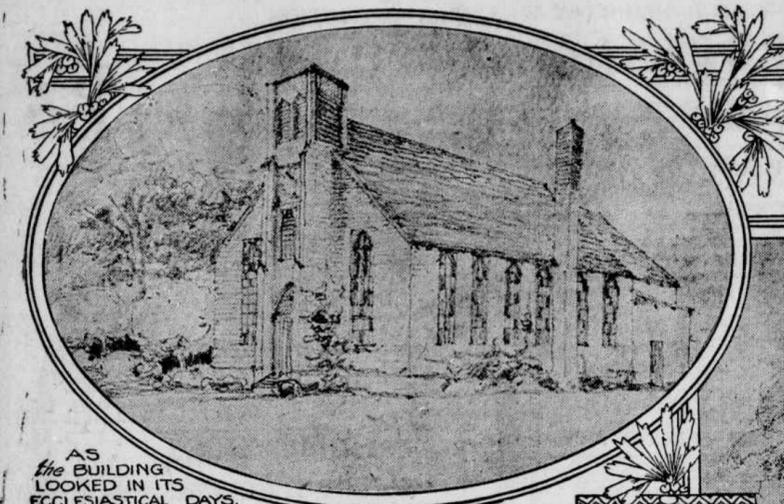


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NEW YORK, SUNDAY, FEBRUARY 27, 1921.

DESERTED PEWS GIVE WAY TO BRAND NEW KITCHENETTES



AS THE BUILDING LOOKED IN ITS ECCLESIASTICAL DAYS.

Westport, Conn., one of the progressive towns on the north shore of Long Island Sound, some forty miles from New York and an hour and a quarter by train, has put itself on the realty map in quite a new and original way. Always keen to grasp an opportunity to meet the increasing demand for homes in this very attractive suburb as well as to do its share to meet the housing situation, it recently undertook the reconstruction and alteration of a long vacant church into an apartment house.

The result has more than met the expectation of the promoters, for from the simple frame structure a most interesting building has been evolved, providing eight charming small apartments for as many families, having all the comforts of city living but with the attendant joys of suburban life as well. The same distance of New York would do as much to meet the housing crisis, it is safe to say the problem would in a great measure be solved, and very profitably so. Of course in New York the revamping of old city houses has gone on apace for several years, only it hasn't made a dent in the demand for homes, principally for the reason the prices are so far beyond the reach of the average person's pocket-book that the homeseeker of the middle class—by which I mean the one of moderate means—is unable to take advantage of the change.

Market Responds to Tax Exemption; Bronx Active

The passage of the tax exemption ordinance on Friday played an important part in the sale of two West Bronx apartment houses yesterday which were valued at about \$555,000. The buyer was A. H. Levy, acting for a syndicate headed by Isidor Witkind, attorney. The seller was Samuel Minskoff, a builder, who finished the two apartment houses on the south side of 184th street between University and Andrews avenues, and they occupy a plot 87.5 on the avenue and 100 feet front on 184th street. Each house has forty-two suites. The rental is about \$96,000.

Another purchase closed in the same section involves the new six-story apartment at the northwest corner of 184th street and Tremont avenue, put up by a Mr. Rosenfeld. The structure stands on a plot of approximately four lots, the site curving along both streets and facing the plaza formed by the junction of University and Tremont avenues and Macomb's road.

