"VERSAILLES" TO BE REPRODUCED HERE

$2,000,000 Art Colony at Port Washington to Be Like Famous French Community

An art colony fashioned after the Versailles community famous in the days of Louis XV. is planned for a 300 acre tract at Port Washington, L. I. A number of well known men are behind the project, which it is estimated will cost $2,000,000 if the plans for the Long Island edition of the famous French community be carried through.

Prominent among the men to form the corporation are former Senator William A. Clark of Montana; George Randolph Chester, the author; Frederick MacMonnies, the sculptor; Penryn Stanlaus, illustrator; Carleton M. Pranard, art patron; Martin W. Littleton and Commodore J. Stuart Blackton.

Part of the property to be taken for the novel improvement includes the large estate of Mr. Panard facing Manhasset Bay, a property which is said to be one of the prettiest on the north shore.

Martin W. Littleton's estate and the Port Washington estate, which adjoins the Panard property, are said to have been acquired, or will be soon, by the interests behind the art community. The property under consideration is noted for its beauty and attractive surroundings.

A three story apartment 1,200 feet long will be the principal structure in the colony. Built of marble with a wide terrace, facing Manhasset Bay, it will be the residing place of many of the members of the colony.

These apartments will be modern in every respect, some equipped for studio work, and others for living rooms.

There will be a central restaurant as well as a heating plant for the entire building. One of the most effective features of the estates will be a large marble entrance. The roadway leading up to the main building will be flanked with statues. An expert landscape gardener will be commissioned to lay out the grounds.

A corporation has been formed of the men already mentioned, who will take charge of the development of the enterprise.

It is understood that Carrere & Hastings have been commissioned to draw plans for the central building.

HOMES WILL COST MORE.

Brooklyn Builder Says the Advance Will Be 20 Per Cent.

The price of homes in Brooklyn will take a big jump in the next few months, according to Otto Singer, who has put up many homes in Kings. He claims that the advance in labor and material has increased the cost of building at least 20 per cent. and says that after June 1 there will be very few new modern houses for sale at present prices.

This condition has caused many builders to abandon proposed operations, in some instances where plans have been filed and work actually started. This will create a greater demand for the comparatively few houses which will be erected this summer.

"Homeseekers seem to be awake to this condition," Mr. Singer said, "as evidenced by the numerous sales reported during the past few weeks, especially along the line of the new Fourth avenue-Seabeach subway."

HOWARD BEACH OFFICIAL NAME

Federal and Local Authorities Erase Ramblersville From Map.

Recognition of the extensive development of Howard Beach Estates has been given by the Federal and local authorities in the change of the name of the post office and the Long Island Railroad station on the estate from Ramblersville to Howard Beach. The name of the post office having already been changed applications by the Long Island Railroad, residents of Howard Beach and others have been approved by the Public Service Commission for the change in the name of the railroad station.

The matter came to the point of final hearing before the Public Service Commission last week when the Long Island Railroad Company presented its application and Myer Nussbaum, treasurer of the Howard Estates Development Company, presented the application of his company and a large delegation of residents of the community. A minority opposition, chiefly represented to be sentimental, was presented by Evan S. Webster of Jamaica.

Facts as brought out at the hearing on which the applications are based were that previous to 1912 the Ramblersville station comprised a mere "shed" serving the fishing community of Ramblersville. But in 1912 a new station was built on the property of the Howard Beach Estates 1,400 feet north of its old location. The Howard Estates Development Company contributed the site for the station and $1,000 toward the building. Mr. Nussbaum stated that the Howard Beach property comprises about 500 acres, subdivided into 8,000 lots; that the streets of the property, of which two and a half miles have recently been paved with asphalt, will be ceded to the city, and that last year the company expended more than $100,000 in improvements.

The development company has closed improvement contracts for 1916 which include the extension of street paving, curbs and sidewalks, and additional topsoiling will be put on. A pier will be completed to its full length of 800 feet and a beach walk will be constructed across the beach front of the property. It is also found necessary to build an addition to the casino, and three tennis courts will be installed for the use of summer residents.

Plans and specifications for fifteen cottages and bungalows have been approved by the company and their erection will start at once.

TO SELL WESTCHESTER HOMES.

Coming Auction to Include Many Dwellings and Estates.

