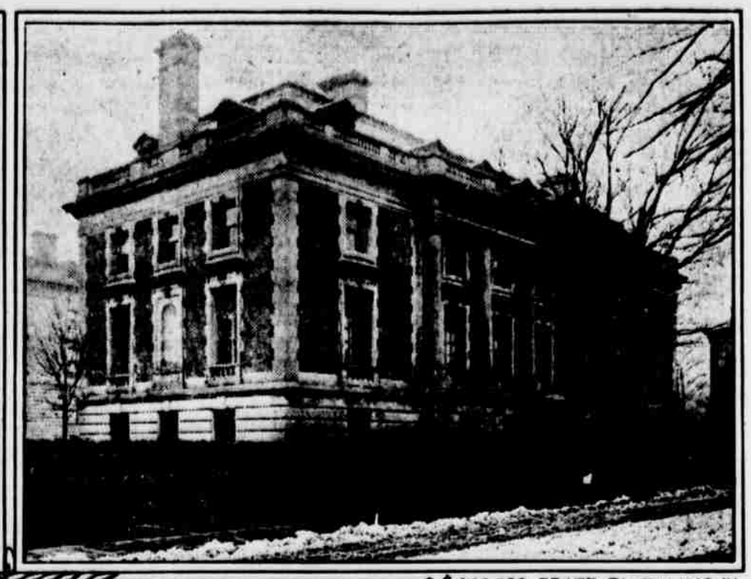
CITY AND SUBURBAN HOMES CHRISTMAS GIFTS OF PROSPEROUS BUSINESS MEN

BALL ROOM IN THE KNOX DWELLING AT 26 EAST 83RD STREET



$200,000 PRATT DWELLING IN BROOKLYN, COMMODORE J. STUART BLACKTON'S CHRISTMAS GIFT TO WIFE.

Mrs. J. Stuart Blackton to get former Pratt house in Brooklyn---Knox residence paper maker's gift to wife ---Cottages in many sections in Santa Claus's Bag

When Santa Claus comes down to-night his pack will be much larger and heavier than it has been for a number of years. Besides the innumerable varieties of things which the old gentleman usually carries about the night before Christmas he will have to carry real estate about on Christmas eve, as it has been, a long time since there has been prosperity enough to permit such gifts being made. Santa will stop first, perhaps, at the Hotel Biltmore, where he will seek out the suite of Mrs. J. Stuart Blackton there to leave for her a deed of ownership to one of the finest dwellings in Brooklyn, the $200,000 Pratt house on Clinton avenue.

Believed of this big house, which covers an entire block, Santa may decide to get rid of the next largest house in his pack. This will require a trip to West Seventy-fifth street to a brown stone dwelling between Columbus and Amsterdam avenues, the home of Mrs. Albrecht Pagenstecher, Jr., wife of the president and director of the Manufacturing Paper Company, vice-president and director of the Central Paper Company, director of the Garfield National Bank and several other large corporations.

Santa Claus will leave for Mrs. Pagenstecher a deed, an announcement of a gift from her husband of one of the fine houses of the East Side, the Knox dwelling at 26 East Eighty-third street, which is said to have cost Mr. Pagenstecher close to $250,000 to secure.

Santa may stop at a number of places between the Hotel Biltmore and the Pagenstecher house to dispose of real estate gifts intrusted to him. It is known that by the time he has passed through Manhattan and the Bronx and is about to plunge into Westchester county he will be relieved of most of his real estate burden. The names of many women who will receive gifts of houses could be given, but it would jeopardize husbands, the donors, of much of the pleasure which they have planned for to-morrow. In nearly every instance the coming of Santa has been kept a profound secret so that many wives will be surprised to-morrow morning when they discover that he has brought them pretty cottages such as were admired last summer while motoring through Long Island, New Jersey, Westchester or Connecticut.

Some of these gift houses have been bought with profits made through speculation in the stock market or through furnishing the belligerents with implements of destruction, food and other things. A goodly number have resulted, however, from general prosperity, which can be attributed in a measure to the great struggle. With nearly every industry booming employees have been permitted to share in the profits. Many of these bonuses have been invested in city and country homes.

