

# Model Baltusrol Colony - Shortage Near End - Many Auction Sales

## Arthur Iselin Sells Fine Home On Crest of Lenox Hill

### Dwelling in East 72d St. Bought by Henry W. Home; Trading in Flats and Business Buildings; Buyers for Improved and Unimproved Realty in Bronx

The fine residence of Arthur Iselin on the crest of Lenox Hill, at 22 East Seventy-second Street, has been sold to Henry W. Home, of the dry goods commission firm of Lawrence & Co. The house is on a lot 25x102.2, and is a five-story, adjoining the large residence of W. Bayard Cutting, at the southwest corner of Madison Avenue, which was sold last December to John A. Ward. The Iselin house was held at 150,000.

John Finck sold 320 West Twentieth Street, a three-story dwelling, 25x92, to Frederick Mello.

Mary Moore sold to James E. and files J. Nixon 148 West 128th Street, three-story dwelling, 16.8x99.11.

James H. Cruikshank resold to George W. and Rose A. Jarchoh sold 321 West 137th Street, a three-story dwelling, on lot 15x100. Jerome T. Ottley and Harry Sugarman were the brokers.

W. D. Morgan sold for R. McLeod Jackson, attorney for Mrs. Mabel P. napp, of Los Angeles, 632 West 147th Street, a three-story dwelling, on lot 1x100, to W. T. Gillies.

### Plans for ninety-four dwelling houses in the Bronx were filed last week, a record for six days' filing in the northernly borough. The quota of plans filed yesterday calls for the erection of seventeen private homes, to cost \$115,600, as follows:

- MATILDA AV. s. e. 106 s. 25th st. two 2 1/2-story frame dwgs. 23x30. Michael P. Schlessinger, 4219 Carperia av. owner; B. P. Wilson, 1765 Bussing av. architect; cost, \$20,000.
- 215TH ST. s. e. 325 s. Bronckwood av. 2 1/2-story brick dwg. 21x14; Alessia Monaco, 822 E. 215th st. owner; Enrico A. Russo, 721 E. 215th st. architect; cost, \$10,000.
- NEWMAN AV. w. s. 209 n. Gildersleeve av. 1 1/2-story and attic frame dwg. 18x16. Gustave J. Blumstein, 1125 Clay av. owner; Francis J. Sheiner, 391 E. 165th st. architect; cost, \$2,000.
- HARRINGTON AV. s. e. 25 Canal av. 2 1/2-story frame dwg. 20x24. Michael Brennan, 255 Harrington av. architect; cost, \$2,000.
- ROCK AV. s. e. 150 N. Adeo av. 1 1/2-story frame dwg. 21x14; Philip Vogel, 1666 Hunt av. owner; A. H. Guilbert, 105 W. 40th st. architect; cost, \$4,500.
- OUN HILL ROAD. s. s. 107 E. Hammerly av. 2 1/2-story brick dwg. 20x24. Giovanni Di Stefano, 448 E. 120th st. owner; Giovanni Di Stefano, 81 E. 125th st. architect; cost, \$5,000.
- PHILIP AV. s. e. 108 ft. E. Logan av. 1 1/2-story frame dwg. 20x24. Angelo Torsillo, 223 E. 22d st. owner; Geo. Godfrey, 247 Walton av. architect; cost, \$4,000.
- REVERB AV. s. e. 108 ft. E. Logan av. 1 1/2-story frame dwg. 20x24. Angelo Torsillo, 223 E. 22d st. owner; Geo. Godfrey, 247 Walton av. architect; cost, \$4,000.
- 29TH ST. s. s. 70 W. Tryonville av. 2 1/2-story brick dwg. 20x24. John Noga, 101 E. 118th st. owner; Geo. Godfrey, 247 Walton av. architect; cost, \$7,000.
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- BOULEVARD AV. s. s. 108 ft. E. Logan av. 1 1/2-story frame dwg. 20x24. Angelo Torsillo, 223 E. 22d st. owner; Geo. Godfrey, 247 Walton av. architect; cost, \$4,000.
- 50 W. 65th st. owner; Carl B. Call, 81 E. 125th st. architect; cost, \$2,000.
- PAULINE AV. s. s. 108 ft. E. Logan av. 1 1/2-story frame dwg. 20x24. Angelo Torsillo, 223 E. 22d st. owner; Geo. Godfrey, 247 Walton av. architect; cost, \$4,000.
- BRIDGE ROAD. 2 1/2-story brick dwg. 28x40; Flora Merzstein, 137 Gearh. st. owner; Carl B. Call, 81 E. 125th st. architect; cost, \$10,000.
- KINGSBRIDGE ROAD. w. s. 209 n. Gildersleeve av. 1 1/2-story and attic frame dwg. 18x16. Gustave J. Blumstein, 1125 Clay av. owner; Francis J. Sheiner, 391 E. 165th st. architect; cost, \$2,000.
- COLONIAL AV. s. s. 123 N. Westchester av. 2 1/2-story brick dwg. 20x24. P. J. & J. Monaghan, 718 Westchester av. owners; Joseph J. Marino, 215 E. 74th st. architect; cost, \$10,000.
- EDMUND AV. s. e. 472 N. Edgewood av. 1 1/2-story brick dwg. 18x14. David B. Singer, 109 E. 23d st. owner; Robert G. Giesler, 273 Alexander av. architect; cost, \$2,000.
- LAXTON AV. s. e. 75 E. Dean av. 2 1/2-story brick dwg. 20x24. Michael P. Schlessinger, 4219 Carperia av. owner; B. P. Wilson, 1765 Bussing av. architect; cost, \$20,000.
- PROSPER AV. s. e. 108 ft. E. Logan av. 1 1/2-story frame dwg. 20x24. Angelo Torsillo, 223 E. 22d st. owner; Geo. Godfrey, 247 Walton av. architect; cost, \$4,000.
- DRYANT AV. s. e. 108 ft. E. Logan av. 1 1/2-story frame dwg. 20x24. Angelo Torsillo, 223 E. 22d st. owner; Geo. Godfrey, 247 Walton av. architect; cost, \$4,000.

