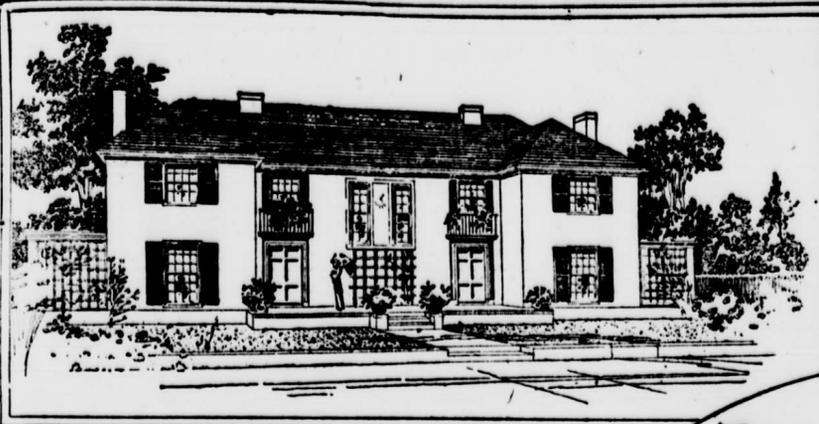
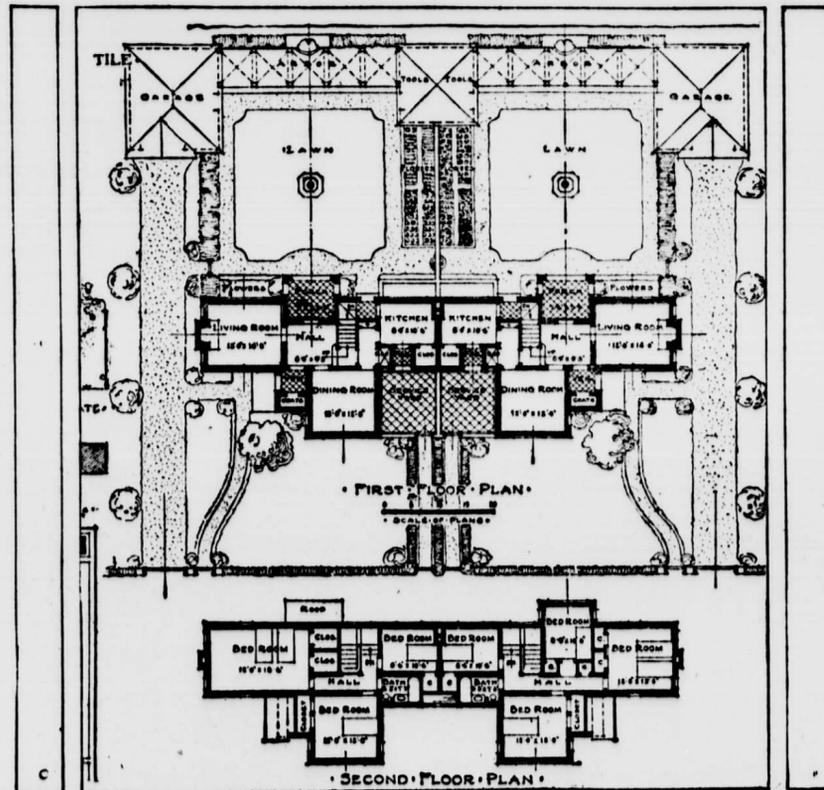
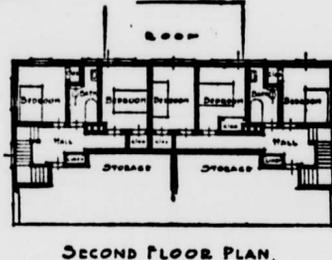
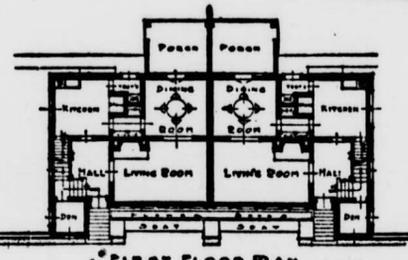
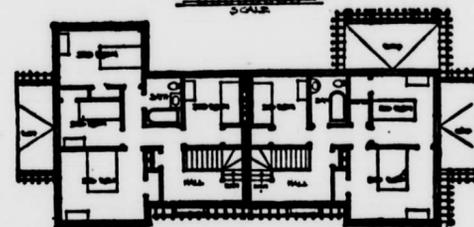
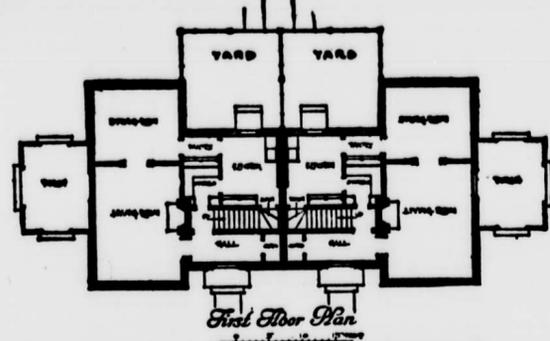
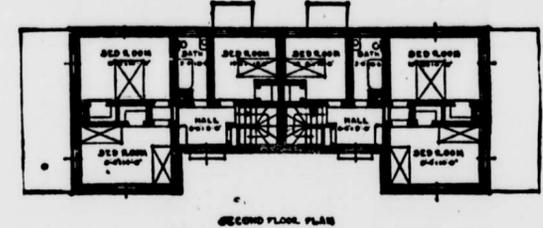
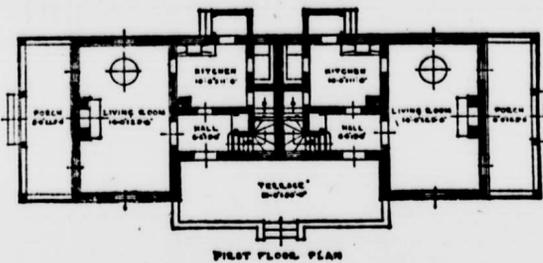
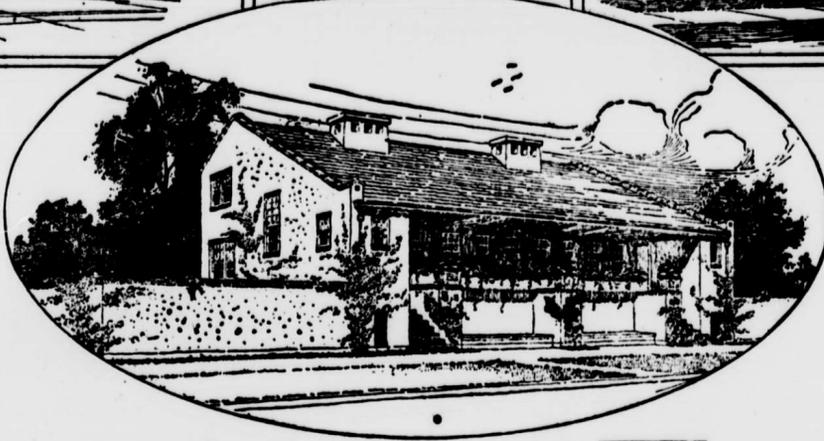


