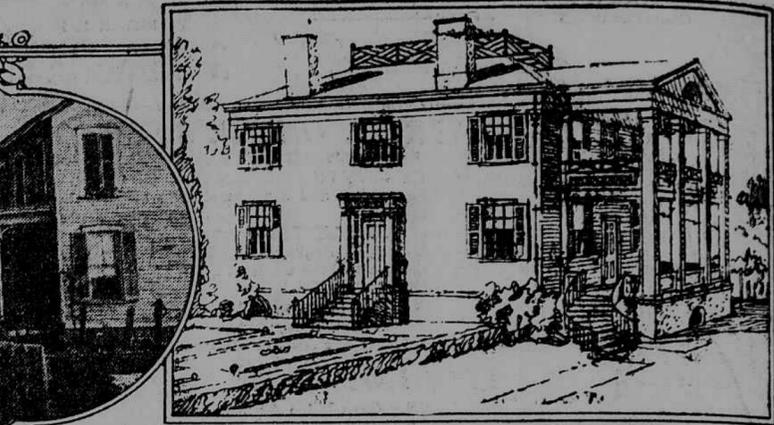
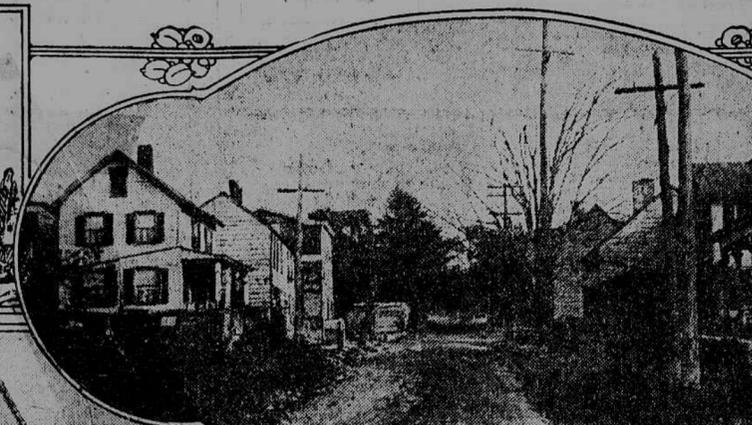


# Vanderlip Stages Return of Colonial Sparta's Charm



WHAT WASHINGTON HOTEL WILL LOOK LIKE WHEN MADE OVER



SPARTA'S APARTMENT HOUSE MADE OVER SLAYER HOUSE

## Little Hudson River Hamlet, Long Fallen to Decay, To Be Rehabilitated and Made Attractive to Seekers of Cozy Rural Homes

The world, which knows Frank A. Vanderlip as a man of achievements, of great commercial merit, may be interested to know that he also is a home builder. Nothing gives the former president of the National City Bank and one time Assistant Secretary of the Treasury of the United States more pleasure than restoring to dilapidated old homes their former charm and attractiveness. The world came upon Mr. Vanderlip's unsuspected hobby last week through the filing of legal papers placing the ownership of the little town of Sparta-on-the-Hudson, a next door village to Scarborough, where Mr. Vanderlip lives, in the hands of the well-known banker.

Purchase of the little town was accepted immediately by the public as the first move in a philanthropic project, which aimed to alleviate house shortage or advance some not scheme of the bankers. But this was not true. In denying that the public had guessed correctly his plans for Sparta, Mr. Vanderlip admitted that the purchase of the century-old town near Beechwood, his Hudson River estate, was made to afford him the opportunity of enjoying his hobby, and at the same time providing charming little homes for folks who would like to live in the lee of Westchester's beautiful hill country.

little place off the beaten path to suppress disorder, drunken brawls, or to search for gentry wanted for breaking the laws of the commonwealth. Authorities at Sing Sing Prison, to the north, invariably make post haste for Sparta when a "boarder" has made a break for the open and just as invariably get their man there. Many escapes from the gray prison to the north have been hatched in Sparta. Such conditions do not make for a wholesome, clean and attractive town.

**Pretty Homes Badly Maintained**

Such misappropriation of energy has lowered the position of old Sparta, destroying its attractiveness as a home and countryside. Homes that once were among the best along Westchester's river edge have been desecrated and decay has been permitted to go unchecked. Half a century of this has left Sparta anything but a pleasant little living place. It was a sorry sight to Mr. Vanderlip to see the structural charm of homes built generations ago being destroyed for want of some paint and repairs.

