at the congress, are built block dwellings of superior types. An effort has been made to influence the social life of the tenants by building institutes and in one instance a widowers' home has been erected inspired by the Glasgow prototype with thorough provision for looking after the children.

Ulm is a city with about 50,000 inhabitants. At the end of the nineteenth century it was necessary to extend the town beyond the circle of the old walls. The scheme of development was prepared under the following main principles:

- 1. Direct roads connecting the old gates with the high roads to various places.
2. Connection of the squares of Solingen.
3. Main boulevards with a width of 100 feet.

- 4. A new goods station in the west of the town.
5. The scheme provides for the division of the available land into the following seven classes or "orders":
1. Small industries and dwelling houses.
2. Working class houses.
3. Working class houses at greater distances from each other.
4. Villas and better houses.
5. Large houses.
6. Recreation grounds.
7. Land for parks.

In addition a special area is reserved for large factories and the arrangement of a railway line to connect this land with the goods station. It was foreseen that the price of the land would be high and that the town would be a result of the town possessed in 1900 700 acres more than in 1850 and had made a profit of over \$20,000. These transactions do not include the profits of the factory owners, which cost the town \$200,000, but there is no doubt that this land too will become more valuable.

The town is divided into three parts, each of which is to be developed in a different way. The conditions of sale of the land provide for buildings being erected within two or three years, if the land is not covered by the construction of a factory or other building.

The conditions of sale of the land are: 1. The land is to be sold at the original price plus 3 per cent interest. Land is sold at a moderate price for building houses for the working classes, but always with conditions which prevent undue profit being made by selling the houses.

Harrington-Crocker Estates. The corporation of Harrington-Crocker Estates, the development of Bert C. Harrington & Co. is very successful and has been able to acquire the property of the late Mrs. J. C. Harrington, who was a very successful business woman.

SLAWSON & HOBBS

162 West 72d St., Near Broadway. A Selected List of West Side Apartments.

Georgian Court, Central Park West, corner 96th St. 10 and 12 rooms and 2 and 3 baths. RENT \$2,500 TO \$4,000.

Terrace Court, 202 Riverside Drive, S. E. corner 104th St. 10 rooms, 3 baths. RENT \$2,400.

La Rochelle, 207 West 114th St. 7 rooms and bath. RENT \$1,000.

349 West 85th St., Near Riverside Drive. 8 rooms and bath. RENT \$1,500.

The REXMERE, 200 West 104th St. Near Riverside Drive. 8 rooms and bath. RENT \$1,200 TO \$1,500.

The Vernon, 100 West 71st St. Near 72d St. Subway station. 8 rooms and bath. RENT \$1,200.

The Devonshire, 420 West 104th St. Near Riverside Drive. 7 rooms and bath. RENT \$900 AND \$1,000.

Woodmere, 160 West 104th St. N. E. corner Broadway. 4 and 6 rooms and bath. RENT \$600 TO \$800.

Trinidad and Yucatan, N. W. corner Amsterdam St. and 125th St. 4 and 7 rooms and bath. RENT \$540 TO \$840.

The Bonair, 601 West 124th St. N. E. corner Broadway. 4 and 7 rooms and bath. RENT \$720 TO \$900.

FARM VALLEYS AND THE TROLLEY. Mohawk Valley Farms Have Gone Up From \$5,000,000 to \$25,000,000 in Ten Years.

The value of the landed property in New York State has increased nearly four and a half billion dollars in the last ten years, according to the latest report of the Tax Commission.

The figures on the maps in the streets represent the value of a front foot of normal lots 100 feet deep, which are not subject to corner influence. Where only one side of a street is used, the value of the opposite side of a street is not the same as a double set of figures is used.

The T. B. Ackerson Company has sold at Brighton, 18,000 acres of land, including the tract fronting the great South Bay at Bay Shore, L. I.

Slawson & Elliman

340 Madison Ave. (near 43d St.) 165 West 72d St. (near B'way.) TELEPHONE 1000 MURRAY HILL

OFFER THE FOLLOWING HIGH CLASS Apartments for Rent

535 Park Ave. N. E. CORNER 61ST ST. New 14 Story Fireproof Building. Co-operative Apartment. DUPLEX APARTMENTS. 7 Rooms, 2 Baths. \$2,600 to \$3,000. 12 Rooms, 3 Baths. \$6,000 to \$6,500.

