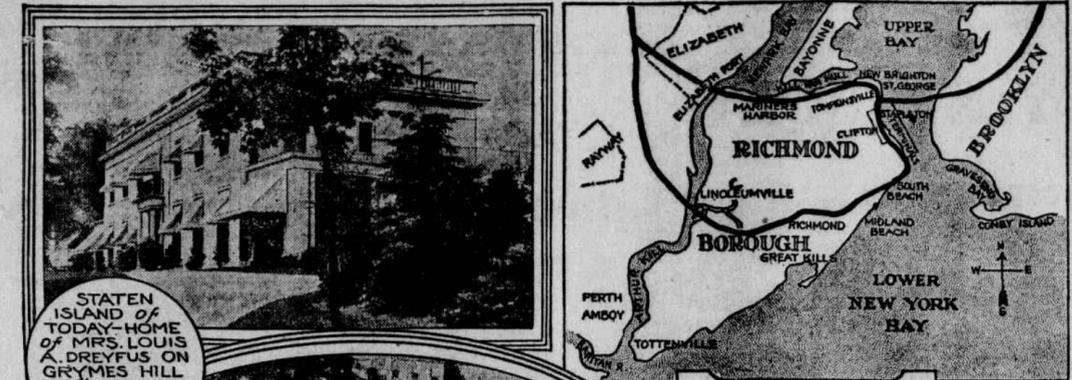
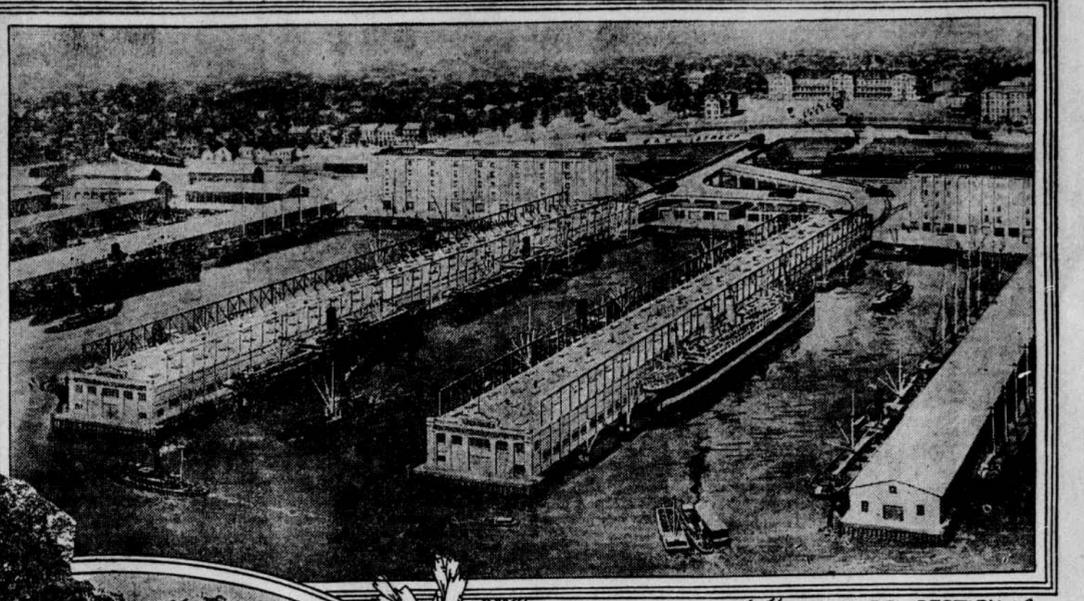


RICHMOND STAKES FUTURE ON PORT DEVELOPMENT PLAN



HEAVY LINES SHOW TWO ALTERNATE ROUTES PROPOSED FOR THE STEAM AND PASSENGER TUNNEL WHICH IS TO CONNECT THE ISLAND WITH BROOKLYN AND JERSEY.



STATEN ISLAND OF THE FUTURE - SECTION OF THE PIER DEVELOPMENT WHICH IS RAPIDLY TRANSFORMING THE BAY SHORE OF THE ISLAND.

