

GOLD MINES AT THE SHORE

AMAZING RISE IN VALUES ON LAND NEAR THE SOUND.

Perhaps the later generations of Connecticut Yankees took heed from failures of their forefathers who for centuries vainly dug up a large area of the state's littoral in the hope of finding the supposed buried treasures of Captain Kidd, and were led to decide that the shores must be made to yield up treasures in another way, and so hit upon the

say it went for a price somewhat less than this. The new owners are cutting it up into building lots and selling them. They intend to make it an exclusive community of cottagers, and it is said that thirty dollars a front foot is about the lowest price a building lot can be purchased for there.

At Pond Point on the shore ten years ago there

James Wrinn, swooped down on the sports and made several of them prisoners. In recent years the island has been unoccupied, save by campers-out during the summer and parties of amateur fishermen, who at times spend a night there.

About ten years ago the island was purchased by the Connecticut Railway and Lighting Company, now merged with the Connecticut Company, which now holds title to it. The trolley company at the time it was purchased by them intended to make it a public summer resort. The plan was to connect the island to the mainland by a bridge, over which cars would run. After the merger of the trolley lines this plan was abandoned, and so far as known has never been revived.

The island is about one mile in circumference, and would be a capital place for a colony of cottagers. Such may be its ultimate utilization.

It is understood that the railroad company's price for it is \$16,000, a figure in itself illustrating the considerable value of realty by the sea.

Between Milford and New York there is the same story of high prices for shore property. It is said that between Milford and Bridgeport there are few pieces of land for sale, and the front footage is held at forty dollars and more, and down further, say from Greenwich eastward, the land is held at fabulous prices. The rental of several houses at or near Greenwich amounts to \$5,000 a year each. It is a popular section with the rich families of the metropolis.

The advantages of Woodmont as a summer resort needs no amplification. It has been inhabited by cottagers for a longer period than most shore places and is now a little city by itself, and the price of land there is prohibitive to a man with a lean pocketbook. The place is now under a borough government and is excellently governed. It is estimated that seventy families live there the year round.

On the east shore, between New Haven and Saybrook there are many delightful spots where cottages have been erected numerously. It is hardly necessary to mention Short Beach, the home of



MONTOWESE HOUSE AT INDIAN NECK.

scheme of developing shore properties into breathing places to be occupied in the hot summer months.

But the more likely theory is that with the growing congestion in the cities the demand for more air became irresistible and so the unsettled and roomy shore fronts, fanned by cooling breezes, just lured the city folk quite as irresistibly. And so the shore resorts sprang up and grew and grew till now they are without end on Long Island Sound and Connecticut's shore line is a ribbon made of alternate green and white.

To those with foresight the development of shore property has proved as profitable as would have been the unearthing of one of the old buccaneer's treasure chests.

The increase in the value of shore land in the past ten or fifteen years is almost incredible. From a condition of near worthlessness many spots have jumped up to a price exceeding that of tip-top city properties. Those who were so fortunate as to possess large tracts of shore land through inheritance have by tenaciously holding on long enough made fortunes. Others, tempted by first offers, look back on their acceptance with regrets.

To emphasize the activities in real estate along Long Island Sound in recent years, it may be said that there is between New Haven and the Connecticut River only one large tract undeveloped into shore lots, and on the market, and also to emphasize the increase in values it may be stated that this tract is held at \$150,000. It contains seventy-six acres, and fifteen years ago could have been bought for \$20,000. The tract here referred to is the Hotchkiss farm, so-called, at Pine Orchard. The purchaser has not yet come along, but it is a good guess that he will in time, and plank down the demanded \$2,000 per acre.

Another large tract, the only one remaining between New Haven and Milford, was sold a few months ago to a syndicate. This was the Henry G. Thompson estate, near Pond Point. The owners asked \$150,000 for the property, but real estate men

was not a cottage, or not more than one or two. Then several New Haven families decided to establish a colony there. They purchased land from five dollars to ten dollars a front foot, and put up houses. After a few years many pretty cottages were raised along this delightful crescent of the shore, and now land there is held at from forty dollars to twenty-five dollars a front foot.

Before the beach was a settlement there was an old fish works on the southern point of the crescent, which sent out odors that would carry as far as a cannon ball. When the cottagers became numerous complaint was made about the odors, and as they were deemed to be inimical to the public health, the fish-works were condemned, and it was with no regrets that one night the old establishment, saturated with oil, burned down, with a splendid pyrotechnical display, fascinating to the vision and relieving to the nostrils. The point on which the old works stood is an ideal spot for a hotel and it is said that some parties contemplate the erection of a hostelry there.

Across from that point is situated Charles Island, which in years ago boasted a hotel. It was a rather sporty place and a famous prize fight was pulled off there thirty or forty years ago. A police force of New Haven, under command of the late



VIEW OF COTTAGES AT WOODMONT.

many literary people, or Lyme, which is the mecca for artists from all over the country. A score of years ago Madison was hardly thought of as a site for summer homes. Now its shores are dotted

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Fighting White Plague.

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are constantly improving these conditions where possible.

The whole state seems to be aroused to co-operation in the good work which strives to eradicate tuberculosis or reduce its destruction to the minimum. It is the belief of those who have given the subject extensive study and investigation that within a decade the terrors of the white plague will be greatly diminished, and that in that time many other states will have taken advantage of Connecticut's splendid example.

White City.

It would be hard to find a busier or more delightful amusement park in which to spend a few hours than the White City, Savin Rock, with its many attractions.

