

OWN YOUR HOME SHOW BUILDS DWELLING SEEKER TAKE HEART

Furnishes Guide in Countrywide Hunt for Living Quarters--Supplies Facts, Figures and Models to Prove That Modest Homes Can Now Be Built for as Low as \$6,000.

ALL YOU NEED IS THE DESIRE FOR A HOUSE OF YOUR OWN, A PLOT TO PUT IT ON AND \$1,500 IN CASH AND ONE OF THESE "SUNSHINE HOMES" WILL BE SHIPPED TO YOU BY MOTOR TRUCK.

By HARRIET SIBSON GILLESPIE.

Relief is at last in sight for the big army of homeless folk who since the war have been shunted from pillar to post in the big cities. There comes the heartening announcement from the Own Your Home Exposition, which opened yesterday at the Twenty-second Regiment Armory, Broadway and 168th street, and is to continue throughout the month, to the effect that building costs down 55 per cent. since the peak in 1919 and 1920, a man can to-day build the house of his dreams for as low as \$6,000.

As an illustration of the truth of the statement the management of the exposition has erected several models with one full size bungalow, in order that the thousands of visitors can visualize for themselves what can be done to house the wayfarers. And besides planning these attractive small homes in wood and stucco there are specialists on hand with all sorts of facts and figures to convince you of the feasibility of the plan.

To be sure the big army of home-seekers can't be housed overnight, since, according to the statement of Robert H. Sexton, managing director of the exposition, the country is confronted with an actual shortage of at least 1,000,000 homes. New York city can claim a big proportion of the total number. The management of the show is therefore sending every effort to put before the public the possibilities of small home building in the suburbs, and one of the assets is the vast amount of building material which is now available. The management of the show is therefore sending every effort to put before the public the possibilities of small home building in the suburbs, and one of the assets is the vast amount of building material which is now available.

This effort on the part of the exposition management in the first definite means taken in a public way to help the struggling building class of the war. Mr. Sexton believes the lack of homes to be the cause of much of the unrest and dissatisfaction in the country today. He pointed the national dwelling shortage at the close of last year at 1,000,000. Normally America builds between 500,000 and 600,000 family dwellings annually. Last year only 300,000 were reported. One-fourth of the population of the United States, Mr. Sexton says, are these living in tenement quarters or else are homeless.

And as prospective home-seekers will find at the exposition a village of small houses built out with local materials, with lawns, colorful orchards and all the details so dear to the hearts of the home lovers. The exposition floor has been divided into two sections, one for the sale of land and the other for the sale of houses. The exposition floor has been divided into two sections, one for the sale of land and the other for the sale of houses.

Rent Only \$5 Per Month; Now Take It Easy, Folks!

By THE ODD PARAGRAPHER.

Two room houses for rent at \$5 a month. Don't crowd! There is plenty of time! This offer comes from Geyer City, near Wapakoneta, O., served by the Detroit, Toledo & Ironton Railroad. Letters of Geyer City have had considerable difficulty in tenancing their properties and are willing to make concessions. The place, you see, is a bit more than in the country. It is a busy town, with a population of about 500 persons, almost all of whom were employed in one of the several sawmills and stave factories which the town boasted. A depletion in the supply of timber resulted in an exodus of its population. Geyer City was then an incorporated village (the town's corporate existence). One of its principal claims to fame is the fact that in the heyday of its career the one saloon kept six bartenders busy serving drinks over a forty-five foot bar. To-day a mere handful are served pils and sandwiches across the same bar.

Things have just gone to eternal bliss. Mrs. Mary E. Surratt was arrested there in connection with the conspiracy, president Johnson, in approving the death sentence on Mrs. Surratt, branded the dwelling as "the nest which hatched the egg" of the plot in Lincoln's murder. Despite its evil associations the house has until comparatively recently been tenanted. By an odd chance the daughter of the late Mrs. Surratt was the daughter

HERE'S HOW THEY SHIP THE "SUNSHINE HOMES" SUNSHINE and ALL F.O.B. BRIDGEPORT CONN.



MODEL OF ONE OF THE HOUSES BUILT BY THE OWNERS CONSTRUCTION COMPANY OF PELHAM MANOR. IT IS OF BRICK, HAS NINE ROOMS AND COST \$27,500.

ter into the construction and furnishing of a home has been overlooked. All the equipment to make housework easy is shown for the benefit of the servant-less housewife. One of the reasons why the prospective home owner is urged to "build now" is that the builder is for the moment freed from competing for building material and equipment supplies by the almost total absence of the export market, due to the great disarrangement of the rates of exchange. There are many other good and weighty reasons also offered to convince the public of the wisdom of building this spring.

