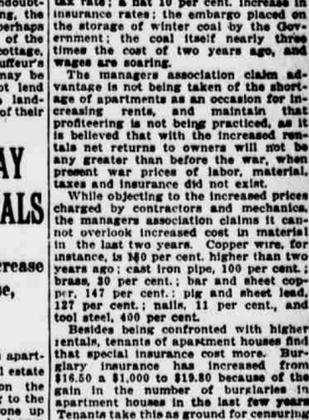
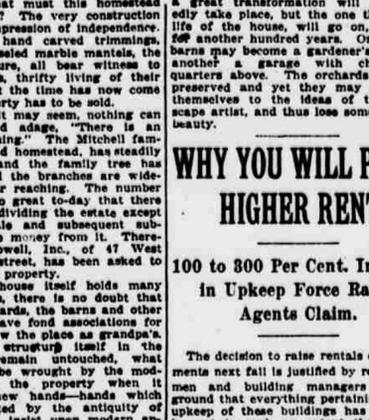


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Home Sheltered One Family for Two Hundred Years



Charming Old Mitchell Place at Manhasset Last of Long Island's North Shore Homesteads—Eight Generations Reared in Its Colonial Atmosphere

In this season of the year when the "own your home" idea pervades the mind of nearly every progressive American, a desire which comes to Americans with each spring time, it is interesting to relate a story about a house which has been the home of eight successive generations of one family. After such a period of ownership which extends over the length of 200 years, the house has right fully gained the name of a homestead. In fact, the Mitchell homestead is one of the rarities of the North Shore of Long Island, being the last of the old New England colonial homes to survive the great inroads which have been made in the North Shore properties. Like the building's construction the homestead has withstood offer after offer for purchase, and while surrounding territory has given way before the march of prop-



erty the Mitchell homestead and five acres stand undisturbed—a true recollection of bygone days—the only house of its type now extant between Great Neck and Huntington. Originally the Mitchell estate comprised 200 acres, of which the Whitney property was a part. It is on the North Hempstead turnpike at Manhasset and was last occupied by Charles T. Mitchell. At one time colonial residences like this were quite numerous throughout this section, but now, like antiques of all kinds, they are hard to locate. It is a well preserved example of the house of its time, both the exterior and interior indicating the wealth of the original owner.

In fact it might be termed a millionaire's mansion of 200 years ago. The original building comprised only half of the two story portion of the house and the wing. About a hundred years ago, as if in celebration of its centennial, the other portion of the two story structure was added. During the period of its existence it has been occupied by eight generations of the same family and among the interior furnishings can be found something to indicate the fads and fancies of each generation. A grandfather's clock in one corner of the living room and the wide carefully and substantially constructed fireplace, with the comfortable hand woven

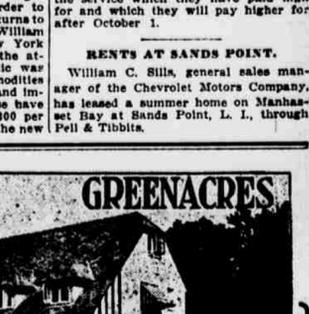
furniture, add to the charm of the place. Rag carpet rugs and matting blend harmoniously with the later day Oriental rugs which cover floors of wide pine boards so greatly desired but hard to obtain. Heavy framed mirrors above the marble mantels and genuine old time candlestick, with the tallow still in them, help to refresh the recollection of stories of the quaint old homesteads so often read about during the school days of the present generation. The whole atmosphere about the place is one of warmth and comfort. Is there any wonder that persons with means have repeatedly attempted to buy such a place? Is there any wonder that



the eighth generation of the Mitchell family should hold so doggedly to such a place? What must this homestead hold for them? The very construction conveys the impression of independence. The fine old hand carved trimmings, artistically chiseled marble mantels, the antique furniture, all bear witness to the industrious, thrifty living of their forebears. Yet the time has now come when the property has to be sold. Strange as it may seem, nothing can escape the old adage, "There is an end to everything." The Mitchell family, like the old homestead, has steadily grown older and the family tree has expanded until the branches are widespread and far reaching. The number of heirs are so great to-day that there is no way of dividing the estate except through a sale and subsequent subdivision of the money from it. Therefore Baker-Crowell, Inc., of 47 West Thirty-fourth street, has been asked to dispose of the property. While the house itself holds many fond memories, there is no doubt that the great orchards, the barns and other outbuildings have fond associations for those who knew the place as grandpa's. While the structure itself in the main may remain untouched, what changes will be wrought by the modernization of the property when it passes into new hands—hands which while fascinated by the antiquity of the place, will insist upon modern ap-



pliances and modern architecture. With its transfer to other interests



pliances and modern architecture. With its transfer to other interests

WHY YOU WILL PAY HIGHER RENTALS

100 to 300 Per Cent. Increase in Upkeep Force Raise, Agents Claim.

