

# WITH THE SUBURBAN BUILDER AND BUYER

## ARCHITECTS AID IN DEVELOPING SUBURB

### Solved Idea Carried Out in England Where Designers Build at Their Expense.

## OWNERS AWARD PRIZES

### Builders and Material Men Are Interested With Resulting High Class District of Fine Homes.

In the recent cutting up of Gilead Park, a historic estate on the outskirts of London, into a residential suburb, there was tried an architectural experiment of considerable interest, says the *Architectural Record*. After the streets had been planned and the undertaking was purely commercial, not philanthropic, the owner offered to architects a series of prizes for the "best" houses, the prizes being graded according to the cost and accommodation of the dwellings.

Class I, included detached houses to cost £500, the first prize being a gold medal and £250, and the second prize £100. Class II, was for a detached house to cost £375, the first prize for this being a gold medal and £200, and the second prize again £100. Class III, was for the house of Class I or II, which had the most convenient interior arrangement; and then there were additional prizes for a garden design, for furnishings, etc.

Altogether about 120 architects came forward to take sites and erect houses, not, we may suppose, on the chance of obtaining a prize, but on the

## NEWARK SALES AND BUILDING.

### All Branches of the Market Take On Renewed Activity.

Real estate operators in Newark were busier last week than they have been during any other week this year. Nearly all of the dealers reported sales and feel confident that if the weather continues to improve business will become brighter. Numerous dwellings in and out of the city are being built and many buildings for offices and for manufacturing purposes are being erected in different parts of the city.

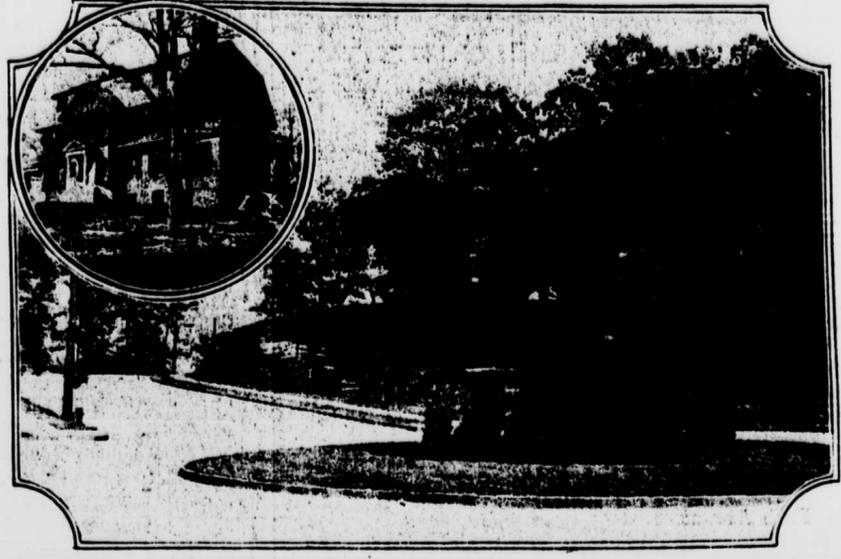
Thirty-eight permits were approved by the Building Department for the construction and alteration of buildings, the aggregate estimated cost of which is \$243,650. This is an increase in the amount of work authorized during the previous week. One of the permits was for a four-story brick dwelling to be built by John H. Dunn & Sons at 374 Clinton avenue at a cost of \$81,000.

The Weequahic Park Land and Improvement Company sold on condition for a year a two and a half story stucco house at 251 Meeker avenue to Dr. Richard Tunison. The house has all improvements, is on a plot 60x100 feet and is valued at \$11,500. The conditions are that if at the end of the period the buyer wishes it the company will buy it back. Allen Redding bought a house of the same value and dimensions at 263 Meeker avenue from the company and another house of the same type was sold to W. C. Berry at 275 Meeker avenue for \$10,000.

Joseph McGinty, manager and part owner of the Newark Baseball Club, bought a two and a half story stucco house from the Weequahic company at 243 Meeker avenue for \$10,500. The house has all modern improvements and has the French tile roof.

Harry M. Cox of the Cox-Treat Realty Company has started the construction of three new houses, one at 13 Eckart avenue in the Westchick section at a cost of \$1,000. He has started another for the W. D.