Island Borough Whose Fortunes Have Always Been Risked on Some Transportation Gamble Is at Last to Come Out a Decided Winner--Tube Connecting It With Jersey and Brooklyn, Together With Big Pier Development, Sure to Turn Luck in Its Favor, Realtors Declare

By HARRIET SIBSON GILLESPIE. When Gregory de Guyon came 230 years ago his 178 acres on the Great Kill cost him a few bushels of wheat. Today land in the island sells as high as \$10,000 an acre. And in the metamorphosis of "the tight little island," now taking place with the conversion of its north shore waterfront into a great network of piers and docks, the valuation of its lands is likely to increase still more. In fact, when the plan to develop its entire twenty miles of water front is carried out, there is no telling to what heights it may soar, high enough in all conscience to make that sturdy old pioneer, Capt. David Petersen de Vries, turn in his grave from sheer envy.

title to a portion of these lands at least is likely eventually to pass into the hands of the municipality as the work of developing the waterfront progresses and the ancient dwellings now standing pass away to make room for a new order. For the Staten Island of Capt. David's day, or of Gregory de Guyon, John Staats, Pierre Hillouin, Cornelius van Santvoort, Cornelius Vanderbilt, the Townsends, the Aspinwalls, Appletons, Alexanders or even of that omniscient civic promoter, Erasmus Wyman, is gone beyond the hope of resurrection. Tomorrow a new life and a different one will rise and though the ghosts of the past may roam through its low lying hills and fertile valleys, few if any of the familiar landmarks will be seen. In place of the smoke from the hearthstone curled lazily upward from the wide mouthed chimneys, great warehouses and busy docks will be seen. The quiet monotony of those days will give place to shrieks from ocean steamships, the laboring of freight boats bound for the corners of the globe, the chug chug

STATEN ISLAND OF THE PAST - GUYON HOUSE ON OAKWOOD HEIGHTS, PART OF A TRACT OF 178 ACRES, DEEDED TO GREGORY DE GUYON 250 YEARS AGO FOR RENTAL OF EIGHT BUSHELS OF WHEAT.

were built Saratoga sprung up and Newport was laid out, and fashion, ever fickle, gave up the old love for the new, so that many of the handsome estates on the island were abandoned or left in charge of caretakers. The latter, often the family coachmen, finding themselves in possession of a home rent free and not having to be disturbed, quite naturally discouraged prospective buyers, and in time the property began to deteriorate. The result of this migration away from the island was disastrous. Prices dropped, and soon these fine country seats were being sold for what they would bring. When first bought the prices were higher than the property would bring to-day.

UNIFIED SALES PLAN ADOPTED IN ORANGES

The 2:15 from New York thudded into the station of a well groomed suburban town in the metropolitan area, stayed its impatient wheels while a stranger alighted and then roared off again. The stranger shifted a pigskin brief case to his left hand, drew a memorandum book from the breast pocket of his tweeds, consulted it, glanced sharply at his wrist watch and then made his way across the street to a real estate office opposite the station. Inside he stated his business briefly. He was an official of an oil company and he was about to turn his back on life in the expensive multifamily canyons of New York city for good and all. He wanted a home in the suburbs. His wife wanted a big house with a billiard room in it and plenty of ground around for his children to play in. The stranger's demands were exacting, but they were well worth fulfilling, for they meant a fat commission and a substantial citizen for the town. The broker consulted his list but could find nothing that would satisfy the client. He had reason to believe, however, that by consulting his fellow brokers he could pick up the very thing the stranger wanted, so he asked for the latter's name and telephone number. The stranger shrugged impatiently and flipped a card on the desk bearing the desired information. Some thirty-six hours later the broker called up the oil man and told him gleefully that the property had been found. The oil man was apologetic but abrupt. The very afternoon of his visit he had found the kind of house that he wanted in an adjoining town. He was a man of action, and he had sent his wife over the following morning and took the property over. She had approved and the ink was hardly dry on the contract of sale. The broker congratulated him audibly and swore internally.

