

NEW YORK, SUNDAY, JUNE 9, 1918.—Copyright, 1918, by the Sun Printing and Publishing Association.

## COMMUTING FARMER FINDS PLEASURE AND PROFIT IN HIS HOME; RELIEF FROM WORRY FOR THE FUTURE

### "Try It Yourself," Says Business Man Whose Garden and Chickens Have Given Him That In- dependence Which Many Desire But Few Have Temerity to Seek.

Many a city man has dreams and visions of life in the country. In the magazines and papers he reads with enthusiasm of the "back to the farm" movement and he takes from the Public Library books written with the express purpose of arousing his enthusiasm and interest but too often killing his budding desire by a complexity of detail, a plan involving the giving up of an assured income with the uncertainty of making a satisfactory living.

Perhaps some writer will airily state: "Fortunately I had plenty of capital, so my initial outlay of \$25,000 for the house and land, \$50,000. What a blow to any one earning \$2,000 or \$3,000 a year. It is very easy to see why year after year passes and he still remains a dweller in a small city flat, stifling his longings for a freer, more interesting and more individual life."

Or possibly he has succumbed to the lure of the land and has invested his money in a small farm. With absolutely no experience, his knowledge derived from reading, he moves out to the new home and finds there to his sorrow that farming, like every other business, gives its best return to the man who knows how. After months of the hardest kind of work, because he does not understand the easiest methods, in heat, cold and storm, he faces a growing deficit, and after two or three years of heart-breaking because unsuccessful toil he sells out at a loss, moves back to his flat, a small position, long and confining hours. Not only is he permanently affected in his prejudice against the value of country life for himself, but he imbues his children and friends and his friends' children with the same apprehensive dread against so radical a change.

Partly because of circumstances which seemed to shape themselves in my life, I have, without much definite planning in the beginning, stumbled upon a manner of living which has for me at least solved the problem of the city man in a country home. And it has become so simple, reasonable, inexpensive and satisfactory a style that I feel I must pass on my experience and advice.

In the first place, I moved to a suburban town within easy commuting distance of the city, which happens to be New York. We selected a house but a short walk from the station, near the schools and in a well built up street. Our lot was fifty feet wide and 100 feet deep. The rent was moderate. Gardening of any kind was far from our thoughts, as I had no interest in it.

For several years we lived in that neighborhood uneventfully and unprogressively, when seeing a new, little house building on the outskirts of the town I was attracted by the low price, the up to date model and the beautiful location. The house was on a new, not macadamized street with sidewalk. It was one mile from the station and a mile and a half from the schools. Years before those would have been prohibitive obstacles, but I had learned to enjoy walking and realized that the enforced exercise would be of great benefit after



DINING ROOM AND CORNER OF LIVING ROOM

is long day over books. As for the children, had not my mother frequently told me that she had walked two miles to school and back when a girl? Her doctor said she had laid the foundation of her vigorous health in those walks. The servant problem did not affect us, for we could not afford a maid.

To shorten my story, we moved and found ourselves soon settled in the neat little frame house painted white with green blinds, with but one near neighbor and country fields to right, left and back of us. About the length of a city block away was a finely paved thoroughfare running to the town centre.

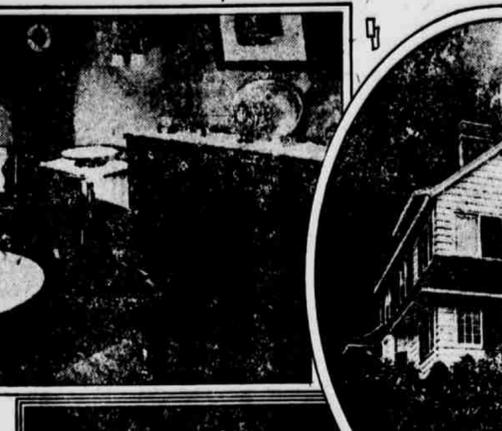
This was in the fall. I bought high arctic overcoats for the whole family laid in a week's allowance of canned food, meat, vegetables and milk, which we called the "blizzard supply," on no account to be touched except in case of necessity.