## In the Delafield Tract at Fieldston



## LARGER QUARTERS FOR NINTH.

### Regimental Folks Want All the Block to the West of Them.

Plans have been submitted to and approved by the National Guard headquarters for the enlargement of the Ninth Regiment Armory, and these will shortly be sent to the Armory Board and later to the city authorities to purchase the requisite property, should the plan be acceptable. The armory is from Fourteen to Fifteenth street, west of Sixth avenue.

The proposal is to take all the block to the west of the present armory clear to Seventh avenue for the project, and should it be carried out thirty-four dwellings and flats and two modern loft structures will be wiped out. Most of the property is held by individual owners, the largest holdings being those of the Rhinelander estate, which owns three lots at the northeast corner of Seventh avenue and Fourteenth street, and the property of St. Mary's lodging house, which controls a large plot in the center of the property, running through the block.

## MODERN SEWAGE DISPOSAL.

### Present Day Methods Shown in Kensington, Great Neck, Double System.

In at least one branch of what are usually classified as public works the leading concerns in suburban development are showing the way to municipal authorities. The old idea that a sewer is a pipe running down hill and emptying into the nearest waterway is being gradually discarded in favor of the newer and more sanitary methods.

It is little known, but nevertheless a fact, that there is a law prohibiting the emptying of unfiltered sewage into New York State waters. Heretofore practically a dead letter, there is a growing tendency on the part of the authorities to enforce this law, and furthermore, many communities have come to realize, purely through reason of self-interest, the folly of old-fashioned methods of sewage disposal.

What present day developments are being carried out in this direction is well illustrated at Kensington, the Bickert-Fluey Realty Company's property at Great Neck, L. I., where two complete and separate sewage systems have been constructed, one for the disposal of surface water and the other for house sewage. This work, the greater part of which has already been completed, will represent a final cost of about \$100,000.

Of the house sewage system, there has already been built over 8,500 feet, varying in size from 10 to 24 inches in diameter. Wholly separate from this are the so-called storm sewers, ranging up to thirty-six inches in diameter, which are already in place for a distance of 9,000 feet, both systems being placed in a reservation along the center lines of blocks to do away with any existing surface drains.

Beyond the Shore road, which is the easterly boundary of Kensington, the house sewage system, or sanitary sewers, empty into filter beds, where purification takes place and from which the effluent flows into Manhasset Bay. Owing to the contour of the land special provision has been made for house sewage nearer to Middle Neck road. Sewage from this area, which has a natural slope to the west, will be collected in a pit or vault, whence it will be pumped to the highest point on the property at Netherwood road, a lift of 40 feet, and from there be conveyed by gravity sewers to the filter beds. The pumping plant in connection with this part of the system will be equipped in duplicate throughout to guard against any possible difficulties from breakdowns, and will have both electric motors and hand engines, so that either may be used in emergency.

So far as size is concerned, the Kensington plant has been built with an eye to the future, and will be capable of providing for a population of over 3,000.

## TO MAP OUT STEINWAY SECTION.

### 370 Long Island Acres to Be Opened to Development.

With the submission to Borough President Connolly of Queens yesterday by the Topographical Bureau of a final map, laying out 370 acres in the Steinway section of Long Island City, the way has been opened for the development of an extensive district lying to the south of North Beach. One of the important features of this map is the provision for the fourteen foot wide sewer, which will be laid along Theodore street, where the storm water will be discharged, while the sanitary flow will be carried out a half mile into Long Island Sound. This sewer will permit, when completed, the rapid development of the entire north side of Queens as far as Flushing River.

The district included in the map submitted yesterday is bounded on the north by Bowers Bay, on the east by Elbert avenue, on the south by Astorin avenue and on the west by Theodore street. The map also fixes the bulkhead line of Bowers Bay in this district, which conforms to the United States Coast Survey, and this will permit the development of the district for factory purposes and wharves.

## EXHIBITORS AT REALTY SHOW.

### Cities as Well as Companies to Show Off Their Wares.

That the city of Mount Vernon will be among the exhibition communities exhibiting at the Real Estate and Ideal Homes Show is indicated by its reservation of a large building for the purpose. Last week New Rochelle and Stamford, Conn., are likely to take similar action and will be represented, respectively, by the Pascale, Elizabeth and Hildeward, the communities already in, when the show opens in the New Grand Central Palace on April 27 for a week's run.

