REAL ESTATE
SECTION 6 16 PAGES

THE NEW YORK HERALD

[COPYRIGHT, 1922, BY THE SUN-HERALD CORPORATION.]

REAL ESTATE
Wants

NEW YORK, SUNDAY, MAY 7, 1922.

ARCHITECT GIVES YOUTHFUL GRACE TO AGED HOMESTEAD

Historic Enoch Burr House at Green's Farms, Conn., Built Before Revolution, Is Now Rejuvenated Country Residence of Mrs. Donald Mackay ---Was One of Few Structures in Neighborhood That Survived British Advance on Danbury

By HARRIET SISSON GILLESPIE.

The historical old Burr homestead at Green's Farms, town of Westport, Conn., has recently been salvaged and delightfully remodeled by Frank H. Bissell, a New York architect, and it is to-day owned and occupied by Mrs. Donald Mackay of New York.

Built in early Colonial days by John Burr, of whose family Aaron Burr is believed to have been a member, the structure is probably one of the best preserved of the few pre-Revolutionary houses remaining in this vicinity. And while it has been materially changed in appearance, the alterations have been made without sacrificing its quaintness or charm.

In its original state the house was a gray shingled, two-story dwelling of the then popular "salt box" type, having a sloping roof that fell away at the back to within three feet of the ground, just so, as an early record states, that a flour barrel could be pushed under the edge.

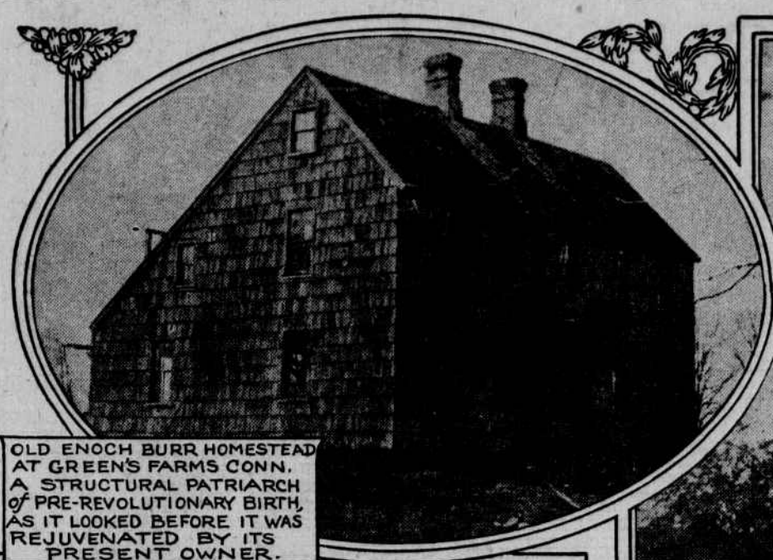
When first built it occupied a site opposite where it stands to-day on what is known as the Long Lots road. The latter was so called because the land between it and the Sound was divided up into strips, some of which were fully two miles in length, the northerly boundaries lying along the highway. This land was granted by the Crown to the early settlers and to-day after nearly two centuries the name still persists.

When Mr. Bissell was called in to make the alterations the Enoch Burr house, as it has more familiarly been known in recent years, presented much the same appearance it did when first built. The principal change noted was in the absence of the great central chimney around which the house was built. When the house was moved to its present site the chimney was torn out and the native stone of which it was built made up, it is said, something like 130 loads.

And while this worked a hardship in one way, depriving the house of its quaintest aspect, in another it proved a desirable change. It provided what the owner most desired, a central hall running through the house from front to rear. Mr. Bissell then supplied this lack by building two sturdy chimneys, one on either side the center.

As the old relic stood the living rooms all faced the street. But since the owners wished to obtain full enjoyment of their flowers and garden the plan was reversed. The roof was raised to admit of a wide dormer with three windows, the extension forming the roof of a pleasant and spacious plazza below.

Later on a second dormer, quite shallow, was cut in the roof with three narrow windows to provide light and air for two additional bed chambers finished off in the attic. In altering the physical features of the house it was necessary to change the floor plan and a large living room and dining room occupied the former service portion with a library on one side and the kitchen, pantry and service porch on the other. A small hooded porch marks the street entrance.