Some ten years ago Mr. Vanderlip disclosed his interest in the neighboring town by making over one of the old buildings into a community center. He established a library and made modern living accommodations above it, the latter being provided in the town. He employed social workers to direct the interests of the people of Sparta into channels that would result in the general improvement of the place, but conditions contrary to those planned fifty, sixty or more years ago were not to be eliminated in a few years. The folks who settled in Sparta following the discovery of silver and copper in Ossining were of the same caliber as those usually attracted by discoveries of precious metals, good, bad and medium.

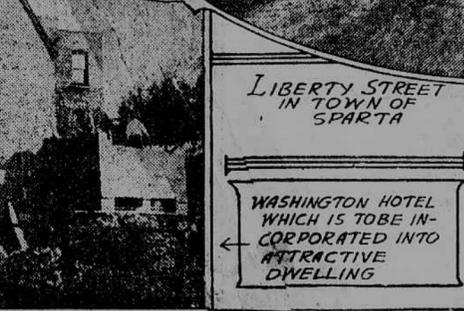
**Refuge of Undesirables**

The building of the Croton Aqueduct in 1831 brought from various sections of the country many who were not sticklers for law or order or things of refinement or beauty. The construction of the state prison on the water edge just under Ossining brought some more settlers who were not of the most desirable class.

So down through the years has come little Sparta, shorn of all the things that made it a fine little home place in the days when George II ruled this country and for many years after.

Major André no doubt remarked the coarseness of the little Sparta home settlement as he passed it on his way from Stony Point, where he had met Benedict Arnold to arrange for the delivery of West Point to the British. A few miles down the Post Road he was accosted by three patriots who refused to be bluffed by him that he was an emissary of Washington. They searched him, and every one knows the rest; he was hanged as a spy.

Ichabod Crane, who told of the headless horseman who galloped across Sleepy Hollow bridge in the dead of night, knew well old Sparta.



LIBERTY STREET IN TOWN OF SPARTA



WASHINGTON HOTEL WHICH IS TO BE INCORPORATED INTO ATTRACTIVE DWELLING

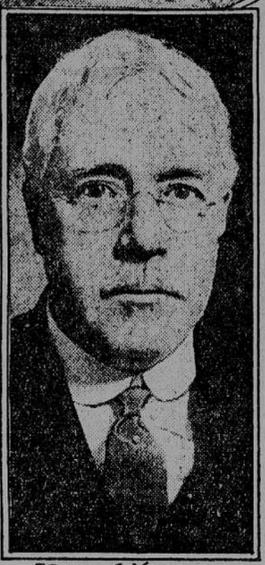


INTERESTING DEVELOPMENT IN LIBERTY STREET, ROCKLEDGE ROAD

Whole Town To Be Remade

To make Sparta of the future like the Sparta of the past is Mr. Vanderlip's ambition. The old will be restored, modernized and extended. Mr. Vanderlip has called Arthur Loomis Harmon, architect, of 27 East Fortieth Street, to cooperate with him in this interesting undertaking. As both men seem to take great delight in it there cannot be any other result but success.

Mr. Vanderlip confessed the other day that he would sooner be engaged in restoring old houses than in doing many other things. "I like to tuss with



FRANK A. VANDERLIP NEW OWNER OF SPARTA

blue prints," he said, "and study the details of an old structure and how it may be made useful without destroying the charm of its exterior or interior. I like to take old things and make them new."

Mr. Vanderlip's inclination in this direction is indicated by the furnishings in his private office in one of the tall buildings overlooking Trinity. His desk was a writing table that might have served when New York was still a colony. Behind it sat Mr. Vanderlip, smoking his pipe and contending and loosening his fingers as he told of his plans for Sparta. His attitude and the tone of his voice as he spoke of the many nice things he planned for the old homes of his neighboring town were sufficient evidence of the man's enthusiasm in the project.

"It is a little something I have had in mind for some time," he continued. "There are a number of nice homes in the town which are worth saving, and these will be saved." Some folks there will likely remain, Mr. Vanderlip intimated, but most of the citizens of Sparta will be compelled to move to other parts. After the houses have been altered some new homes will be erected.

Upward of \$15,000 will be represented

in some of the altered houses. Some places will not represent that much. That money is not the big factor is indicated by Mr. Vanderlip's willingness to sell any of the houses after alterations have been made for 20 per cent less than he will put into them. Three or 4 per cent on his investment will be all that Mr. Vanderlip will take from those who would like to be his tenants. No one can have the audacity to charge him with profligating.