This extensive participation by suburban communities as a whole is a decidedly new feature for the Annual Real Estate and Ideal Homes Show. The leading individual suburban developments will also be represented, and the large exhibits made by the communities, which will naturally be more comprehensive and extensive, will add a new interest to the show.

Among the individual real estate companies that have already contracted for space are the Nesbitt Realty Company, Gage & Farwell, W. H. Moffitt Company, Mount Vernon Realty Company, Sutley Realty Company, Leona Heights Land Company, W. C. Roewe and Company, Mount Vernon Realty Company, Ocean Beach Improvement Company, Howland Estates and the Florida Beach Development Company. The Consolidated Gas Company is again to be an exhibitor, and a number of well known concerns are included among the exhibitors of building materials and household equipment, furnishings and decorations.

## LEASES AT SOUTHAMPTON.

Alfred E. Schermerhorn has leased the following at Southampton, L. I., for the season: For Edward H. Foster, a cottage on Main street, to Miss Mary Van B. Vanderpool, a cottage of Main street, to Mrs. W. Brook Fischer, White Rose, on the Fair Lea grounds, to Henry J. Cobb, Jr., Cloverport, on the Fair Lea grounds, to Mrs. E. Hunt, inside on the Fair Lea grounds, to Mrs. E. L. Hillard, a cottage on Shinnecock road, to L. du Pont Irving, Mildedon, on Hallock's Neck lane, to Mrs. William B. Douglas, Duneward, at the foot of Cooper's Neck lane, to George B. Sheldon, and to Mrs. Alexander Van Rensselaer.

## OPEN SLEEPING PORCHES.

Features of several of the houses recently finished and in course of construction at Nutley, N. J., is the second story outdoor sleeping porch. A large number of these have been adopted, and the sleeping out of doors and in a great many cases it has proved extremely beneficial, acting as a tonic, strengthening and building up the system generally. In some of the houses the sleeping porch is placed at the back of the house and on others it is on the front.

## BUSINESS GOOD AT LONG BEACH.

### Senator Reynolds Looks for Active General Market From Now On.

The Estates of Long Beach reports continued activity in sales of homes built by the company at Long Beach. Since last Monday four homes, ranging in price from \$19,700 to \$24,000, have been sold thus bringing the total of houses sold between March 18 and April 2 to eleven. Lots too have been selling well, purchases being actuated by a desire to build homes thereon as well as for speculative purposes.

Senator William H. Reynolds, president of the Estates of Long Beach, said yesterday, as a result of a general view of the real estate field, that in his opinion conditions were improving markedly.

"I do not think that from now on," he said, "legitimate realty enterprises will have great cause for complaint. People are recovering from the pessimism of the past few years and are beginning to realize that opportunities for investment today are numerous and as good as they ever were. My company, for example, has enjoyed the best two weeks of business of any time in the past five years. We have sold homes and land to the amount of a quarter of a million dollars in that period and at present there are no signs of a break in the demand of the public for property on the ocean front."

"I have no doubt that our experience is the experience that all good developments elsewhere opportunities of enhanced values in the near future seem good will enjoy, if indeed they have not already begun to feel, the improved conditions."



## NEW RESIDENCE AT BRIGHTWATERS, L. I.

Gulick Realty Company at 372 Seymour avenue at a cost of \$6,000 and the third at 368 Seymour avenue for the same concern. All three are to be one family two and a half story stucco design.

Frank J. Rock is just starting the building of a new home that has been sold to A. D. Bullen at the southwest corner of Shepherd avenue. This is also a two and a half story stucco house with an asbestos roof and is to cost \$9,000.

Henry Scheider, secretary and treasurer of the Weequahic Park Company, is building a house at 17 Porter avenue. It will be a two and a half story stucco house with all the latest improvements. The valuation is \$7,500. W. M. Goodwin is just starting to build his one family two and a half story home at 34 Scheerer avenue, the valuation of which is \$8,000.

Feist & Feist has sold for Mrs. Katherine La Fort of Somerville to the Continental Leather Company a three story frame building on a lot 30x100 feet at 124 Warren street for \$10,000. The house adjoins the present holdings of the company, who will improve the entire property by erecting an additional five story brick and stone mill building at a cost of \$60,000.

## REAL ESTATE NOTES.

A. Wendell Seale was the broker in the recently reported sale of 209 to 223 East Thirtieth street and 214 East Fourteenth street, to Moss & Brill, who will erect a theatre on the site.