It was during the winter that the idea developed in my brain that I would undertake gardening the following spring. I began to prepare by reading books and sending for State bulletins. When the cold left and spring opened I was ready with my plans, made an investment in some garden tools, ordered vegetable seeds, engaged a man to plough and harrow the land, which was a space sixty feet by seventy-five in the field back of the house. It did not belong to the lot, but I borrowed it for the year, and right here let me say one can practically always borrow garden land on the edge of a suburban town. The working and developing of the soil only improves it, and the chances are if one selects a spot with a little care it may be several years before it is used for building. Or suppose it is? Borrow another plot and start again.

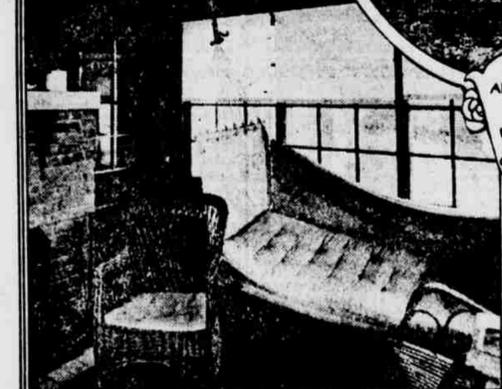
That first year we more than paid for the tools, seeds, fertilizer, the ploughing and harrowing with the return from the garden, which supplied our needs for the summer and furnished us with material for the fall canning. I did much of the planting with a seedling, a wonderful garden invention, and almost all of my soil stirring with a cultivator. Those two implements are necessities, especially for the city trained man who has not the hinges in his back of which Charley Dudley Warner so feelingly speaks.

Since that time I have had a garden every year and consider, with the practical experience together with the knowledge gained from studying, I have learned a trade. I know what I am talking about, and if I were to be placed on a farm to-day I should be able to start, with science and system to aid me.

In addition, the past three years we have kept chickens and have made



ANOTHER VIEW OF HOUSE AND GARDEN



SUN PORCH, THE COZY CORNER OF THE HOUSE.

thrifty saved a little money during the last year or so years of his active business life. We read constantly of farms selling for low prices. To go to such a one trained and ready, knowing soils, drainage, planting, chicken raising, etc., in these days of parcel post and easy "from producer to consumer" methods means a living, and it is in a style I commend. I have not myself gone to the farm. Indeed I am but little over 40 years of age and actively engaged in business. And I may never go. One's plans do not always materialize.

But this I do know. That I have made a success of both garden and chickens; that I have, without the time spent at an agricultural college (although with much help from its literature) learned how; that I own a house and some land. And I assure you I have a very comfortable feeling. Try it for yourself.

JOHN BASSETT.  
**TO LIVE AT RIDGEWOOD.**  
S. S. Walstrum-Gordon & Forman have sold for Harry M. Krugler to J. Sydney Spelman the residence at 15 Richmond avenue, Ridgewood, N. Y.



FRONT OF THE HOUSE AND SECTION OF FARM



LIVING ROOM IN BASSETT DWELLING

OLD DEAL COMES TO LIGHT.  
Ohio Learns for First Time Details of 1812 Transaction.  
Details of a real estate deal made by Thomas Jefferson more than a century ago have just been made public. The transaction affects a property in Washington Township, Ohio, containing more than 210 acres, an area greater than that of Central Park. The deal grew out of a desire of a benevolent Government to show its appreciation for bravery and exceptional service of Lieut. James Holt of Virginia, a soldier of the little Republic of a century ago. He won the attention of his commander and Wash-