Three houses are now being altered, or will be started shortly—an apartment house and two private dwellings. Long before they have been modernized others will be taken over. It is estimated that the entire town will be remodeled and made new before next fall. Paint and stucco will be used liberally in making the transformation.

The three houses under way are about as interesting as will be found in the entire transformation and will illustrate the wonders which the well-known banker and Mr. Harmon are going to bring in the appearance and character of Sparta.

The Slayer house, on Liberty Street, built in 1825 and perhaps the largest dwelling in the town, is to be made into an apartment house for three families. The plan is very interesting, and tenants will not have to meet unless they so desire. Each apartment will have its own separate entrance and lawn or garden out in front. The house to-day is nothing more than a big frame box with a porch in front.

**One Apartment House**

A door to be cut in one side of the house will lead to the second floor apartment, consisting of a living room, kitchen, two bedrooms and sleeping porch. The old porch will be utilized as an entrance to the first floor apartment, which will be built around the staircase to the apartment above. An

addition will be erected to the other side of the building, and in this and in part of the old house will be the third apartment, with an entrance reached by a walk through the garden. This will be a duplex suite.

Each apartment will be provided with an individual laundry and drying place for clothes. The rooms will have electric light and will be heated from a central heating plant. The apartments will be large despite the fact that three families will be provided with attractive living accommodations in one house.

The change that will be worked in the exterior of the old house will be astonishing. The feel of the old place will be recovered by the use of Colonial fanlights over the doors and a winding stairs up to the entrance porch to the first floor apartment. At the head of the stairs will be a pair of old-fashioned square lamps. Many such little details will again wrap the house in an atmosphere that will cause one to think of the days of long long ago.

**Hotel To Be Home**

Up the road will be the dwellings. The old Washington Hotel will be utilized as the central part of one of the little homes. Additions will be built on each side of the building following the line of the road, which will give the little house a graceful, curved facade. The building will be of red brick, two stories high, with sloping roof, out of the center of which will be a chimney capped and with exposed flues.

The entrance to the house will be on the curve. On each side of the door will be half windows with curved tops to correspond with the door. They will light the entrance hall, which will be six feet wide. The staircase will be directly opposite. To the right will be the living room, which will be in the old hotel building. An open fireplace six feet wide will be built on one side,

## Financier Bought Entire Town to Wipe Out Bad Spot and Now He Will Indulge His Hobby of Making Over Dwelling Houses

and directly across from it will be a large bay window.

At the other end of the house will be the kitchen and the dining room. An entrance to the kitchen is provided directly from the street at the corner of the house. At the rear of the hotel section will be erected a sun parlor and sleeping porch.

### Bringing Back Old Times

Another interesting development will be the changes which Mr. Vanderlip will make in the old house at the junction of Liberty Street and Rockledge Road. The house, set on a triangular site, presents Mr. Vanderlip and Mr. Harmon with new and interesting problems. By building out on one side and tearing down at another the house has been changed into one of much charm, as may be seen by the accompanying illustration.

In the old section of the house will be the dining room and kitchen. A side flight of steps within the line of the old section will take one to a fine old floor in the upper knocker. Adjoining will be directly into a large living room with brick floor laid herringbone fashion. In the ceiling will be exposed beams with wide spaces between.

A fireplace close to three feet deep and about twelve feet wide, with built-in bookcases on each side, will be found at the far end of the room. Almost directly opposite will be an arched doorway leading to the dining room. To replace in the dining room has been placed on a direct line with the one in the living room, giving a most cheerful view.

Off the dining room will be a porch two stories high. The upper floor will be used for sleeping purposes. The kitchen will be located in the rear of the dining room. The dining room also will have a beamed ceiling.

Charming dormer windows in front and little windows in the side walls will light up the bedrooms on the second floor.

A house nearby is to be made into an artist's studio. Every house is to come in for attention.

The roads are to be relaid and the fences along the highways removed and new ones erected.

It is Mr. Vanderlip's hobby, and for the next year he will give most of the time not needed in directing business affairs to the restoration of his little town in Westchester.

## Thirteen More Astor Houses in Harlem Sold

**Dwellings of Late Baron William Waldorf in West 129th Street, Adjoining 8th Avenue, Disposed Of**

The estate of the late Baron William Waldorf Astor has sold through the Farmers Loan and Trust Company, as trustee, thirteen dwellings at 1 to 13 West 129th Street. The houses are all of the four-story and basement type, each on lot 20x100. The sale is understood to have been made through L. J. Phillips & Co., brokers, but at their office yesterday it was said that Charles A. Peabody, representing the estate, has authorized no statement concerning the deal.