Opportunities for the Builder and the Buyer

AUCTION WILL STIR PELHAM BAY AREA

Fine Bronx Section Will Come Into Its Own Through Sale of 600 Lots.

After the close of the Civil War, when the business of the nation and of New York city was stabilized by the reconstruction, far-sighted men and women of the city began to invest in land around the southern and the great Central Park. Above Fifty-ninth street and below the village of Harlem Manhattan was a wilderness. By 1880 the elevated lines to Harlem were completed and with the ushering in of the twentieth century the great districts on either side of Central Park were built up with fine residences and business buildings. That much is history. It is not an easy matter for most persons to realize that history is being made every year and that the steady northward march of the Imperial City of the Western World is still going on with even greater rapidity.

To-day far-sighted men and women are turning their attention to the development of the city in the vicinity of a newer and greater playground than that which interested the populace in 1870. The great Pelham Bay Park, larger even than Van Cortlandt and Bronx Parks, is now near the City Hall by rapid transit as was the village of Harlem when the building boom of 1885, mushroomlike, brought a new Manhattan into being.

Pelham Bay Park is now enjoying a good rapid transit as the congested sections of Washington Heights or the lower Bronx. Express trains haul their passengers to 125th street in an incredibly short time and the rest of the journey is made by tube to the Harborside Point section, where the trains emerge and continue the trip overhead to the great terminal at Pelham Bay Park. The park embraces 1,740 acres and has a waterfront area miles long.

Six hundred building lots adjacent to the subway terminal and the park are to be sold at auction on May 14 by Bryan L. Kennedy in the Vesey Street Exchange. They front on Pelham Bay Parkway, Westchester and Burr avenues, and many of them face the Pelham Bay Park parade grounds and a half dozen or more intersecting streets.

York is shown as examples. For, as one architect points out, your home is not only the house you live in but includes the grounds about your house as well. To the person who feels that his own small problem doesn't warrant the employment of a landscape architect would undertake his particular problem because it is too small, the same specialist adds that this is not true. Whether the property be small or large, he says, the problem in its essentials is the same, requiring that the most be made of existing conditions and that the landscape compositely be created by your increasing family. Then suppose you want to move from the city to the seashore. All you will have to do after the producing company has perfected its

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The country resembles the environs of some gentleman's vast estate. The hand of the modern home builder has not yet touched it. The way delayed the completion of the subway and likewise made it impossible for investors and builders to exploit the section. The subway is completed and is in operation now. Building costs are rapidly stabilizing. Vacant land in other sections of the Bronx less desirable or advantageous than this is being sold at auction at prices that surprised both sellers and auctioneers. In fact, conditions indicate pretty plainly that the action around Pelham Park is the harbinger of the

models of the Sunshine Home, a portable concrete dwelling invented by Simon Lake, the developer of the submarine, and R. G. Lafferty, an architect and engineer. These homes are all made in the parent plant of the manufacturing company at Bridgeport or in the various subsidiary plants throughout the country and are shipped f. o. b. to the buyer by means of a specially devised automobile truck. The houses are made in units and after you have established your family in unit number one you can add to your domicile the space justified by your growing fortunes or demanded by your increasing family. Then suppose you want to move from the city to the seashore. All you will have to do after the producing company has perfected its

1,200 ASTORIA LOTS WILL BE OFFERED

Holdings of Park Estate Along Subway Extension to Be Sold on May 7.

Those who have followed the marvelous development of Astoria in the few years since the Astoria branch of the dual rapid transit system was placed in operation can readily understand the interest that is being shown by both professional and private investors in the impending sale of 1,200 lots owned by the estate of William G. Park and others. The sale of this property, which is situated in the Astoria section, will begin on Saturday, May 7, at 10 o'clock. The lots are situated on the south side of Grand avenue, between Sixth and Seventh avenues, in Long Island City.

The Astoria branch of the dual system was completed in 1914 or 1915, but it was not until 1917 that it was placed in operation. The marvelous growth which the surrounding section of Queens has enjoyed since then is evident from a comparison of the ticket sales at the various stations along the route. In February, 1917, the combined sales at Fourteenth and Fifteenth avenues and Vandewater avenue between Grand and Wilson avenues; also on Sixteenth, Seventeenth and Eighteenth avenues adjacent to Grand avenue and Paterson station; also on the Astoria branch of the subway, along Jackson, Pierce and Graham avenues between Twelfth and Seventeenth avenues, in the locality already well developed by the erection of "Model Flats," and a few blocks distant from the industrial section of Long Island City.