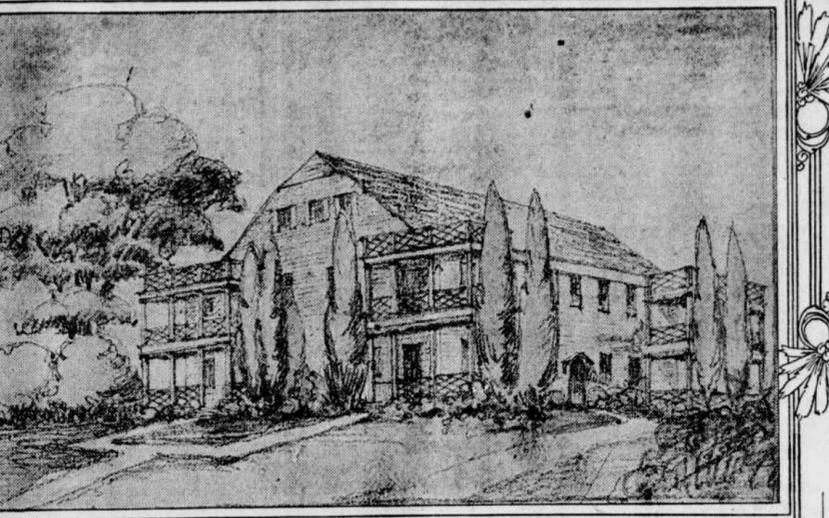
Operators Recall the Swannanos. Harris & Maurice Mandelbaum and Fisher & Irving L. Levine have resold to the Melster Builders, Inc., through J. G. Bassman, of the S. H. Raphael Company, the ten-story apartment house known as the Swannanos, at 105 East Fifteenth street, adjoining the corner of Union Square East, on plot 50x100. It was recently taken in trade from William C. Dewey for the Vanderbilt Building at Nassau and Beekman street by the sellers. The new owners plan to resell the property to tenants on the cooperative plan. The rental is \$157,000 and the property was held at \$250,000.

New Bank Leases Quarters. The National Acceptance Bank, Inc., of which Paul M. Warburg of Kuhn, Loeb & Co. is chairman of the board, has leased two floors in the Redmond & Co. bank building, at 31 Pine street, at an aggregate rental of \$450,000. Pease & Elliman were the brokers. The bank was organized to promote foreign trade acceptances on short term credits and is capitalized at \$10,000,000.

Dwelling Market Is Brisk. Haggstrom-Callen Company sold for Beale Clay the three-story dwelling at 307 West Eighty-seventh street, 17x100. Earle & Calhoun represented the seller. Frank O. Burdick sold the four-story dwelling at 160 West Fifty-fourth street, adjoining the corner of Seventh avenue, to a client of Ashforth & Co. Gustava Sandstrom resold 215 West End avenue, southeast corner of 105th street, a five-story dwelling, 20x90, which he recently took in part payment from Joseph W. Ward for the Chateaufort apartments at 127 Riverside drive.

J. Irving Walsh sold for Mrs. Emily Haggood the three-story dwelling, 20x100, at 73 West Tenth street. Pease & Elliman were the brokers for the estate of J. Henry Lange the four-story dwelling at 5 West 144th street, 19x100. Maurice Wertheim resold the four-story dwelling, 21x25.2, at 250 Lexington avenue, to Dr. James S. Ralley, the tenant. John Pluck sold for the Gibson estate the three-story dwelling at 164 West 134th street.

Innkeepers in Connecticut Town Resort to Novel Expedient to Provide Housing Accommodations for Townsfolk--Buy Old Church Building and Convert It Into Up-to-Date Apartment House for Eight Families



THESE SKETCHES OF THE OLD CHURCH PROPERTY, CONVERTED INTO A MULTIFAMILY DWELLING IN WESTPORT, CONN., WERE SPECIALLY DRAWN FOR THE NEW YORK HERALD BY THE ARCHITECT, EUGENE J. LANG.

laudably decided not to develop into living quarters despite the fact the rental would have produced a considerably larger revenue, but instead of "profiteering" to this extent they finished the gable space off so that each apartment has a very large storage room with accommodation for trunks and all the overplus furniture for which they at the moment have no market. This means to the town homeseeker is beyond words, as it is a luxury seldom if ever enjoyed in town.

