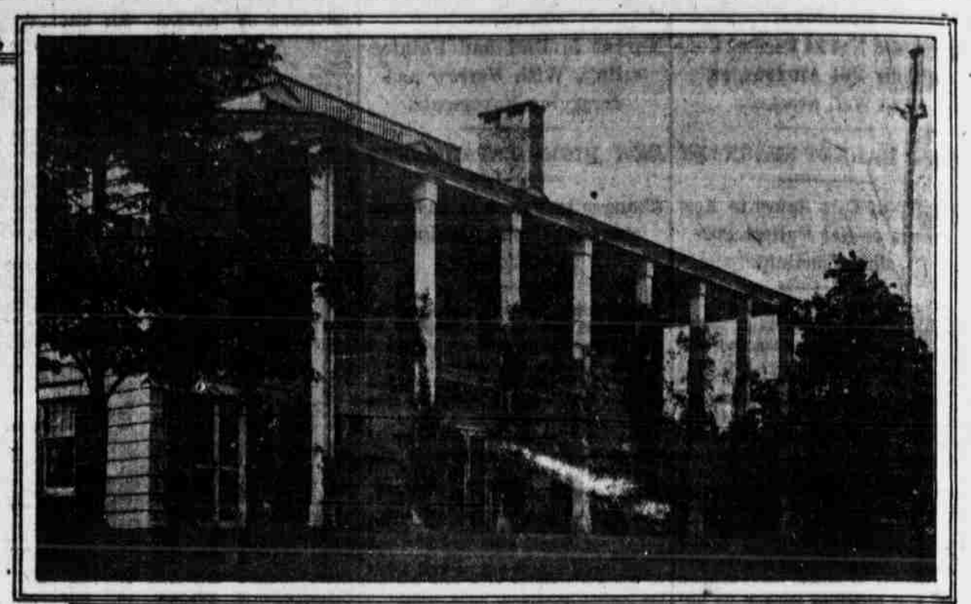
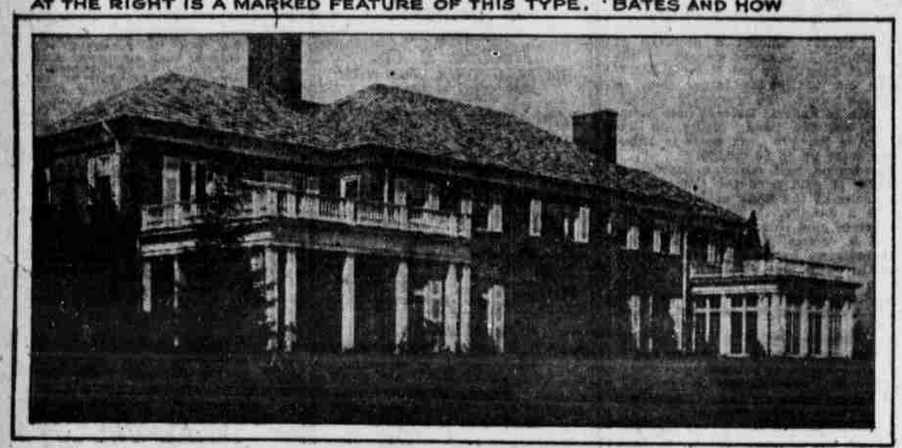
HOW TO KNOW THE DIFFERENT TYPES OF ARCHITECTURE

MINUS THE SIDE PIAZZAS THIS HOUSE WOULD BE AN EXCELLENT ADAPTATION OF NEW ENGLAND COLONIAL. THE DOORWAY OF THE HOUSE SHOWN IN THE OVAL AT THE RIGHT IS A MARKED FEATURE OF THIS TYPE. BATES AND HOW





GARDEN FRONT OF BRICK AND WOOD SOUTHERN COLONIAL HOUSE DESIGNED BY LEWIS COLT ALBRO

First in a Series of Articles Giving Practical Information Regarding Structural Styles--- Colonial Is Only Type That Can Be Called Distinctly American---Its Influence Is Evident in Average Suburban Home

ABOVE,—MODERN SOUTHERN COLONIAL DESIGN INSPIRED BY MOUNT VERNON. HOME OF GEORGE WASHINGTON. BELOW,— BACK OF SAME HOUSE SHOWING BOTH WINGS. JOHN RUSSELL POPE, ARCHITECT

For years America has been called the melting pot for the peoples of Europe. It should also be called the melting pot for architectural designs. The best and worst buildings of every age and every country have been reproduced in the United States. Immigrants and tourists have done their best to prevent the formation of a native school of architecture, for when they came to build homes they wanted copies of the houses of their native lands or adaptations of buildings they admired on their travels.