### Sales of Business Buildings

Max Statnick sold to Abraham Schoenr 113 West Twenty-first Street, a two-story store and loft building, x92.

Louis and Anna E. Ottman sold to W. C. Hitchman 48 West Fifteenth Street, a six-story store and loft building, 25x103.3.

David L. and Hannah Cohen sold to E. Bessar 35 East Nineteenth Street, a four-story store building, x92.

Pauline Nichols sold to William Bars 418 West Thirty-ninth Street, a two-story store building, 25x98.9.

### Trading in the Bronx

Harry Miller sold to Ethel Penner 33 Vise Avenue, a three-story flat, 100.

The Brantick Realty Corporation (L. Klein, D. Finkelstein and S. Sandel) sold from the Carliffe Realty Company 828 and 830 Jackson Avenue, a two-story apartment, 63x87.6.

Duncan J. Langatree sold to Meyer Idin 2673 Briggs Avenue, a three-story dwelling, 18x121.2x irregular.

Steyer Singer sold to Joseph Zwirner 38 Union Avenue, a three-story dwelling, 54x175.

Boloko Kiraly sold to Mary J. Grant 2712 Marion Avenue, southeast corner of 197th Street, a 2 1/2-story building, 25x121.2x irregular.

Ugo Wabst sold for the Great American Realty Company the two-family house on the east side of Richardson Street, about 500 feet south of 204th Street, and to the Putnam Realty Company two two-family houses on the west side of 236d Street, about 137 feet west of White Plains Avenue.

The George Godfrey Company, in junction with George Costar, sold plot at the southwest corner of 13th and Westchester avenues for the Murray Building, a building, which will have vacant plot, 81.11x32.8x irregular, at the junction of Terrace View and 25th Street.

Adrian avenues and 25th Street. Sold by the Dora Realty Company to a client of Stoddard & Bark, 1702 Clay Avenue.

