

# EARLY DUTCH COLONIAL HOUSE WAS ORIGINAL "AMERICAN BUNGALOW"; MODERN TYPE IS POPULAR FOR SMALL HOMES

Design Lends Itself to Inexpensive Building Venture--Has Homely Charm Which Cannot Be Found in Other Types of Architecture--Variety of Materials Used, Including Brick, Stucco, Shingles, Clapboard and Stone--Doorways in Early Houses Plain--Now Suggest New England Colonial--Second in Series of Articles on How to Know the Different Types of Architecture

No form of Colonial architecture has gone through quite so many phases of adaptation and modernization as the Dutch house. It is the only small house produced by the Colonial period and it can be reproduced at a much lower cost than the stately homes of Virginia and the New England colonies. As a result it has been very popular with the speculative builder, and Dutch houses that are Dutch only in the general outline of their roofs have sprung up everywhere in New York and New Jersey.

The earliest Dutch houses here were built in Kings and Queens counties of New York and Bergen, Essex, Hudson and Passaic counties of New Jersey. Many of these old houses are still standing. The earliest of them were built of stone. They were long, low buildings of the cottage or farmhouse type with roofs of a single pitch. In the later houses the eaves were gradually extended to form the roof of the piazza while the eaves of the gable were seldom any more than a mere verge board applied close to the wall. This gambrel roof appears like an exaggeration of the New England gambrel, but they originated at approximately the same time without reference to each other.

Most of these early Dutch houses were very small. They were the original American bungalows, for all the living rooms were on one floor. There was generally a ladder leading to a sort of loft which was used as the sleeping quarters for some of the younger children as "nests" or "cubbies." When the owner felt the need for more room he built a kitchen wing on one side which was generally larger than the main house. Sometimes, particularly in the later Dutch houses near Germantown, a second wing was added to serve as the home of the eldest son when he married.



MODERN DUTCH COLONIAL HOUSE at HEWLETT, L. I. DESIGNED BY FRANK J. FORSTER.

stone which was used to such an extent in New York city, but was a stone which varied in color from light tan to a deep terra cotta red.

On Long Island, where stone was at a premium, the houses were built of clapboards or shingles, or of both with some stone. Both in New Jersey and in New York a sort of stucco, which resembled old-fashioned lime plaster, was used by the Dutch. This was perishable and the Dutch hid repairs by a coat of whitewash. The Dutch did not feel obliged to confine themselves to one material in building their homes and many of the existing houses show the use of five materials--brick, stucco, shingles, clapboards and stone (red sandstone in Bergen and Essex counties in New Jersey and native field stone on Long Island and elsewhere). The upper part of the Dutch houses of Germantown was built of a clay sub-

stance. The necessity of protecting this from atmospheric conditions developed the Germantown hood.

As the Dutch house developed the roofs were often extended on one side or porch or piazza and were supported on columns. These Dutch columns were octagonal and hexagonal with capitals totally unlike the classic or other colonial columns.

With the advent of the piazza, the Dutch house began to add a row of second story windows along the front, of the low kind, known as "the on your stomach windows." The projecting hood of the piazza in houses having these windows was placed between the windows of the first and second stories, as a rule the part of these houses below the piazza was built of stone and that above of wood.

The doors of the early Dutch houses

were plain, but as the Dutch grew more prosperous they copied the elaborate doorways of the New England houses. Many of these Dutch doors excelled the New England originals in beauty. These doors had pilasters, or small columns, placed in front of them. Slim arched columns and pilasters were on either side of the side-lights. Below the side-lights were placed panels. There were fanlights, either over the door itself, or over the door and side-lights both. The door itself was wonderfully paneled. There was a wide "hall" for the lock was applied to the face of the door and not set in the edge.

Windows were never placed in pairs in the old Dutch farmhouses, but, as a rule, were uniformly spaced across the front. They had small panes of "oil" glass. The gabled windows were small and of unusual shapes. The shutters of the Dutch houses were solid affairs of green wood with odd saw cuts in the tops. The half moon was the favorite saw cut.