As a result not one but five distinct types of American domestic architecture have been accepted. The earliest and the most popular of these types is the Colonial house. Then there are three English types, the Tudor, early Renaissance and pure Georgian. The fifth type is the American-Italian house. Danish, French, Japanese, Spanish and Swiss houses are found in America, but they have never attained the popularity of the five principal types just mentioned.

The present nationwide interest in home building has given added importance to domestic architecture. From time to time THE SUN will publish articles dealing with different types of houses. This series will attempt to make clear to those who have a hazy idea of the various types their distinctions and their relations to one another. Since the Colonial is the only type which can be called distinctly American, it is the subject of this article. Although the Dutch house belongs to the Colonial group, it will be treated separately because of its importance as the only Colonial house which can be readily adapted by the builder of small houses without marring the simplicity of its lines.

Colonial Type Defined.

The Colonial house of New England is a modification in wood of the stone houses of the Georgian period which the colonists left behind them in England. The Southern colonial house, while still an adaptation of the Georgian house, is a more elaborate affair, generally of brick and wood, occasionally of wood alone. The Dutch colonial house, which was built by the early settlers of New Jersey and lower New York, showed more latitude of material. It was built of anything that came handy, brick, stone, stucco, clapboards, shingles or even a combination of all five.

The best examples of the New England colonial house are to be found in the Genesee Valley of New York, in Salem, Mass., and Portsmouth, N. H. These are the real old houses, for the builders of to-day prefer the Southern colonial type. If they build a New England colonial house they are apt to spoil the simplicity of its lines by raising the roof and by adding piazzas.

Houses of the New England type have their influence, however, for if one observes the average suburban home which has been built within the last ten years he is apt to see some semi-colonial traces in its outlines. It may be just a door or a porch which attracts his attention, but he recognizes it as a feature of the old New England houses.

The keynote of the pure Colonial house, whether it was built in Salem or Virginia, is almost invariably that of a rigid formality. In no other period of architectural history has the simple home achieved the stately dignity of the Colonial mansion. The Colonial houses were seldom elaborate and many of them were not larger than other houses.

Symmetry Is the Keynote.

Plans for houses of the Colonial period found in old British architects' plan books show that above all things the buildings were supposed to be symmetrical. Each front was regular and meant to be seen. There was no thought of giving the house a back for the use of servants and tradesmen.

Throughout New England the native carpenters worked from these books of designs. They were adapters rather than mere copyists, though, and soon began publishing books of plans of their own. One of the earliest of these was published at Greenfield, Mass., by Asher Benjamin.

The early Colonial home in New England has been called the simplest and most obvious expression of the Puritan spirit. It was frugal, reserved, dignified and self-contained. The cornices were narrow, the columns small, the house outline uncompromisingly simple and the interior arrangement direct. A huge central chimney was an inevitable characteristic of the early New England Colonial house. Many of the later houses have four chimneys, two on each wall.

Pillars, columns and bits of shaped wood for the porches of the New England houses were imported from England. The columns of the early houses were generally round and were often fluted. The columns of the later houses were often square, carpenter built affairs, sometimes with panelled sides.

Much of the charm of the large, square wooden mansions of Colonial New England was due to the color scheme of white with green shutters and roofs. The earliest of these houses were built of clapboards and had shingled roofs. Many of the later houses were covered entirely by shingles.

Telltale Doors and Porches.

Any desire for decoration which the builders of houses in Colonial New England had found its expression in the doors and porches. The porch of New England is an elaborate development of the hooded doorways of old England. Elaborate bits of wood carving were often used in this porch. Fan lights and side lights of leaded glass were almost always an accompaniment of the Colonial doors, which were much lower than the doors of to-day. No Colonial house had a door which was much higher than six feet. These doors were carefully and beautifully panelled.

The feature, though, of the New England door of the Colonial period was not its panelling or its fan light but its massive brass knocker. With the revolution the lion and ring knocker, which was so popular in England, was replaced by one in the shape of an eagle. This and a garland knocker were used almost to the exclusion of other designs.

While the Southern Colonial house was also an adaptation of the Georgian house it lacked the primness of the New England house of the same period. It was a stately, dignified home but it did not have the forbidding atmosphere of the houses built by the descendants of the Puritans. The modern Colonial house is generally an adaptation of the Southern mansion.

