

BEAUTY IN THE HOUSE DOOR

IMPORTANCE OF THIS DETAIL IN HOUSE DECORATION.

The Proportions of the Home's Entrance - The Door More Observed Than Any Other Element of the Exterior - Many Styles of Door - Correct Proportion.

Architects have long realized that the entrance door is one of the most important features of the exterior of every house. It differs from the windows and chimneys, for instance, in the fact that it comes under the close observation of every person who enters and leaves a house. So it is not sufficient that the door should be suited in general to the facade of the house. It must stand the examination of its detail.

Architects that are not struggling for the notes of modernity and picturesque which is coming to be rather a harmful influence in American suburban architecture retain their faith in the classic old principle that a door should be twice as long as it is broad. There are certain circumstances under which there may be a modification of these rules, but their value is never overlooked by architects ambitious to keep their creations in accordance with the best ideals.

Out of the door there came of course the idea of the porch, which did not in the least relate to the piazza in its origin, however confused they may have become later. The idea of the porch was originally to provide shelter for the person standing at the door, although its extensive development has now left its genesis more or less obscure. Yet there is scarcely a door of any kind without this addition surviving in one form or another.

There has never been any settled rule as to the proportions of the door in reference to the rest of the facade, and Eusebius' criticism of the Gothic structures, with their doors like ant holes, are an evidence of the liberality always to be observed in this particular. In smaller houses, however, there is likely to be little



Aymar Embury 24, Architect. GEORGIAN DOOR AT ENGLEWOOD.



Wilson Eyre, Architect. ENTRANCE TO A LONG ISLAND HOUSE WITH A BALCONY AS PART OF THE GENERAL SCHEME.



Hill & Stout, Architects. COLONIAL ENTRANCE AT WATER WITCH.



Aymar Embury 24, Architect. COLONIAL DOOR AT ENGLEWOOD.

as Charleston. Of course, a door made of blinds or slats can only be secondary to some other. The sash door with its panels of glass which vary in number from one to three may also be described as a native product, since it has come into its popularity in this country. But it is still rather more useful for small towns than for country houses and is indeed a detail of the village house that has come to be looked upon as almost inevitable.

The use of the doors as a means of finis-tration is much more important in New York and other large cities than it is here, so there have come into existence the glass and iron doors that are seen on so many metropolitan houses. Here the plate of glass is protected by the iron grilling. With only the lace to fall before

running about the entrance and ornamented with the fan shaped transom. Such an arrangement allows the light to enter and yet the door retains its appearance of solidity. The entrance to Frederick Hill's house at Water Witch is more characteristic when the full view of the shell-like cornice is taken from the front. This view shows, however, the interesting combination of piazza and entrance, while the cornice is small, since nobody would need its shelter when there is the piazza available. The Colonial door at Englewood designed by Aymar Embury 24, with its ornamented Corinthian columns, is so uncom-prisingly true to its models that there is not porch enough to shelter any visitor and the door might be very severe but



Theodore Blake, Architect. COLONIAL DOOR OF A MONTCLAIR HOUSE.

difficulty about the question of proportion. It is only the tendency of the so-called seafarers after the picturesque to make entrance doors too large that must be combated nowadays. There are secondary purposes which a door may also be made to serve now-days. It frequently happens that there is no other natural light in a hall or living room than that which comes through the door. This has led to the use of glass in doors as well as grilling to allow the admission of as much light as possible. Yet sufficient as this may be for the door of a city house, it is not so satisfactory in the country house, where there is thought to be a sense of insecurity in a door composed in part of glass. While such an objection is almost wholly sentimental, there is enough in it to have produced one distinctly American feature of the door in the Colonial period. This is the door with the narrow glass windows

on the side. This device keeps the door solid and yet enables sufficient light to enter. Then there is a certain appropriateness to our conditions in this device which began here with our Colonial houses, where the necessity for secure doors was probably greater than it is to-day. Although this kind of doorway is likely to be classified as a Venetian door, it is really Colonial in origin. Other doors which came to their present state if not their original form in this country are the so-called Dutch door, which was introduced by the Holland emigrants on their farms here. This half doorway is opened at the top while the lower half remains closed. The primary object of this arrangement is to keep the chickens out of the parlor, although ventilation is an incidental advantage. Another door of native origin will be found in the most flourishing condition in such Southern cities