The Pratt house in Brooklyn and the Eighty-third street dwelling are the largest of the gift houses. It is estimated that the two houses are worth close to $500,000. The Pratt house covers an entire block on Willoughby avenue from Clinton to Waverly avenue. Herbert L. Pratt, one of the Standard Oil Company vice-presidents, built it several years ago at a cost well on to $300,000. It is considered one of the finest houses in Brooklyn. Some time ago Mr. Pratt decided that he would like to try living in an apartment and rented a suite in one of the finest of Manhattan's apartment houses. Mr. and Mrs. J. Stuart Blackton have lived in apartments in Manhattan when not at their country place at Oyster Bay and have concluded that flats had many drawbacks.

Much money has already been spent on the interior of the dwelling. When Mr. Pratt built it he gave his builder a free hand. On the hardware alone he spent $35,000. The door knobs and hardware not under hard usage are gold plated. The ceiling in the music room cost $65,000. It is inlaid with gold and the chandeliers which light the space cost $5,000 apiece. At one end of the room is an organ which cost $28,000. The Old World supplied the place with many fixtures, such as doors, mantelpieces and the like. In the main foyer are two doors of mahogany which were secured in a famous old Italian castle. Indication of an extravagant spending of money is seen in every corner of the big house.

Mr. Pagenstecher bought the Eighty-third street house the same day he saw it. He was out for a suitable Christmas gift for his wife. She is an accomplished musician. According to a story about town the buying of the gift house was the result of a remark Mrs. Pagenstecher made recently that she wished her music room was larger. Mr. Pagenstecher set out to get a house with a larger music room and enlisted the aid of S. Osgood Pell & Co., real estate brokers. He told the brokers of his desires and not long after Mr. Pagenstecher was taken to the dwelling which the late Col. Edward M. Knox had built for himself at 26 East Eighty-third street at a cost of $250,000.

One of the features of the dwelling is a music room forty-five feet long. After seeing this Mr. Pagenstecher took the house. It will be several months, however, before he will be able to get possession of it, because it is under lease until September. Mr. Pagenstecher will alter the front of the building to suit his views and the views of his wife. The house was decorated only a short time ago at a cost of $80,000.

ORGAN IN MUSIC ROOM OF BLACKTON GIFT HOUSE.

CHRISTMAS GIFT TO MRS. ALBRECHT PAGENSTECHER JR. FROM HER HUSBAND, —FORMER KNOX HOUSE AT 26 EAST 83RD ST.

ENGLISH BANKERS BUY BIG BUILDING

Surplus wealth due to general business prosperity and the need of a large and permanent home induced Kennedy, Mitchell & Co., English bankers and general traders, who established here in August, 1915, to purchase the twenty-one story office building at 42 Broadway, extending through to New street, valued at several millions of dollars. The property was secured yesterday by the English bankers through Horace S. Ely & Co. as an investment. A price close to $5,000,000 is said to have been paid for the big structure, which has figured in the real estate market in more than one way since it was purchased in January, 1911, by the New York Real Estate Securities Company for a price reported at the time to be $7,500,000. The story of the New York Real Estate Securities Company is too fresh in the minds of the public to be repeated.

The company failed and the big Broadway building the subject of yesterday's deal was bought in by the bondholders under the name of the Nyres Real Estate Corporation at the auction sale of the various holdings of the defunct company on April 16, 1915, on the steps of the County Court House for $255,000 above the aggregate incumbrances on the properties.

The 42 Broadway building has been conducted since by the bondholders. Shortly after January 1 the English bankers will take over the property. They will occupy the seventeenth floor, using it for the office force of their various departments, which besides banking include exporting and general trade enterprises. The firm will continue to occupy the space at 35 Wall street as executive offices, but it is likely that the branches established in various sections of the financial zone since it has come to New York a year and a half ago will be abandoned and the entire force centralized in the 42 Broadway building.