Virginia, the Carolinas and Maryland have the best examples of the Southern Colonial house. Mount Vernon, Monticello and Homewood (just outside of Baltimore) are the pure Southern Colonial types cited by every architect. Curiously enough Monticello was designed by Thomas Jefferson as a protest against what he believed the inefficiency of the architects of his time. He was the only statesman of the period who was concerned with the architecture of the country. In announcing his intention of building Monticello he wrote in explanation to a friend that he believed "the maledictions of the genius of architecture have been spread over the land." In self-defence he felt obliged to design his own home.

Although Mount Vernon is a wooden house the true Southern Colonial house was built of brick, with wood trimmings. The Southerner was thus better able to copy the Georgian houses he had left behind him than the New Englander, who was poorer and, not being able to import brick, was forced to build his home of the native white pine.

The Southern houses more closely approached the classic ideal in their outlines. In describing Monticello Jefferson said that the mansion externally was of the Doric order of Grecian architecture, with its heavy cornices and massive balustrades, and that its public rooms were finished in the Ionic style. As a rule the columns of the Southern houses approached the classic proportion, although they were generally round and fluted like the New England columns.

Architects say that what is perhaps the finest flavor of all American Colonial architecture is preserved in the old manor houses along the James River, in the Carolinas and the adjacent territory, extending even as far up the coast as Baltimore and Philadelphia. Most of these old houses are built of brick, but a few are of native Southern pine. The attention which New England builders bestowed upon the porches and doors of their houses was applied to the columns and cornices in the South. The Southern Colonial houses maintained their flat roofs to a larger extent than the New England ones, which suffered from an outbreak of sloping roofs with dormer windows. The wings of the English Georgian house were generally a part of the Southern adaptation.

Possibly because the Southern houses are the pure colonial type and possibly because the Americans of to-day resent the coldness and primness of New England architecture the Southern Colonial house is widely copied and adapted for modern uses. Times without number in recent years the Southern Colonial house has been reproduced in brick.

In wood it has served as a model for modernizing old farm houses. Mount Vernon itself was copied, or rather adapted, in the farm house designed at Wickatunk, N. J., by John Russell Pope for the late Robert J. Collier. The long low lines of this building, with its massive chimneys, its five slender wooden columns upholding its roof and its two great wings, make it seem like a true old Southern country mansion.

COLONIAL ESTATE WILL BE DISPERSED

J. Clarence Davies Will Sell Last of Van Cortlandt Holdings.

The last large tract of Colonial real estate remaining in New York city is about to be dispersed. It is the Van Cortlandt estate comprising a whole mile of Broadway frontage, and it will be disposed of at auction without reserve to the highest bidder by J. Clarence Davies in the Real Estate Sales Room at 14 Vesey street on October 14. The sale is by direction of Augustus Van Cortlandt, who inherited the property.

This sale, it is believed, will be the most remarkable offering at auction in the city's history. This particular part of the estate has remained practically intact since pre-Revolutionary days, so that it will be the first offering of the property since the founding of the United States.

It has two principal frontages besides those on side streets—a mile frontage on Broadway between 242d street, the subway terminus, and 256th street, and another frontage of practically the same extent on the historic Albany post road, about 100 feet to the west. On the Broadway frontage it overlooks the wide polo field of Van Cortlandt Park, with the ancestral Van Cortlandt mansion, now in possession of the Order of Colonial Dames, with Vault Hill, in the heart of which rest successive generations of dead Van Cortlandts, in the background.

Not only is the property itself beautifully wooded and dotted with lawns and gardens, but every class of dwelling and every description of improvement is to be found upon it. There is a properous hotel, a number of thriving stores, and not less than twenty-five dwellings, each in its own garden plot. All these will be included in the sale on October 14.

It is essentially investment property, as it has not to wait either for transit facilities or for street improvements. At the subway terminal where it begins two traffic policemen, in summer and winter, have all they can do, even on ordinary days, to handle the stream of traffic, vehicular and pedestrain. Automobiles bound north and south pass in two unending streams, and the surface cars, morning and evening, take on and release at this point great throngs of passengers.

Van Cortlandt Park in front insures forever a view to the east extending for miles over an attractive landscape. In the rear is the low ridge bordering the rich Riverdale section, in which are the homes of many of the wealthiest New Yorkers, including George M. Perkins, Edward L. Delafield, Darwin P. Kingsley, George W. Cortelyou and many more.