One of the most interesting auction sales of the season is to be held by Bryan L. Kennelly on April 26, when he will offer attractive dwellings and well located estates at voluntary sale in the towns of Rye, Mamaroneck, Larchmont, Pleasantville, Portchester, White Plains and the cities of Mount Vernon and Yonkers. So great has the demand been during the last year for country properties that an opportunity to buy such land at the low prices generally prevailing at auction sales is to be considered rather unusual.

The sale will be held at the Vesey street salesroom. In speaking of this sale Mr. Kennelly said that he arranged it in order to provide exceptional opportunities for those who desired to purchase well located Westchester homes or to make safe and sure investments in highly desirable Westchester land.

FLORIST TAKES HARLEM BLOCK.

Charles Edelson has leased for the New York Life Insurance Company to the Nassau Floral Company for a term of years the block bounded by Lenox and Seventh avenues, 139th to 140th street.

WORLD'S LEADER IN L. I. CITY.

Defender Co. Takes Big Building in Degnon Terminal.

The Defender Manufacturing Company, largest manufacturers in the world of white goods, sheets and pillow cases, will leave Manhattan for the Degnon Terminal in Queens. Through M. & L. Hess the company has closed a long term lease with the Degnon Realty and Terminal Improvement Company for a four story reenforced concrete building, 270x88, to be erected for it on the east side of Pearson street, adjoining Meadow street, in a block of land that already holds the Brett Lithographing plant and the Studebaker Company factory.

At this new plant the Defender Company will provide work for 600 employees, and during the term of the lease they will pay more than $400,000 in rentals.

The building, which will be erected from plans by William Higginson, will be a model plant with rest, recreation rooms, restaurant and shower rooms for employees. Sidings of the Degnon Terminal Railroad will run into the building, providing direct connection by rail with the Pennsylvania's Sunnyside yards.

The Defender Manufacturing Company selected the Degnon Terminal for its plant site largely because in the manufacture of its product it required large floor area under the most favorable conditions for cleanliness. This is the second large lease closed this week in the Degnon Terminal. A few days ago the Kindel Bed Company agreed to take for a long term a large structure to be erected for it where it will employ 300 hands. It will pay in the neighborhood of $500,000 in rentals. Its building will be 230x100.

$35,000 MONTCLAIR HOME SALE.

The three story residence of John C. Tierney, located on Montclair Mountain, has been purchased by M. A. Neeland of the United States Steel Corporation. The property is situated at an elevation of 650 feet above sea level and commands an extensive view of New York city and the Palisades, and westward to the hill country of Morristown. The house, occupied as a residence by Mr. Tierney, contains fourteen rooms and three bathrooms. The property has a frontage of 300 feet on Afterglow Way and has been held at $35,000. F. M. Crawley & Bros. were the brokers in the transaction.

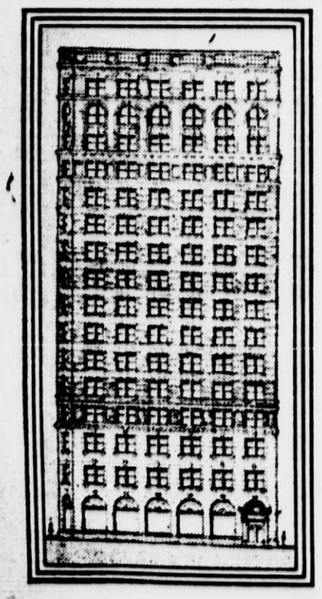
RENTING L. I. PLACES.

The Lewis H. May Company has leased at Arverne, for Jennie S. Simon, a cottage on Jerome avenue to Simon Shapiro, and for Thomas Kelly a cottage on North Clarence avenue to H. Silverman.

Miss Henrietta J. Bruno has leased for James H. MacCullough his residence on Elizabeth street, Port Chester, N. Y., to Leon Kahn of Cedarhurst, L. I.

New Commercial Building Near Madison Square

Robert M. Catts is to erect a modern sixteen story commercial office building at 912-20 Broadway, southeast corner of Twenty-first street. The plot was secured last week from Livingston Phelps and others.



