

\$8,000,000 OF HOMES OF ATTRACTIVE DESIGN ADD TO BEAUTY OF EAST SIDE RESIDENTIAL SECTION

Built in Colonial, Italian, English, French and Flemish Design, New Dwellings Are Models of Art—Material From All Parts of World Used in Construction.

Land is the echo of builders' hammer in the residential streets to the east of Central Park. It is long since this section has echoed so many building operations. Last year there were some, and so were there a few the year before, but one must go back beyond the panic of 1907 to find the equals of the operations that are to be met with in almost every street between Sixtieth and Ninety-sixth streets east of Central Park. It is a new dwelling here, a new dwelling there, an alteration here and another there, so that few streets between Madison and Fifth avenues cannot boast of a new dwelling this year. Twenty-four dwellings have either been finished, started or planned since the first of the year. What this means in money is hard to say definitely, but if we accepted the figures of the Building Department more than \$10,000,000 has been appropriated for homes in that part of the city.

As only part of the twenty-four houses planned are finished it will be some time before builders will leave the section. It is not necessary to be a student of economics to see the reason for the building of so many expensive houses this year. Real estate men will tell you that people have money and are willing to spend when assured that the future has no evil. The building of \$8,000,000 worth of dwellings in these few blocks, the finest residential section of the city, is an indication, according to real estate men, that people of wealth have concluded that the gloom on the business horizon is clearing away and that money which had been laid aside for contingencies may now be invested in the building of fine homes. It is the wealthy folks of our city who know when and when not to be extravagant, and the fact that they are beginning to invest in fine residences may be taken as evidence that business depression is soon to disappear.

Those who a few years ago pointed to the lack of dwelling building in the residential district of the East Side in support of the opinion that apartment houses would be the dwellings of the future will be at a loss to account for this sudden revival. The belief has been assayed that this section would in a few years be a section of cave dwellers. That this is not entirely to be feared is the conclusion to be drawn from the character and the amount of building which has been done to the east of Central Park and near Fifth avenue during the last year or more. While an apartment house has been built on Fifth avenue and several on Madison avenue and a number on Park avenue they have infringed almost not at all on the high class residential section.

While none of the new houses represent such lavish display of wealth as those, for instance, the Frick house on Fifth avenue from Seventieth to Seventy-first streets, which was occupied last week for the first time, yet all of them are of practical types and have designs, plans, construction and equipment which place them easily in the forefront of the best types of residences to be found in this city, or for that matter any other city whether in this country or any other.

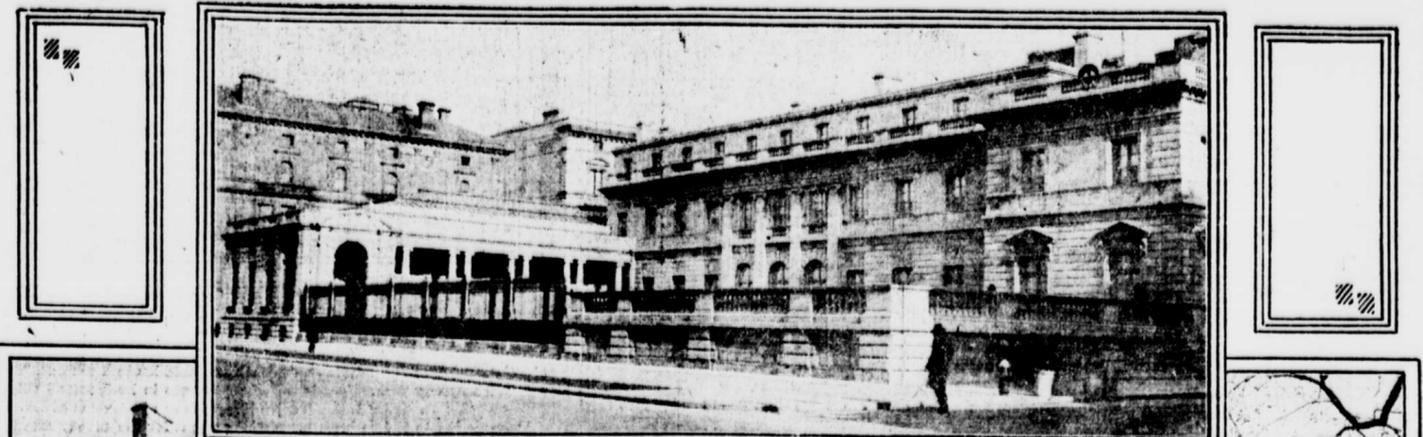
Looking over these new houses the observer is impressed with the change in types and style which has come over city residences in the last five years. Placed side by side the residence of today and that of ten years ago seem like buildings almost of different ages. Several reasons for this are apparent. To the architects of course must be given credit for their own ability, but primarily the change and betterment in recent designs are the result of study and travel by those who supplied the money for the various operations which have helped to beautify the East Side residential streets. No longer does the owner of a Fifth avenue mansion give over the planning of his dwelling to his architect. Not infrequently the owner of a property acts as architect in the matter of design, decoration and furnishing as the architect himself. He may not be able actually to produce the design for the elevation, the floor plan, the trim or the furniture, but he knows what type of home he most desires and the period and style of his decorations and furnishings.