Former owners cared for the trees and cut down very few of them, so that when the present owners took over the property they found a heavy growth through which it was difficult to make improvements without hurting some of the large old pines, maples and elms. They have cleared only enough to permit for the passing of trucks, and to give the newly constructed houses splendid water views.

Aside from its residential features, Catskill Heights has other attractions. It is immediately adjoining Larchmont Manor with an extensive and picturesque waterfront available for yachting and bathing. Larchmont Manor during the summer months is the gathering place of great numbers of smart people who enjoy the healthful sports which such a community provides.

## HIGH SCHOOL FOR LEONIA.

### Board Votes to Acquire Four Acre Site for \$65,000.

The school board of Leonia, N. J., has voted to acquire a plot of four acres on Broad avenue as a new school site. A bond issue of \$65,000 has been authorized to cover the cost of ground and building, and in the near future a public meeting is to be held to consider further details of the proposed improvement. It is the idea to make the new structure a high school, with accommodations also for the primary grades which are now quartered in Leonia's present school building, thus leaving the latter exclusively for the grammar department.

School attendance is regarded as perhaps the surest index of a community's growth, so that, taken in connection with other improvements of its school facilities within the last few years, this newest and largest undertaking on the part of the Leonia authorities is of special significance. The present school structure, erected only seven years ago, was doubled in size three years ago and now even this has fallen below the town's requirements. The present school attendance is about 400. The erection of the new building will not only provide increased accommodations for pupils of all grades, but will also mean that the town will have its own high school.

Among recent buyers at Leonia are William H. Kaiser, George W. Brandt, Mrs. Jessie E. McCreary, Dr. John E. Nelson, Hans Hamm, Fred J. Hilloran, Frederick Rauff, William L. Koch, Christopher Herman and P. J. Irwin.

## AN ODD TYPE OF HOUSE AT SCARSDALE.



## GARDEN CITY MOVEMENT.

Co-Partnership Tenants, Ltd., the cheap housing society of England, whose operations have done so much to promote the success of the Garden City movement in that country, presents figures for the year 1911 which to an American seem quite amazing. The organization has raised no less than \$55,737 in stock during the year, thus increasing its capital to about a million dollars.

In addition to this, the federation of such societies in England has raised mortgage of £18,500 and has added enough to its stock capital to make a total allotment of nearly £25,000 raised during the two months—a striking evidence of the confidence of the *Financial Record* has it, with which the movement is now regarded. It is to be noted also

## Developing a Mountain Tract



The rapid development of Mountain Lakes, N. J., the thousand acre residential park near Boonton, N. J., is creating no little wonder and comment. This tract of land just one year ago was a heavily timbered wilderness, comprised of lakes, mountains and upland. Today the Mountain Lakes Company, the developers, are celebrating the completion of their entire elaborate plan of improvement laid out for the year under the guidance of their own engineering corps and their landscape artists.

Fine vistas of lakes, flowers and shrub clad hills with old trees have been opened up to view. Many miles of broad roads have been laid out and macadamized. Artistic, substantial stone bridges have been thrown across brooks and lakes to connect the roads, and they add materially to the picturesque of the place.

Walls have been extended in every direction, and a thoroughly efficient force of clubhouses, bathhouses, garage and improving its grounds. Mountain Lakes has a fine golf course and clubhouse, toboggan club, skating club and several tennis organizations.

The Automobile Club of New Jersey has selected Mountain Lakes for its clubhouse site and will spend \$100,000 for a clubhouse, bathhouse, garage and improving its grounds. Mountain Lakes has a fine golf course and clubhouse, toboggan club, skating club and several tennis organizations.

## HISTORIC HOMES PASSING.



The dwelling which was the last city home of Horace Greely is still standing at 25 East Nineteenth street. This and the adjoining building, 27, are the only old houses left in the block, and they have both been altered for business purposes. Another building has replaced the house at 127 West Twenty-second street, in which Gen. Winfield Scott spent his last years. George Hateroff's old home at 17 West Twenty-first street is to be razed.

The constant reconstruction going on in New York whitens in time every square dwelling, and the few old buildings which survive through many generations, often survive through many generations, but in the end they have been razed by one generation.