Mr. Catts recently constructed the twelve story building at 44-46 East Twenty-fifth street, but his recent operations have largely been confined to the Fifth avenue section in the vicinity of Forty-sixth street, where the Ritz Realty Company, of which he is president, has handled several successful operations. He is convinced that there is a demand on Boardway just south of Twenty-third street for a high grade commercial office building, and the building now proposed will be the best constructed in this part of the city. The plot selected contains 5,600 square feet with a Broadway frontage of 96 feet, and a frontage on Twenty-first street of about 73 feet. Schwartz & Gross, the architects, have designed a building embodying the latest ideas. All elevators, stairs, halls, toilets, &c., are placed on the southerly line, giving unobstructed light from the two street fronts, and it is pointed out that there will be no point on any floor further distant than 35 feet from direct street light. The plans provide for extra high ceilings, with a mezzanine on the ground floor. The first three floors will be set in marble or stone, and the rest of the building in bonded brick similar to that used in the Equitable Building downtown. Electric elevators will be installed and hot and cold water furnished. The store fronts will be of solid bronze. The floors will contain about 5,000 square feet of net space.

Adjoining Mr. Catts's building is the twenty story building at the northeast corner of Broadway and Twentieth street erected some years ago by Bing & Bing, in which Belding Bros. & Co. are the store tenants. The new Twenty-first street structure will cover the former site of Purcell's bakery.

WASHINGTON HEIGHTS HOUSE FOR INVESTOR

Pays Cash for Paulmer Court on 171st Street Near Broadway.

The demand for Washington Heights apartments has been a feature of the market for weeks. In fact the demand has been noticeable for months. Hardly a week has passed since last fall that one or more apartments in that section of the city have not been purchased, and by investors usually. Yesterday an investor bought Paulmer Court, the five story apartment house at 643 and 645 West 171st street. The buyer is understood to have paid cash for the property. The Dayton Building Company, which built the house, is the seller. Containing accommodations for thirty families, the house covers a plot 77x95 between Broadway and Fort Washington avenue.

BUYERS FOR BIG FLATS.

AMSTERDAM AVENUE.—Ambrose F. Becker has sold the southwest corner of Amsterdam avenue and 215th street, a five story apartment house with stores, on plot 99.11x60. The buyer, Katherine Lehr, gave in addition to a cash consideration 517 West 124th street, a five story flat, on lot 27x100.11, between Broadway and Amsterdam avenue.

CENTRAL PARK WEST.—Margaret Furlong has sold to Max Brill 464 Central Park West, a seven-story flat, on lot 18x100, located 57.11 feet north of 106th street. In exchange the seller took the plot 100x105.4x irregular on the south side of 181st street, 100 feet east of Vyse avenue, the sale of which was reported last Monday.

EAST 136TH STREET.—Alfred Olenick has sold to Samuel A. Sugerman 311 East 136th street, a three story dwelling, on lot 25x100.

KELLY STREET.—The Henry Morgenthau Company has sold the four story flat on plot 37x100 at 932 Kelly street, and has taken in part payment 58 East 131st street, a three story two family house on a lot 17x100.

WEST 24TH STREET.—Arthur F. du Cret & Co. have sold for a client to Mrs. Newton the three story and basement brick dwelling at 326 West Twenty-fourth street. This property has been held at $6,000.

TRADING IN BROOKLYN.

The Bulkley & Horton Company has sold 1484 Fulton street, a four story stone store and apartment building, between Brooklyn and Kingston avenues, for John F. Cohn to Abraham Dittenfass for investment.

Frank A. Seaver & Co. have sold the six family brick flat at 425 Sixty-eighth street for the Bovi Realty Company to an investor.

SELLS TWO CORONA HOUSES.

J. B. Wohlfarth has sold at Corona, L. I., for Thomas Daly two two family houses on Park avenue between Fortieth and Forty-first street to Mrs. Dormeaus, who gave in part exchange ten lots on the west side of Madison avenue between Jericho turnpike and the Long Island Railroad.

TAKES NEWARK HOUSE.

Feist & Feist sold for Frank Schmitz the frame dwelling at 41-43 Osborne Terrace, Newark, to Thomas J. Maguire of Elizabeth, N. J. The property has a frontage on Osborne Terrace of 50 feet and a depth of 150.

PARISH HOUSE BUILDER.

The general contract for the construction of the new parish house for the Madison Avenue Presbyterian Church at 921-923 Madison avenue has been awarded to Marc Eidlitz & Son. The structure, designed by James Gamble Rogers, will be nine stories in height, of brick and Indiana limestone, on plot 40x90.

$200,000 MT. KISCO DWELLING.

The Elliot C. Brown Company has the general contract for the construction of a handsome residential group at Mount Kisco, N. Y., for Eugene Meyer, Jr., banker, 14 Wall street. Charles A. Platt, architect, has drawn plans for a two and a half story brick and stone residence, 40x175 feet; garage and outbuildings. The cost is estimated at $200,000.