The whole neighborhood is replete with historic associations. The Van Cortlandt estate was originally a grant from the Dutch crown supplemented by purchases from the Indians. At that time it contained most of the territory which is now the Borough of The Bronx and the city of Yonkers. This last nucleus of the estate has been in the family since the beginning. Stephen Van Cortlandt, the first and only lord of the manor, who was only 21 years old when the English occupation of New York took place in 1664, became the first native American Mayor, administering the city from 1667 to his death. From 1710 to 1719 Jacobus Van Cortlandt was Mayor of New York. It was he who dammed Tippett's brook to establish, in what is now a park, a grist mill and a saw mill, thereby making the mile long lake which still is a feature of the park landscape. The grist mill was struck by lightning and burned in 1900, but the dam and the saw mill remained, the latter until a few years ago.

Over the Albany post road, directly in front of the historic manor house in those days, but which now has Broadway, a far more prosperous highway, intervening, there passed the fine gentlemen of early Revolutionary days in their coaches drawn by four horses with outriders to visit the great Col. Philipse, a near kinsman of the Van Cortlandts, in his manor house at Yonkers, or to take part in the deliberations of the provincial assembly and later of Congress.

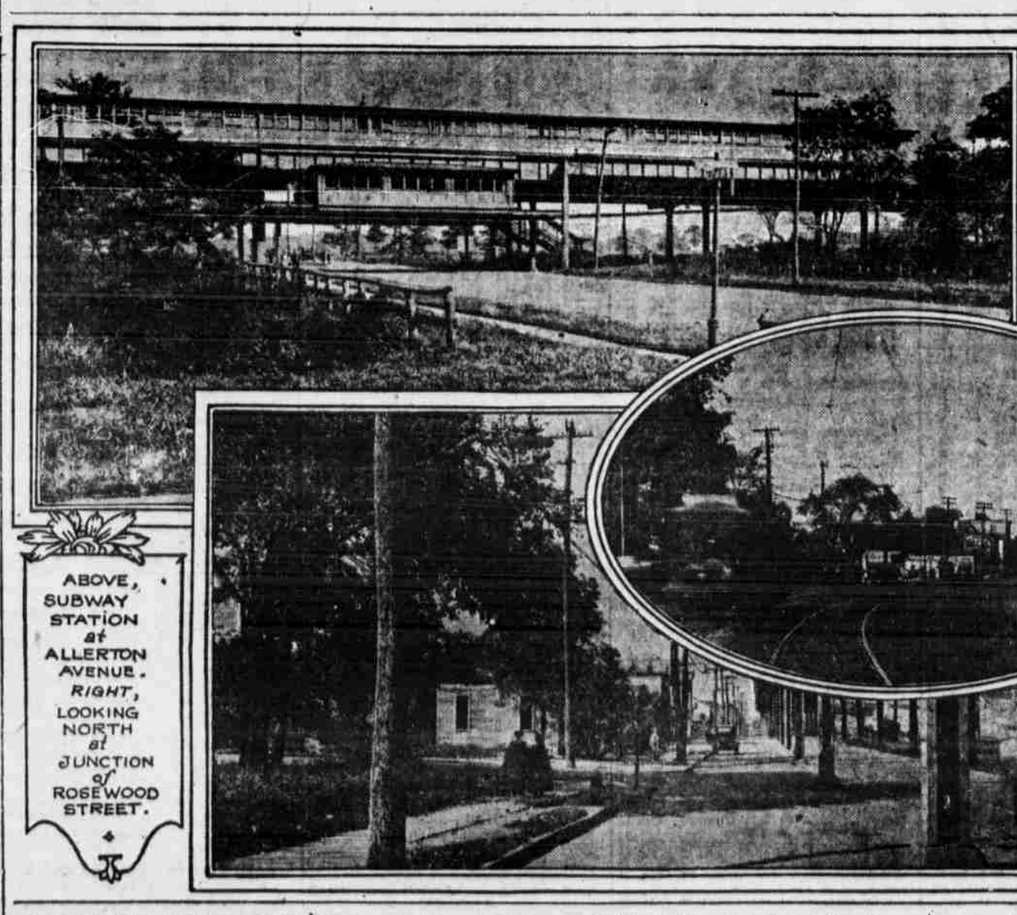
AUCTION THREATENS SITE OF OLD FORT

Historical Society Wants Public to Save It.