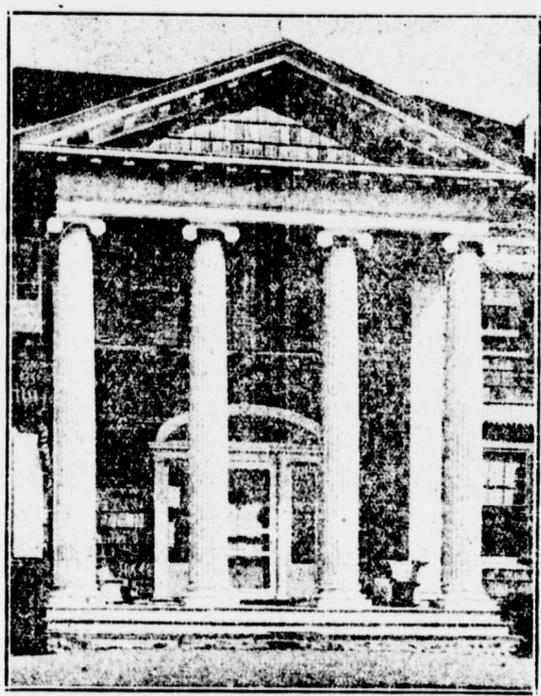
the door, which carries the point of resemblance between door and window still further, there is available for the hall all the light that comes from the street. So far, however, this other American device has been confined to city houses or at the outside to those in the suburbs of large towns. Theodore Blake's colonial door on a house in Montclair shows very artistically this device for introducing light into the hall by means of the panes of glass

for its pillars. Theodore Blake has been more liberal in his supply of roof, although the protection of this cornice is slight. Albro & Lindberg have struck an entirely new note in the entrance to a house on Long Island. There a bullseye window over the solid door admits light, as do the two barred windows on the side. The door with its side windows in the New Jersey home by Lord & Hewlett shows to what an extent the porch may be developed. The massive columns running to the roof are the ultimate development of the intent to provide shelter for those at the door. The New London villa by Lord & Hewlett shows how the whole facade of the house may be made an essential feature of the decorative scheme. This is possible in such completeness only in a villa intended for the use of this house at New London. It is used chiefly during the summer months, when the life of its occupants is largely passed in the open air. So these piazzas and galleries composing the entrance to the house emphasize its purpose and induce its occupants to serve the ends for which a summer villa in the country are intended.

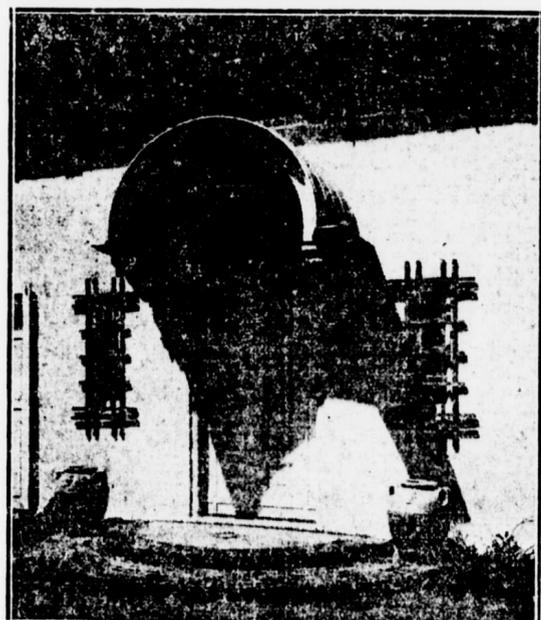


Lord & Hewlett, Architects. FORMAL ENTRANCE TO A NEW LONDON VILLA.

Wilson Eyre's brick entrance to a Long Island home is a contrast to the Georgian door which Aymar Embury 24 has devised for the house at Englewood, which is also supplied with an ample porch to protect anybody who stands under it.



Lord & Hewlett, Architects. COLONIAL PORCH AS ENTRANCE TO A NEW JERSEY HOME.



Albro & Lindberg, Architects. NOVEL ENTRANCE TO A LONG ISLAND HOME.

A NEW PRODUCE DISTRICT

FOURTEENTH STREET LIKELY TO BE ITS CENTRE.

The Old Quarter in Barclay Street is in a congested neighborhood inconvenient to the big hotels, clubs and steamships. Retailers uptown too. The business colony at the west end of Fourteenth street is expected to receive in the near future a considerable immigration from the old produce district in and about Barclay street west of Greenwich. For some time many produce dealers there have been ready to join the northward movement as soon as some big house should select an uptown site around which a new trade centre could be formed, and one of the largest produce firms in the city is now preparing to remove to Fourteenth street. The firm is arranging to lease five lots on the north side of Fourteenth street, running through to Fifteenth street, from the Astor estate for a long term of years.