The concern has been considering the purchase of the property since last February, when it became evident that the firm would be widely scattered unless control was secured of a building in which it would be able to expand at will. At the time the firm was considering the purchase of a building in Wall street, but this project was abandoned for the Broadway property because the firm considered it a much greater bargain and besides it was a larger building and at a point in the downtown business district convenient to its various interests, banking and shipping and the like.

Nothing could be learned about the terms on which the concern secured the property, except the announcement that as an investment it was worth more than $5,000,000. The property is mortgaged for $3,925,000. The city values it at $4,200,000. Of this valuation $2,200,000 represents the figure which the city's experts think the building is worth.

It is said that the building is one of the best investments down town. The rental from it is said to be about $600,000 a year. It is the home of a number of large and widely known concerns, among which are Hornblower & Weeks, J. S. Bache & Co., De Coppet & Doremus, Anaconda Copper Mining Company, Inspiration Consolidated Copper Company, Lamport & Holt Steamship Line, Malkan's book store and the Stock Exchange Clearing House.

Besides these its tenantry includes a number of bankers, lawyers, brokers and general business men. The claim has been made that about 10,000 persons are employed in the building, which is one of the largest office structures in the city. It has about 500,000 square feet of office space, or in other words about twelve and a half acres of offices piled twenty-one stories on Broadway and twenty on New street. The building has a frontage of 116.3 feet on Broadway and 115.3 feet on New street.

High Class Trade's First Mark on Park Avenue

The building which recently was completed at the southwest corner of Park avenue and Fifty-seventh street for the Hayden Company, interior decorators and specialists in English period furniture, is now occupied by an old Fifth avenue firm. It will test whether Park avenue is well adapted to the requirements of high class art dealers seeking a more exclusive and less congested thoroughfare.

This property is owned by Henry B. Anderson, who owns a number of other properties on Park avenue and in the immediate vicinity. The building was constructed by A. L. Mordecai & Sons, general contractors, and the lease negotiated by Pease & Elliman.

Since the Hayden Company took this location the White Company, automobile makers, have decided to locate at Park avenue and Fifty-seventh street.

NEW REALTY COMPANIES.

Bankers and Brokers Operating Company Manhattan; capital, $5,000; directors, Richard Mullowney, Robert H. Jones and Frank R. Moody.

Pelenta Company, Manhattan; capital $10,000; directors, Robert T. Wood, Charles D. Fiske and M. Kunsman.

M. H. P. Building Corporation, Bronx; capital, $1,000; directors, Herman Passloff, Morris Polsky and Joseph A. Polsky.

E. & L. Realty Company, Rockaway Beach, Capital, $5,000; directors, Louis Allerhand, William P. Wiener and Joseph Friedman.

DOCK COMMISSIONER TO TALK.

Raymond A. C. Smith, Commissioner of the Department of Docks and Ferries, will address the members of the Bronx Board of Trade next Wednesday evening at the board rooms, 135th street and Third avenue.

GREATEST BUSINESS AREA IN COUNTRY

Central Zone the Leader. Has 5,675 Plants—Employs 125,000 Operatives.

Investigation has developed the fact that the most congested commercial area in the United States is the central zone, between Canal and Thirty-fourth streets, Fourth avenue and the Hudson River.

Fifteen times as many passengers travel to and from stations in the central mercantile district as from all the subway and elevated stations in the city when the difference in area between the section and the greater city is taken into account.

By elevated and subway alone 60,777,078 passengers entered and left the central mercantile district last year, which means that one for every eleven carried by these lines throughout the city step off in the central zone. This is an increase of 2,520,285 passengers over the previous year.

Subway traffic has increased 25,919,569 for the city in the last year, of which increase the central mercantile district claims 1,212,063 passengers, or one in every twenty-one. The elevated traffic for the city increased 10,454,279, and of this number 654,141 were added to those going to and from stations in the central mercantile section. One of every sixteen new passengers on "L" lines was gained by the central area. The Ninth avenue elevated alone in the past year carried 415,753 more passengers to and from the midtown section than in the previous twelve months.

The section contains 125,000 industrial workers in 5,675 plants, 30 per cent. of all Manhattan's employees and 28 per cent. of Manhattan's plants.