An interesting landmark of the Revolutionary period, old "Fort Number Four," is threatened by the sale of the Claflin estate in the Bronx on September 23. This complete earthwork, one of the best preserved fortifications of that period in Greater New York, lies on the south margin of Jerome reservoir. A few years ago it was identified and surveyed by Reginald P. Bolton and Edward Hagaman Hall on behalf of the American Scenic and Historic Preservation Society and subsequently a portion of it lying on city property at the intersection of University avenue and Reservoir avenue was made a public park and marked by a tablet erected in 1914 by the Daughters of the Revolution. The earthwork, however, laps over on lots 99, 100 and 101 of the Claflin estate, and these are included in the announcement of sale at auction by Joseph P. Day.

The American Scenic and Historic Preservation Society has issued an earnest appeal to public spirited citizens to come forward and secure the purchase of the three lots above mentioned in order that they may be given to the city for the preservation of this inspiring landmark. The society confidently hopes that the response to this appeal will be as successful as it was in the case of the recent sale of the Bennett property on Fort Washington Heights when the site of Fort Washington was involved.

Auction Tide Will Reach High Water Mark at Sale of 1,000 Lots in New Bronx Transit Area



SCENES ALONG WHITE PLAINS ROAD, PRINCIPAL THOROUGHFARE *in the* NEIGHBORHOOD *of the* PROPERTY *to be* SOLD.

ABOVE, SUBWAY STATION *at* ALLERTON AVENUE. *RIGHT,* LOOKING NORTH *at* JUNCTION *of* ROSEWOOD STREET.

LOOKING NORTH *at* 242 ND STREET.

Every day brings further proof that this is the most important season auctioneers of real estate have ever had. Beginning with the Bennett sale in the spring, not a week has passed without at least one auction sale of importance. Thousands of lots have gone under the hammer, and although the auction season generally closes on Labor Day no sign of the end of the present one has yet appeared.

Quite the most important and spectacular auction sale of recent years will be held by Joseph P. Day, who will sell on Tuesday, September 30, and Wednesday, October 1, 1,000 lots in The Bronx. These lots are located between the Bronx and Pelham Parkway and the city line at 243d street, along the routes of and between the White Plains avenue subway and elevated extensions of the Interborough, the Webster avenue extension of the Third avenue elevated and the New York, Westchester and Boston Railroad. The area of which these lots are a part extends north and south from three to five miles and east and west from one to three miles. The lots will be sold for the account of the heirs of some of the deceased members of the Sound Realty Company, which originally consisted of thirty persons, only twelve of whom are alive.

At a recent meeting of the remaining stockholders, the heirs and the attorneys of those who have died since the formation of the Sound Realty Company, it was decided to liquidate the affairs of the corporation by selling all remaining lots at auction. According to Mr. Day every lot will be sold on September 30 and October 1. The sale will be held in the real estate salesroom at 14 and 16 Vesey street.

No Lack of Transit Lines.

Of the 1,400 lots to be sold about one-half are situated at or near the various stations on the White Plains avenue subway and elevated extension at the Bronx and Pelham Parkway, Allerton avenue, Burke avenue, Gunhill road or 210th street, 219th street, 225th street, 233d street, 238th street or Nereid avenue and 241st street, the latter being the terminal station. One of the largest blocks of lots to be sold is located along Williamsbridge road, Mace, Allerton, Hone, Lurting, Laconia, Yates, Hering, Tenbroeck, Pearsall, Throop, Bouck and Wilson avenues, and about midway between the Bronx and Pelham Parkway and the Adee avenue or Gunhill road stations on the New York, Westchester and Boston Railroad. This tract, consisting of about 735 lots, extends almost to the Boston road and practically controls the future development of the section lying between the Pelham Parkway on the south and Gunhill road on the north, the New York, Westchester and Boston Railroad on the east and Boston road on the west.

Also along the Bronx and Pelham Parkway there are to be sold six blocks of lots, located south of the Parkway, accessible to the Pelham Parkway station and fronting in Lydig, Neil, Yates and Hering avenues.

In the Gunhill road section, fronting on both sides of Bronxwood avenue, there are 101 lots to be sold, including twelve corner plots, four of which are on Gunhill road and Bronxwood avenue; also another block of sixty-four lots on Bronxwood avenue, Tilden street, East 212th and East 213th streets and in Paulding avenue, within two and three blocks from Gunhill road and about three blocks east of the Gunhill road station on the White Plains avenue subway and elevated extension.