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CHARMING HOMES PLANNED IN COUNTRYWIDE CONTEST



Architects Set New Fashion in Semi-Detached. Fireproof Houses Costing \$9,000 or Less—New York Takes Two of Four Prizes Offered for Best Designs—Growing Interest in Homes of This Type—Attractive Features of the Prize Winning Plans



Something novel in the form of a suburban home competition has just been completed by the National Fireproofing Company. All competitions of this sort, which attract plans from the leading architects throughout the country, are interesting and instructive to persons who contemplate home building, but this most recent one is of especial interest because it gives ideas not only to the layman but to the professional builder as well, for the designs are not for a single house, but for two semi-detached cottages, to be of fireproof construction, and the cost not to exceed \$9,000.

There is a growing demand for this type of building in all parts of the country. In this immediate vicinity developers and builders find a great need for something to replace the long rows of attached houses of practically uniform design which are to be found in many semi-suburban districts. For a moderately wide plot the semi-detached cottage can be made to take the place also of the two family house with much better results from the artistic point of view and for comfort of the tenants. The semi-detached house also affords a convenient means for the plot owner of limited capital to lighten the burden of his own building operation. The cost of the double house is relatively so little

more than that of a single house that the profit to be had from the sale or leasing of one part of the building can be counted on to go a long way toward paying the original expense.

It was because of this increasing demand for buildings of this type that the recent competition attracted such widespread attention among architects. Competitive plans were received from several hundred of the best known designers of small houses in various parts of the country, and they are said to be the best collections of drawings submitted in a recent competition.

