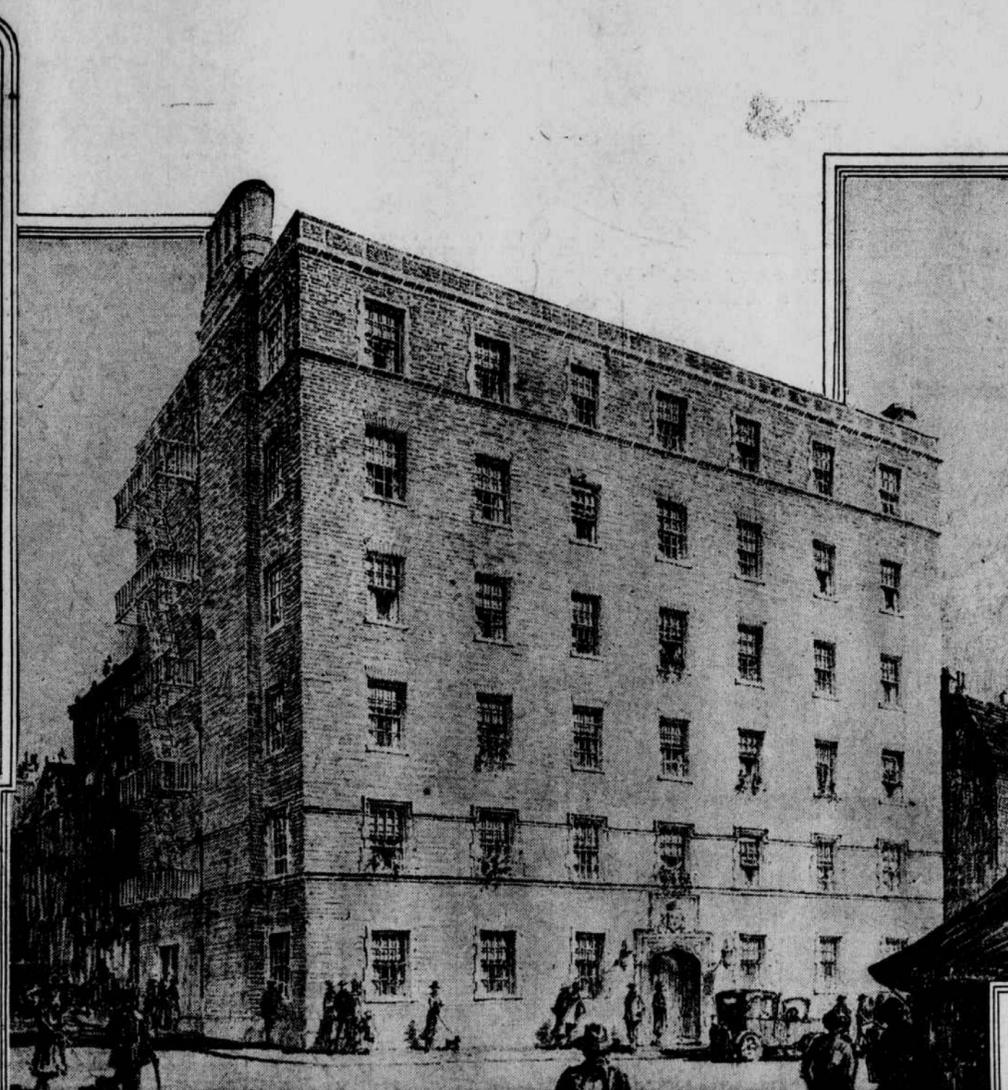


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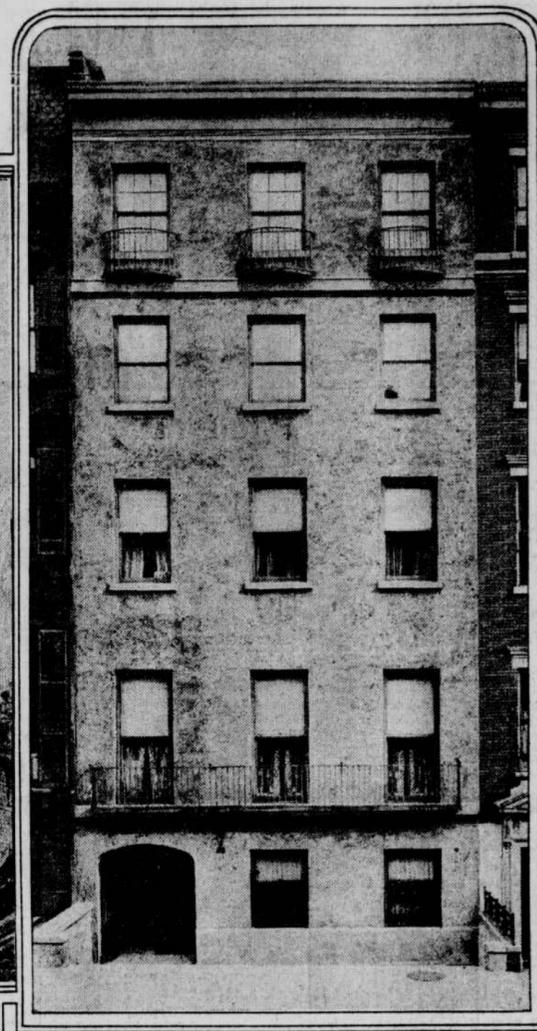
BUILDING HOUSES NEED NOT CONFLICT WITH MOTHERHOOD