Foremost among these attractions is the Orpheum theater, which is located on the left as you enter the gateways, where three shows of high class vaudeville and photoplays are given daily. One show afternoons, at ten cents for all seats, and two in the evening, from seven-thirty until eleven, at ten cents and fifteen cents for all orchestra seats.

The Airdome theater, the home of motion pictures, runs continuous shows daily from two-thirty until eleven P. M., at five cents and ten cents for the entire seating capacity of fifteen hundred seats.

The chutes have been entirely rebuilt and this year are bigger, better and faster than ever.

The scenic railway always receives liberal patronage. There are no coverings over the runways on the scenic this year; this makes the ride entirely through mid-air at the rate of a mile a minute. This is a delightfully cooling ride on a hot day. This concession also has a half fare of five cents for children.

One of the newest and most unique attractions this year is the "Trip To Hereafter." This one is located in the grove in front of the trolley station. Here one gets a ten-minute ride over half a mile of waterways and through weird scenery showing the Hereafter.

Taken all-in-all a trip to the White City this year is a good cure for the blues.

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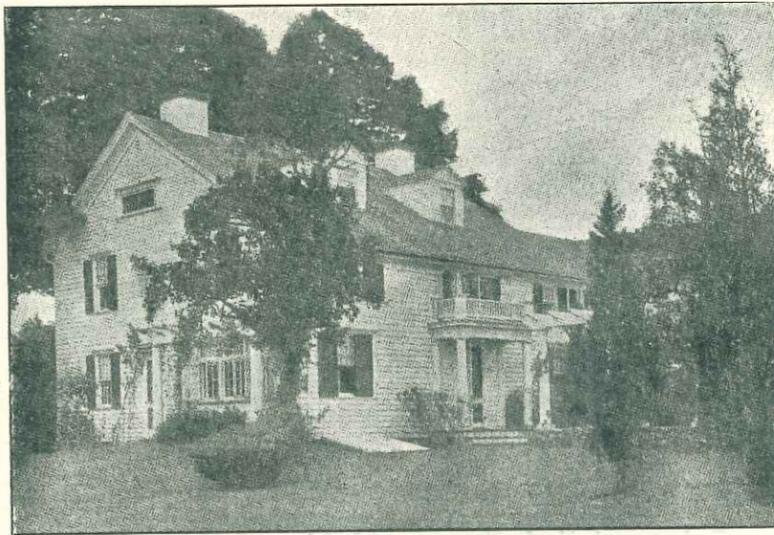
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Residence of N. F. Hoggson.



A HOME AT REDDING RIDGE.

Transforming an old New England farm house into a modern country residence without disturbing its ancient traditions is a task that is fascinating, but one that is not without many difficult problems. In recent years much has been written about this subject and throughout the rural districts of this state many formerly unattractive structures, with possibilities, have been remodeled into charming summer houses and oftentimes this has been successfully accomplished at a comparatively little cost.

In the western part of the state there are many examples of the transformed farm houses, but there are few more attractive than that of Mr. N. F. Hoggson's, which is located on Redding

Ridge, Bethel, Connecticut. Mr. Hoggson is a member of the firm of Hoggson Bros. of New York and formerly lived in New Haven, but now lives in New York, the home at Redding Ridge being his summer home.

As may be seen by the accompanying illustration, the house has all the quaint charm peculiar to the New England farm house plus a few features that add to its beauty.

The dormer windows are new, as are the porch, of colonial design; the pergola and rose trellis at the gable end.

The interior of the house has been thoroughly modernized, so far as appointments go, but this has been so done that much of the colonial character of decorations and furnishing has been retained.

Gold Mines at the Shore.

(Continued from page 7.)

with cottages. Another popular spot is Indian Neck. Very many handsome residences are there. They are built on leased land. The leases run for ninety-nine years. This property, as well as Pawson Park, across the estuary from Branford Point, was bequeathed to the Branford Congregational church by one of the Blackstones of Branford. In the bequest was a clause which prohibited the beneficiaries from ever selling the land outright, hence the leaseholds. At the time the church came into possession of the property it was regarded as negligible in value, but now, thanks to the trend seaward, it yields a munificent income to the Ecclesiastical society.

An important purchase at Indian Neck very recently consummated is that of the old Thomas Trowbridge house. Years ago and for years it was the summer abode of the well-known Trowbridge family of New Haven. Since the death of the elder Mrs. Trowbridge, a few years ago, the heirs did not care to hold it longer, and placed it on the market. It has been purchased for a price that would match the sale price of many elegant residences, to William A. Bryan, proprietor of the Montowese House. It is understood he will make it an annex to his popular caravansary.

Pine Orchard has been largely developed through the efforts of the late A. M. Young, the trolley magnate. He laid out a large tract there several years ago, which now is a setting for many attractive residences. Land at Pine Orchard is now held at from fifty dollars to one hundred dollars a front foot.

From New York to New London, so real estate dealers say, there are very few desirable sites for cottages remaining, and none that can be bought at a comparatively cheap sum. The demand now being greater than the supply, the inexorable law of supply and demand is certain to enhance their values as time goes on. And the tendency these days is to construct more costly cottages, so that in many instances a rich man's shore residence is constructed on as expensive a scale as his town house, and he lives longer at the shore each year now than he used to, the added duration of domicile being largely accounted for by the improved conveniences afforded by automobiles and trolley lines.

Verily, the sea has its riches, but its shores in this century, may well make the waters, which have their environs, for the sands are golden, the pebbles diamonds, and the breezes bring health and solace to all.

Heaven will permit no man to secure happiness by crime.—Alferi.

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