Targaret Baker sold to John Lersch

### Ziegler Dwelling in Ridgefield To Be Sold

The country home of Mrs. William Ziegler in the Ridgefield section of Connecticut will be disposed of by her estate at auction on next Saturday. The estate fronts on Main Street, Kings Lane and Highridge Avenue, and consists of eleven acres of land and a dwelling of twenty-four rooms of Elizabethan design. The place is attractively located. The place is attractively located.

### Home of Mrs. Ziegler To Be Sold by Her Estate to the Highest Bidder

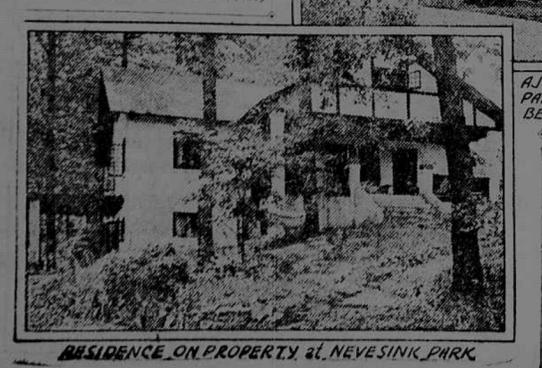
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### Brooklyn Store Buildings Sold

The New Blum Building Company sold the row of seven store buildings on Flatbush Avenue, near Ditmas Avenue, 120x100, to clients of Harry Shaffer and Philip Levin.

### and on Highlands Overlooking Ocean To Be Sold on Saturday at Auction

Bryan L. Kennelly will sell at auction Saturday next, on the premises, 250 Tuglow and home sites at Navesink Park, Atlantic Highlands. The plots on Ocean Boulevard, Bayside Drive, Highland Avenue and other adjoining streets, with a fine view of Sandy Hook and the ocean. The property is in section of the North Jersey coast which was bought and laid out for a group of wealthy men some years ago. Those who buy plots at the present time or summer homes within the next few years will be exempt from tax. The act passed by the New Jersey



RESIDENCE ON PROPERTY AT NAVESINK PARK

## Baltusrol Colony to Lead in Modern Housing With Perfectly Equipped Electric Dwellings



PROPOSED HOME TYPES FOR BALTUSROL COLONY

### 360 Acres Adjoining Famous Golf Course To Be Scene of Interesting Home Development; Complete Wiring and Electrical Appliances To Be Part of Construction and Included in Building Cost; Acre Plots To Be Improved With Attractive English Type of Dwellings

Baltusrol, famous name throughout the world in which men live who love the great king of outdoor sports, soon will have a new and even more attractive meaning. For, as Baltusrol was a leader in the development of golf, and through providing the very best facilities for playing the game, rose to pre-eminence as a golf center, so by taking the lead in modern housing Baltusrol is preparing for new laurels.

In view of the history and present standing of the Baltusrol Golf Club it is only reasonable to expect that a home colony bordering the famous course and bearing its name part of the same land, in fact should be the very last word in planning, construction and equipment. And such it is to be.

### \$1,000,000 a Week Goes Into New Houses in Queens

Houses to be erected in all parts of borough according to plans

Plans for new buildings to cost about \$4,000,000 were filed each week during July with the Building Bureau of Queens, and the record for the month will, it is believed, be close to \$5,000,000.

While there are many applications for the erection of single-family dwellings, the greater number are for two and three family houses and apartments.

### Westchester Real Estate Men To Hold Field Day This Week

The Briarcliff Realty Company has invited over two hundred members of the Westchester County Realty Board to luncheon and a field day meet to be held at Briarcliff Lodge, Wednesday. Golf, baseball, tennis and other outdoor games will be played.

### Success of 67th Street Project Expected to Bring End to Skyscraper Apartment Structures

A step was taken last week in apartment house construction that may eventually revolutionize multi-family house construction in this city, if not in many other leading cities of the country. The theory has been accepted for many years that an apartment had to be a skyscraper if built anywhere near the backbone of the city, or for that matter, in any of the principal apartment house districts of New York. To think of a building of less than twelve or fifteen stories was foolhardy. Some multi-family houses on Park Avenue are twenty-two stories high.