Each porch is 9 by 20 feet in size and opens into living room 12 by 14. The kitchenette is directly off the living room with a window fronting on the street for ventilation and a door so that it may be entirely closed off, thus preventing cooking odors from passing through. A narrow hall or corridor connects the living room with the two bedrooms and the bath, which is accessible from each. The second floor plan shows a slight variation of arrangement which does not, however, alter the size of the rooms. Each rear apartment boasts of a veranda arched, although built at a different angle. The main entrance is from the side. The apartments rent for \$75 a month.

story business building at Bloomfield avenue and Valley road, opposite the Municipal Building in Montclair, N. J., owned by the Midvale Steel and Ordnance Company. The building covers a plot 117x173 and contains the Montclair Theatre, stores and offices. The site was formerly owned by William B. Dickson, treasurer of the Midvale Steel and Ordnance Company. The holding price is \$285,000.

Lewis H. May Company sold for estate of Emma I. Stroud two lots on the Boardwalk, Long Beach, L. I., adjacent to the Nassau Hotel, to Gertrude C. Valentine. Plans have been drawn for a three-story hotel and construction will commence at once. Part of the Boardwalk front will be used for stores. Lewis H. May Company has been appointed agents.

Thomas A. McWhinney Realty Company rented for the Good Homes Company, Inc., a dwelling on Broadway 205 and White's lane, Cedarhurst, to Wilfred E. Murchie; also for William E. Bates the cottage on West Broadway, Hewlett, to be used under construction, to Mrs. Scheinman; for F. A. Lowe, dwelling on Richmond place, Lawrence, to Mrs. Sophie Hyman; for Mrs. Mildred Saunderson, a two-story apartment, near Cedarhurst, to Mortimer Lahm; for Dr. E. Lennox, an apartment on Central avenue, Lawrence, to Eugene A. Kohut; for H. H. Fisher, a vacant lot, to Cecil Realty Company, a plot 60x150 on Elm street, Woodmere, L. I., to Mrs. Kate Wiener.

Horns & Thompson sold the H. G. Wolfe property on Woodcrest avenue, White Plains, N. Y., to E. L. Busing; also rented the T. B. Lyon estate at Quaker Ridge to Allen Tobey of Tobey & Kirk, New York city.

R. Franklin Hull sold the following properties in White Plains: For Mary M. Goodwin her residence at 75 Elm street, White Plains; for Mrs. M. C. O'Connell, a two-story apartment, on the city; for William W. Wood his house at 147 Waller avenue; for Annie M. Miller of White Plains; for Milton C. Frost, a two-story apartment, on the city; for Florence Q. Whitted of White Plains. The same broker rented, furnished, for Mary A. Thora her residence at 155 Pines avenue, in Cecil Heights, White Plains; for Merton A. Angell his house at 63 Prospect street to Abraham Freedman of this city.

RENTAL OWNERS ARE DEAF. Organiser Says They Never Heed Warnings of Attacks. The average owner of real estate is indifferent to the fact that not more than ever before, he is made to run the gamut of all sorts of attacks on him from taxes to hostile legislation. A concrete example of this state of affairs is given in a special article by W. J. Breda, manager of the membership bureau of the Real Estate Board of New York, which will appear in the March issue of the board's official organ, the Real Estate Magazine. After showing how the Real Estate Board for years has warned property owners of the dangers besetting them Mr. Breda makes the following comment:

"That these appeals have too often fallen on deaf ears is shown by the fact that less than 5 per cent of the property owning interests of this city are members of real estate organizations. And for the benefit of those non-members who are always asking 'Why must real estate bear 90 per cent of the cost of city government and 75 per cent of the cost of State government?' we might add that it is because the Real Estate Board is fighting their battles under the great handicap of inadequate support. An excellent example of this condition of affairs was provided last fall when the Real Estate Board's committee appeared at Albany as the representative of some 14,000 real estate men and was expected to combat successfully the excessive tax levies of several million dollars."