The houses were erected by the Astors many years ago, and the land had been in their possession for more than half a century. The house adjoins the Hawarden Hall apartments, at the northwest corner of Fifth Avenue and 129th Street. A week ago James H. Cruikshank, operator, bought from the Astors the abutting row of ten three-story dwellings at 8 to 26 West 130th Street, and a couple of days ago he purchased the ten dwellings at 40 to 62 West 130th Street, on the same block, from the New York Savings Bank. This was also a former holding of the Astors.

**Another Clark Estate House Sold**

The Brown, Wheelock Company, Inc., sold for the Clark estate 51 West Eighty-fifth Street, a four story dwelling, 17.6x102.2. The new owner will occupy after extensive alterations have been made.

Gladys F. Rousseau sold to Nathalie H. Swan, the tenant, the five story dwelling 18 East Eighty-third Street, 20x102.2.

James M. Beck sold to Marguerite H. Day the five story dwelling, 100 East Sixty-fifth Street, 17x100.5.

Isaac Baker sold to Joseph H. Blumenthal the four story dwelling 79 East 106th Street, 17x60.

The Pierre & Golden Company sold 44 West Seventy-sixth Street, a four story dwelling, 20x100, for the L. Sutro estate to Mr. Daly.

The Fort Tryon Holding Company sold to the 195 West Seventy-second Street Corporation the four story dwelling 185 West Seventy-second Street, 22x102.2.

lance the two story dwelling 408 Pleasant Avenue, 16.8x64.

Clara Margulies sold to Irving Hordes the three story dwelling 126 West 124th Street, 15x100.

Mrs. Marietta Starks sold to the John H. Pierce Realty and Holding Company 148 West 132d Street, a three story dwelling, 14.8x100. Ellen B. Thompson sold to the same company the three story dwelling 511 West 149th Street, 17.6x100, is to be taken over by the 511 West 149th Street Realty Company.

Elmer F. Bennett sold to Mary E. Frazee the two story dwelling 516 West 183d Street, 16x104.11.

John G. Frazee sold to Sydney E. Paris the four story dwelling 212 West 142d Street, 17x99.11.

## Twelve-Story Loft In East 12th St. Sold

**Structure Taken Over by Corporation Trading in Business Buildings Downtown**

The twelve-story loft, 25x103.3, 8 East Twelfth Street has been sold by the 8 East Twelfth Street Company to the 8-12 Holding Corporation.

The Benson Manufacturing Corporation bought from Herman Rieb the four-story building 212 East Twelfth Street, 20x106.6.

Grace H. Phillips and others sold to 232 Sixth Avenue Inc. the three-story building with stores 232 Sixth Avenue, 19x70, adjoining the northeast corner of Fifteenth Street.

The Evangelical Lutheran Church of St. Mathew sold through Peter Biege to Girard Brothers, tenants, the four-story building with stores 246 Bleeker Street, northwest corner of Barrow Street, 16.11x81.

The S. S. White Dental Manufacturing Company bought from the Market Street Realty Company the seven-story building, 120x36.5, on the east side of Market Slip, between Cherry and Water streets.

Max N. Natanson resold to the H. W. G. Corporation the five-story building with stores 204 Delancey Street, 25x100.

**"Big Tim" Sullivan's Private Race Course To Be Sold**

Realty and personal assets of the late "Big Tim" Sullivan, Tammany chieftain on the lower East Side, will be sold at auction in the Vassy Street salesroom on November 23 by Henry Brady through instructions of Hannah Sullivan. Among the realty to be offered is an eight-acre farm at New Brunswick, N. J., where Mr. Sullivan trained some of his fastest racehorses. There are a track and a judges' stand on the property.

## Trading in Flathouses On West and East Side

The Duress Company sold for the Elizabeth Coley Ross Corporation the four-story flat 42 West 100th Street, 19.4x100.3, to Samuel Priess.

Rose K. Spiegel sold to Malvina Nicholas the five-story flat 165 St. Nicholas Avenue, 1.8x85.8.

Albert A. Kirch sold to Rose Kertman the four-story tenement 2396 Second Avenue, 20x80.

Henry V. Allen sold to Salvatore A. Cotillo the four-story tenement 2267 First Avenue, 29x78.

## Sales at Ridgewood

S. S. Walstrum-Gordon & Forman sold for Margaret T. Ruane to George A. Hill Jr., of Springfield, Mass., a new house on Monroe Street, Ridgewood, N. J., and for J. S. Raphael & Edward B. Moss, of Washington Place.