Foreign travel has been responsible for this. On their long motor trips abroad wealthy Americans have brought into contact with the finest examples of the architect and artist abroad. About practically all of the new houses there is a leaning toward the Italian renaissance adopted to modern conditions. To this type architects have applied themselves to produce buildings of small dimensions and that leaning is toward this general type accounts for the similarity of designs in practically all of the latest houses.

It is in the interior, however, that the personal element of the owner is expressed. The variety in the new houses is as wide as can possibly be. Every period is represented and among the comparatively large number of houses there are few duplicates in style of decoration and furnishing and among the duplicated preference is shown for the Adams period.

As a refutation of the accusation sometimes made of Americans that they have no individuality and obtain impressive ideas in their homes only through dismantling the castles and mansions of the old world, it may be stated here that with few exceptions the new houses of wealthy New Yorkers are products throughout of American art and industry. There are some houses, however, which are filled with furniture taken from Old World residences. Among these few at least one house which is pictured on this page. The owner of this house has been in Europe and has brought back a number of the things which he has brought here to be built on his house.

Dwellings erected this year and for last year and the year before in the Fifth avenue residential district represent something with a cash value. The houses pictured on this page, the least expensive of which cost \$75,000 exclusive of the lot, which is no small item, in fact, money as well as the house which it serves as a site. The least expensive



\$5,000,000, 5TH AVENUE RESIDENCE WHICH H.C. FRICK MOVED INTO LAST WEEK.



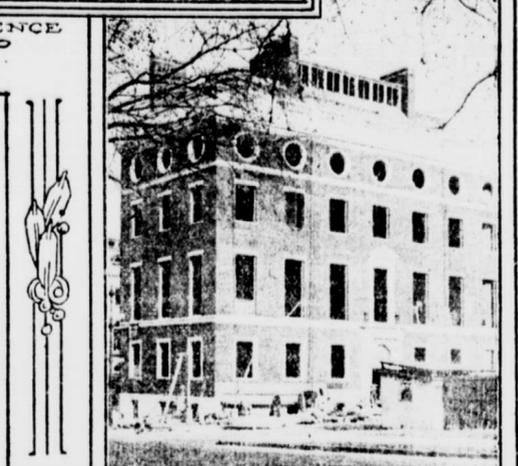
REDMOND DWELLING AT PARK AVENUE AND 69TH ST.