ILLUSTRATE IDEA OF TAX REDUCTION PLAN

Backers of Campaign Show Possible Savings on Local Property.

The necessity of reducing the tax rate of the city is to be forcefully brought home to every citizen by the Tax Reduction Committee, which has been fighting the high taxes that have been placed on New York, especially the mandatory expense. The committee is going to make it plain to every renter in the city what the success of its campaign would mean to him by giving the saving in the cost of operation that would result in several well known properties. The committee's programme if carried through would mean a saving of $11,000,000 to New York taxpayers. The programme covers eight definite measures.

The abolition of the direct State taxes would mean a saving of 17 points, which with 14 points that would result from the success of the tax committee's programme would reduce taxes 31 points. Just what this saving would mean if applied to the Woolworth Building, Equitable Building and other well known property was given by ex-Alderman William H. Pendry of Brooklyn in a letter recently to William H. Childs, president of the Tax Reduction Committee.

The Woolworth Building, for instance, according to Mr. Pendry's letter, is assessed at $9,500,000. By a cut of 31 points in the tax rate the tax bill would be reduced $29,450. This would cover the cost of fuel for the elevators, steam heating and lighting plants, including the 40,000,000 candle-power tower illumination.

The Equitable Building is assessed at $20,000,000 and pays the city in taxes $408,000 a year. Putting the tax rate down thirty-one points would save $62,000 a year. The annual coal bill of the Equitable is $45,000, which means that the carrying out of the programme and the omission of a direct tax would save the entire coal bill and $17,000 besides.

The Bush Terminal stores are assessed at $16,826,250. The adoption by the Legislature of the programme and the abolition of the direct tax would mean a saving of $52,161.38 there.

Bretton Hall, on upper Broadway, is assessed at $1,600,000. A saving of thirty-one points in the tax rate would amount to $4,960. At 374 Broadway, a modern loft building assessed at $450,000, the tax saving would be $1,375. This amount would pay the annual cost of repairs.

At Broadway and Duane street is an office building assessed at $750,000. The saving in taxes on that building from a thirty-one point cut in the rate would be $2,325.

The Plaza Hotel is assessed at $8,900,000. A cut of thirty-one points in the tax rate would mean $27,590, almost as much as the hotel spends on fuel in an entire year.

The saving will be felt all the way down even to the owner of the smallest improved piece of real estate in the city.

BUSINESS SPACE RENTED.

W. R. Ostrander & Co., electrical supplies, for twenty years on Dey street, have rented through Daniel Birdsall & Co. and Manning & Trunk the building at 371 Broadway owned by Mrs. Carson C. Peck. The lease is for a long term at an aggregate rental of $70,000. Birdsall & Co. also rented the store and basements in 388 Broadway to the Walker-Keenan Company, representing the Hall Safe Company, for five years at a gross rental of $20,000.

The Duross Company has leased the five story and basement building at 89-91 Warren street, with a refrigerating plant, for Charles De Hart Brower to the Newark Cheese Company for a term of years.

The S. H. Raphael Company has leased the store at 10 West 125th street for a term to Riley-Hogan Company, Inc., for furniture salesroom.

The Louis Becker Company has leased the store at 2022 Amsterdam avenue for a term to F. Di Gennaro.

Harry J. Schum has leased upper floors in 359 West Thirty-ninth street to Anna Malain and a loft in 285 Eighth avenue to the West Side Oak Club.

The Avenue Realty Company has leased the large double store at 1045 Park avenue to Daniel Reeves, Inc., grocer.

Builder Brings California Home Ideas to Brooklyn---Commiserates With Flat Dwellers

Striving to build one of the most attractive home communities in the nearby suburban district, Richard C. Doggett has created Kings Lawn, a development of five acres lying along the Ocean Parkway in Brooklyn. The development of this little residential park was begun by the owner in 1911 and has been going on steadily ever since. The place is located on what is known as the Kings Highway section of Brooklyn, and is reached by the Brighton Beach subway, Smith street trolley and the Culvert elevated lines.

In laying out this subdivision the California idea was carried out as much as was practical. The style of architecture is identical with California, all the houses being on the semi-bungalow plan. The ground plans are also quite different from those in general use in the Eastern part of the country. All electrical and telephone conduits are under ground. There are also court roads which run through the centre of the blocks, giving access to the rear of the houses for tradesmen. This also makes it possible for every house to have a garage, with ingress and egress from the rear.