Another large block of lots to be sold by the Sound Realty Company is located further to the east and within about four to five blocks from the Adee avenue or Gunhill road station on the New York, Westchester and Boston Railroad. These lots lie on both sides of Boston road and on the north side of Gunhill road and front on 211th, 212th, 213th and 214th streets, Pearsall, Bouck, Wilson and Givan avenues.

Location of Other Lots.

On Laconia avenue, north of Gunhill road, and about four blocks east of the White Plains avenue elevated and subway extension, five blocks of lots to be sold are located between 222d and 227th streets, at the head of East Chester road, Mickle, Kingsland, Schieffelin and Crawford avenues. There are also several lots on Paulding avenue between 226th and 227th street, one block west of Laconia avenue, and another plot on 230th street, between Paulding and Bronxwood avenues.

An important plot to be sold is at the northwest corner of East 233d street and Byron avenue, one block east of the 233d street station on the White Plains avenue subway and elevated extension. Of the remaining lots located off the direct line of the White Plains avenue subway and elevated extension there are several plots on Furman and Byron avenues, near the 238th street station; also on Carpenter avenue, 242d and 243d street and adjacent thereto from one to two blocks north of the terminal station at 241st street; on East 232d street running through to 233d street, between White Plains road and Carpenter avenue; on the Bronx Boulevard at the foot of 231st street; also on Britton street, between Barker and Olinville avenues, near the Allerton avenue subway station. Along the direct line of the White Plains avenue subway and elevated extension there are about three dozen plots of various dimensions to be sold in separate lots.

LEASES FOR PLAYGROUNDS.

Henry Hof leased for Caroline H. Field, of London, Eng., to the Backyards Playgrounds Association, Inc., the two four story tenement houses at 310 and 312 East Thirty-first street. The lessees, a newly formed organization, will create a backyard playground centre for the children of the neighborhood. These houses as well as others under the control of the Backyard Playgrounds Association, on the East Side, will be improved as to sanitary and hygenic conditions.

REAL ESTATE NEWS, NOTES AND GOSSIP

Ellerton Apartments, Held at $750,000, Are Sold by A. V. Stuyvesant.

The Ellerton, a twelve-story apartment structure, with store at 2889 to 2897 Broadway, southwest corner of 113th street, has been sold by A. Van Horn Stuyvesant. The building has a frontage of 100.11 feet on Broadway and 100 feet on the street. It was held at $750,000 and is assessed by the city for $655,000.

3 BIG FLATS CHANGE HANDS.

William S. Baker has sold for a client to Mandelbaum & Lewine 14 and 16 and 18 and 20 West 107th street, two six-story elevator apartment houses, each 60x100, known as the Robert and Millard. The property was held at $200,000.

Lane S. Hough of J. C. Hough & Co. has sold for Mandelbaum & Lewine the northwest corner of St. Nicholas avenue and 157th street, a six-story, twenty-three-family apartment house, on a plot 47x103, to the Argonne Realty Company, Henry S. Mansfield, president. The house rents for $14,000 and is held at $100,000. In part payment the seller received a stucco dwelling in Chester Hill Park, Mount Vernon, on a plot 75x100.

Edgar & Feinberg have resold for Scoville Realty Corporation to Joseph Shenk 256 Wadsworth avenue, a five-story apartment house, on a plot 54.6x115, arranged in suites of three, four and five rooms. The property was held at $100,000 and rents for $14,000 a year. It was purchased by the sellers two days ago. Marks & Marks represented the sellers and Morrison & Schiff the buyers, as attorneys.

BUYS 195 CHRYSTIE ST.

Edward W. Browning has brought from the New York Life Insurance Company the nine-story loft building on a plot 50x200 at 195 to 197 Chrystie street. The property, which is fully tenanted, was erected four years ago and was acquired by the seller in foreclosure proceedings.

CAPT. ROOSEVELT A BUYER.

Kermit Roosevelt has purchased for occupancy from the estate of Allen C. Frazer the four story and basement dwelling, 18.6x100, at 151 East seventy-first street. Harris & Vaughan, Inc., negotiated the sale; Zabriskie, Sauer, Kerr & Gray, attorneys, represented the buyer.

Mr. Roosevelt, who was a captain in the A. E. F., has just been made secretary of the newly reorganized Kerr Navigation Company. He is said to have paid $35,000 for his new home.