The finest existing Dutch house is the Broad house at Hohokus, N. J., which

was built in 1754. It would be impossible to reproduce this or any other old Dutch house exactly, for it does not meet with modern conditions. The original pattern of the old Dutch houses was forced, even in the earliest days by local conditions of one kind or another in various communities into something very different in each settlement.

There is a homely charm about the simple house of Dutch origin which can be found in no other form of domestic architecture. It has a more homelike atmosphere than even the English cottage. Because of its charm, as well as its inexpensiveness, it has been widely copied by the speculative builder. These semi-Dutch houses were often hastily and poorly constructed and did much to hurt the reputation of the Dutch house.

Modern Type Easily Built.

Perhaps the first American architect of note to realize the possibilities of the Dutch house as a modern small home

was Aymar Embury, 2d. Mr. Embury studied the old houses in existence and designed the first good modern adaptation which retained much of the charm of the original houses. He recognized the modern need for wide piazzas and for sizable second story rooms. His houses were not copies of the Dutch houses, but they had as many of the distinctive features of the original houses as could be readily produced by modern builders. The roof, of course, had a more sloping pitch than the old gambrel roofs, thus giving sufficient space in the second story. Ordinary windows were substituted for the quaint shapes of the gable ends, and other changes necessary for the modern house were made.

Modern Dutch houses of charm have

also been designed by Frank J. Forster and Dwight James Baum. Mr. Forster has recently designed a house which follows the earliest Dutch structures in line, having a roof with a single pitch. Mr. Baum's houses are attractive adaptations of the later Dutch houses in wood and stone. He has designed a number of these houses at Riverdale-on-Hudson.

For the New York and New Jersey suburbs, there is no house which can beat the Dutch Colonial type in charm. While both the English cottage type and the California bungalow type are popular they are not native houses and they are not adapted to all climatic conditions. The Dutch Colonial house is ideal for a small plot, for it is essentially a cottage type and does not need the wide expanses of lawns which the

more stately Colonial mansion demand. All it requires is a small front lawn and a few old fashioned flowers.

One particularly attractive house at Riverdale has a narrow pathway leading to its front door, bordered by tangled masses of bright old fashioned flowers. The stiffly formal back flower garden of the New England houses could have no place in the landscape which contained this house.

Of course the Dutch house is essentially a small house. A large Dutch house would be an impossibility. For those who desire a more pretentious house without the formality of the more dignified Colonial residence, the Tudor house is ideal. This will be the subject of the third article of this series, which will appear in an early issue of this paper.

## SOUND REALTY SALE TO LAST TWO DAYS

J. P. Day Will Open Bidding Tuesday and Continue on Wednesday.

The current season has been notable by reason of the great number of auction sales, but of all held thus far none has equalled in wide range of choice lots the sale of 1,000 lots for the Sound Realty Company which is to be held in the Westchester street auction rooms by Joseph P. Day on Tuesday, September 30, and Wednesday, October 1, at noon.

These are all the lots remaining in the possession of the Sound Realty Company, which was formed a number of years ago by a number of prominent business men and real estate experts to deal in tracts of vacant land located along and between the White Plains road and the New York, Westchester and Boston railroad. The two adjacent to the Webster avenue extension of the Third avenue elevated road, which has its terminus at Gunhill road and White Plains road at Gunhill road and the White Plains road subway, and is now in course of completion; also in the Baychester avenue station section of the Harlem Division of the New York Central and Hudson River Railroad.

Of the 1,000 lots to be sold, practically all are between the Bronx and Pelham Parkway and East 243d street on and adjacent to the several transit lines referred to. Many of the lots are near and adjacent to the stations on these transit lines, while others have their frontages in some of the most important and fastest growing thoroughfares in the Bronx, such as Boston road, Williamsbridge road, East Chester road, Gunhill road, Burk avenue, Laconia, Furling, Bronxwood, Barbee, Bryon, Lydie, Nell, Home, Lurline, and Hering, Tenbrook, Pearsall and Nereid avenues, the Bronx Boulevard and many other of the most prominent and active streets and avenues in this section.