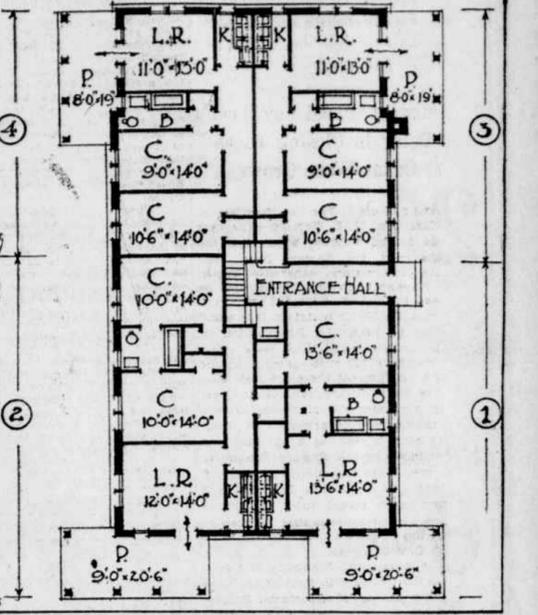
Improvements in the last few months. In this section of Westchester it is possible for the New York apartment dweller paying \$100 per month up to buy land and build a permanent home, on which the carrying charges would be no greater than the amount he is now paying out for rent. Otherwise homes may be purchased from \$15,000 up. With its many residential parks, churches, schools, banks and libraries New Rochelle ranks as one of the most desirable home zones.

The homes is the source of all virtues, domestic and civic. No expenditure is so important as that which you make for the home. The United States Government urges through the Department of Labor that all public service corporations encourage people to own their homes.

It is conservatively estimated that four-fifths of the homes in New York city are rented. Out of every one hundred New Yorkers, eighty are discontented tenants. Says a most eminent statistician: "Sixty per cent of our population may be classified as rather restless, dwelling under the burden of a heavy mortgage, without apparent reward or progress, penniless, sullen, almost homeless."

What do the thinking man—and during these times men are thinking harder than ever—there is a startling coincidence in these figures. What is the matter with this sixty per cent, and with this eighty per cent of our New Yorkers? What do four-fifths of the people of New York seek that is so vital that its absence causes them to drift into the evil influence of discontent? What is this desire? Do the eighty per cent themselves know what they want? Is there anything pertinent for the thinkers of New York in the fact that eighty per cent of its population do not own their own homes; that the ratio of its people who drift from shack to shack, from rooming house to dismal flats, without any anchor, without ties in the community, or responsibility of property, is so large?

It is the earnest desire of conservative thinkers that the eighty per cent, by purchasing land at normal prices and putting their own thought and individuality into the planning of their future abiding place, and every conscientious real estate man and firm in Westchester is willing to cooperate to that end, thereby doing their part in creating a nation of home owners.



PLAN OF FIRST FLOOR, WHICH, WITH A FEW MINOR ALTERATIONS, DESCRIBES THE SECOND FLOOR AS WELL. (L. R. STANDS FOR LIVING ROOM; C. FOR CHAMBER; B. FOR BATH; K. FOR KITCHENETTE and P. FOR PIAZZA.)

Cheer Up Mr. Homeseeker!

NEW YORK city has decided to exempt from taxation for ten years medium priced dwellings, flats and apartment houses finished between April, 1920, and April, 1922. The maximum of exemption is \$1,000 a room, or \$5,000 for an apartment or a dwelling.

John T. Hettrick, guiding genius in a conspiracy to stop competition among the building trade employers and to increase the cost of construction, has been convicted and sentenced to the penitentiary for an indeterminate period.

Herbert Smith, a contractor, and William J. Doran and William H. Chapman, officials of the Journeymen Plumbers' Union, Local No. 463, all associates of Hettrick's, have also been sentenced to the penitentiary.

Robert P. Brindell, czar of the building trades unions, has been convicted of extortion and sentenced to five to ten years in prison.

David Linder, a Brooklyn contractor, has been convicted of larceny in concealing the proceeds of a second mortgage on a house which he sold to a client. Linder will be sentenced to-morrow in General Sessions.

A nationwide propaganda to break the price of building materials is to be started soon by the Illinois Lumber and Builders Supply Dealers Association.