OLD ENOCH BURR HOMESTEAD AT GREEN'S FARMS CONN. A STRUCTURAL PATRIARCH of PRE-REVOLUTIONARY BIRTH, AS IT LOOKED BEFORE IT WAS REJUVENATED BY ITS PRESENT OWNER.

FRANK H. BISSELL, AN ARCHITECT, SAW POSSIBILITIES IN THE VENERABLE OLD STRUCTURE AND the MATERIALIZATION of HIS DREAM IS SHOWN ABOVE IT IS NOW THE HOME of MRS. DONALD MACKAY.

WHAT WAS FORMERLY THE FRONT OF THE HOUSE IS NOW THE REAR OR SERVICE PORTION.

Much of historical interest clings about the old Burr homestead. It was in the line of the British advance on Danbury when most of the houses in this vicinity were pillaged or destroyed. Curiously enough the Burr house was one of the few that were saved, doubtless, as it has been said, because it was temporarily occupied by Tories. The old meeting house near by was burned and for a time the church members met there for service.

During the latter part of 1800 it was occupied by John Burr's grandson, Zalmon Burr, whose second wife was Mary Hanford. Both families held a prominent place in the community and Mrs. Burr is said to have been a woman of strong character and much decision. The story is told how she brought her sons into the church. When her boys were quite small she made up her mind that they should be clergymen. The eldest had other aspirations. One day he announced to his mother he was going to get married.

"We are not going to have any love affairs," was Mary's firm rejoinder. "You are going to be a minister," and become a minister he did. Apropos of the marriage question another story is told of how when her son was a student at Yale a friend of his called one day at the house and asked for the loan of Zalmon's best coat. "What do you want of it?" said Mary. "I am going to get married this evening," was the reply. "No, sir," came the answer; "I am not going to have that coat learn any such tricks as that."

William H. Burr, a direct descendant of John Burr, is now living directly opposite the old homestead. The broker who figured in the sale of the property to Mrs. Mackay was John Crawford.

Live on Your Golf Course.

SOMETHING new in the way of summer residences is being tried at the Inwood Country Golf Club, Inwood, L. I. The golf club has about fifty plots of land facing the links and available for housing improvement.

To encourage the club members to build private houses fronting on the golf course, the club recently held an auction sale and sold four plots to the highest bidders. They were Louis A. Brooks, Stock Exchange member; W. W. Cohen, chairman of the Athletic Commission of the City of New York; Dr. Morris Brill, an osteopathist, and I. Montefiore Levy, lawyer and ex-member of the Board of Education.

These men agreed to build four houses. Plans have already been drawn, and it is expected that these houses, to be of a California bungalow type, will be ready for occupancy by the middle of June, 1922.

Iron Rust Is Costly to Owners of Homes

The aggregate annual repair bill of home owners in this country will this year amount to $540,041,769 for one item alone—the replacement of rusted sheet metal work, including leaders and gutters, valleys and flashings. This is the outstanding fact brought out by a survey just completed by the Copper and Brass Research Association.

It is estimated that there are in use in this country at the present time 5,175,000,000 feet of leaders and gutters and that about one billion feet are renewed annually. The cost of replacements of rusted iron and steel pipe in plumbing is placed at $86,500,000 annually, making a total annual rust bill of approximately $626,500,000.

Of every dollar spent in residence construction, 36.1 cents is spent for masonry, 29.1 cents for carpentry, 8.7 cents for heating, 6.5 cents for painting, 6 cents for electrical work, 6 cents for plumbing, 35 cents for sheet metal work, 2.9 cents for roofing and 1.2 cents for hardware.

The survey shows that the four last named items, plumbing, sheet metal work, roofing and hardware, are the heaviest contributors to the nation's annual repair bill.

It is estimated that between four and five billion dollars will be spent this year in new construction, a large part of it residential. Of this amount approximately $240,000,000 will be spent for plumbing, $140,000,000 for sheet metal work, $116,000,000 for roofing and $48,000,000 for hardware. It is in these items that the largest annual waste for repairs and replacements takes place.