## Home Buying in Bronx

David L. Woodall sold for John J. Larkin the frame dwelling 1694 Monroe Avenue, 25x95.

Jacob Bettinger Jr. sold to Antonio Valgino the dwelling 299 Hughes Avenue, 25x100.

Harriet Stroca sold to Stephen Karponky the dwelling 223 West 178th Street, 11.9x96.

## Sales of Attractive Estates at Larchmont

E. C. Griffin & P. H. Collins sold for Frank A. Moore a large tract at Beach, Linden and Grove avenues, Larchmont, N. J., and for Mrs. Anna J. Sutherland to Benjamin E. Levy her property on Pryor Lane, consisting of about one and three-fourths acres, with Colonial residence with garage, held at \$70,000, and in Empey a cottage and garage on Shepard Place, Larchmont, to Dr. William H. Leak, of this city.

## Home in Flushing Sold

Ira L. Terry sold for Caroline Rucher of Troy, a dwelling, 31x99, at 174 Perry Street, Flushing, L. I., to B. M. Helprin.

## House for Wedding Gift

William H. Woodin, of 762 Park Avenue, presented to his daughter, Anna Terry, the dwelling house at Beech Street and Spring Place, Flushing, as a wedding gift upon her recent marriage to Colonel Olin Frisbie Harvey. The purchase was made through Ira L. Terry.

## New Territory for Schnebly

E. Brevoort Schnebly, formerly associated with Prince & Ripley, has assumed the management of the Green-wich territory and is now in charge of the firm's branch office at Putnam Avenue and Sherwood Place, Greenwich, Conn.

## Best Architectural Creations of the Year in Fifth Avenue Business District Rewarded by Fifth Avenue Association



The buildings shown here were selected from fifty-five structures, newly erected or altered, in the Fifth Avenue district this year, to receive awards for architectural merit. The first two were the best of the new buildings and the second two were selected as the best of the altered structures in the district. The awards were made by a committee of the Fifth Avenue Association, composed of architects and business men.

## Pay \$4,200,000 For Space in Steamship Row

**Anaconda Copper Mining Co. Leases Two Floors in Cunard Building Built in Bowling Green**

William A. White & Sons have leased for the Twenty-five Broadway Corporation, Bernard Wakefield, renting agent, the eighteenth and nineteenth floors of the Cunard Building, now being erected, to the Anaconda Copper Mining Company, Cornelius P. M. Kelly, president. The floors contain 68,000 square feet of space, and the lease is for twenty-one years, at an aggregate rental of over \$4,200,000. These two floors had been previously leased by W. A. Harriman & Co., but as this firm recently purchased the Gaston, Williams & Wigmore Building, at 89 Broadway, for their business office, they did not require the Cunard Building space.

The Anaconda Copper Mining Company is composed of the Anaconda Copper Company, Montana Power Company, Ande Copper Mining Company, United Metals Selling Company and Greene Cananea Copper Company, and for many years has been located at 43 Broadway. The same brokers recently leased the fifteenth floor to Bowler Green Cole Company, automobile exporters.

The recent acquisition by the Standard Oil Company of the property across the street, at 8 to 29 Broadway, which it is rumored, will be extensively altered in the near future, and the purchase of 1 Broadway, two doors south of the Cunard Building, by the International Mercantile Marine Company, who are now converting the property into an office building which will be managed by William A. White & Sons, are indications of the interesting transformation which the Bowler Green section of Broadway is undergoing.

## Joseph P. Day Tells of Queens Opportunities for Industries

Joseph P. Day was among the speakers at a luncheon conference of the Queensboro Chamber of Commerce last week. Mr. Day explained the real estate situation in general and showed what opportunities exist in Long Island City not only for industrial expansion but also for the erection of homes for artisans. Mr. Day produced a map which showed the relative land values in Manhattan and Long Island City. By means of a plan through the map at Grand Central Station, comparative values could be readily seen by moving the string in a circular direction.

**SILVER MEDAL FOR SECOND BEST NEW BUILDING AWARDED TO DOUGLAS L. ELLIMAN & CO., INC. 15 East 49th Street**

**CROSS & CROSS, ARCHITECTS**

**ALTERATION OF SHERRYS AT 5th AVE AND 44th ST. FOR GUARANTY TRUST CO. BY CROSS & CROSS AWARDED FIRST PRIZE FOR ALTERED BUILDINGS**

**SECOND-FINEST ALTERATION WAS THAT AT 168th ST FOR EDWARD J. FARMER BY TROWBRIDGE & ACKERMAN, ARCHTS**