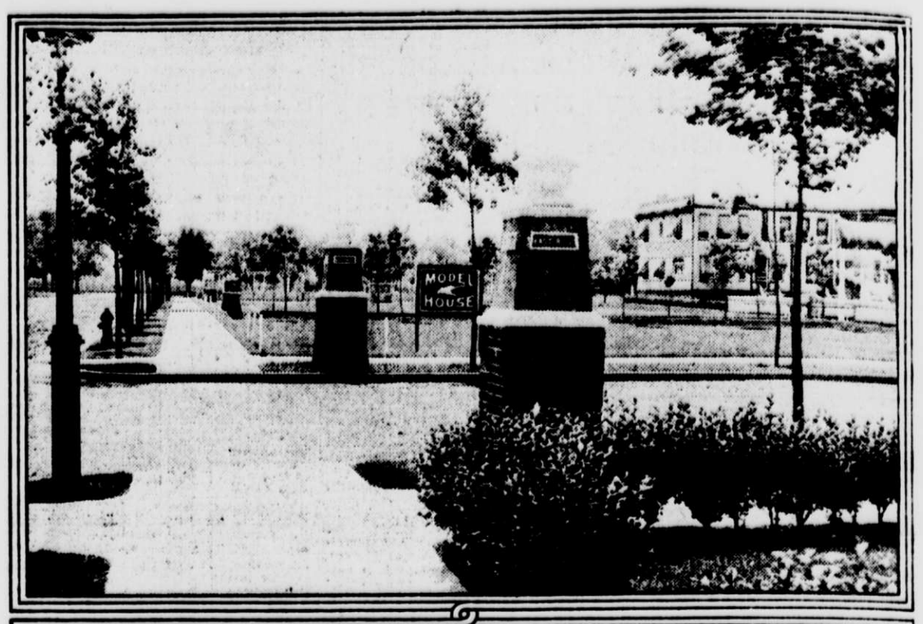
Kings Lawn also boasts of having a fine outdoor tennis court. The playing surface is of concrete with a special finish. The game is played the year around.

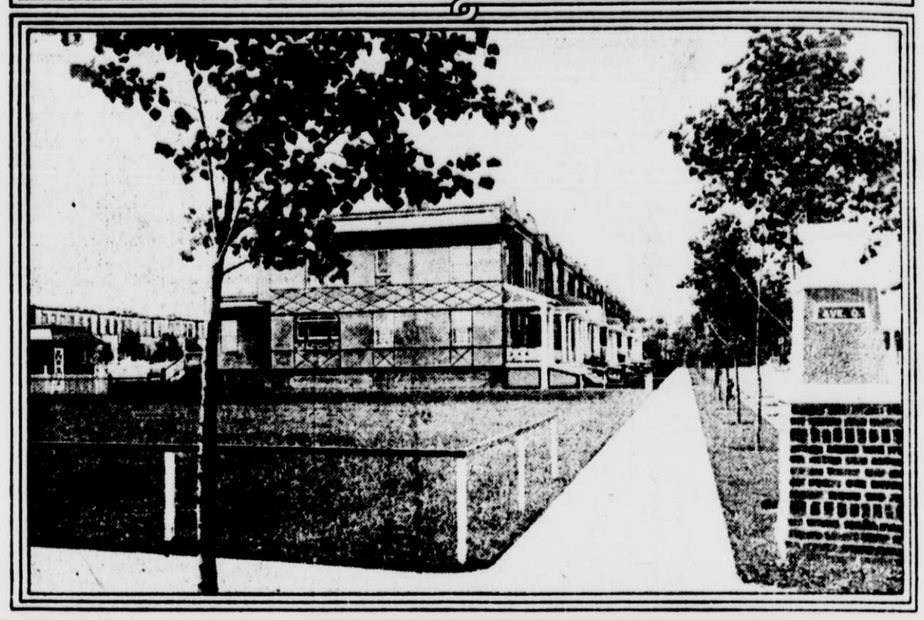
Mr. Doggett says that one of the hardest problems builders of suburban homes have to contend with is to get the people out of the city apartments.

"It seems to be the consensus of opinion of the apartment house living people," he says, "that if they moved out of the city they would not be in the swim at all, which is of course entirely a false and vain idea.