It first tried to buy in the neighborhood, and offered to pay as high as \$35,000 a lot, but the Astors, who own most of the north side of Fourteenth street west of Ninth avenue, would not sell; neither would the Roosevelt family, which owns most of the south side. Though the Astors would not sell they have offered the firm a lease on very liberal terms. The firm plans to put up a six-story building covering the entire plot. The structure will have a glass front on Fourteenth street for the retail department. The shipping department will be on Fifteenth street. On this side there will also be a garage for delivery wagons. The firm is one of the oldest in the business, having been in the Barclay street section for more than fifty years. Those who know of the firm's plans are of the opinion that the choice of a site in Fourteenth street will go a great way toward determining where the new uptown produce centre is to be. Several town produce dealers have preceded the firm in question, but they are not of the first rank; their removal had no decisive influence. The northward movement of other lines

of business and of population has, it is said, made Barclay street an undesirable trade location. Traffic regulations have also worked against the old centre. The streets are narrow down town and almost always choked with traffic, which delays deliveries and causes much annoyance to hotels, clubs and retailers, most of which are now uptown. It takes on an average about two hours for a wagon to get from Barclay street to Fourteenth street. After Fourteenth street is passed there is little or no trouble from congested streets. This is one point which is sufficient in itself, dealers say, to bring about a relocation of the trade. Then too the stewards on the big passenger ships, which all berth in the neighborhood of Fourteenth street, object to the downtown location because it requires so much time to get there. A steward on a big ship can't afford to spend much time travelling. He must buy and store away tons of food in about seventy-two hours. This is quite a task and it requires all the time while in port to do it. The meat and poultry dealers were the first to see the importance of being as

convenient to the ships as possible. As a consequence there are not fewer than half a hundred market men west of Ninth avenue from Gansevoort market north to Fourteenth street. The majority of these have located in this section only since the Chelsea dock improvement was announced. It is from those that most of the meat and game for the big ships and hotels are purchased. For vegetables and fruit the steward travels down to Barclay street, a loss, as he figures, of much valuable time. Stewards in hotels and clubs also would like to see the produce market come uptown. Fourteenth street is not only convenient to the big steamships, hotels and clubs, but it has excellent shipping facilities, which means that produce arrives quickly and in good condition. Fourteenth street west of Ninth avenue, and in fact west of Seventh avenue, depreciated after the ferry from Fourteenth street to Hoboken was taken off. Values dropped until the Chelsea improvement was announced. In the last three years, it is said, values have increased about

100 per cent. Lots that could have been bought for \$15,000 are now worth \$30,000 to \$35,000. With the exception of a few plots most of the property on either side of Fourteenth street is owned by the Astors and the Roosevelts. The removal of the big steamships to this section revived the demand for sites. The ships were followed by the provision dealers, who occupy nearly the entire south side of Fourteenth street from Ninth avenue west, parts of Twelfth and Thirteenth streets and Tenth avenue from Thirteenth to Fourteenth street. At Tenth avenue and Fourteenth street is Hammond's. A little further east of Fourteenth street are Swifts, A. B. Sitz and Charles Wasserman. On Tenth avenue facing the Cunard docks are the Cudahy and Hotchkiss beef houses. A three-story hotel has been erected on the triangular block formed by Fourteenth street, Tenth avenue and Marginal street, and on Fourteenth street several restaurants have been opened. North of Fourteenth street the American Tin Can Company and the American Biscuit Company have built large plants. The American Biscuit Company occupies a square block bounded by Ninth and Tenth avenues, Fifteenth and Sixteenth streets.

Scientific Methods in Realty Offices. If one stood over the real estate offices of New York as Abraham did over Sodom and Gomorrah, and sought for seven centuries of scientific principles, he would be sadly disappointed, said Ronald C. Lee, general manager of the Realty Bureau Company in a talk on office management at the Young Men's Hebrew Association. Lee's talk of inter-communication between departments, inefficiency in advertising and failure to get out work makes a talk on this subject a modern Jeremiah. There is scarcely an attempt to trace the billion dollars per annum in Manhattan only, shifting investments on which countless millions are made, though this current is clearly defined, and should make real estate brokerage in Manhattan the simplest of all businesses. The sacrifice is to the broker in an undigested and undigestible mass, the lack of business methods in the average real estate office would bankrupt any mercantile concern in six months. The solution is the sales manager system. The thinker, the general, the man who plans, and knows and can handle men, one who can make out deals in his hand and can instruct his office force how to handle them. One who can trace property as it comes into the market, and can follow the fluctuation of funds. This is not the work of a cheap man, it is the work of a highly trained man, but the man who accomplishes it will be eminently successful.