Four prizes were awarded of \$500, \$250, \$150 and \$100. They were taken by Herbert A. Sullivan of St. Paul, Minn.; John Almy Thompkins 2d and Harry Brodsky, associated, of New York; Louis Schalk and Francis D. Bullman, associated, of San Francisco, and Alfred Cookman Case of New York. The various successful designs are shown here with floor plans.

Terms of the competition were rather interesting. The problem called for two small semi-detached cottages—two dwellings under a single roof, separated by a party wall—the walls and foundations of which were to be of hollow tile. Competitors were permitted to group in any manner they pleased, originality in this respect having been encouraged. The location was assumed to be in a town, small city or the suburbs of a large city. The size and shape of the plot was established arbi-

BEATING TRADE RESTRICTIONS

A Boston realty corporation has surmounted a restriction in a most novel manner. Probably never before has there been a similar case. Some thirty years ago the corporation bought a tract of many acres along Commonwealth Avenue between Massachusetts Avenue and Newton Centre. At the time Commonwealth Avenue did not extend that far. It ran from the Public Gardens adjoining the Commons out several miles. Eighteen years ago the avenue was extended to Newton Centre through the property bought by this realty company. The avenue is the leading thoroughfare of Boston and the city fathers take a great interest in it. It has always been such, and even in those early days was lined with some of the best residences Boston could boast of. It is carefully restricted, so carefully, it was thought up to a short time ago, that the framers of the restriction ordinance thought the avenue was secure from invasion by other than dwelling houses of the finest type.

Owners of the great stretch between Massachusetts Avenue and Newton Centre could not market their acres or lots as fast as they liked to. The restriction made it possible only for people of wealth to live along the avenue. Before the demand would reach the company's holdings it would be several years which meant the carrying of the property at great expense. The company decided that it would not wait. But there were the restrictions on the thoroughfare and the adjoining property which prevented its use for business. The restriction did not say, however, that stables could not be built in the rear of building sites. The company saw the flaw in the measure and decided to take advantage of it. The

best legal advice was obtained, and the company was assured that the flaw gave them the chance to introduce business on the avenue. So the company began the construction of showrooms and store buildings, not along the outer edge of the property but on the part of the lot that would have been used for stable sites had the front part of the lot been covered with a dwelling. There was great commotion when the first building went up. Up the avenue to the Public Gardens and down to Newton it was the subject of general conversation. The act was considered by owners along the avenue as a daring attempt at the beauty of the thoroughfare. But the cries did not alter the course of the realty men, who claimed they had suffered sufficiently from civic pride, or in other words the property restriction law, which it was claimed was equal in severity to the severest of the old puritanical laws.

Every means to stop the introduction of business was taken, but it was no use, the law restricting the avenue had overlooked the use of the rear parts of the lots. It is two years since the company began the erection of business buildings. There are several blocks of them now, and they are all, or nearly all, occupied by automobile companies for showrooms. It is the automobile row of Boston, and according to many is far ahead of the automobile row on upper Broadway, both in display and night illuminations.

In front of these buildings on the part restricted the company has laid out fine lawns, so that instead of detracting from the beauty of the avenue it has added to it. Through the lawns are well kept driveways leading up to the business buildings. Though the company has not broken the restriction, it has introduced business on Commonwealth Avenue, which was the very thing the restriction was intended to prevent.

MOSQUITO VS. REALTY VALUES.

NEWARK, Aug. 16.—The extermination in this county of mosquitoes has been a material factor in the increase of realty valuations, according to State Entomologist Dr. Thomas J. Headley. For decades the salt marsh meadows, which of late have been the subject of

reclamation by the city and State authorities, have bred millions upon millions of the pest, but through a thorough system of ditching and dynamiting they have practically all disappeared. The official head of this work in the State estimated the cost in Essex county for its work in exterminating the pest this year at more than \$75,000. The

residential sections of this city, he said, are now almost rid of the dread, and due to this fact more perhaps than any other is the general increase in realty values. Dr. Headley said the land values of Essex, Union and Hudson counties, the three most affected, had increased \$5,500,000 since the fight against the pest began ten years ago.

trarily by the designer and the land was assumed to be level. It was permitted to competitors to have two or three floors above the foundation, but all of the successful designers limited their buildings to two stories.

One entrance was to provide living accommodations for a family of two adults and two children and the other accommodations for three adults and two children. Cost of the two houses, exclusive of land, was limited to not more than \$9,000. The method of heating and plumbing, other fixtures and finish were to be governed by the limit of cost. The construction of the houses was to be such as not to exceed 20 cents a cubic foot.