Inducement of having their work so well exhibited and with the probability of eventually effecting a sale. Probably also, most of the competitors were financed by builders, who took the aerial risks. When the sixscore houses had been completed there was held an exhibition, opened by the Hon. John Burns himself, and thereafter while it lasted a special train was run every day from London that the results of the competition might be studied.

Further to advertise the project a book was published about it, with articles by such men as Arnold Bennett, Thomas Hardy, H. G. Wells, Sir Arthur Pinero, etc.—men whose writings usually command public attention, even if one would not naturally go to them for advice about a house. Professor Adams, in describing his impressions of the exhibition in an article in the *Town Planning Review*, notes the collection as one representing the latest tendencies of English domestic architecture. He finds that to bring together a street of competitive cottages, even though individually a high level of architectural merit be attained, produces an effect which, "if not exactly 'bigly-placidly,' is at any rate abnormally picturesque."

There is lacking that sense of repose, he finds, which comes with obvious continuity of purpose. With the exception of a single group the houses are all of what may be called the English cottage style; that renaissance of English domestic architecture of the sixteenth and seventeenth centuries originated by Seraman Shaw and carried forward by Lawrence and others. That perhaps is of itself significant, for, as Mr. Adshhead points out, there are styles which are more amenable to the introduction of modern conveniences. He raises a query as to whether department store furniture is quite suited to the kind of interiors these houses have; whether wooden door latches are the cheapest and best the age can produce; whether silver doorknobs do not show to advantage on chimneypieces of rough brick with wide mortar joints the canisters or the chimneypieces ought to go.

But if there are some anachronisms, and one living room that "might well call the prehistoric cave-dweller," he finds many devices that were thought highly delightful, both inside and out, and he says that those which drew the prizes "were very sensibly and economically planned."

As to an American viewpoint, an architect from this country is likely to feel constraint in offering a criticism when he remembers the competition which normally exists between cottages in any American suburban colony which has aesthetic aspirations and the deadly monotony and unimaginative starched repetition, or the straining after false goods, where, in the absence of aesthetic aspirations, the builders have had away alone. His heart has a welcome ready for the plainness that may be given to houses that cost the equivalent of £400 or £500 and custom has made him callous to competition of designs.

## NEW SECTION AT LARCHMONT.

One of the newer developments in Westchester that gives promise of becoming a charming section of moderate priced homes is Catskill Heights at Larchmont, N. Y., a forty acre tract on a high elevation overlooking Long Island Sound. The property is in that part of Westchester county where the residential park idea has been carried out successfully during a number of years, with the result of an almost continuous series of such settlements, all high class, and all offering opportunities for permanent residence such as is not had in isolated developments surrounded by unimproved property.

The name does not indicate it, but Catskill Heights has for many years been known as one of the most attractive woodlands in this part of the country.



## TO AUCTION ESTATE HOLDINGS.

Bryan L. Kennelly will offer at auction in the Exchange Salesroom on Wednesday next for the estate of Maria Mullen, lot 26 by 106, 127 Manhattan avenue, three story flat on lot 25 by 100.5; for the estate of Henrietta L. Bowen, 188 Hester street, four story flat on lot 25-100; for the estate of Thomas O'Hara, 254-48 Seventh avenue, two five story flats, on lots 21.9 and 25 by 106. Also 184 East Ninety-third street, a three story dwelling, on lot 16 by 106.5; 49 1/2 West Eighty-sixth street, a four story dwelling, on lot 20.8 by 100.5; 514 East 121st street, a three story dwelling, on lot 11 by 106.5; 127 Manhattan avenue, a three story dwelling, on lot 25 by 112. 796 Southern boulevard, a two story brick building, on lot 26 by 106.5; 127 Lakewood, N. J., 45 Madison avenue, corner of Main street, a two story stone and frame dwelling, a two story stable and garage.

## TENANTS RECEIVING INTEREST ON STOCK AND DIVIDENDS ON RENTS.

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## AGAINST SALARY INCREASE.

Members of the United Real Estate Owners' Association are protesting against the proposed increase of salaries. The association is now before the Governor, who has stated that salaries \$5,000 and over are to be paid to the city and will be incorporated in the next budget. Circular letters asking that action be taken have been sent to every member of the association, requesting that word be sent the Governor, asking him to veto all the bills which would raise salaries above \$5,000. The salary bills will be acted upon at a meeting of the association Tuesday evening.

## ENCROACHMENT OF TRADE IN NEW LIFT SECTION RESPONSIBLE.

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