In the bulletin of the Copper and Brass Research Association, which will be made public soon, it is shown that 3½ mills more on the dollar will provide brass pipe for the plumbing; 7-10 of a mill more on the dollar, copper in the sheet metal work; 2 8-10 cents more in the dollar, a copper roof, and half of a mill more on the dollar, brass or bronze hardware.

START WORK SOON ON PERSHING SQUARE BLDG.

Structural steel work will begin in a few days on the twenty-four story Pershing Square office and bank building, which is being erected at the corner of Forty-second street and Park avenue, opposite the Grand Central Terminal, on which S. W. Straus & Co. recently underwrote a $6,000,000 first mortgage serial bond issue. The Charles T. Wills Company is the general contractor and the plans were prepared by York & Sawyer and John Sloane, associate architect. Post & McCord are in charge of the structural steel contracts. The work of excavation for the building has already been completed and the builders plan to have the building ready for occupancy by March 1, 1923.

The financing for the entire operation was arranged by the Mandel-Ehrich Corporation. Seward N. Ehrich is secretary and treasurer of the Pershing Square Corporation. Although the building will not be completed for several months several leases for space have already been signed, including one by the Royal Indemnity Company, which has taken the fourth, fifth and sixth floors. The Royal Baking Powder Company has leased an entire floor.

BIG BUILDING WAVE SWEEPS THE NATION

Value of Contracts Awarded in April Exceeded All Previous Records; $353,192,000 Involved.

As was told in THE NEW YORK HERALD on May 2, the month of April witnessed an unprecedented amount of building contracts awarded in New York State and nothern New Jersey, according to the figures compiled by the F. W. Dodge Company. Complete returns from twenty-seven northeastern States, compiled by that company, now show that April broke all previous records for the amount of construction started in those States. The value of the contracts awarded during the month amounted to $353,192,000. The previous high record was made in July, 1919, with a total for that month of $317,698,000.

Last month's figure represented an increase of 20 per cent. over the previous month and of 60 per cent. over April, 1921. The first four months of this year have rolled up a total figure that is just under a billion dollars and is 66 per cent. greater than the total for the first four months of last year.

There was an increase in every important class of construction projects in April, even in industrial plants, which have been the last group to pick up. Residential building continues in the lead, amounting in April to $132,478,000, or 37 per cent. of the month's total; public works and utilities amounted to $75,251,000, or 21 per cent.; business buildings, $53,711,000, or 17 per cent. (a notable increase over the previous month); educational buildings, $36,718,000, or 10 per cent., and industrial buildings, $24,312,000, or 7 per cent. Contemplated new work reported during the month amounted to $490,926,000.

Contracts awarded during April in New York State and northern New Jersey exceed the previous high record for the district by nearly $27,000,000. The April total was $115,502,000, which was 30 per cent. greater than the March figure, and two and a quarter times the figure for April, 1921.

Construction started in this district in the first four months of this year was two and a half times as great as in the first four months of 1921. Last month's total included: $52,717,000, or 46 per cent. for residential buildings; $28,307,000 or 24 per cent. for public works and utilities; $17,113,000, or 15 per cent. for business buildings, and $8,572,000, or 7 percent. for educational buildings. Contemplated new work reported during the month amounted to $135,932,000.

April building contracts in New England amounted to $44,510,000, which is $5,000,000 greater than the previous high record for the district, reached in March, 1920. The April total was 60 per cent. ahead of the previous month and two and a half times the figure for April, 1921.

The total amount of contracts awarded in this district during the first four months of this year has been two and a quarter times the amount for the corresponding period of 1921. Last month's total included $14,485,000, or 32 per cent., for residential buildings; $14,379,000, or 32 per cent., for business buildings; $4,606,000, or 10 per cent., for educational buildings, and $4,204,000, or 9 per cent., for industrial buildings. Contemplated new work reported in April amounted to $51,873,000.