"Some time ago I read an article by Dr. Wiley, ex-chief of the Bureau of Chemistry in the Department of Agriculture. What he said, in part, was that no man, woman or child should live in any place where it is impossible to possess an individual plot of earth. It is all very well to have a city house or apartment for a few months in the year, but you are greatly to be pitied if you must spend all your time in it. I must say that I agree with Dr. Wiley in every sense. People who live in apartments year after year, and particularly those who have young children, are certainly to be pitied.

"In Greater New York there are something over 6,000,000 individuals, of whom about 5,000,000 live under absolutely false conditions. The city is practically on the edge of the water, and I think that I am safe in saying that half of them have never seen the ocean. One's mind cannot grow and develop as it should in the city. The idea that you could not have all the conveniences in the suburb is entirely a false one. The chances are that after you had lived in the sunshine for one year you would not go back to the city if some one would give you an apartment for nothing."





PREMIUM POINT ACRES SOLD.

The Loton H. Slawson Company has sold three and one-half acres at Premium Point, New Rochelle, for Miss Ada Nissen to Dr. Charles Weber for improvement.

SMALL HOTEL ON 7TH AVENUE.

The four-story store and office building at 598 Seventh avenue is to undergo alterations for occupancy as a hotel for the Epfurth Hotel and Cafe Company. The building formerly was a hotel. John P. Windolph is the owner. Werner & Windolph are the architects and have estimated that it will cost $8,500 to make the change.

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

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A 15 Room Stone and Frame Dwelling, N. W. Cor. Boston Post Road and Old Post Road.
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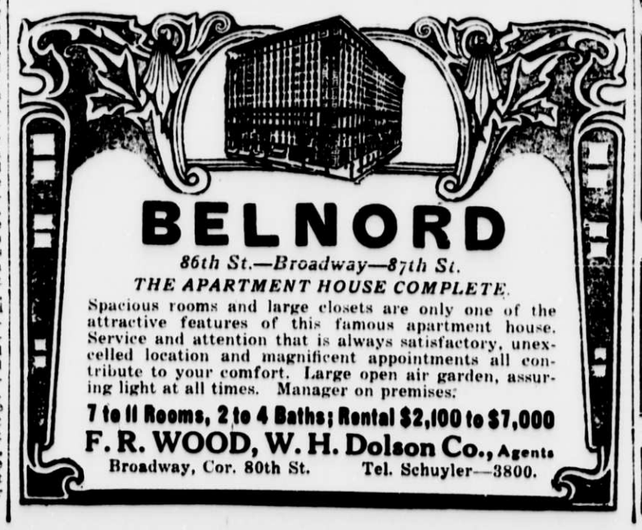

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IN "THE MOST DELIGHTFUL REGION OF EASTERN AMERICA"
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LAKE CHAMPLAIN
Bathing beach, dock, spring water, best fishing, screened porches, rent for season $200 to $350 according to size. St. Albans, Vt.
Apply to Dr. Melville.

AMERICA'S MOST BEAUTIFUL LAKE in Vermont, in the heart of Green Mountains, surrounded by Pine and Balsam forest on excellent State road. My private nine room Summer residence, 45 feet of 14 foot piazza. Beautifully furnished, modern improvements, hot water furnace, large motor boat, row boat, vegetable and flower garden, ice, barn, garage, use of cow and pasture, twelve laying hens, spring water and $1,000 per season. C. P. box 164 Sun office.

LAKE SAINT CATHERING, VERMONT. Two cottages and farm house, 8, 12 and 14 rooms, furnished, large porches, spring water, garage and barn, cowboats, deep and shallow beaches for bathing, swimming, fishing. Hunting in the heart of Green Mountains on State road. Also beautiful camp sites, locations on Mountains or Lakes. Rents $150 to $300. M. C. G., box 153 Sun office.

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15 Large Rooms 4 Baths
Furnished completely everything in Perfect Condition all Modern Conveniences including Garage.
OCEAN VIEWS FROM ALL ROOMS AND PIAZZAS
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SEVERAL COTTAGES TO RENT,
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TO RENT—Seven room furnished cottage, Connecticut Berkshires, fourteen feet elevation; boating, fishing, spring water, city references. S. R. Scoville, West Cornwall, Conn.

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Not suburban, real seashore, as beautiful as Maine coast and only two hours from New York; select [illegible] furnished country houses and cottages, electric light, pure water, [illegible] a few good ones left; handsome [illegible] sale at bargain; fine bathing, [illegible] AGENCY, Room 35, 25 West [illegible] Power House Tel. 43 Shoreham.

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