The decision to raise rentals on apartments next fall is justified by real estate men and building managers on the ground that everything pertaining to the upkeep of these buildings has gone up in cost to such an extent that larger rentals had to be secured in order to bring even minimum financial returns to owners. In a statement issued by William F. Ropes, president of the New York Building Managers Association, the attention of tenants and the public was called to the fact that all commodities which enter into the renovation and improvement of an apartment house have increased in price from 100 to 300 per cent.; the rise of thirty points in the new

tax rate; a flat 10 per cent. increase in insurance rates; the embargo placed on the storage of winter coal by the Government; the coal itself nearly three times the cost of two years ago, and wages are soaring. The managers association claim advantage is not being taken of the shortage of apartments as an occasion for increasing rents and maintaining that profiteering is not being practiced, as it is believed that with the increased rentals net returns to owners will not be any greater than before the war, when present war prices of labor, material, taxes and insurance did not exist. While objecting to the increased prices charged by contractors and mechanics, the managers association claims it cannot overlook increased cost of material in the last two years. Copper wire, for instance, is 50 per cent. higher than two years ago; cast iron pipe, 100 per cent.; brass, 30 per cent.; bar and sheet copper, 147 per cent.; pig and sheet lead, 127 per cent.; nails, 11 per cent., and tool steel, 400 per cent. Besides being confronted with higher rentals, tenants of apartment houses find that special insurance cost more. Burglary insurance has increased from \$15.50 a \$1,000 to \$19.80 because of the gain in the number of burglaries in apartment houses in the last few years. Tenants take this as ground for considering the service which they have paid high for and which they will pay higher for after October 1.

RENTS AT SANDS POINT.

William C. Sills, general sales manager of the Chevrolet Motors Company, has leased a summer home on Manhasset Bay at Sands Point, L. I., through Fell & Tibbitts.



This is one of the bargain houses being offered in the \$2,000,000 sacrifice sale of the holdings of the Scarsdale Estates now being conducted to settle the Estates of W. G. and C. F. Hitchcock. Description: Hollow tile and stucco, variegated slate roof; 9 rooms, 3 baths; garage; on private court; short walk from station. Worth \$16,000; Sacrifice Sale Price \$13,000. SEND FOR ILLUSTRATED PAMPHLET OF OTHER OFFERINGS. SCARSDALE ESTATES, Robert E. Farley, President. 12 East 44th St., N. Y. City Phone Murray Hill 7720.

Kew Gardens

Long Island
16 Minutes from the Heart of Manhattan

Daylight saving means an extra rest hour each afternoon to every business man. Will you waste this chance for wholesome country living by staying in the stuffy city?

There are some very attractive new houses just finishing—an exceptional opportunity for present day home-seekers.

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This Charming Bungalow AT LAKE MAHOPAC

Delightfully situated on beautifully wooded Plot, overlooking the most beautiful lake in New York State. Bungalow has six large rooms and bath, living room with open fireplace—oak floored sleeping porch, breakfast nook—in fact the Bungalow is ideally complete in every respect, all improvements being already installed. Lake Mahopac is one of the most beautiful sections near New York elevation about 800 feet. Large colony of daily commuters. Club car if desired. Close to the station. Every home has shore frontage or water rights. On account of situation it is entirely secluded and gives that privacy so desired in a summer home. Very satisfactory terms to responsible people. Two very attractive Bungalows ready for immediate occupancy. Further information and photos from: LEO BUGG, 40 West 32d Street Phone Madison Square 9800.

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Comfortable electric trains—Never crowded—and which run on time, will take you in 26 minutes to beautiful Malba-on-the-Sound

Malba-on-the-Sound

On Long Island's fascinating North Shore

a highly restricted park-like community with Field and Marine Club, golf course, tennis courts and club house on the property. 4 desirable homes, suitable for year-round occupancy, now ready. Prices from \$11,500. Also home sites, with water views, open to purchase by desirable people. Send for descriptive booklet or visit the property today. Trains on Sunday from Pennsylvania Terminal—20 minutes after the hour—to Malba Station. MALBA ESTATES, 217 Broadway, New York Telephone Barclay 4585. (Property office at Malba).