April building contracts in the Middle Atlantic States (eastern Pennsylvania, southern New Jersey, Delaware, Maryland, District of Columbia, Virginia and the Carolinas) amounted to $48,663,000, which was an increase of 9 per cent. over the preceding month and of 78 per cent. over April, 1921.

On the volume of construction started from January 1 to April 1, this district is 72 per cent. ahead of last year. Last month's total included $20,299,000, or 42 per cent., for residential buildings; $9,598,000, or 20 per cent., for public works and utilities; $6,980,000, or 15 per cent., for business buildings, and $6,409,000, or 13 per cent., for educational buildings. Contemplated new work reported during the month amounted to $79,902,000.

April contracts in Western Pennsylvania, West Virginia, Ohio, Kentucky and Tennessee amounted to $46,478,000. This figure was 23 per cent. greater than that for the previous month and 10 per cent. greater than the total for April 1921.

Total construction contracts let during the first four months of this year have amounted to 6 per cent. more than in the first four months of last year.

The April, 1922, total included $18,220,000, or 39 per cent., for residential buildings; $7,367,000, or 16 per cent., for business buildings; $6,891,000, or 15 per cent., for public works and utilities, and $4,885,000, or 10 per cent., for industrial buildings.

Contemplated new work reported during the month amounted to $65,758,000.

Contracts awarded during April in the Central West, comprising Illinois, Indiana, Iowa, Wisconsin, Michigan, Missouri and portions of Eastern Kansas and Nebraska, amounted to $90,023,000, the largest monthly total for this district since April, 1920. Last month's total was 6 per cent. ahead of the previous month and 20 per cent. ahead of the corresponding month of last year.

During the first four months of this year the amount of contracts awarded in this district was 37 per cent. greater than for the first four months of 1921. The April, 1922, total included $25,828,000, or 29 per cent. for public works and utilities; $23,081,000, or 25 per cent., for residential buildings; $12,767,000, or 14 per cent., for educational buildings, and $12,143,000, or 13 per cent., for business buildings. Contemplated new work reported during the month amounted to $147,975,000.

April building contracts in Minnesota, the Dakotas and Northern Michigan amounted to $7,986,000. This total was 20 per cent. under that of the preceding month and 4 per cent. over that of April, 1921.

From January 1 to April 1 the total amount of contracts awarded in this district was 14 per cent. greater than in the corresponding period of last year. Last month's total included $3,675,000, or 46 per cent., for residential buildings; $1,547,000, or 19 per cent., for public works and utilities; $955,000, or 12 per cent., for educational buildings, and $729,000, or 9 per cent., for business buildings. Contemplated new work reported during the month amounted to $10,586,000.

LAKEWOOD, N. J., FEELS APPROACHING BOOM

Considrable activity in realty has been in progress at Lakewood, N. J., since Nathan Strauss and Max Nathan sold their holdings, including seventy-five acres surrounding the Lakewood Hotel and eighty-two acress adjoining Georgian Court, George J. Gould's estate, to the A. M. Bradshaw Company.

Last week the people of Lakewood voted to purchase Block No. 43 for a school site and also voted to erect thereon a new building to cost $265,000. They also voted to erect an addition to the present High School building at a cost of $200,000. This construction will soon be under way.

A new hotel is now under construction which will contain 125 bedrooms on the half block adjoining the New Ellsburg Hotel and will cost in the neighborhood of $250,000.

The Masonic lodge has purchased a plot diagonally across from the Laurel House on Main street and has an architect preparing plans for a Masonic Temple to cost around $80,000.

Last year there were about 100 homes built in the village and from the number of cellars being dug at the present time there will be another hundred built this summer.

The golf course at the Country Club was completely rearranged last year from plans by Walter J. Travis at a cost of $140,000 and in June the Metropolitan championship tournament will take place there.

Contracts have been let for $150,000 for concrete roads, construction of which is under way. Within a few weeks other contracts for new concrete roads will be let by the county for an additional $350,000. Including the new roads, school buildings, hotels and other new construction, additions and repairs, there will be close to $2,000,000 worth of building under way this summer.

Brooklyn Houses on Block.