### Land Bought for War Plant Site To Be Sold

53 Acres at Kearny Placed in Hands of Auctioneer by Niles-Bement-Pond Company

The Niles-Bement-Pond Company's factory site at Kearny, N. J., will be sold at auction to-morrow in the Vesey Street auction room by Bryan McKennelly.

### Tall Flats May Never Be Erected Again in New York

Success of 67th Street Project Expected to Bring End to Skyscraper Apartment Structures

### 360 Acres Adjoining Famous Golf Course To Be Scene of Interesting Home Development; Complete Wiring and Electrical Appliances To Be Part of Construction and Included in Building Cost; Acre Plots To Be Improved With Attractive English Type of Dwellings

## Chicago to Have More Than Two Moving Days

### Leading Real Estate Men of Windy City Adopt New Leasing Scheme to Remove Nuisance of Moving Town on Two Days

Now that Chicago is ready to repudiate the custom borrowed from New York of two moving days a year as being a nuisance and very costly, New York might decide to make some changes itself in its renting scheme.

According to news from Chicago thirty-four leading renting agencies, all members of the Chicago Board of Brokers, have adopted resolutions spreading lease expirations over eight dates, four before summer and four after the warm period.

Under the scheme only a small part of the city's population will be on the move at any time, which is expected to have widespread benefit, saving money for the landlord as well as the tenant and causing less disturbance in the general field of business.

According to the plan adopted by the Chicago real estate men apartment spaces that will be surrendered on September 30 will be leased as follows:

- 25% to expire August 31.
- 25% to expire September 30.
- 25% to expire October 31.
- 25% to expire November 30.

Dates of leases which normally expire next April 30 will similarly be altered, as follows:

- 25% to expire February 28.
- 25% to expire March 31.
- 25% to expire April 30.
- 25% to expire May 31.

### Opportunity to Buy Realty in Westchester Auction

Six Dwellings and 88 Building Sites in Nepera Park To Be Sold Next Saturday

People who would like to live in nearby Westchester will have an opportunity to buy a site or a dwelling at auction on next Saturday.

### Land Bought for War Plant Site To Be Sold

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### Lessee to Improve Sixth Ave. Houses for Manufacturing

Charles G. Keller and J. Romaine Brown Company leased for the Westchester Estate the six buildings 305-307 West Twenty-fifth Street and 301-303 West Eighth Avenue, comprising the north-west corner of Eighth Avenue, for twenty-one years. The premises will be improved by the lessee for business and manufacturing purposes.

## Canterbury, New Long Island Home Colony, Planned for Families of Moderate Means



In Canterbury, the residential community just started at Rockville Center, L. I., Edgewood Smith, who is instrumental in making New Gardens what it is, plans a very interesting dwelling place, one intended to appeal to families of moderate means. Its development is to follow in a general way lines that have been found highly successful in other well known residential colonies of Long Island.

According to Mr. Smith, Canterbury will be more attractive than some places which he has been associated with in the past, because Canterbury has natural beauty, which some of these other properties did not have to start with. The skill of man will be employed to add to the attractiveness of the new settlement, which is to be built up with houses that will be sold for \$10,000 each.

Canterbury is really a new name for the De Mott estate, which was purchased last year by three business men of Fitchburg, Mass.—Frank Fos, Mayor of Fitchburg and president of a Fitchburg bank; Benjamin Cook, who also served as Mayor of Fitchburg and is one of the bankers of the town; and Frederick O'Connell, lawyer and former Mayor. They acquired the property to develop it and erected six dwellings costing from \$12,000 to \$14,000 each. But that is as far as the De Mott estate development was carried.

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### \$1,000,000 Advanced for Housing and Farms

Metropolitan Loans \$2,719,000 for Sixteen Flats in This City

The real estate committee of the Metropolitan Life Insurance Company has authorized loans amounting to \$1,000,000 on farms and for housing. Of this amount, \$2,719,000 has been advanced for sixteen apartments in this city to house 597 families.