Every railroad but one entering New York city has freight terminals in the district, and one-half Manhattan's dock revenue comes from the docks in the central mercantile section even though these docks occupy only one-tenth of the borough's water front.

IN CHARGE OF SCHULTE REALTY

The Schulte Realty Company announces the election of Samuel J. Tankoos, now connected with Pease & Elliman, as vice-president, director and general manager of the properties controlled by the Schulte Realty Company, D. A. Schulte, Inc., and the Schulte Cigar Company.

54TH STREET HOUSE RENTED.

William A. White & Sons and Pease & Elliman have rented for Mrs. James Thorne Harper and Mrs. Frederick W. Tappenbeck the four story and basement dwelling at 40 West Fifty-fourth street to John W. Brett for a term of years.

Duross Company has leased the three story house at 257 West Fourth street for the estate of H. Mathrum to the Congregation Darech Amuno, M. Morrison, president.

SPECULATOR BUYS ON 65TH ST.

Mrs. Douglas P. Birnie and Mrs. Oliver S. Lyford have sold to a speculator 16 East Sixty-fifth street, a four story twenty foot dwelling opposite the new residence of J. J. Van Alen and next door to the J. J. Hill estate. In the rear Orme Wilson, Jr., has just built an American basement house. Herbert A. Sherman was the broker.

WAR HELPS JERSEY VALUES.

Increase of $112,000,000 Throughout the State Last Year.

Ratables in the State of New Jersey in 1916 increased a total of $112,360,415.24 over those of 1915 and amounted to $2,636,314,010.53, according to the annual report of the State Board of Taxes and Assessments, submitted during the past week to Gov. James F. Fielder. Erection and expansion of munitions plants were responsible for approximately $25,000,000 of the increase, the remainder representing the natural growth of the State.

Hudson county made the most remarkable gain, $35,056,303, bringing its total to $601,162,346, while Essex county, the wealthiest in the State, with a total valuation of $653,741,287, had an increase of only $7,451,411. The chief reason for the failure of Essex to maintain its natural rate of growth, which has been about $26,000,000 annually, was the mutualization of the Prudential Insurance Company, which removed $17,600,000 from the ratables of the city of Newark.

Passaic county, the third largest in the State, continues to grow rapidly, $7,835,549 being added to its valuations the past year. The most remarkable advance in ratables throughout the entire State was in Salem county, where they totaled $19,345,383 last year and increased $9,089,554, or nearly 45 per cent., to $28,434,737. The development of the Du Pont works was responsible for the increase.

BIG INDUSTRY FOR NEWARK.

Union Smelting and Refining Co. Buys Site for $250,000 Plant.

Leon Feist of Newark has sold for the Essex and Hudson Land Improvement Company to the Union Smelting and Refining Company of New York a plot of about eleven acres on the north side of St. Charles street at the intersection of Avenue L and running along the Pennsylvania, Lehigh Valley and Central Railroad of New Jersey for a distance of about 2,000 feet. The Union Smelting and Refining Company will erect a series of modern, fireproof buildings, the first section of which is estimated to cost in the neighborhood of $250,000. Their product consists of all sorts of tins, leads, type materials, smelter, solder and babbitt metals.

MORE WASHINGTON SQ. STUDIOS

Pete & Bro. have sold for the Gerbereux Company of Yonkers 124 Washington place and 181 West Fourth street, two three story and basement dwellings on lot 21x100, to Alfred B. Maclay, owner of 126 and 128 Washington place, running through to the street. This property when the lease expires in May will be altered into studio apartments.

STATEN ISLAND ACRES SOLD.

I. Sterling Drake has sold for the Winant estate nineteen acres of land on both sides of Winant avenue, Rossville, to Max Zapf as an investment. It has a frontage of over 2,300 feet, varying in depth from 327 to 438 feet, and elevations varying from 95 to 115 feet, commanding fine views over Rossville, Staten Island Sound and New Jersey.

DUAL SALE AT HICKSVILLE.