The five four story apartment houses at 191-199 Garfield place, between Sixth and Seventh avenues, Brooklyn, on plots 50x100 each, are to be sold separately, at auction by the William P. Rae Company, auctioneers, on Wednesday, May 17, at 12 o'clock, noon, in the Brooklyn Real Estate Exchange, 189 Montague street. The houses, according to the auctioneers, are fully rented.

His Majesty the King of Shoestring Speculators

By THE ODD PARAGRAPHER.

The narrator dubbed him the "King of Shoe String Speculators," and doubts if any one will succeed to his crown for a considerable time. This "king" was a born gambler, and at the time he made his greatest speculation was almost broke. He knew real estate values and had the utmost confidence in his judgment.

One day he set his mind on possessing a certain large tract owned by an estate and located in the extreme northerly end of the Bronx, the property now comprising part of a fine residence community. A boom had started in this section.

Withdrawing his remaining wealth from the bank, less than $500 in all, he dressed himself in his "Sunday go to meetings," borrowed a diamond scarf pin and two diamond rings from a friend and set out to interview the owner of the Bronx tract. Just how he arranged it no one knows, but the "front" apparently made quite an impression, for he returned with an option to purchase the property for something like $25,000. His option ultimately netted him close to $50,000.

Reported Realty Values.

Recognizing the evils that may result from the dissemination of misleading information, the Los Angeles Real Estate Board recently promulgated a ruling "that in all real estate transactions negotiated by members of the board there shall be given for publication either the actual value or no value at all." Members violating this rule are to be fined $25 for the first offense, $50 for the second offense, and if convicted of a third violation will be expelled from the board.

Perhaps nowhere in the United States is the practice of reporting "holding prices" in connection with sales of real estate so common as in New York city. It makes little difference whether a broker has sold a five story flat or a twenty story apartment or office building. Somewhere in the announcement will appear the meaningless phrase, "The property was held at ——."

Discussing this tendency, a realty expert said: "Market followers, of course, know that the reported asking price often is entirely fictitious and has no relation to the intrinsic value of the property reported sold. Since there is always a danger that these reports may deceive inexperienced investors, however, brokers who have the best interests of the market and of their profession at heart should refuse to permit the use of their names in connection with misleading information."

Unlicensed Trader to Be Tried.

In Fresno, Cal., recently a barber was held to answer to the Superior Court on a charge of selling real estate without a broker's license. The complaint was brought by a Deputy Real Estate Commissioner and the defendant was bound over under a $500 bond.

The teeth of the New York license law will snap just as hard if brokers fail to take sufficient interest to report violations to the State Tax Commission, once the law is in effect. Brokers who are complaining that the New York law is too lenient should remember that legislation of this character depends a good deal for its effectiveness on the support of the best element in the profession (No veiled allusion to the efficacy of the Volstead act).

The Profit in Real Estate.

A large owner of property on Staten Island asked an old observer of real estate conditions what would be the immediate effect of the appropriation for the tunnel between Brooklyn and Staten Island on realty values.

"Improved transit facilities always bring a temporary boom along the lines of the improvement," said the observer, "but they bring also, if the territory affected is undeveloped, a great many public improvement proceedings.

"Money is made in real estate by selling, not by holding. My advice is to sell when the boom arrives.

"Experience in the Bronx and Queens shows that rapid transit was not an unalloyed blessing to the original owner, unless he sold at the inception. Transit brings people, people want sewers, sidewalks, paved streets, curbing and gutters. These improvements cost $700 for each 25-foot lot on an average, and when the assessment is unpaid interest at the rate of 7 per cent. is added to the cost. Assessed valuations immediately increase and taxes are doubled and trebled. Every year each owner must add $90 to each $1,000 lot, above special assessments. So I repeat, the profit in real estate is in selling."

A Perfect Title.

A perfect title, declares the Minneapolis Journal, is a "mental concept" a "barren ideality," because titles perfect of record are sometimes perfectly worthless of fact.

Paris Buildings Toppling.

Crumbling buildings are an ever-increasing menace to pedestrians in Paris, France. The list of structures in need of repair as a result of the war includes churches, theaters and public buildings.