In awarding the prizes the jury gave first consideration to the fitness of design, in an aesthetic sense, to the material employed; second, the adaptability of the design, as shown by the details to the practical constructive requirements of the material; third, excellence of plans.

The whole object of the competition was to encourage the use of light tile and to awaken a newer interest in the housing of people in homes that are attractive, durable and economical. It was required that the outer walls be of hollow tile eight inches thick and foundations not less than twelve inches. The blocks being heavily scored on two

sides, stucco was allowed for exterior finish and plaster applied direct to the block for interior finish. Floors and roof were not required to be of fireproof material.

The four designs reproduced here show houses costing from \$8,500 to \$9,000. In floor area the four buildings are almost identical, but on almost equal areas the various designers have given a most attractive variety of arrangement. In one case the living room and dining room are combined into one large room occupying the entire end of the first floor of the building. In all other cases the living room and dining room occupy separate spaces. One designer seems to lose a little of the force of his plan by placing his kitchen, hall, stairs and den at the end of his building while the dining room and living room occupy the central portion with light and air from front and rear only. This would suggest a waste of good light, but the judges evidently thought the arrangement quite good. A feature of all of the houses is the plentitude of closet room.

Second floor arrangements show as great variety as do the first floor plans, but all of them indicate skillful use of the available space and a convenience of arrangement, which is a great improvement on most of the houses of the present day.

SUNSHINE AFFECTS VALUES

Rays of the sun are a big factor in the making of realty values. Farmers cannot raise crops without sunshine, neither will a crop be of any quality if it gets too much sun. It will be found that the same conditions hold true with realty values, especially in New York. Along the leading business thoroughfares of the city, such as Broadway, Fifth Avenue, Twenty-third and Thirty-fourth streets, it will be found that there are more stores on the shady side than on the sunny side. In the residential section it will be found that the highest values and the highest rentals are paid for homes which are bathed in sunlight the greater part of the day.

Tradesmen learned years ago that women would not walk on the sunny side of the street. Every wise merchant now locates his shop on the side that is free from the sun's rays in the afternoon. Merchants have found this side best also for displaying goods. The shop on the east side of any of the longitudinal business streets in the afternoon must be protected from the strong rays of the sun. This means that all afternoon, which is the time when most of the shopping is done, the shop on the sunny side of the street must close up, so to speak, for with the shop windows enclosed in canvas there is nothing to attract the eye.

On Broadway, with the exception of a few blocks, most of the leading stores and business buildings will be found on the west side. There is no difference in the character of the development of either side in the old mercantile district because that part of Broadway is given over to wholesale houses, which don't have to depend on the passerby for business. Above Eighth Street the west side will be found to be the most active. On this side of the street are Daniels, Aikens, Vantine's, Lord & Taylor's, Gimbel's, Saks and Macy's. The only large retail store on the east side of Broadway is Wanamaker's. Grouped around each of the big stores are scores of small shops. On the east side are many of Broadway's hotels. There too are located

large importers of lace and rugs and liquors. It has been said that a storekeeper will pay at least 20 per cent. more for a store on the west side than on the east side of Broadway.

Fifth Avenue is the same. With the exception of Altman's, Bonwit, Teller & Co. and one or two more all the big stores that have gone to Fifth Avenue have selected sites on the west side of the thoroughfare. There is one other exception and that is the Rogers Peet Company, which a few weeks ago secured a site for a Fifth Avenue branch opposite the Public Library. Lord & Taylor's are to be on the west side, as are Vantine & Co.

There is a big difference in store values on this street. The difference was very much greater, but stringent times have given values on the east side of the street a chance to catch up with those on the other side. Book stores, antique shops, jewelers and such classes of business occupy stores on the east side of the way.

Sixth Avenue is an exception to the rule. On this street the east side, the sunny side, is the most valuable. This was not so until the Greenhut-Seigel Cooper store was built and Altman's moved to Fifth Avenue. When Altman was on Sixth Avenue and Fourteenth and Twenty-third streets were the center of the apartment store business in this city the west side of Sixth Avenue was the side most desirable. The Thirty-fourth street business colony is another exception to the rule. Because of the extensive holdings of the Astors on the south side of the block between Fifth Avenue and Broadway department store interests had to locate on the north side of the street, where the sun reflects its light during the afternoon.

Turning to residential streets the side which has the most sun is the side most desired for home sites. This is the east side of an avenue and north side of a street. Experts in testimony before the courts have time and again claimed sites so located are worth at least 10 per cent. more than on opposite side.