OLD GREENWICH VILLAGE

A SEAT OF LIVELY ACTIVITY IN REAL ESTATE.

Some Fifty Modern Fireproof Loft Buildings Have Been Erected There, Most Within a Year Trinity's Ancient Tenements Giving Way to Business.

Four years ago there were very few modern fireproof loft buildings in the section west of Hudson street from Canal to Fourteenth street. To-day there are at least fifty such buildings. This remarkable increase has taken place almost within the last year, old stables, tenements, etc., having given place to new mercantile buildings. Such firms as Parke, Davis & Co., at the northwest corner of Hudson and Vesey streets; Edward Depew & Co., at the northeast corner of Greenwich and Canal streets; and the Wheeling Organizing Company, 16 Desobres street, have moved into this section within the year. Alexander Powell, the candy manufacturer, recently moved into its new building at the northeast corner of Canal and Sullivan streets, and P. A. France & Co. will shortly enter their new building at the northwest corner of Sullivan and Canal streets.

The Trinity Church Corporation has been instrumental in bringing this great change about by disposing of some of its holdings to speculative builders and by itself improving the blocks occupied by tenements and stables with new mercantile buildings eight stories in height and of the finest fireproof construction. The general tendency is to attract the best class of firms from the lower west side south of Canal street and from the lower east side south of the bridge to the new section, where they can obtain space in modern loft buildings for about one-half the cost of their old quarters, which usually are non-fireproof, high insurance rated structures. Among the best known of the concerns that are coming into the Greenwich section are the General Electric Company, now at West and Morris streets, which will move on March 1 to its new fireproof building at the southeast corner of Morton and Greenwich streets; and Bellas, Hess & Co., now at Broadway and Prince streets, who will occupy the eight-story fireproof building in course of erection on one-half of the block bounded by Greenwich, Washington, Morton and Barrow streets, a site formerly held up by stables and tenements. Property in this vicinity is now being taken at from \$7 to \$9 a square foot and corner lots from \$11 to \$15 a square foot. In two years it will be as scarce to find these over-subscribed, whereas a mortgage covering one or several parcels of real estate in New York, all showing revenues far in excess of fixed charges and operating expenses, cannot be refunded in these foreign money centres. Why do foreigners invest in the bonds of railroads and industrial institutions and side step when it comes to owning first or even a second mortgage on a part of an issue of bonds secured by the most stable bit of real estate? The answer is simple: the proposition has never been properly prepared and presented. The proper proposition selected should be backed by the strongest interests in the field - individual and corporate - and I am sure the results would astound the most sanguine. The millions of dollars necessarily tied up by the great constructing and operating companies would be unleased and made available for other operations, thereby replacing these companies in their proper sphere as creators, and taking them out of the category of investors in which they unavoidably and unintentionally find themselves. J. F. Wood in the Real Estate Board's Bulletin.

Foreign Capital and New York Mortgages. The fact is well known that more than one attempt has been made by real estate men to attract the attention of investors on the other side of the Atlantic by offering them the best security it is possible to offer, viz: mortgages on real estate on Manhattan Island, but without success as yet. In the face of statistics based upon facts it is a difficult problem to explain why an underwriting brought out in London or Paris and calling for subscriptions to debentures secured by a mortgage on farm lands in Egypt, for instance, and bearing not more than 3 1/2 or 4 per cent. interest, will be two or three times oversubscribed, whereas a mortgage covering one or several parcels of real estate in New York, all showing revenues far in excess of fixed charges and operating expenses, cannot be refunded in these foreign money centres. Why do foreigners invest in the bonds of railroads and industrial institutions and side step when it comes to owning first or even a second mortgage on a part of an issue of bonds secured by the most stable bit of real estate? The answer is simple: the proposition has never been properly prepared and presented. The proper proposition selected should be backed by the strongest interests in the field - individual and corporate - and I am sure the results would astound the most sanguine. The millions of dollars necessarily tied up by the great constructing and operating companies would be unleased and made available for other operations, thereby replacing these companies in their proper sphere as creators, and taking them out of the category of investors in which they unavoidably and unintentionally find themselves. J. F. Wood in the Real Estate Board's Bulletin.

Tripartite Lake Asphalt.

The quantity of asphalt taken from Patch Lake, which covers an area of an acre, during 1910 exceeded that of any previous year. At the present rate of operation the surface level is lowered about six inches a year. The depth of the deposit of asphalt over the centre of the lake is unknown, as it cannot be sounded by rods, but the supply is supposed to equal the demand for many years, possibly it is inexhaustible. - United States Geologist's Notes.