Eugene Lamb Richards, State Superintendent of Banks, as trustee of the estate of Adolph Handel, bankrupt, sold to the L. C. Nicoll Land Company 486 lots at Hicksville, L. I. The tract is one of five large parcels in that town held by the Handel interests. The Nicoll company resold 100 of the lots to the Jamaica Manor Corporation, eight to H. Arabadjian and two to S. A. Pierson.

BOARD JOINS FIGHT ON RATE CHANGES

Real Estate Men to Act to Prevent Freight Charge Discrimination.

Claiming that the readjusting of railroad traffic rates in favor of New Jersey would work the greatest possible harm to New York and that it would eventually affect the position of the port of New York, the Real Estate Board of New York has sent an intervening petition to the Interstate Commerce Commission, which is coming to New York on January 9 to consider the merits of the case. The Real Estate Board, which comprises close to 1,000 members representing billions of dollars worth of real estate, has asked the commission to make it a party to the proceedings that it may show the commission reasons for the continuation of the present rate.

The petition expresses the belief that if a change in rates is permitted to the advantage of New Jersey the development of years in this city will be practically nullified and that not only real estate values but the business of New York will be greatly affected. Real estate men say that the move is to build up New Jersey at the expense of New York and that no Government body should permit any agreement that would affect even slightly the welfare of the port of New York. It was pointed out that Jersey has grown because it is New York's neighbor.

The petition of the Real Estate Board shows that the New Jersey section which would be benefited by the changed rates is about a tenth the area of the New York section which would be affected, and values and waterfront interests throughout the city and its vicinity, they say, would depreciate.

HEARING ON GARAGE SITES.

Board of Appeals to Listen to Arguments Tuesday.

Permission to erect garages and other buildings in various restricted parts of the city has been asked of the Board of Appeals. To give neighboring owners an opportunity to voice their sentiments the board will hold a public hearing in room 1124, Municipal Building, at 2 o'clock Tuesday, December 26.

The buildings planned are at 248 and 250 West Sixty-eighth street, Manhattan; 209 West Ninety-fifth street, Manhattan; public stable and riding academy at the southeast corner of Franklin avenue and Malbone street, Brooklyn; garage on west side of Tinton avenue between 163d and 165th streets, The Bronx; thirty-five individual garages in the block bounded by Coney Island avenue, Ditmas avenue, East Ninth street and Cortelyou road, Brooklyn; garage at 117 and 119 West Forty-sixth street, Manhattan; seven individual garages in addition to thirty existing on south side of Sixteenth street west of Sixth avenue, Brooklyn, and public garage at 83 Rapelye street, Brooklyn.

HOFFMAN HOME FOR TRADE.

Fine Dwelling on Columbia College Land Sold.

Fifth avenue lost yesterday one of the few remaining dwellings below Central Park when the residence of Charles Frederick Hoffman at 620 Fifth avenue was sold through Frank R. Taylor to an investor who will lease the property for business purposes. The Hoffman house is one of a splendid row built many years ago on Columbia College land on the west side of the avenue between Forty-ninth and Fiftieth streets. It is a five story building on a lot 25x100 feet. The house adjoining at 622 is the former home of August Heckscher, who last April decided to turn over his place to trade. The London Feather Company is to occupy a store building on the site.

BRONX WANTS FOOD MARKET.

Asks City to Solve Borough's Economic Problem.

The Board of Estimate and Apportionment has been requested by the trade and commerce bureau of the Bronx Board of Trade to consider the erection of a wholesale terminal market somewhere in The Bronx, so that the 700,000 people in that borough may have the benefit of adequate facilities for the proper economic distribution of foodstuffs. The matter is now in the hands of the committee on markets of that board.

INVESTOR IN BROOKLYN.

Frank A. Seaver & Co. have sold a plot 80x100 on the south side of Sixty-eighth street, 266 feet west of Third avenue, for A. Wheeler to an investor.

$188,454,834 SPENT REBUILDING CITY

Thousands of Dwellings and Commercial Structures Built Since January

In spite of the steady increase in the cost of building materials together with labor troubles and a number of other handicaps, new construction in this city was greater this year than for many previous years. Nearly twice as much money was put into new buildings as a year ago and thousands of homes were built in many sections of the various boroughs. According to the *Brick and Clay Record* it was a great building year in New York. It is estimated that $188,454,834 was put into new buildings and $24,529,316 was spent in modernizing and altering existing structures.