563 Park Ave. N. E. CORNER 62D ST. New 12 Story Fireproof Building. Co-operative Apartments. One Apartment Left. 7 Rooms, 2 Baths. \$2,500.

901 Lexington Ave. CORNER 67TH STREET. First Floor Apartment. 9 Rooms, 3 Baths. \$2,100.

The Southfield 145 EAST 35TH STREET. New 8 Story Fireproof Building. Exceptionally Light Apartments. 7 Rooms, 2 Baths. \$1,700 to \$2,500.

129 Riverside Drive CORNER 85TH STREET. Modern House, All Outside Rooms, with Every Improvement. 8 Rooms and Bath. \$1,500.

407 Central Park W. NEAR 100TH STREET. Overlooking the Most Picturesque Part of Central Park. Modern Building, All Improvements, 7 and 8 Rooms and Bath. Rents. \$1,000 to \$1,200.

510 Park Ave. S. W. CORNER 60TH ST. 2 Rooms, Bath and Kitchenette Maid Service. All Improvements. Also One Large North Light Studio, with Bedroom and Bath. \$750-\$1,200.

1269 Madison Ave. CORNER 91ST STREET. Modern House, Choice Apartments. Every Up-to-Date Convenience. 7 Rooms and Bath. \$1,000 to \$1,200.

24 West 45th St. BACHELOR APARTMENTS. 2 Rooms and Bath. All Improvements, Including Service. Rent, \$1,000-\$1,200.

46-48 East 41st St. NEAR PARK AVE. 2 and 3 Rooms and Bath. Caterer on Premises. \$900 to \$1,200.

116 East 58th St. NEAR PARK AVE. New 9 Story Fireproof Building. 7 Rooms, 2 Baths. \$2,400 to \$3,000. 8 Rooms, 3 Baths. \$2,400 to \$3,000.

24 Gramercy Park One Duplex Apartment. Southern Exposure. 6 Rooms and Bath. \$2,400. Also One Apartment. 3 Rooms and Bath. \$1,200.

Wellesbourne 144 EAST 50TH ST. Near Lexington Ave. Modern Elevator Apartments. 5 Rooms and Bath. \$1,000. 7 Rooms and Bath. \$1,900.

316-318 West 84th St. NEAR BROADWAY. Exclusive Location. Convenient to Subway. Modern House. All Improvements. 7 Rooms and Bath. \$1,000.

2680-88 Broadway BETWEEN 102D AND 103D STS. 7 Rooms and Bath. \$600 to \$900.

11 1/2 West 84th St. 6 Rooms and Bath. Rent \$600.

136-138 W. 65th St. Convenient to Subway. Elevated and Surface Lines. All Improvements. \$840 to \$600. One Housekeeping Apartment. 3 Rooms and Bath. \$1,000.

THESE HOUSES ARE UNDER OUR EXCLUSIVE MANAGEMENT AND ARE INSPECTED DAILY BY US.

THE HOTEL ANSONIA Broadway, 73d-74th Streets. HOUSEKEEPING AND NON-HOUSEKEEPING APARTMENTS FURNISHED AND UNFURNISHED FOR LEASE FOR THE COMING YEAR, COMMENCING OCTOBER 1. MAID SERVICE OPTIONAL.

THE CLEARFIELD Riverside Drive and 103d Street. 12-STORY APARTMENT HOUSE. FIREPROOF CONSTRUCTION. MAGNIFICENT VIEWS OF THE HUDSON RIVER AND THE PALISADES. Apartments of 8 Rooms and 3 Baths, \$1,900 up. 9 Rooms and 3 Baths, \$2,500 up.

SALES AT LEONIA. Among the recent sales made at Leonia, by the Leonia Heights Land Company, was a plot of 60,000 sq. ft. on the north side of Oakland Avenue near Glenwood Avenue to Curtis Knapp, Jr. Mr. Knapp's plan is to build a home for himself on this plot.