## WILL SELL QUAKER RIDGE PROPERTIES

B. L. Kennelly to Dispose of Many Plots Oct. 11.

Bryan L. Kennelly, auctioneer, will conduct a public sale at 2 P. M. Saturday, October 11, on the premises at Quaker Ridge, Westchester. The property to be sold consists of twenty-three residential sites, from one to two acres each; two houses and three acreage plots of sixteen to twenty-one acres respectively, with frame houses and barns on the old Mamaronck road, Saxonswood road and the Crossways.

## EXTENSIVE BUILDING GOING ON IN QUEENS

144 Cottages Being Erected in Richmond Hill.

One of the largest developments of one family homes in the great city is now under way on the Ring-Gibson properties at Richmond Hill, south of the Borough of Queens. The tract covers 550 city lots, and during the last year 125 one family dwellings have been erected and sold. Operations are now under way on 144 more of the same type.

## Historic Van Cortlandt Estate Will Provide Sites in West Bronx for Much Needed Homes

After an ownership of more than two centuries and a half, dating back to the early Dutch colonial days, the Van Cortlandt Estate has announced the liquidation at public auction of the remainder of its vacant holdings in the West Bronx.

The sale is scheduled to take place on Tuesday, October 14, under the direction of J. Clarence Davies, agent and auctioneer, in the Vesey street salesroom and comprises a total of 254 lots on the west side of Broadway from Spuyten Duyvil Parkway (2475 street), and extending northerly along the Broadway frontage to 25th street.

While the major portion of the offering fronts on Broadway, buyers will also have the choice of inside lots on the adjoining streets and avenues immediately to the West. Some of the Broadway lots have frontages on the post road, which runs parallel to that thoroughfare the entire length of the property.

Because of its historic associations with the early days of New York and its long ownership by one of the most notable families of New York, the liquidation of the property at this time is of particular interest. Originally a grant from the Dutch crown, the property was enlarged by purchases from the Indians long before the establishment of the British colonies, and was handed down in the long course of years to the successive generations of the Van Cortlandts.

Included in the sale are the hotels, restaurants and stores which form the business and amusement centers just north of the terminus of the Broadway subway at 144 street. The larger of the hotels immediately at the foot of the station is reported to yield an income

## NEW ASSESSMENTS MAY NOT BE LEGAL

Realty Board Doubts Power of City to Punish "Profiteers" by Taxation.

"The taxpayers of the city are waiting with great interest the final result of the new method of assessment of real property, by which the Tax Department proposes to add \$200,000,000 to the assessed value of New York city real estate," says a statement issued by the Realty Board of New York.

"Heretofore," continues the statement, "assessments were made by deputy commissioners of taxes and assessors, who were civil service men and were obliged to qualify by passing a very difficult examination. Now apparently, the assessments are made by the Mayor's Committee on Taxation on the experts' statements of tenants. Whether this latter method will stand the test of court action is doubtful.

"The rental value of property has not been the determining factor in establishing assessed valuations. The commissioners of taxes and assessors, after the most careful investigation, fix the unit of land value in each block in the city. This is carefully determined by consulting their record of sales and transfers and by personal examination. After the value of the land is determined, the deputies then fix the value of the improvements subject to final review by the commissioners.

"The Mayor's Committee is in no sense an official body with clearly defined authority like the Tax Commissioners. It was appointed by the Mayor to secure new sources of revenue and to submit amendments to the tax laws. This object was forgotten in a very short time and no recommendation of the slightest importance on the subject of taxation has come from the committee.

"On the other hand, there is scarcely anything else that it has not investigated, and of late it has assumed the functions and jurisdiction of the municipality.

"Taxation must be equitable and general. The power to tax cannot be used by the city as a power to punish." "The Board of Taxation has assumed the duty of an increase of \$200,000,000 in the assessed value of real property, the Real Estate Board believes that this is a very short time and no recommendation of the slightest importance on the subject of taxation has come from the committee.

"Previous tax sales have resulted in the acquisition by the city of large tracts of property which are no longer available for taxable purposes. Real estate experts looked for an even break, but certainly not for an increase in assessed valuations."

## BUNGALOW COLONY FOR FLUSHING BAY

L'Ecluse, Washburn Co. Accepts Development Agency.