The grand total of filings from January 1 to December 8 for Manhattan borough was $109,983,545 for new buildings and $18,005,671 for alterations. In 1915 for a corresponding period the filings for new buildings amounted to $59,030,088 and for alterations $12,868,094.

In The Bronx building for part of the year almost stood still so that the figures for new buildings since January 1 and until December 7 totalled $16,387,682, as against $26,529,900 for the corresponding period in 1915. Alterations in 1916 reached $1,323,105 as against $859,020 in 1915. In Brooklyn the total since the first of the year was $40,448,120 as against $36,688,090 for a like period in 1915. Total alterations since the first of the year aggregate $5,200,540 as against $3,903,855 for the corresponding period of 1915. In Queens the plan filings to December 7 from the first of the year are crowding $20,000,000, which is about what it was for the corresponding period of a year ago. Richmond is running $1,635,487 for this year which is considerably lower than 1915.

Some people in the rest of these United States may have got the impression somehow. And somewhere that New York long since passed the private dwelling stage inasmuch as there are some 3,500,000-odd flat dwellers in the big town. For the benefit of such folk, it is stated that, during the past year builders have put up 11,650 dwellings for 115,000 persons at a cost of $32,610,000. This covers the greater city with the suburbs of Westchester, Nassau, Suffolk and New Jersey. Manhattan Borough has put up thirty-seven private residences—more than for several years, and three times as many as in 1915—with a total cost of $2,650,000 and an average of $71,081 for each house. Activity centred in upper Fifth avenue and side streets to Park avenue. Queens has passed Brooklyn in the volume of small house construction, having 3,310 new houses costing $9,263,000. Brooklyn had 2,330 private dwellings costing $8,407,500. Outside of Brooklyn and Long Island City, the Long Island commuting zone had 7,500 new private dwellings erected. New Jersey, in the New York commuting zone, has outdone its best years with 3,845 new dwellings costing $9,675,000.

Building loans in the metropolitan district so far in 1915 have made a record total of $85,000,000. Most of the contracts carry 6 per cent. interest. This huge sum has gone mostly into flats or dwellings. Manhattan building loans have reached nearly $20,000,000. The largest single lender has been the Metropolitan Life Insurance Company with $6,500,000. Chicago money amounting to $2,325,000, advanced by S. W. Straus & Co., was a notable feature of the New York building loan market.

GOLF LINKS BRINGS DWELLERS.

St. George Club Centre of New and Fine Home Colony.

The prospects of a golf course almost natural in its appointments is advanced as the decisive influence which brought about the sale of thirty-one acres at Stony Brook, L. I., last week. Edgar Mills, who has lived in Paris, France, fifteen years, purchased a tract of twenty acres at Stony Brook, and James C. Atkinson has taken eleven acres, both properties fronting on Smithtown Bay. These deals were closed shortly after the organization of the St. George Golf Club at Stony Brook, which has a course consisting of about 225 acres. The course lies just south of the Long Island Railroad tracks near the Stony Brook station, and according to Theodosius Bolton, under whose supervision it is being put into shape, it is a natural golf course. It will be one of the finest on Long Island. Mr. Emmett's residence, Sheraragon, is on the east side of Stony Brook Harbor, not far distant. The course will be completed next spring.

Mr. Mills expects to erect a Colonial dwelling on his purchase and will make it his permanent residence. Mr. Atkinson also intends to improve his acreage at an early date.

The development is of the highest class. Eversley Childs of the American Coal Tar Products Company, Congressman Lathrop Brown, Lawrence Butler, James W. Lane, president of the E. W. Bliss Company; Clinton L. Rossiter, vice-president of the Underwood Typewriter Company, and Herbert K. Twitchell, vice-president of the Chemical Bank have built residences at Stony Brook and are among the organizers of the St. George Golf Club.

Stephen Yates, who negotiated the two deals, feels certain that the laying out of the golf course will make a great difference in real estate values in the vicinity of Stony Brook, St. James, Smithtown and Setauket.