Passing the Place Vendome, a tourist narrowly escaped serious injury when a fragment of the Vendrome column fell within a few feet of him. Happy over his escape, the tourist picked up the fragment and took it with him as a souvenir. Later he was arrested at his hotel and charged with stealing a part of a public monument. He is now awaiting trial.

Foreign Housing Expedients.

American apartment buildings with all modern comforts are the latest Parisian plan for solving the housing problem, which is growing worse daily. A company has been formed by Octave Manset, brother-in-law to Robert W. Goelet, and other builders; and work has been started on four structures in Auteuil and Passy to contain 700 apartments. So great is the demand for living quarters that the majority of the flats in the proposed buildings have already been leased.

Fishing smacks, turned over on land, are being used as dwellings in eastern Scotland.

Trade Loft for Brooklyn Lots.

William Liss, Inc., sold for the I. W. Holding Company, Inc., 47-51 Pike street, a seven-story loft building to the Elinore Realty Company, which gave in part payment vacant land in Brooklyn, one parcel, 175x100, on the east side of East Fourteenth street, 260 feet south of Kings Highway, the other plot 200x100 on the northwest side of Twentieth avenue from Fifty-seventh to Fifty-eighth street and the balance in cash. The I. W. Holding Company, Inc., will improve the East Fourteenth street parcel with a four story apartment house. This transaction involved about $132,000.

WESTCHESTER BUSINESS MEN TO DINE IN MAY

Gov. Nathan L. Miller will be the principal speaker at the annual dinner of the Westchester County Chamber of Commerce on the evening of May 18 at the Hotel Commodore. This will be the twelfth dinner of the chamber and the board of directors has laid plans to make this affair the most representative in the history of Westchester county.

Collin Armstrong, president of the chamber, announced that because of the widespread interest and discussion of the plan for more efficient and economical government in Westchester county the Governor will speak on this topic. Col. Franklin Q. Brown of Dobbs Ferry is chairman of the dinner committee and is arranging a unique program. Women are invited in accord with the chamber's usual custom.

Each community in the county will have a table and already there are indications of healthy rivalry in securing a representative delegation in a number of towns and cities of the county. Chambers of commerce, rotary clubs, town clubs, women's clubs and others have made reservations.

Mrs. J. B. Stanchfield Buys Home.

George Howe sold to Mrs. J. B. Stanchfield, Jr., of this city the residence of Vermilye and Egger on Palmer lane, in Larchmont Gardens, Larchmont, N. Y. The buyer will occupy premises which overlook Sheldrake Lake and surrounding country.

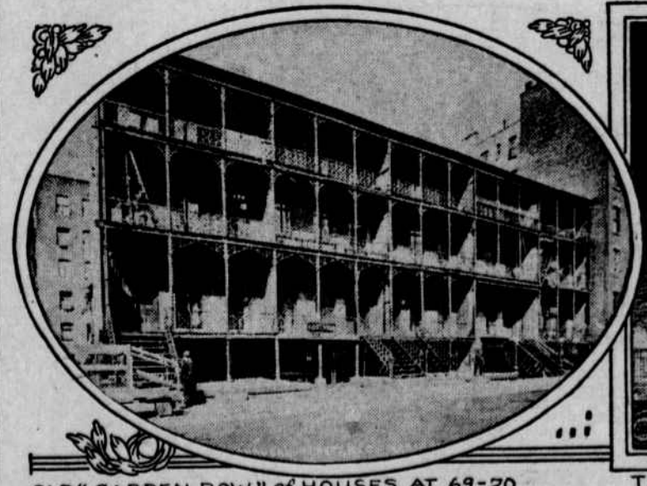
PLAN SPECIAL TRAIN STOPS AT ISLAND PARK

In order to accommodate persons who desire to inspect the new Island Park development on Jekyll Island between the mainland and Long Beach the Long Island Railroad, through P. H. Woodward, general passenger agent, has arranged special train service affecting the two stations on the island, the development of which into bungalow and all the year home sites is now under the direction of Edgeworth Smith, Inc.