RICHMOND HILL

Richmond Hill, north of Hillside Avenue, and adjoining Kew Gardens—a charming old section, now brought close to the centre of business by new transit. Here are striking investment values far below the present-day cost of reproduction. Prices of Houses \$6,000 to \$20,000 on Terms You Will Like. A train to either Kew Gardens or Richmond Hill station, or Rapid Transit along Jamaica Avenue will bring you to these properties, or a list of houses will be sent you upon request. Estate of A. P. Man (Kew Gardens Corporation) New York Office One West 34th St., (Greeley 5250) Richmond Hill Office Myrtle & Tremont Aves.

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A most homelike house of six bright, sunny rooms and bath, nearing completion. Must be seen to be appreciated. On well located plot in excellent home neighborhood at Hempstead Manor, Hempstead, Long Island—41 minutes from Penn. Station and Flatbush Ave., Brooklyn. Can be purchased now for \$5,850; but \$500 cash required, balance in 24 monthly instalments. Other new houses of unusual attractiveness, \$5,500 up. Call, write or phone me for details. O. L. SCHWENCKE, Jr., 277 Broadway, New York. Telephone—Worth 4657.

A WONDERFUL NEW DISCOVERY In House Heating

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Instantly produces a glowing Open Fire—a flooding radiant heat at one-quarter the usual cost—without wood, smoke, smell or trouble.

Be warmer next winter for less money. Investigate this before buying new coal.

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Forest Hills Gardens

FIFTEEN MINUTES FROM PENN. STATION

Distinguished in their substantial combination of rich dark hick and auburn, three new detached houses of eight rooms and three baths have been completed for sale. Located on a quiet residential street, they have an unusual charm of appearance which makes them notable even in the Garden City. In account of the shortage of housing facilities rents have increased and will continue to rise. Any thoughtful person will realize that it is cheaper now to own a home that can be purchased on a small cash investment, paying the balance as rent. The supply of new houses is limited and the future cost of building will be excessive. The environment is pleasanter than in Manhattan. The floor space is cheaper than living in Manhattan. The accessibility to the business, shopping and theatre districts is equal to living in Manhattan. The frequency of electric trains, with a running schedule of fifteen minutes, discourages the idea of commuting.

47 West 34th St. New York City. Forest Hills Long Island

THIS ATTRACTIVE COUNTRY HOME

Contains 8 spacious rooms, sleeping porch, 2 baths, large piazza, is new and is constructed in the best possible manner, and has every city convenience and improvement; large plot, fully improved streets, schools, churches, clubs; good transportation by trolley and car; electric lights, plot 60x100, 100 feet. House 13 rooms, modern plumbing, fireplace, gas and electric lights, hot water heat, chicken house, garage, plot 120x175. E. D. PAULIN 47 West 34th St., New York City.

Splendid Home—Beautiful Community

Here is a rare opportunity to Buy a specially designed residence in one of the finest sections of Long Island's North Shore at a price far below the reproduction value of the house. If you want a real home investigate this offer. J. W. DOOLITTLE, 2305 Woolworth Building. Tel. Barclay 7294.

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This Booklet Contains Photographs of 34 HIGH CLASS RESIDENCES. WRITE FOR IT. PHOENIX GREELEY 25 BAKER-CROWELL, Inc. 47 W. 34th STREET

AT FREEPORT LI Houses and Bungalows FOR SALE.

House 11 rooms, modern plumbing, fireplace and electric lights, garage, plot 60x100	\$6000
House 13 rooms, modern plumbing, fireplace, gas and electric lights, hot water heat, chicken house, garage, plot 120x175	\$8500
Home on "Sportmen's" Champs, 4 rooms, modern plumbing, fireplace, steam heat and electric lights, plot 60x100	\$6000
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Other Houses, 5 to 16 Rooms, \$2,500 to \$12,000. Easy Terms. Send for List 21. JOHN J. RANDALL & CO., 47 West 34th St., New York City. Telephone Greeley 3222.

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Well built, 6 room semi-bungalow, stucco and shingles, plot 40x100, near station, 22 min. from Bklyn. porch, parquet floors, fireplace, city water and electricity; hot water heat. Owner's ill health reason for selling.

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