QUEENS'S BIGGEST DINNER.

Will Be Held Next Month—Borough to Be Put on Screen.

The sixth annual dinner of the Chamber of Commerce of the Borough of Queens, which will be held on January 20 at the Hotel Biltmore, is expected to be the largest banquet of Queens business men ever held. The speakers will be men prominent in national, State and city affairs.

A feature of the dinner will be a motion picture trip through Queens. This film will show the new Queens borough, with its new rapid transit system recently opened, its enormous industrial development, gigantic railroad lines, vast waterfront and beautiful homes. Queens is growing so fast, it is said, that only a moving picture can accurately show its rapid development.

The committee in charge of the dinner is as follows: H. P. Williams, chairman; C. G. M. Thomas, Burr J. Humphrey, William J. Hamilton, John M. Riehle, John M. Demarest, F. B. Howe, Edward Roche, William T. Yale, F. S. Bradford, H. W. Drake, Dougal Macdonald, William Boone Parsons and H. Covert Hulst.

PASSAIC'S GREAT GROWTH.

Unusual Building Year Affects All Grades of Realty.

Building operations in Passaic the year have gone far beyond those of 1915 and the three previous years, reports of Building Inspector John Jeleme showing that the total valuation represented by the permits he issued so far have been $1,387,258, as against $1,024,857 last year and $857,540 in 1914.

The improvements made here during the year were in every branch of building development. Factories made large additions, several churches were enlarged, business sites were built up, several large apartments were erected and many cottages and some homes costing between $10,000 and $50,000. The greatest individual improvement was at the corner of Main avenue and Washington place and adjoining property on side streets where a fire in January levelled thirteen business and dwelling houses, causing a loss estimated at over $300,000, including buildings and contents. The new buildings erected on the site have cost $210,000.

CONTRACTORS NOT BIDDING

Middlemen's Independence Getting to Be Serious.

Increasing independence of middlemen handling building materials with regard to local requirements is creating also unprecedented conditions in architects' and contractors' offices, according to The *Dodge Service Daily Bulletin*. Contemplated building operations have been in sketch form developed for some operative simultaneously with the opening of the new subway system are being advanced, but contractors will not figure on them because of the uncertain conditions of the price market. Nor forecasts price reactions before next summer. There are many reasons why prices should go even higher.

Further railroad embargoes have been placed on building materials on the Pennsylvania Railroad east of Pittsburgh, on the Erie east of Marion, Ohio, on the Wabash east of Detroit and on the New York Central east of Buffalo. These embargoes are having a serious effect on prices.

Coax People to Suburbs by Offering Apartment Conveniences in Houses

Adapting apartment house conveniences to private dwellings in the suburbs is the latest contrivance of suburban builders to win population from the city. Folks accustomed to having their landlords take care of all the disagreeable parts of housekeeping will have to complain no longer that suburban life entails too much personal inconvenience, for so far as possible all the facilities they enjoy in their city apartments are to be placed at their disposal.

The venture is an experiment being conducted by the Cathedral Avenue Realty Company, a subsidiary of the Garden City Company, not far from the Cathedral of the Incarnation at Garden City. So far two houses have been put up under the plan and five more are to be started this week. The seven houses will represent an investment of more than $105,000.

Suburban houses of course do not need elevators, roof gardens or mail chutes, but suburban builders have adopted from their city competitors electric washing machines such as are found in the finest apartments, vacuum cleaners, more bathrooms than suburban houses usually have, closets equipped with hangers for coats, trousers and skirts and cedar closets for the storage of furs.

One of the greatest drawbacks to suburban living is the necessity to be one's own janitor. Sometimes the owner has to look after the furnace, and in any case he has to see that the furnace is not to his liking. Several systems have been devised for burning the fuel in these houses, which remove the necessity of handling ashes at all, and dust chutes have been perfected so that from the ranges and open fireplaces it is taken directly into cellar receptacle.

These are some of the newest improvements in the garden city houses which the owners think will make suburban life a little less hard for those who do not know anything about it.