ENTRANCE, CLARK WILLOW APARTMENT
Widow of Architect Proves Woman
Can Go Into Construction and Still
Find Time to Bring Up Family—
Puts Up Apartments in Brook-
lyn Heights—Says Section
With Historic and Liter-
ary Associations Has
Assured Future.



CLARK-WILLOW COOPERATIVE
APARTMENT CLARK and
WILLOW STREETS
BROOKLYN.



227 HENRY STREET, BROOKLYN, FORMERLY
MRS. LEEMING'S HOME REMODELLED

THE MODERN American idea of maternity draws its inspiration from an age in which woman is learning rapidly to take her place in the political and even in the economic life of the nation and at the same time manage a home and rear children with all the affection and care that the old time ranks of almost every profession and business is to be found at least one woman who does not neglect her home because of seeming absorption in some big field of endeavor. The real estate business is no exception. Within the last few years its various strata of activity have yielded remarkable proof of the present day theory that business and family rearing may be carried on a collateral basis. A typical example is afforded in the case of Mrs. Esther Howard Leeming, widow of Lieut.-Col. I. Woodruff Leeming.

They consisted chiefly of an old-fashioned town house on Brooklyn Heights and a modern place at New Canaan, Conn. Her income was insufficient to maintain those places, but she figured that were she to rent or sell the properties and invest the proceeds in sound securities the dividends would not enable her to continue the education of her children. Right here is where Mrs. Leeming decided to capitalize the interest she had taken in her husband's work. She remodelled the old family residence on Henry street, converting it into an attractive modern apartment which yields a handsome yearly net income. She next leased her country house at New Canaan and transformed it into one of the most attractive dwellings in the whole New Canaan district. She had no difficulty in leasing it on a profitable basis. The success of those ventures enlarged the scope of Mrs. Leeming's ambition. She had long held the disinterested theory that as a woman's judgment usually prevails in the leasing or purchasing of a home or apartment, a member of her own sex, in some respects, was better qualified than a mere man to build and market that same living space. She had also definite ideas regarding the most advantageous location for the development project that she had forevisioned, and those ideas were part of the fabric of her family history, re-enforced by her own keen observation of the trend of dwelling conditions in this city.

Loved Tradition of the Heights.
For three generations Mrs. Leeming's folk had lived in the Brooklyn Heights area. Her grandfather, John Tasker Church, a fact commemorated in the tablet to be found in the foyer of the church bearing the inscription "The earliest and latest and lifelong friend of Henry Ward Beecher." Mrs. Leeming was born in her grandfather's house on Hicks street, opposite Love lane. Her father, the late Edward Tasker Howard, then built a house on Willow street in which she lived in her marriage. From childhood she had known and loved the traditions of the Heights, real American traditions brought down by a sort of social laying on of hands from the Puritan Fathers, kept alive with the breath of religious feeling and enriched by generations of education and culture.

War Brought Sacrifices.
Enters the war with its sinister propensity for deflecting the orderly course of human existence. She gave her husband to the cause of the Allies and bore the sacrifice bravely. Family tradition demanded nothing less of her. Was she not the cousin of Gen. Tasker Howard Bliss, once commanding officer of the United States Army, as well as the niece of the late Gen. Horatio C. King? With the rank of lieutenant-colonel, Mr. Leeming was placed in charge of the leasing of all lands in France for the American Expeditionary Forces. He saw service in every part of the war damage in Allied Countries and was sent to Rome as assistant chief of the war damages board for Italy. Finally his health broke down under the long strain and he returned to the United States, where he died in the fall of 1919. In recognition of his services France made him an officer of the French Academy.

