

# Auctioneers' Enterprise Makes Available Cheap Land

## Brooklyn Investor Buys Modern Apartment on Riverside Drive

## J. Bishop Purchases the Langhorne, Between 158th and 160th Sts.; Trading in Flats Active on East Side; Many Private Houses Pass to New Owners

A. H. Levy sold for Louis E. Kleban and associates the Langhorne, a six-story apartment at 850 Riverside Drive, between 158th and 160th Streets, with a frontage of 215 feet on the drive. The structure has been purchased for investment by J. Bishop, of Brooklyn, who conducts a chain of cloak and suit stores. The house was erected a few years ago by Jacob Axelrod and contains eight suites on a four-story from top to seven rooms. The sellers acquired the property about a year ago.

P. J. Knobloch sold to S. Sarullo 419 East Eighty-ninth Street, a five-story apartment, 25x92.

Elizabeth Bickmann sold to Caser J. 317 East Seventeenth Street, a four-story tenement, 26x106.

William Schacht sold to Anna Schulman 118 First Avenue, a four-story flat and stores, 25x75, to Carrie Burso. Martha Rodenberg sold to Clara Lerner 1575 Madison Avenue, a five-story flat, 23x100.

The Twenty-seventh Street Building Company sold to Louis E. Ransom 1340 to 1344 Third Avenue, southwest corner of Seventy-seventh Street, three five-story tenements, 76x106.

Dora Levin sold to Lillian Robinson 342 Madison Street, a five-story tenement, 24x206.

Samuel Backer sold to Frank Lipsitz 560 East 52d Street, a four-story flat and stores, 25x75, to Carrie Burso. A six-story flat with shops, 35x102.2.

**Buyers of Dwelling Houses**  
William B. May & Co. sold for Mrs. Emily T. Leshar 9 East Seventy-sixth Street, a modern five-story dwelling with dining room and bedroom extensions, 22x100, recently occupied by Joel Thorne. The new owner will occupy after making extensive alterations, will occupy.

William G. Murphy jr. sold to Thomas F. Harney 39 West Ninety-seventh Street, a three-story dwelling, 18x100.

William Winter has resold to the Rev. A. Edwin Kewin, pastor of the West End Presbyterian Church, the three-story dwelling at 896 West End Avenue, 20x77, adjoining the southeast corner of 104th Street. Charles S. Kohler, Inc., was the broker.

Froman & Taubert sold for a client a three-story dwelling, 137 East Ninety-fifth Street, 15x108, to Victor Willock, who, after making extensive alterations, will occupy.

Worthington Whitehouse, Inc., sold for Samuel Liebman his four-story and three-story dwelling, 192 West Seventy-third Street, 19x102.1. Phoenix Ingraham is the purchaser.

Walter J. Burke, of Edward C. H. Voss and B. H. Hines, sold for Edgar Edgar 102 West Seventy-seventh Street, a four-story dwelling, 18x100.

Dr. Leroy B. Sherman, for eighteen years the tenant of the four-story dwelling, 327 West Fourteenth Street, 25x126, purchased the property from George E. Hoe and the estate of William C. Hoe. Dross Company was the broker.

M. Maran sold to Alois Herda 153 East Twenty-eighth Street, a four-story dwelling, 20x49.4.

The Kouwenhoven Estates, Inc., sold to James E. Ward 302 West 123d Street, a three-story dwelling, 16x100.11.

S. H. Frankenheim sold for the C. R. H. Realty Company the dwellings at 439 West 141st Street to W. Buhler, 475 West 141st Street to G. Anderson, and 481 West 141st Street to C. Kelly; also sold 44 West 141st Street for Nellie Clancy to Theresa Newton, 18.9x100 each.

Norman Denzer sold the three-story private house at 543 West 150th Street, 14.6x100, to James Fay, represented by Henry C. Cook.