Approximately twenty-five of the lots to be sold are west of the Astoria subway station on Graham avenue, corner of Crescent street; on Pierce avenue, corner of William street, and on Crescent street, through to Ruddle street, midway between Washington avenue and Broadway stations.

RENTAL COMPANY PROMOTES PLAN FOR \$1,000,000 HOTEL

A project to give the Bronx a large apartment hotel on the Concourse between 161st and 162d streets has been started by the Nivens-Housh Brothers, Inc., builders, who have purchased twenty-two building lots at that point and have offered to sell them at cost to a committee that shall boost the plan. The company stated yesterday that it had interested seventy-five of the prominent business men of the borough in the project and that a committee of one hundred is being formed to promote the enterprise. The plan is to put up a ten story structure with bachelor apartments and rooms for transient with a large ballroom for Bronx public functions. The project would cost \$1,000,000.

second wife at a cost of about \$1,600,000, will be sold at absolute auction whether it brings \$100,000 or \$1,000,000. The only restriction that will be made will be on the sale of the furnishings, which, Mr. Sheridan says, will be offered at \$75,000 to the buyer of the real estate. Considerable interest has been aroused by the announcement of the sale, which is to be held in the reception hall of the magnificent residence.

MANY CITY DWELLINGS TO BE SOLD AT AUCTION

A wide selection of improved and unimproved city property, including many desirable dwellings, will be offered at three auction sales to be conducted this month by Joseph P. Day in the Vesey Street Exchange. At the first sale on Tuesday, April 19, Mr. Day will offer 48-50 West 123rd street, two three story dwellings; also the five and six story tenements at 464-472 East Tenth street, 304-412 East Twenty-seventh street, 133-142 East Twenty-eighth street, 820 Third avenue and 124-134 East 117th street.

On Tuesday, April 26, Mr. Day will sell for the estate of the late John L. Bogert fifty lots and one three story dwelling of twenty rooms on Washington street, between Grand and Sylvester streets, Flushing, Queens. On Thursday, April 28, the auctioneer will offer the nine brick dwellings with marble fronts on the block front in Fifteenth street between Eighth and Ninth avenues, formerly owned by the Astor estate. The other properties to be sold consist of ten three and four story dwellings at 2, 4, 6, 8 and 10 Grove street, at 5 and 13 Lusk's place, at 59 and 61 Morton street, and at 242 West Eleventh street. On Seventh avenue the three story tenement at No. 114, adjoining the southwest corner of Seventeenth street, is to be sold.

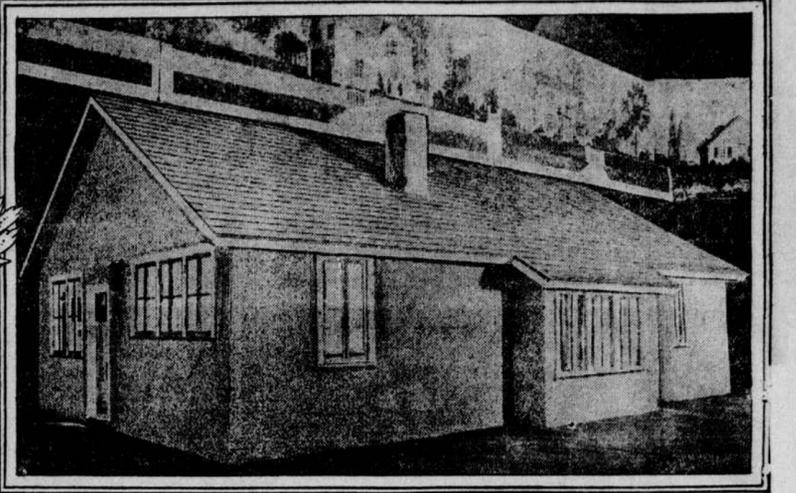
Other Manhattan offerings include the seven story lot at 381 Broome street, and the business building and tenements, to be sold separately, at 223, 224 and 225 East Forty-sixth street. In the Bronx Mr. Day will sell the vacant plot in the east side of Jerome avenue, 180 feet north of East 177th street, through to Walton avenue; also the vacant lot on the block front in the east side of Decatur avenue, between 201st street and Mosholu Parkway South. The three story suburban dwelling, 109-200, at the northwest corner of Teaneck and Fort Lee roads, Teaneck, N. J., will also be sold.

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DU PONT AUCTION CAUSES STIR

Arthur C. Sheridan, auctioneer, who will sell the beautiful "White Eagle" estate of Alfred I. du Pont at Roslyn, L. I., on April 23, announced yesterday that his remarkable property, which Mr. du Pont purchased for his



FULL SIZE, FIVE ROOM STUCCO HOUSE BROUGHT FROM CHICAGO WHERE IT WAS VISITED BY 500 PERSONS AN HOUR WHILE THE SHOW WAS IN PROGRESS THERE.