Odd Paragraphs From the World's Real Estate News

The present day quest for permanent homes in Washington, D. C., stirs a writer for the Washington Star to evoke memories of the national capital when it was widely known as a city of hotels and boarding houses. In the generally accepted meaning of the phrase, Washington is to-day a city of homes. In former years nine out of every ten public men in Washington lived in hotels, whereas to-day each man's home is his castle, and comparatively few live the nomadic life of the lodger.

Boarding houses and hotels were formerly the habit of the rich and the headquarters of Congressional lights more bitter and intense than those which have occurred inside the walls of Congress.

There, too, were the scenes of social strife and love-making. This was the Washington satirized by Charles Dickens. Henry Clay stands as a unique figure in national politics. He lived at the old National Hotel for more than a quarter of a century and died in his room looking out over Sixth street. That room was as much his home as Ashland itself. His was a typical rather than an isolated case in early official life in the national capital.

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What is popularly supposed to be the oldest crane in the world is situated in the city of Treves on the Moselle, Germany. Treves, incidentally, lays claim to being the oldest city in the German Empire. It dates from the first century and in the thirteenth century was frequently the residence of the Roman Emperor. Through a document found in the city archives, dated May 25, 1411, it is learned that a certain sailer, Gethal, contracted to build a great crane with all the necessary parts. This crane, photos of which have been published throughout the world, is still in use in the industrial section of Treves.

One Bricklayer for 168 Houses. For 168 houses planned under the Southwick-Wear Housing scheme in England, the urban district council has been able to secure the services of only one bricklayer, according to a correspondent in the Daily Chronicle. "Therefore," declares the council, "rapid progress in the construction work must not be expected." Should a real building boom develop around New York certain contractors feel that it may be necessary to send for this lonely Southwick bricklayer, so great is the need for efficient men in the local field.

Late Gaby Dealy's Glided Bath. The late Gaby Dealy's beautiful home, and furniture in Kensington Gore, London, are to be disposed of in the sale which will yield several more thousands for the poor of Marseilles, who benefit under her will. Few houses in London, it is said, have been furnished so remarkably well. One of the features of the house is the gold bathroom with its gilded bath. There is also an unusual boiler, with unique panelling and decorations. The house is being sold for £100,000, a substantial construction that several persons are said to be seeking to purchase and remodel it into a residence.

Building Homes for 50,000 Yearly. If construction work were going on everywhere at the rate it is in Los Angeles the national housing shortage would soon be relieved. Building operations in that city last year exceeded \$60,000,000 in cost, and more than half this sum represented the construction of homes for the middle classes. The Los Angeles Times declares the city now has a housing shortage of 100,000 units and the building programme is being maintained at a rate which will take care of 50,000 new arrivals each year.

WANTS MORTGAGE BANK. E. A. Cohen Says It Would Solve the Whole Housing Problem. Elias A. Cohen, president of the Broadway-John Street Corporation, would solve the housing problem by the formation of a mortgage bank with a capital of \$50,000,000, the stock of which would be held by savings banks, life insurance companies, etc. Mr. Cohen outlined his scheme before the Brooklyn Real Estate Board last Friday.

"The real estate fraternity of this city has fallen down on its job," said Mr. Cohen. "In many instances even to-day dishonesty, injustice and selfishness form great part of the business."

"But we of the real estate fraternity face the truth with courage, faith and an intense honesty of purpose the great problem of housing will now be solved. The mortgage bank having a capital of \$50,000,000 would solve the present need for more homes. The money would be loaned as called for and needed by home builders. One to two family houses would be given preference. And unless they were fireproofed and elevators were installed no multiple family houses over four stories should be constructed."

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Events Scheduled in the Auction Field

REALETY FROM GOTHAM TO CANADA AT AUCTION. Wide Choice of Property to Be Offered by J. P. Day.

Twenty-five new one family dwellings in Bogota, N. J., will be sold at auction by Joseph P. Day on Thursday, March 3, in the Vesey street Exchange. The houses contain from five to eight rooms and bath, with gas, steam heat and electricity. They are within a few minutes' walk of the Erie and Susquehanna railroad stations and have been held at moderate prices. At least 70 per cent of the purchase price may remain on a long term mortgage, with an amortization clause.