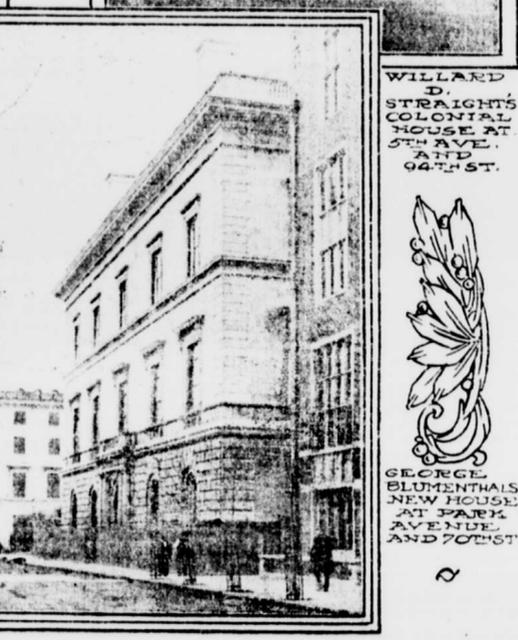
RESIDENCE OF PEMBROKE JONES AT 5 EAST 61ST ST.



NEW HOME OF ORME W. SOLOMON AT 11 EAST 64TH ST.



WILLARD D. STRAIGHT'S COLONIAL HOUSE AT 5TH AVENUE AND 64TH ST.



GEORGE BLUMENTHAL'S NEW HOUSE AT PARK AVENUE AND 70TH ST.

Twenty-four Houses Have Either Been Completed, Started or Planned Since January Between Fifth and Madison Avenues, 60th and 97th Streets.

The early part of the year Mrs. Anna B. Bliss filed plans for a \$50,000 dwelling at 4 East Sixty-fifth street. It is of the French renaissance type built of brick, a very pleasing combination. Orme Wilson, Jr.'s dwelling, which is represented in the picture group above, is a house which cost \$75,000 to erect. It is twenty-nine feet wide and 100.5 feet deep. The site was bought from Ernesto Fabbris and was part of a plot taken from Charles Steele in part payment for the Fabbris house at 11 East Sixty-second street. Mr. Steele bought the Sixty-fourth street plot originally to improve it with a dwelling for his own use, but changed his mind when he learned of the difficulties attached to such undertakings. The Fabbris then planned to improve the site with a dwelling which was to cost \$400,000. A large plot adjoining the Wilson house, ostensibly as a site for a New York home, which he will build some day. Next to the Pembroke Jones house at 5 East Sixty-first street, which was finished only recently at a cost that has been kept secret, will be another new house, the residence of John Pratt, 7 East Sixty-first street. It is a site for his house, which is to be erected from plans now being prepared by Charles A. Platt. Mr. Pratt bought the site in June and is said to erect a house on his fifty-foot plot that will cost several hundred thousand dollars.

North of Lenox Hill there have been erected and planned as many new dwellings as south of the hill. Indeed, some of the most costly houses of the year aside from the Frick house are being built in the north section. Among these are the Kahn house at the north corner of Fifth avenue and Ninety-first street. Straight house at Ninety-fourth street and the dwellings to be built by John Russell Pope and a friend on the Fifth avenue block from Ninety-fifth to Ninety-sixth streets.

Moving north from the Frick house the first new house to be met is that of Mrs. Elvira Edgemoor McNair on Seventy-ninth street, next to the Brookman mansion at the north corner of Fifth avenue and Seventy-ninth street. In Seventy-eighth street, however, several extensive alterations have been made. Alterations which include the rebuilding of the houses. One of the altered houses is 4 East Seventy-eighth street, which was bought in the summer of 1913 by Artemus Ward. The house used to be built by Mr. Ward but he did not care for it, so he had the front of the dwelling removed and a new one erected four feet out from the old building line. Another story was added and the interior of the house changed. Mr. Ward spent \$25,000 in making the changes.

The McNair house is costing \$200,000 independent of the site, which Mrs. McNair inherited from her father. The house is of the French renaissance type, thirty-five feet wide and 100 feet deep. The site was fifty feet wide. The space not covered by the house is to be laid out in lawn and flowers.