**Pittsburgh Steel Man Buys in Westchester**  
Harry F. Kress Acquires Pelham House; Larchmont Dwelling for Actress

Prince & Ripley, Inc., sold for Charles A. Moore his residence at 450 Swaney Place, Pelham, to Harry F. Kress, assistant secretary and treasurer of the Crucible Steel Company, of Pittsburgh, in three-quarters of an acre on Ely Avenue for Mrs. J. S. Keogh to J. George Costello. The same brokers sold for Harvey C. Waterbury his residence at 3 Cottage Place, White Plains, to E. H. P. Squires, former Corporation Counsel of White Plains, and rented for Gerald Taverner his residence on Ashford Avenue, Dobbs Ferry, to Mrs. L. E. Palmer, of this city, furnished; also rented for M. Winfield Hall his residence in Elm Park, Irvington-on-Hudson, to Nelson B. Gate, furnished, and sold for A. J. Chomas three plots on South Driveway, in the Riverview Manor section of

Westchester County in the last two weeks. Mr. Salmon's property in Beechmont Park, New Rochelle, held at \$150,000, was sold to J. R. Berkson, of New York City, and the estate of Frederick P. Fox at Scarsdale, together with four acres of the Quaker Realty Company, adjoining, which together aggregated over \$100,000 in value, was sold to E. J. Sadler, of the Standard Oil Company of New Jersey.

Arthur Henry Dolan, who has been active for several years in locating folks in New Rochelle, having been arranged his wedding for an early day in Rochelle, for that length of time, wedded Miss Mae Veronica Fleming, of New York, last Wednesday evening. It is probable that Mr. Dolan would have arranged his wedding for an early day had Mr. and Mrs. Sullivan not decided to remain so long in Florida. They returned last week after being away for some time. Mr. Dolan is taking some time off.

**Investor Takes Over Loft Buildings in 21st Street**  
Louis Schrag sold for Marie C. Hartung, the two four-story store and loft buildings, 114 and 116 West Twenty-first Street, 46x92.

Michael Stevin sold to William J. Gears 95 Varick Street, a three-story building, 17.2x65.6.

George M. Fitzpatrick sold to the Excel Garage, Inc., 182 and 165 East Eighty-fourth Street, a four-story building, 48x102.2.

**WILMER SALMON ESTATE IN BEECHMONT PARK NEW ROCHELLE, BOUGHT RECENTLY BY JACOB BERKSON**

**Three Fine Westchester Estates Changed Hands in Two Weeks**

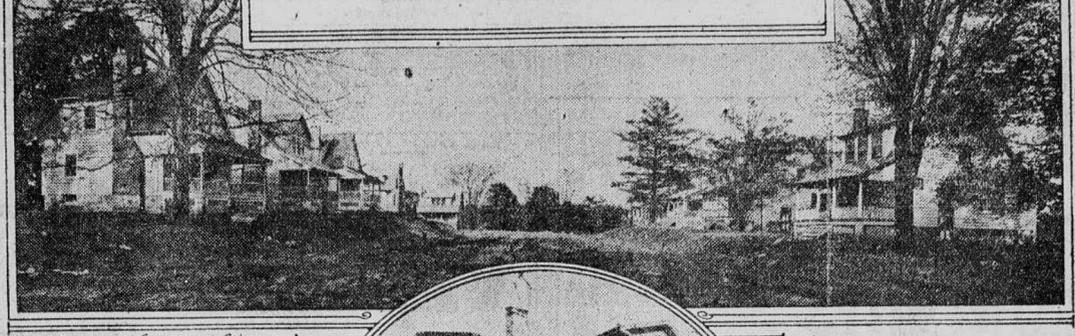
**FREDERICK P. FOX'S ESTATE AT SCARSDALE NOW THE HOME OF E. J. SADLER OF THE STANDARD OIL CO. OF NEW JERSEY**

The Gladys B. Fraser property in the "Hommocks," just opposite the Larchmont Yacht Club, Larchmont, N. Y., has been bought by Wilmer Salmon, of New Rochelle, through Prince & Ripley, Inc. The property consists of six acres of land, beautifully developed and fronting directly on the water, with a large residence and out-buildings.

Mr. Salmon contemplates extensive alterations and improvements to the property, which was held at \$150,000. This makes the third large estate sold by Prince & Ripley, Inc. in West-

## Heirs of George Bruce Brown Invite Small Home Builders To Develop Fine Part of Throg's Neck Jutting Into Sound

Long Held Holdings of Family on Exclusive Peninsula at Northeast End of Bronx To Be Parceled Off Next Saturday in Building Lots to All Who Want Them



NEW HOUSES IN SAMPSON AVE. INCLUDED IN BROWN ESTATE AUCTION

Bidders will have an opportunity to select from 907 lots along the waterfront at Throg's Neck on Saturday next, when the holdings of the George Bruce Brown estate will be disposed of at auction on the premises by Joseph P. Day. Included in the offerings are seventeen new two-story dwellings, each of five rooms and bath, close to Long Island Sound, just east of the Brown estate.