On March 17 Mr. Day will sell six new three family houses on Eighteenth street, Elmhurst, L. I., two blocks from the Broadway station of the Corona subway extension. Each house contains three suites of four and five rooms and baths, with porches on the first and second floors.

At this sale the auctioneer will also offer a summer estate in the Thousand Islands, Canada, and the following New York city tenements: No. 111 West 115th street and 378 Willis avenue, adjoining the northeast corner of 143d street, Bronx; also 501 and 503 East Sixteenth street, northeast corner of avenue A, and at 213 East 122d street, between Second and Third avenues. The Brooklyn property to be sold is the two story dwelling, with a garage, at 2120 Ocean Parkway, near avenue A.

A Supreme Court foreclosure sale, to be conducted by Mr. Day to-morrow, will dispose of the six story tenement, with two stores, at 327 East 112th street, between First and Second avenues. On Wednesday, March 2, will be sold the two story picture theatre, 60x75, at 23 to 27 Second avenue, north of First street.

5 FLUSHING DWELLINGS TO BE SOLD AT AUCTION. Five new residences and seventy building sites in Flushing, Queens, will be sold at auction for the Operators Association on March 12 in the Vesey Street Exchange by Bryan L. Kennelly, auctioneer. Some of the plots have foundations for dwellings already laid.

On Wednesday, March 2, Mr. Kennelly will offer at auction the Hotel Beverwyck, at 33 and 41 West Twenty-seventh street. Other parcels to be placed on the auction block at this sale include 175 to 185 West Broadway, corner of Leonard street, six four story dwellings, with stores, 124x80; 90 and 92 University place, a three story business building; 99 Lexington avenue, northeast corner of Twenty-seventh street, a four story business building, 34x59; 1950 to 1968 Amsterdam avenue, northwest corner of 157th street, a one story taxpayer, with ten stores, 100x125; 3 West 181st street, a five story apartment house, 38x100; 111 246 Delancey street, corner of Columbia, a six story tenement, 25x100; 510 La Salle street, corner of West 125th street, a five story apartment house, 25x100; 124 Bond street, a six story loft building, 25.9x100; 2268 Second avenue, a five story tenement, with stores, 26x100; 13 Manhattan street, a five story apartment house, 37.6x100; fourteen lots at the southwest corner of 230th street and Broadway and on the east side of Bailey avenue at 230th street.

Westchester's Growth Is Assured



HOUSES LIKE THESE AT WYKAGY PARK STUD THE BEAUTIFUL HILLS OF WESTCHESTER.

By M. H. BARRY, President of M. H. Barry, Inc.

Westchester is due for recognition as New York's logical home suburb. The trend of business from lower Manhattan to Forty-second street has made the Grand Central zone the new financial and business centre of New York. Many of the foremost banks and business institutions already occupy quarters in that section and others are planning to do so. A number of new structures in course of erection and every available inch of space is fast being monopolized.

This means that thousands of business firms and their employees in the Grand Central district will find it to their interest, from the standpoint of health and comfort, to consider the advantage of one direct route to their destination. When awakened to the realization that Westchester, with its hills and dales, shorefronts and vast undeveloped areas, stands incomparable the demand for homes and home sites will far exceed the rosiest expectations.

But today there are few desirable homes available in Westchester save in those infrequent sections where speculative building has been in progress since the war. Therefore, the farsighted homeseeker would be wise to take advantage of the prevailing low prices and buy land there now before the land and building boom which is due in this most favored suburban section sets in.

Westchester is still in its infancy and, unlike Long Island and Brooklyn, it has never had a real land movement; but is preparing for one on account of its accessibility through the Grand Central to the new business and financial centre.

In this desirable suburban area are large tracts of vacant land under development, one of the largest being Wykagy, a 548 acre tract, where thousands of dollars have been expended in road building.

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