The houses at 4 to 10 East Eightieth street are now being altered. Two of them are for Frank Woolworth's daughters. These are the two nearest the Fifth avenue corner. The house at 10 is being remodelled for Solomon Friedman at a cost of \$35,000. The Woolworth houses will cost, with the land, \$750,000.

The house that Otto Kahn is to have built at the north corner of Fifth avenue and Ninety-first street, across from the Carnegie house, will cost him \$1,000,000. Plans for the structure are now being prepared by C. P. H. Gilbert. Excavators are at work clearing out a hole from this fine house will take under construction. The site of the Fifth avenue and 143 feet on the street. It was sold by Mr. Carnegie to Mr. Kahn in May, 1913, for a price said to be close to \$800,000.

The Kahn house is to be of a classical style four stories high covering the entire plot. The stone to be used in the facade is to come from France, but now that France has no lime for such material the construction will either be destroyed until French quarries have laid aside the rifle for the drill or the facade will be brought from some other part of the world.

The Straight house at the north corner of Fifth avenue and Ninety-fourth street is rapidly nearing completion, as may be seen by the picture reproduced on the preceding page. It is of a colonial type and when finished will have Louis XIV. style at the entrance, which will be on Fifth avenue. The house carries one back to old New England. It is to be ready for use in a few months. When finished the building alone will have cost Mr. Straight \$200,000 and with the site the operation will amount to \$450,000, a snug fortune to be put into a home.

dwelling planned or completed this year east of Central Park cost \$50,000. The most expensive was the Frick house, which cost \$5,000,000, including the site, which takes in the entire block from Seventieth to Seventy-first street and along both streets some distance. With the interior furnishings it is a big guess to estimate the cost of this residence. It is often the case that the interior of a house costs more than the building and the site together.

Mr. Frick is a reserved man, credited with being a great home lover. When he decided to build the house he impressed on Carrere & Hastings his desire to have the house a simple one. So they designed a simple house three stories high, with an attic. It is of the Italian renaissance type, with a hint of French and Colonial. The house does not show its height because it is separated from Fifth avenue by seventy-five feet of lawn. Furthermore it is on an elevation over which none but those riding on the hurricane deck of a Fifth avenue bus can peer.

The interior of the house is a series of spacious and elegant rooms, furnished and fitted with the most costly materials known to the building trade. The house was moved last year. Last week Mr. Frick moved into it amidst a scene of much building. At the south corner of Fifth avenue and Seventieth street, overlooking the lawn of the Putnam residence, \$150,000 is being spent on a dwelling that is now nearing completion. Next to it on Fifth avenue Oliver G. Jennings of the Standard Oil Company is erecting a dwelling at a cost of \$150,000, and on Seventieth street

in the name of a holding company, but for the sake of simplicity it has been decided to carry them in the name of the trust company. The company now owns three of the four buildings occupied by it throughout the city.

ESTATE SELLS ON WEST SIDE. WEST SIXTY-EIGHTH STREET—The Rev. Nathan A. Seagle as executor for the estate of Annie J. Deale is reported to have sold 61 West Sixty-eighth street, a four-story dwelling, on lot 188100.5.

WEST FORTY-FOURTH STREET—The estate of Lawrence Hughes has sold 539 West Forty-fourth street, a vacant lot 25x109. Martin P. Lodge, who owns the adjoining 75 feet, is the purchaser. The transaction was for all cash. W. C. Wotton & W. J. Leonard were the brokers.

WEST SEVENTY-EIGHTH STREET. The E. R. Wood-W. H. Dolson Company has sold for Mrs. Blanche P. Flanagan 221 West Seventy-eighth street, a three-story brownstone private residence, on plot 208102.2, to a client for occupancy.

BONNER PLACE.—Kurz & Uron, Inc. have sold for the Thomas D. Malouin Construction Company 7 Bonner place, a four-story apartment dwelling, on plot 334x75. The same brokers recently announced the sale of 5 Bonner place.