Most realty in this section of the Bronx has been owned by old estates, which for many years refused to part with an inch of their holdings. This situation ended last year, when Mr. Day was commissioned by the Foster family to dispose of its large holdings. The sale next Saturday is said to be the first time waterfront property in this vicinity has been offered at auction.

The lots front on such promising thoroughfares as East Tremont Avenue, Edison, Logan and Hollywood avenues, Throg's Neck Boulevard and the Shore Drive, many of which have city improvements. The lots are outside the city limits and can be improved with dwellings of frame construction.

The bungalow or immediate waterfront section, lies close to the Edgewater Camp, where several hundred small bungalows occupy ground leased for short terms.

The Brown property lies a few blocks east of the Eastern Boulevard terminus of the East Tremont Avenue electric surface car line, which connects directly with the Westchester Avenue

subway extension at Westchester Square and East Tremont Avenue. It has been contemplated for a number of years to extend the East Tremont Avenue surface car line east in East Tremont Avenue (Old Fort Schuyler Road) through Throg's Neck and out to Fort Schuyler. If this is done eventually, and the East 177th Street line is extended beyond Westchester Creek to Locust Point, the routes of these two surface car lines will cross each other at the junction of 177th Street, East Tremont Avenue and Dewey Avenue, at the extreme easterly end of the Brown property and within a few short blocks of Long Island Sound.

Throg's Neck Boulevard, a 100-foot wide thoroughfare, and the Shore Drive are the main east and west highways through the Throg's Neck section, north of East Tremont Avenue. These two thoroughfares lead directly to the Eastern Boulevard, which in turn runs direct to and along the westerly edge of Pelham Bay Park, the 1,700-acre playground. These avenues, when completed will give to the East Bronx three of the city's most attractive waterfront scenic highways and all three promise eventually to be lined with homes.

The houses to be sold are in Sampson and Logan avenues and Nigel Place, about 100 feet east of Tremont Avenue, and will be sold with immediate possession and benefited by the new tax exemption law.

**Big Crowd Attends Auction of 1,200 L. I. City Lots**

Parcels of William G. Park Estate Disposed of in Fast Time; Unsold Site To Be Offered at Sale Tomorrow

More than 2,500 persons attended the auction sale of 1,200 lots in the Astoria section of Long Island City yesterday. The sale was held on the premises and will be continued to-morrow, when the remainder of the unsold parcels will be disposed of. It was 2:30 p. m. when Joseph P. Day mounted the stand and started the sale. Many acquired lots at bargain prices. The property is the holdings of the William G. Park estate.

Two vacant plots at the southwest and northwest corners of Seaview Avenue and Ninety-first Street, Brooklyn, are included in a special sale Joseph P. Day will conduct in the Vesey Street salesroom on Thursday, May 13.

Tenement, with stores, 2343 Second Avenue, northwest corner of 115th Street; the dwelling at 133 West Seventy-fourth Street, for the estate of Eliam A. Throg's, the fifty-foot plot on the south side of Eighteenth Street, 133 feet west of Avenue C, for the estate of Daniel J. Carroll. For the estate of J. Schuyler Anderson, two semi-detached dwellings, to be sold separately, with immediate possession, at 1008 and 1010 Woodcrest Avenue; the dwelling at 3125 Park Avenue, besides a number of vacant Bronx lots in good locations.

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**Realty Men Take to Ocean and Stream Whenever Possible**

Wheelock Prefers Rivers, Spears the Ocean Blue; Arthur Dolan Marries

Wilber Spears, of the Brown, Wheelock property, is said to be a better flounder catcher than any man who is one of the chief fishermen of the great city. He is in the habit of making a claim when it is considered that there are thousands of real estate men in New York, but Mr. Spears' real estate is in the greatest abundance in the city. He is the greatest real estate man in the city. He is the greatest real estate man in the city.

**Newmark in New Position**  
Phillip E. Newmark, for the past twelve years with Klein & Jackson, has joined the organization of Spear & Co., in the brokerage department.