ington officials by deeds of bravery in the war of 1812.  
That the country at large might know that the intrepid young man's service was highly valued he was given this grant of land that he might erect a home there and grow up and direct the course of development of this great land of the middle West, which the Government at the time was trying to colonize with men of the type of Lieut. Holt. But Lieut. Holt was a Virginian and liked his home State too well to go to the Buckeye country.  
Several years after he received the grant from Mr. Jefferson on behalf of the Government he sold the property to James Graham, who went into Ohio from the East and became rich from the proceeds of the fertile country.  
Though Mr. Graham received a deed of ownership from Lieut. Holt at the time of purchase he never recorded it, nor did any of his posterity until recently take steps to let the public of Franklin county, Ohio, or any other county know much about the deal between Mr. Jefferson and the Virginian soldier and the soldier and their ancestor.  
It was generally known in the township that the Grahams had occupied the property for many years, but few knew just when or how they came by the land.

### Forest Hills Gardens

FIFTEEN MINUTES FROM PENT. STATION

Divided in their substantial combination of rich clay brick and stone, three new detached houses of eight rooms each have been completed for sale. Located on a quiet residential street, they have an unusual charm of appearance which makes them desirable in the City. The amount of the shortage of housing facilities here is increasing and will continue to rise. Any thoughtful man will realize it is cheaper now to own a home than to rent one. The supply of new homes is limited and the future cost of building will be exorbitant.

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 the subway, discourages the idea of commuting.

47 West 24th St. New York  
Forest Hills Long Island

### 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, etc.—oak floored sleeping porch, breakfast nook—in fact the Bungalow 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 9860.

### GREAT NECK TO HUNTINGTON

This booklet of 24 High Class Residences Mailed upon request FROM **CHAS. A. BAKER-CROWELL, Inc.** 47 W. 24th STREET

### EMERALITE DESKLAMP "KIND TO THE EYES"

This beautiful Green Glass Shade protects your eyes from all glare, and directs a clear even light for your work. High work comes to be a pleasure.

Emeralite is the cheapest eye insurance you can buy, and it chooses the appearance of any home.

Ask your dealer or distributor how Emeralite saves your eyes and makes your work pleasant. Office Supply and Department Store.

Write us for interesting booklet.

**H. G. McFADDIN & CO.**  
26 Warren St., New York City.

### Charm and Comfort at Bayside, L. I.

Thirty Minutes from Times Square—Six Minutes from Little Neck Bay.

Just completed, this distinctive home presents an opportunity to realize fullest comfort on an economic basis. House contains 9 rooms, 3 baths, Sun Room, etc. Large log fireplace in living room. Double flooring throughout in quartered oak in main rooms. Interior trim kiln dried, finished in white paint in master's portion, and natural finish in servants' quarters.

Plans and specifications will be submitted and guaranteed.

House set back fifty feet with many fine, large trees on premises and avenue. A complete home in a beautiful countryside.

**Bloodgood-McAvey Construction Co., Inc., Builders,**  
445 Fifth Ave., N. Y. C., or  
1100 Broadway, New York City.  
Vanderbilt 1270—Phone—Astoria 1603.

### Submarines Can't Reach Us At MONTCLAIR

Why Live in New York or Brooklyn?  
Get Into the "Safety Zone."

FOR RENT FURNISHED PER MONTH

ATTRACTIVE RESIDENCE ON HILLSIDE: 11 ROOMS, 2 BATHS; GARAGE ..... \$175  
RESIDENCE OF 12 ROOMS, 4 BATHS; BILLIARD-ROOM, DOUBLE-GARAGE ..... \$250  
NEW RESIDENCE, 14 ROOMS, 5 BATHS; LARGE SOLARIUM; HANDSOME FURNISHINGS; GARDENS; GARAGE; FINE VIEW ..... \$500

FOR SALE SPECIAL

ATTRACTIVE HOME ON HILLSIDE: 12 ROOMS, 3 BATHS; SOLARIUM; LOT 100 FT. FRONT; EXCELLENT RESTRICTED NEIGHBORHOOD ..... \$22,000

### ESSEX FELLS

A selected, restricted community near Montclair, with handsome homes, fine golf course and clubhouse; good schools.