BUILDERS BUY BROOKLYN LOTS. The Kraslow Construction Company has bought from the Alco Building Company seventy lots covering the block between Sixty-third and Sixty-fourth streets, Twenty-first and Twenty-second avenues, also with Mapleton Associates thirty-three lots in Mapleton Park on the east side of Twentieth avenue, Sixty-fifth to Sixty-sixth street, one block from the new subway station. They will erect three-story flats and stores.

THE YOUNG WOMEN'S CHRISTIAN ASSOCIATION has taken title to a large site in the Bronx which will probably be improved with a branch association building. The property is a plot 204.1x irregular on the north side of 176th street 169 feet east of Anthony avenue. According to deeds placed on record the property was transferred by the New York City Baptist Mission Company to Rhoda A. McCulloch for \$42,500, subject to a mortgage of \$20,500, and immediately reconveyed to the association subject to a mortgage of \$44,500.

COLUMBIA TRUST TAKES TITLE. The Columbia Trust Company has taken title to the buildings occupied by it at 60 Broadway and at 118th street and Third avenue, The Bronx. These properties have heretofore been carried

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BROOKLYN HOME BUYING. The Alco Building Company has sold

2641, 2643, 2657, Sixty-sixth street, six one-family dwellings, each 24x100, at Mapleton Park, to Peter Van Name, Margaret T. Teske and Frederick Main, respectively, to S. Schapiro, 2144 Sixty-seventh street, to Sophie Mayer, 1330 Sixty-fifth street, and to P. Klotz, 1950 Sixty-fifth street.

Frank A. Seaver & Co. have sold for E. R. Norwood to an investor the one-family cottage at 719 Thibault avenue.

Edeline, Washington & Co. have sold to Dr. L. A. Van Kleeck a plot of about one acre on the south side of the North Hempstead turnpike, at Manhasset, L. I. The same firm also sold a plot of the same size adjoining to James M. Gehrig. Both properties will be improved immediately.

MONTECLAIR BUSINESS SITE. Hughes & Whitey have sold for cash the northwest corner of Orange road and Cedar avenue, Montclair, to the Bedford Company of Newark, to Lawrence Johnson. The property will be improved with a business building.

LOWER 5TH AVE. FORECLOSURE. Foreclosure proceedings have been started by the Greenwich Savings Bank against Walter D. Leisholm over a mortgage on the twelve-story loft building at the northeast corner of Fifth avenue and Sixteenth street. Mr. Leisholm purchased the property only last March. It is valued for taxing purposes at \$1,040,000. The structure is one of the first erected in that part of Fifth avenue. It has caused trouble for several people.

Next to the new Jennings house on Fifth avenue, referred to above, Adolph Levinson is to spend \$95,000 in making over his dwelling. Edward T. H. Tamm, who bought the dwelling at 11 East Sixty-seventh street from the Bloomingdale estate two years ago, spent \$25,000 this year in altering the dwelling to conform to his wishes.

Horace Havemeyer's new residence on Fifth avenue next to his mother's, at the north corner of Fifth avenue and Sixty-sixth street, was finished this year. It cost Mr. Havemeyer \$75,000. It is five stories high and built of granite.

John Russell Pope, architect, is said to be erecting a dwelling for his own use at one end of the plot and on the other will be the home of a friend. It has been said recently that Frederick W. Vanderbilt, who consented to replace his dwelling at the southeast corner of Fifth avenue and Fortieth street with a building for Arnold, Constable & Co., is the buyer of the block and will have erected there a fine dwelling since he has authorized the home to trade.

This story was denied at Mr. Pope's office, where it was said that two dwellings of a type never before erected in this city will be built on the block. They will be on a plateau far above the level of Fifth avenue and screened by hedge from a view of the vehicle traffic on the avenue. The architect is to make the most of Central Park across the avenue.

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