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## Pelham Parkway Sale Will Advance Its Development

## With Lexington Avenue Subway Serving Section and City Ready to Subsidize Builders, Auction Is Expected to Start Upbuilding of the Locality

The stage has been reached in the history of Pelham Bay Parkway which marks the start of a new era in the development of this attractive city and country section of New York City. Trains of the Lexington Avenue subway line, the same that stop at Wall Street, City Hall, Grand Central and many other important transit points in Manhattan, are now stopping at Pelham Bay Park. The extension of this route has been pushed rapidly north from Westchester Square, which section was placed on the subway map of the city last October. As trolley lines operate from this point through the entire north-east corner of the city, Pelham Bay Park neighborhood is now reaping the benefits of a subway transit line.

Builders, investors and small and large vacant land speculators have been active in this neighborhood for the last few months. They did not wait until rapid transit had actually begun along the Parkway even before the interpark highway was developed with homes or in anticipation of the demand that was bound to be created for sites when the subway extension was pushed into that neighborhood.

Speculators are now waiting for the subway to exploit this section, for history shows new transit always benefits neighborhoods it taps.

**Cheap Land Will Help Builders**  
Tax exemption will be a second stimulant to realty conditions in the locality, for the fact is well founded that the city has offered to the owners of an exemption amounting to \$1,500 and more will start the land boom ball rolling along the Parkway even before the subway is in full operation. The investment purchasers of the last few weeks have been made by folks who are going to take advantage of this tax exemption and build homes which will greatly reduce the total cost of construction.

**Lots Near Great Playground**  
The property to be sold has been held for many years by the present owners and is in a section which are to be found golf links, tennis courts, baseball fields, bridge paths, running tracks, swimming pools, beach bathing, boating and sailing, ice skating in winter and every other outdoor recreation.

**\$1,000,000 Athletic Field**  
On Labor Day additional recreation facilities will be available. It is expected that the athletic field, swimming pool and stadium which are being built in the park by Mrs. Isaac L. Rice and her family as a memorial to the memory of her husband, Isaac L. Rice, financier and philanthropist, at a cost of \$1,000,000, will be ready for use.

Folks who live in the Pelhams, which are neighbors of the Pelham Bay Parkway and Pelham Bay Park, use golf links and tennis courts and other recreation features of the park. The Pelhams are among the finest home settlements along the north shore of Long Island Sound. Here are to be found the houses of prosperous professional and business men costing from \$15,000 to \$200,000, and on land that cost considerably more than the prices at which Pelham Bay Park property can be purchased to-day. The Pelham Bay Park, the territory along the parkway and the Pelhams were all part and parcel of the estate of Lord Pelham, the first native nobleman in

America. His estate also included New Rochelle.

**Rale Will Start Building Trees**  
The decision to sell this property at auction will prove a wonderful impetus to the speedy development of the entire Parkway section, stretching as it does from Pelham Bay Park to the Bronx Park. There is nothing so stimulating as action. Those who will be encouraged at the sight of the building operations being carried through by home builders, who have bought lots to gain the city's subsidy by less tax payment and will initiate, and they in turn will be initiated and so on all the way. This has been the story of every successful development.

The coming of the subway is sufficient ground alone for widespread development.

Rapid transit was the basis for the development of the entire Washington Heights, Harlem and Bronx sections only is the Pelham Bay Park section to get the finest rapid transit, but its development is subsidized by the city in a measure by exempting for the next few years improvements there at the rate of \$5,000 for a single family home, \$10,000 for a two-family house and \$5,000 for every suite in an apartment house. Those who will be erected in the next two years.

Absence of adequate traveling facilities had been the only reason that this beautiful neighborhood has not developed as fully as one would expect. No one can believe its natural beauty and the advantage of living between two wonderful parks, both of which have every recreation feature. The city was in its inability to build the business zone of the city except by a long trip on a slow transit line. All this has been removed.

Rapid transit is now at the very door of the Pelham Bay Park section. Real estate men of keen foresight are of the opinion that the time for real development has come for the Pelham Bay Park section and all that has been said about this territory will be fully realized now.

**Petition for Business in Restricted Zone Denied**

**Board of Estimate Rules Against Allowing Trade on Madison Avenue Block**

The action of the Board of Estimate on Friday in denying unanimously the petition to remove the restrictions against business from the east side of Madison Avenue, between Thirty-eighth and Thirty-ninth streets, ends what has been the most determined effort to remove the zoning restrictions on Murray Hill. Since April 1 the Board of Estimate has turned down three petitions in all to admit business to Murray Hill streets, namely to Fortieth Street, between Madison and Park avenues, and to Lexington Avenue, from Thirty-ninth to Forty-first streets, as well as to Madison Avenue.