FOR SALE

HANDSOME Dwelling of brick and stone, occupying a most commanding site. Contains living-room, library, dining-room, den, kitchen and pantry; 8 bedrooms, 4 baths; separate servants' quarters; glass-enclosed porch; electric and gas lighting. Seven acres of land, fine lawns and gardens ..... \$60,000

HANDSOME new home in one of the finest sections of the community. Contains 13 rooms, 3 baths; vapor system of heating. Finely decorated and finished. Handsome grounds with attractive lawns and gardens ..... \$35,000

**F. M. CRAWLEY & BROS.**  
Opposite Lackawanna Terminal, Montclair, N. J.

### PLAINFIELD

THE CITY OF HOMES

FOR SALE

Handsome brick-tiled roof residence, containing reception hall, living room, dining room, 6 bedrooms, 2 baths, hardwood finish, all improvements, fine grounds. garage. Price ..... \$18,000

Modern corner residence, containing 10 rooms, 2 baths, sleeping porch, sun porch, large porch, well developed grounds, splendid surroundings. garage. Price ..... \$15,000

Most Attractive Modern Colonial Dwelling  
Containing living room, library, dining room, solarium, 4 masters' bedrooms, 3 baths, every known appliance, large garage, greenhouse, superb lawn, grove of trees and water garden. Price ..... \$65,000

Write for list of attractive furnished homes at moderate rentals.

**STATE TRUST COMPANY**  
Real Estate Department NEW JERSEY

### ONE Lighting Special

is featured as an example of Indesco value at Indesco price—the highest possible merit at the lowest possible cost.

Special \$5.00 Complete as shown.

Mail Orders Filled.

Goods delivered in the City Free. Visit our show-rooms or send for our catalog.

**Indesco Lighting Fixture Co.**  
Inc.  
CHAS. G. ROBIN, President,  
47 Warren Street, N. Y.  
Telephone Barclay 5553.

### FOR SALE On Long Island's Fashionable North Shore

#### Gentleman's Estate of 41 Acres

Fifty minutes by motor from New York, with an incomparable view. Water front.

#### New Fireproof Residence and Garage

LARGE LIVING ROOM, LIBRARY, DINING ROOM, SOLARIUM, BILLIARD ROOM, ENCLOSED LOGGIA, TEN MASTER'S CHAMBERS, SLEEPING PORCHES, NINE BATHROOMS, LARGE ORGAN AND ECHO ORGAN. Large terraces, formal gardens, flower and vegetable gardens. Newly constructed stone roads.

#### Private Golf Course and English Tennis Court

Garage accommodates six cars, chauffeurs' quarters and club room

TERMS TO SUIT.

Address Box 48, Wall Street P. O., N. Y. City

### Unparalleled Bargain, \$4,500; Easy Terms

and \$10,000 First Mortgage Runs This

#### ARTISTIC, IMPOSING HOME AND GARAGE

Easy Commutation to N. Y. C. Express Service to N. Y. C. 13 big rooms, 2 tiled baths, sleeping porch, big open fireplace, wide concrete veranda, beautifully finished throughout, parquet floors, old ivory and mahogany trim, fine tree covered grounds and lawn, exclusive residential neighborhood, 5 min. walk to R. R. sta., high in the mountains, overlooking beautiful lake and near golf and country clubs, schools, churches and market. Write for phone FREDK. G. ELLER, Suite 621, 20 Broad St., N. Y. C. Tel. 4631 Recter.

### SELL OR EXCHANGE

#### Boonton, This Side of Mountain Lakes

30 Miles Out on D., L. & W. R. R.

80 Acre Farm New 14 room house, 3 baths, all modern improvements, gardener's cottage of 7 rooms and bath; garage, barn, artificial lake of about 10 acres, fruits of all kinds, about 40 acres planted. Property is free and clear. Make any reasonable terms, or consider exchanging for smaller place or city income property. For further particulars write or phone.

IRVING H. WOLFE, 225 West 38th St., N. Y. Phone Bryant 6707