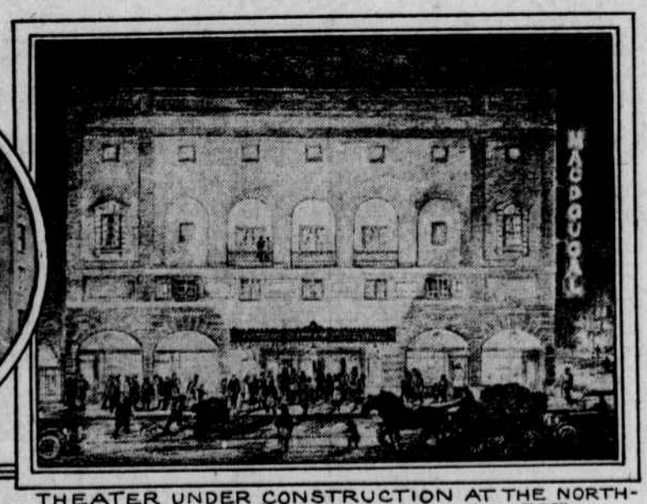
Beginning with the next two Saturdays trains will leave the Pennsylvania Station at 11:05 A. M., 1:12 P. M. and 2:06 P. M. and the Flatbush avenue station at 11:07 A. M., 1:12 P. M. and 2:08 P. M. and will make flag stops at Island Park Station, where the sales office of Edgeworth Smith, Inc., is located. Trains for the next two Sundays which leave the Pennsylvania Station at 9:59 A. M., 11:15 A. M. and 1:40 P. M. and the Flatbush avenue station at 10:02 A. M., 11:19 A. M. and 1:38 P. M. also will make these stops.

After May 23, in accordance with new train schedule, trains will leave the Pennsylvania Station on Saturdays at 11:05 A. M., 12:51 P. M., 1:12 P. M. and 2:05 P. M., and the Flatbush avenue station at 11:07 A. M., 12:50 P. M., 1:12 P. M. and 2:08 P. M. On Sundays and holidays trains will leave the Pennsylvania Station at 9:59 A. M., 11:23 A. M., 1:40 P. M. and 2:15 P. M. and the Flatbush avenue station at 10:02 A. M., 11:23 A. M., 1:38 P. M. and 2:19 P. M.

Modernity Claims Another Slice of Village



OLD "GARDEN ROW" of HOUSES AT 69-70 MACDOUGAL STREET.



THEATER UNDER CONSTRUCTION AT THE NORTHWEST CORNER of MACDOUGAL AND WEST HOUSTON STREETS REILLY and HALL Architects.

Another ancient and picturesque bit of Greenwich Village real estate will soon disappear. The four five story houses at 69-77 Macdougal street, with their very old fashioned front balconies or porticos covering the entire front from the first to the fifth floor, have been purchased from the heirs of Nicholas N. Low, the venerable tea merchant of Colonial times, by K. Barrato, an investor, who will alter them beyond recognition into studio apartments such as abound in the Washington Square South district.

These houses, which were built nearly 100 years ago, have been known as the "Garden Row." About three years ago similar houses across the street between Bleecker and West Houston streets were sold by the Low estate to a semi-philanthropic corporation known as the Hearth and Homes Company, which rebuilt them into studio apartments which in respect of their attractiveness causes the block to take on the appearance of an oasis in a Sahara.

The purchaser of the other five quaint structures has engaged Reilly & Hall, architects, to convert them into apartments with one suite of two or three rooms to a floor with all modern conveniences. This will provide in all about twenty more up-to-date studio suites in this section. Mr. Barrato expects to reside in No. 77. The house at No. 69 has already been resold from plans. The purchase from the Low estate was negotiated by Ruland & Benjamin and Pepe & Brother. The ground on which the houses stand was purchased by the original Nicholas Low in 1796.

Just to the south of the properties, which is the northwest corner of Macdougal street and West Houston street, there is now under construction one of the largest motion picture theaters below Fourteenth street. The structure covers a plot, 100x120, and is owned by Humbert Fugazyi. The work is in charge of Reilly & Hall, architects, who estimate that the structure will cost $250,000. It will have a seating capacity of about 2,000. It will be ready for the public about October 1.