Another significant feature of the recent zoning cases is the attitude of the Board of Estimate toward violators of the zoning law, there being a number of the petitioners in the Murray Hill cases who had openly violated the law and then wanted their acts legalized. The Board of Estimate turned a deaf ear to these violators, and also to owners who bought restricted property after the zoning law was passed in 1916, and who now want the restrictions taken off.

The board of appeals also in the last week dismissed an appeal to permit architects' offices at 120 East Fortieth Street.

**East Orange Home Sites To Be Sold To Small Builders at Their Own Prices**

Land in East Orange, where big prices have been paid for sites on which to build fine homes, is to be sold for what it will bring at public sale. Six hundred lots, scattered throughout the Amperre Parkway tract and representing the unsold holdings of the East Orange and Amperre Land Company, are to be sold by auction, starting to-morrow and continuing through the week. The statement is made that the owners of the property will let it go no matter what the highest price offered may be. Only a few hours each day will be devoted to selling and the sessions are to be held at hours that will be convenient for men of the section to attend the auction.

The lots are restricted to improvement with homes. The restriction was placed on the land years ago, when it was acquired by the East Orange and Amperre Land Company for development with attractive homes. The entire section showed well guarded has been its development. It was planned for homes and will continue as a home section, according to the owners, because the restrictions on it are as binding on those who will make their homes there as those who have already built in the Amperre tract.

The lots are twenty-five feet wide and 100 feet deep with few exceptions, and located in an area of eleven blocks directly opposite the Amperre station on the Delaware, Lackawanna & Western branch to Montclair.

Gerth's Realty Experts, Inc., will start the sale of the property to-morrow at the premises. Mr. Gerth is of the opinion that it provides the opportunity that many have been waiting for. "This is the first time in many years," he said, "that restricted East Orange property has been offered to the public at its own price. The auction will give a family a home site in a delightful section at the price that it wants to pay and not at the price placed on it by a real estate agent who would be guided in his decision by its market value."

**P. M. Maresi Sells Scarsdale Estate to E. Oppenheim**

Howe & Thompson sold the P. M. Maresi property at Scarsdale, consisting of a large Spanish tile house with outbuildings, to E. Oppenheim. The property was held at \$41,000. The same brokers also sold the residence of William Morris on Highland Avenue, Elmsford, N. Y., to Benjamin E. Allen jr., of Brooklyn, held at \$7,000.

Howe & Thompson also sold the English field stone and half timber dwelling, with two plots, on Little John Place, at Gedyney Farm, White Plains, to Dr. Cassius Way, of Brooklyn. The property was held at \$37,000 and owned by Emerson & Adams. The same brokers denied for Maria J. M. Lawrence her residence at 55 North Broadway, White Plains, to W. P. Scott, of this city.

R. R. Ragette sold the dwelling 241 South Fifth Avenue, Mount Vernon, 23.1x105, for Hugh McGee to Peter Corcoran.

**Allison P. Clark Jr. Disposes of New Montclair Home**

Allison P. Clark jr. sold his new Colonial residence at 53 Glenwood Road, Upper Montclair, N. J., to Mrs.

John Chantler. The property consists of a modern residence containing twelve rooms, two baths and solarium, having a frontage of 100 feet on the near side of Forest Avenue. The property was held at \$25,000. F. M. Crawley & Bros. were the brokers.

The Simpson Merritt Company sold for Miss A. Fanny Crane a ten-room residence facing Forest Street, Montclair, to Thomas Lamb for \$8,000.

**Sales in Staten Island**

Cornelius G. Koff sold to George C. Broderick a dwelling at 125 Tyson Street, West New Brighton, 50x100, to Mrs. Abbie Ledgard; for Oscar Lindenman a plot, 37x100, on the easterly side of Forest Avenue, east of Elizabeth Street, West New Brighton, to Mrs. Bertha Cutter, who will erect a dwelling, and to Henry Rowhitt four lots on the westerly side of Belmont Avenue, north of Forest Avenue, West New Brighton. Mr. Rowhitt will erect a dwelling.

Moffatt & Schwab, of Tompkinsville, sold for the heirs of David Milliken two plots at Arctocrat to Mrs. Knauth.

**To Locate on Broadway**

Wolfe & Co. have leased offices at 200 Broadway.

**Views of Amperre Parkway Property Which Is to Be Sold at Auction**

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