For the first time in her life Mrs. Leeming was forced to take account of her resources, and she found the situation none too reassuring. From an inheritance she had inherited a large amount of real estate holdings were a liability rather than an asset.

and were held tenaciously through successive generations. "In recent years, whenever a plot of sufficient size has been obtainable a handsome apartment house has promptly replaced old family residences, and the eagerness with which such apartments are sought gives clear indication of the future destiny of Brooklyn Heights. "The Heights will always be a high grade residential district. But the privileged few must give way to the privileged many, which means that the fine apartment house will replace the individual private dwelling. Here, in quiet seclusion, is a purely American residential community, famed by cool sea breezes, affording an incomparable view of New York harbor, famed for its institutions devoted to education, religion, music and art. And all this within four minutes of Wall street, fifteen minutes of Times square. Not only is Brooklyn Heights the very heart of New York's transportation system but it has also easy access through uncongested streets to all the fine motor roads of Long Island.

Historic Site for First Venture.
It was peculiarly fitting that Mrs. Leeming, after remodeling her Henry street home, should choose as the site of her first actual apartment building venture a plot of historic and literary interest. At Clark and Willow streets, about a block and a half from the new street express station of the Broadway and Seventh avenue subway, there stood once a white frame structure which older inhabitants will remember as the ancient spit house of the Heights. It came into being as the result of a quarrel between the owner of the plot and the late Henry C. Bowen, whose old Colonial mansion occupied the opposite corner. The spit house, remodelled, became the home of Paul Leicester Ford. In 1904 it was demolished and replaced by two frame dwellings, which have given place to a new apartment building.

Mrs. Leeming has very clear cut ideas on apartment building in general and in the Brooklyn Heights section in particular. She believes above all in the dignity of simplicity. The vulgarly ornate style, she holds, would be more than ever out of keeping with the atmosphere of a mellow old neighborhood. It simply would not fit. She believes also that any one who has an opportunity to live on the Heights will want to buy rather than to rent. Hence her first large apartment venture was planned on the basis of cooperative ownership.

When Mrs. Leeming first discussed the project with her architect, D. D. Merrill, the first point that she laid down unequivocally was that if she was to offer the public an apartment building it must be built along the most approved lines of construction as a permanent residence project rather than as a speculative one. The interior layout was devised not to get a maximum number of rooms out of a floor but to give the best living accommodations. There is an abundance of closet space and every living room boasts a fireplace that is meant for a warm, comforting fire and not for show. Mrs. Leeming has a sentiment about fireplaces and believes that they help preserve the old time hearth and home ideal.

The lines of the exterior are simple and dignified and bring out to fullest advantage the facade of brick in mellow tones. There is little suggestion of newness about this brand new structure. Its motif is in such close accord with the spirit of the old section that it seems to have been there always. Mrs. Leeming has estimated her market so accurately that 75 per cent. of the apartments have been sold with the interior still uncompleted. Her plans for the future embrace a series of such houses on the Heights to be erected as fast as suitable plots can be obtained. But Mrs. Leeming is not the only exponent of Brooklyn Heights as a scene for exclusive apartment house projects.

An afternoon's stroll about the neighborhood will disclose to the pedestrian many structures of that type under way or completed within the last year or two.



Eastern Boulevard at Middletown road. Spencer estate at left.

ONE of the significant results of the sale of the 1,200 lots in the Pelham Bay Park section of the Bronx for the Lorillard Spencer estate which is to be conducted on Columbus Day by Joseph P. Day, Inc., is expected to be a revision of land values in the adjacent sections. It is a well established principle that when the character of a neighborhood changes with the subdivisions of large estates and the selling off of the plots in separate lots future values are based on the price of

the individual lots and not on the plot for acreage values of the past. Here, where there is practically no other standard size, 35x100 foot city lots, either restricted or unrestricted, available to home site seekers, the city assessors will be obliged in the future to be guided by the prices paid by bidders at the Lorillard Spencer estate's sale. Another feature of the Spencer estate sale is the fact that the New York Public Library at Fifth avenue and Forty-second street will share with the heirs of the estate in the proceeds of the sale. Another phase of the sale of

interest to home-seekers is the fact that the lots are outside the fire limits and the construction of frame homes and bungalows will be permitted. The Spencer heirs and the New York Public Library have agreed to permit from 50 to 75 per cent. of the purchase price to remain on bond and mortgage at rates of interest ranging from 3 1/2 to 5 per cent. The sale includes the Spencer home-stead, another dwelling and six buildings. The sale will be held at 2 P. M. and 5 P. M. on Thursday, Friday and Saturday of this week.