LUMBER INTERESTS ESTIMATE THAT THIS HOUSE CAN BE BUILT IN THE VICINITY OF NEW YORK FOR \$6,000 TO \$8,000. IT WON THE GROUP PRIZE IN THE RECENT SMALL HOUSE COMPETITION AND WAS REPRODUCED ON THE EXPOSITION FLOOR BY MORGAN BROS.

home, the yearning for which is universal, it is for this reason the Exposition begs its visitors to "Build Now."

CITY BUYS BIG SCHOOL SITE; Flat Rents for \$3,000,000

As a site for a new high school the city of New York has purchased the greater portion of the block bounded by Audubon and Amsterdam avenues and 188th and 190th streets from the estate of Gertrude Gorman of which Gertrude E. Gorman is executrix. The plot measures 200x270 feet and is a part of the Smith farm acquired in 1868 by the father of the late Mrs. Gorman which extended over what is now the ten square blocks bounded by Broadway, Amsterdam avenue and 188th and 190th streets. George V. McNally is the broker in the recent purchase by the city.

LEASE PLAT ON ASTOR PLAT

Leopold Weil leased for the United Cigar Stores Company of America the six story apartment house at the southeast corner of Broadway and Ninety-sixth street, built last year, for eighteen years and two twenty-one year renewals to Nathan Bernkopf and Herman Ecker, who operate a chain of ten apartment houses and hotels in this city. The rent for the three periods will amount to approximately \$3,000,000. The lease on which this apartment house stands is owned by Vincent Astor.

IN THE DWELLING MARKET.

The American basement dwelling at 123 East Fifty-fifth street, recently sold to Baron de Meyer, has been sold to Mrs. James Crane, nee Alice Brady, the moving picture actress. The house is now occupied by Miss Elsie de Wolfe. The Plaza Realty Company was the broker in both transactions. A syndicate headed by Theodore A. Meyer has purchased the three three story dwellings, each 17x75, at 348 to 352 East Forty-first street from the Dr. Herman Goodman the three story dwelling 425 West 146th street.

Dr. B. Bissell Palmer, Jr., is reported to have purchased the four-story dwelling at 111 West Eighty-eighth street, 16x100.8. Houghton Company sold to a client of Jones Sullivan the four story dwelling at 24 West Sixty-eighth street, 19x100.8. North Oak Crutcher purchased from Montgomery H. Clark the five story dwelling at 239 West 137th street, 19x100, through John F. Farrell. Barnett & Co. sold for the estate of Jerome A. O'Connell, late examiner of the Board of Education, a three story dwelling, 17x100, at 57 West 125th street, through John F. Farrell.

BROOKLYN DEALS REPORTED.

Charles E. Rickerson sold 210 Berkeley place, a four story dwelling, 19x50x100, for Mrs. Annie S. Walker. Bulkeley & Horton Company sold 78 North Oak Crutcher purchased from street and extension frame dwelling, 16.8 x100, for James K. Middleton. Charles Partridge sold the two and one-half story dwelling at 271 Bainbridge street for Mrs. G. Smyth. Harry M. Lewis sold for Hausser Construction Company the two story dwelling, 25x100, at 1315 East Ninth street to J. C. Beyer. Henry L. Nielsen sold the dwelling at 136 Linden avenue for Gough & Church to Mrs. Ellish Borre. William Lins, Inc., sold for Dr. W. A. Aylat to Anna V. Tyrell two lots, 40 x100, on the east side of East Twelfth

LANDLORD WINS RENT CASE.

May Charge Tenants for Legal Expenses and Depreciation.

In determining a fair and reasonable rent a landlord may deduct from his gross rental income not only a charge for depreciation of his property, but also legal expenses incurred in maintaining his rights in the property, according to a recent decision handed down by Justice Lehman in the Appellate Term of the Supreme Court in the case of Rosa Schwartz against Josephine Deutscher, tenant. Last December Municipal Court Justice Michael J. Scanlan in the Second District, The Bronx, fixed the apartment rental at the appellant Schwartz's tenement house at \$30 a month. The house cost the appellant Schwartz \$41,500 and the interest charges, taxes and running expenses, including legal services claimed by the landlord amounted to \$5,911. In addition the appellant claimed the right to charge off \$750 from his net return for depreciation. Justice Scanlan in deciding the case in the lower court stated that deductions for depreciation and legal expenses were not allowed. J. Montefiore Levy, attorney for the defendant, filed an appeal.

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