L'Ecluse, Washburn & Co. recently accepted the selling agency for the property belonging to the Flushing Bay Building Corporation, on Flushing Bay, Queens, consisting of 100 acres, or 1,500 lots, with a half-mile frontage on the bay.

Seven of the twenty-five all year bungalows which the company is building are ready for occupancy. Each house has a large living room, kitchen, three good sized bedrooms and a bath. There is a cellar under each house containing a hot air heating plant. The houses also have modern gas ranges, gas heaters, electricity and other improvements. Each purchaser will be given a right of way to the bathing beach on Flushing Bay. The brokers believe that these homes will fill a great need, for they are planned to make house-keeping easy. All the rooms are on one floor.

The company hopes to establish a colony of persons who are congenial and who will enjoy the advantages of a community tennis courts, a bathing beach and a community house. The houses will be sold on reasonable terms at \$5,500 each. The brokers believe that when buyers realize that it is impossible to get any kind of a house at this price the bungalows will sell rapidly.

This property is only six miles from Times square. It may be reached in several ways--by the Queensborough subway from Grand Central Terminal to the Junction avenue express station, and by the Junction avenue surface line to the property, or by the Junction avenue surface line, directly from New York, crossing the Queensborough bridge and running within two blocks of the property. The Junction avenue surface line, which goes through Greenpoint and crosses the Williamsburg bridge, goes through the property.

The company has developed thirty-seventh street, an eighty-foot boulevard for an entrance to the property. There will be a planting of trees in the center of this street as well as on both sides. The roadway will have curbing and sidewalks.

Builders who have operated in this section have found a ready market for dwellings of the six, seven and eight room type, and more recently have extended their operations to the larger type containing ten and fourteen rooms, several of which are now in course of construction, with the expectation that others will follow in the immediate future.

As a matter of fact, it is only within the last few years that builders of multi-family buildings have invaded this district. A few years ago the Van Cortlandt estate started what was intended to be a complete improvement of the entire frontage of their Broadway holdings. One apartment house was erected to test the market demand, and the house was fully rented before completion and since then has not had a vacancy. The success of the initial enterprise resulted in the preparation of plans for the construction of similar houses, together with a large business building, but the embargo placed upon building by the Washington authorities brought the operations to a standstill.

In all the essential requirements of the homeseeker or investor the Van Cortlandt section of the Bronx is held by many to be unrivalled. Rapid and cheap transportation to all parts of the city, good roads, pleasant home surroundings and high-class development assuring desirable neighbors, all important factors that combine to make a district desirable for the man of

## APARTMENT HOUSE ON BROADWAY OVERLOOKING THE PARK

From the standpoint of the realty investor the sale offers a wide range of choice. There are lots for the apartment builder, income properties for the investor, dwellings and home sites for the overburdened rent payer. It is also expected to attract the attention of those of a speculative turn of mind who buy for a quick profit.

What is probably the most conspicuous feature of this sale is the fact that it marks the last large offering at auction of Broadway lots and consequently the final opportunity for the lot investor to acquire this class of property. This statement made by Mr. Davies is based on the result of a recent survey of the remaining holdings in Broadway, from the Harlem Ship Canal to the Youkers city line, which shows that there are

only two holdings of any size available, and these are considered negligible in comparison for auction purposes.

Up to within recent years there were to the north and south of the Van Cortlandt estate several large tracts formerly owned by the Godwin, Daub, Sanger, Griswold and other estates, but these have since passed into individual ownership through notable auction sales.

With the exception of a few short blocks of cross streets extending from Broadway to the Post Road the streets are paved, sewered and completed, so that prospective buyers need have no misgivings about assessments for work already done.

The property rises in a gentle slope from the street grade on Broadway and extends into a picturesque region of rolling hills and woodland dotted with the homes of men prominent in finance, business, art and literature. The land is held in strongly restricted owner-

## LOOKING NORTH FROM THE PROPERTY

252nd STREET

AT RIGHT--HISTORIC VAN CORTLANDT MANSION--THIS VIEW ALSO GIVES A GLIMPSE OF THE PROPERTY TO BE SOLD ON THE WESTERN BOUNDARY OF VAN CORTLANDT PARK