BUY AT GREENS FARMS.
Dr. Clyde E. Ford of Scarsdale, chief of the medical department of the General Chemical Company, has bought from Arthur H. Mornand through A. G. Southey a Dutch Colonial style dwelling on Hillsport road, near the Boston Post road, Greens Farms, Conn. The estate consists of four and a half acres and overlooks Long Island Sound.

Letters as Big as Lots.
There are odd and interesting real estate signs in various parts of the country, and California claims to have one of the largest if not the oddest. On a steep hillside in the southern part of the State is a huge outdoor sign-board containing but one word—"LOTS." Each of the letters in this sign is seventy-five feet high and twenty feet wide. It can be seen and read for miles from one of the leading boulevards. At a distance the sign appears to be built of concrete, but a "close-up" shows that the owner gathered together hundreds of parts of packing boxes and forming them into letters, painted them white. It is easily the most conspicuous and distinctive advertising sign in the west.

Brokers' Fees of Country Are \$750,000,000 Yearly
By the ODD PARAGRAPHER.
OF the \$290,000,000,000, which some one has estimated represents the wealth of the United States, about 60 per cent. is said to be invested in real estate. Using this as a basis for figuring, a realty specialist declares that, since twenty per cent. of the whole of the country's real estate changes hands each year, taking into consideration sales, new leases, new building projects, etc., a total of about \$4,000,000,000 worth of real estate figures in various realty transactions. Figuring an average commission of two per cent. for the purpose of making an estimate, this demon statistician declares the brokerage fees of the country amount to \$750,000,000 yearly. Divide this total by the number of real estate brokers in the country and figure out what you ought to earn. Don't become discouraged if you find that you aren't getting your share. You have plenty of company.

Flag Roofs Popular.
From rags to roofs is a far cry. Nevertheless old rags are now covering more American houses in the form of roofings and prepared shingles than all other types of roofing combined, according to a Western manufacturer. Two-thirds of all roofing requirements in the United States, he declares, are now supplied from asphalt materials known as "prepared roofing." The product of a novel and typically American industry that has been developed in the last few years. In laying a variegated or tapestry roof with asphalt shingles, care must be taken "to avoid everything in the nature of a pattern." The shingles must be thoroughly mixed and the roofer instructed not to lay more than three shingles of the same color on parallel

The Poor Little Rich Owner.
Lewis Phillips makes this pithy comment about the opening of the tax books, which most taxpayers will agree: "This is the season when the really owner feels himself poorer, but is compelled to take the word of the Tax Department that he is richer by the hundreds or thousands of dollars of valuation added to his property for purposes of taxation. "In this connection, the personal assessment inquiry is akin to the girl looking for what she does not want to find—the hole in her stocking. The assessment seeker hopes he will not find his name on the list."

U. S. TO SELL HOBOKEN PLOTS.
War Department Holdings to Be Auctioned on October 10.
The United States War Department, through Joseph P. Day, Inc. and G. P. Fugazza of Hoboken, will sell at auction 510 lots and plots and two buildings on Willow avenue and Ferry, Madison, Harrison and adjacent streets on October 10 at noon in the Hoboken Armory, City Hall, Hoboken. The properties are on or near street trunk railway lines. They are also situated about twelve blocks from pier connections to any part of the world. The properties are within about five minutes of the mouth of the new New York-New Jersey vehicular tunnel at Daniel L. and James S. Beardon of the City. They are industrial in character and are situated in the center of Hoboken's manufacturing district. They range along the east side of the West Shore and Erie railroads.

TO SELL LOTS IN QUEENS.
Auctioneers Offer Sites in Maspeth and Bayside.
Twenty-one lots in the Maspeth section of Queens near the Grand street trolley line will be sold at auction on Saturday, October 14, at 2:30 P. M. by the Jere Johnson, Jr. Company, auctioneers. The auction will be held on the premises. On October 12 the same auctioneers will offer seventy-six residential lots in Bayside, Queens, for the estate of the late Boers Frost and Isabella T. Randall. The lots are on Bayside road north of Crocheron avenue and on Gardner street, Maxwell and other avenues. On October 10, in the Brooklyn Real Estate Exchange, 139 Montague street, the same auctioneers will sell a twelve room frame dwelling at 1919 Glenwood road, between Ocean avenue and East Nineteenth street, Flatbush.

BROKERS TO CONTEST IN SPORT.
Wm. A. Whites & Sons and the Charles P. Noyes Company have their annual interoffice golf and tennis competition on Columbus Day. The golf contest probably will be held on the Sleepy Hollow links and the tennis matches at Sleepy Hollow or on the courts of one of the large tennis clubs. A theater party will follow. The affair is under the direction of Harry Hall of White & Sons, and Charles F. Heller of the Noyes company.