Old Throggs Neck Estate Doomed

In less than a week the people of New York and vicinity are to have their first opportunity to buy separate lots of the waterfront of Throggs Neck, a richly endowed peninsula on Long Island Sound which since Colonial days has been held in its entirety and jealously guarded by families prominent in the military and social history of New York. After nearly three centuries of such occupation and ownership, the extension of the Lexington avenue subway along Westchester square and Pelham Bay Park, has created a damming effect for Throggs Neck lots that not even the ultra-conservative owners there have been able to withstand. It is the old story of the constant northward growth of New York and the auctioneer acting as the forerunner of home seekers, building activity and population. A large number of new homes are now being erected on the old Custer estate at Throggs Neck which was sold last year by Joseph P. Day, auctioneer, who will also be the auctioneer in the sale of the second large property to be sold, that of the George Bruce Brown estate, consisting of 87 lots on and near the waterfront and situated between East Tremont

INVESTOR BUYS BIG DRIVE APARTMENT

A. H. Levy sold for Louis E. Kleban and associates the Langhorne, a six story elevator apartment house, 215x 100, at 860 Riverside Drive, between 15th and 16th streets, which has been held at \$450,000 and returns an annual rental of about \$85,000. The structure has been purchased for investment by J. Bishop of Brooklyn, who conducts a chain of cloak and suit stores. The first great change came in 1837, when Tom Davis, an Irishman, conceived the idea of founding a fashionable colony in New Brunswick, N. J. At that time neither Saratoga nor Newport was in existence, and he thought it would be a nice trip for the prospective colonists to go by boat from New York, across the bay and Staten Island Sound up the Raritan River to New Brunswick, a comfortable sail of two or three hours.

Now as to the advantages of the system. To begin with, the broker is absolutely protected against any sharp or unethical practices on the part of the seller, the buyer or any other broker. If the property is sold by some one else outside the board or in another community he gets his 5 per cent. of the commission under the terms of the contract. It is obvious also that no other broker who was a member of the board would attempt to cut in on the first broker's business, as his efforts would immediately be checked up by the chairman.

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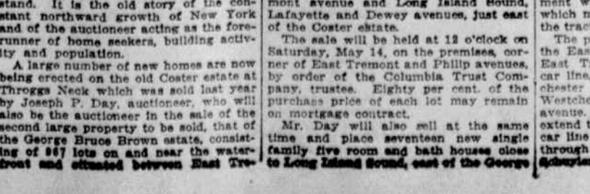


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EAST ORANGE TRACT OPENS TO BUILDERS

That part of East Orange known as the Ampere Parkway tract in Ampere, N. J., which has been highly improved in recent years by the East Orange and Ampere Land Company, is to be sold off in separate lots to the highest bidder at an auction to be held on the premises beginning to-morrow night. Gerth's Realty Experts of New York and New Orleans will conduct the sale. In many respects this sale will be memorable one in the auction history of northern New Jersey. The tract is one of the most valuable subdivisions of realty ever offered in that section of the State. It is within easy distance from the East Orange railroad station, and is also reached by the Roseville and Bloomfield trolley lines and the Market street jitney line from Newark and the Ampere Jitney line. The owners acquired the property in 1906 from the Orange Water Company and the Dodd and Frellinghuysen estates. After taking title the owners began a series of improvements, which have continued over a period of fourteen years. The storm water sewer system alone cost about \$200,000. Macadam streets, gas, electric light, water and other city improvements were installed. The owners, realizing that the market for vacant suburban land has reached a decidedly healthful state, have decided to throw the tract open to home-seekers and investors and they have selected Gerth's Realty Experts to conduct the sale. Charles E. Gerth, the general manager, is known as the "Bill Sunday" of the real estate field. In some respects his sales resemble the famous revivals of that popular preacher. Although a large crowd attended the opening of the Park estate auction sale held in Astoria yesterday by Joseph P. Day the lots sold cheaply, averaging about \$1,500 for corners and \$850 for inside lots. The highest prices obtained were for plots 10x100, at the southwest and southeast corners of Vandewater and Fourteenth and Fifteenth avenues respectively, which brought \$3,700 each. The sale was held in a huge tent on Grand avenue, which was filled to overflowing and lines of automobiles were drawn up in the streets leading to the tent. The sale will be continued Monday at the same place and hour.

BROWN MANSION FORMERLY THE HOME OF MISS CATHERINE LORILLARD WOLFE



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PELHAM PARK SALE AROUSES INTEREST

Buildings and Investors Await Auction of 600 Lots Near Subway Terminal. One of the most important and significant sales of vacant land in Bronx county since the great Clafin, Van Cortlandt and Stern estates were sold off in 1919 will occur next Saturday when Bryan L. Kennedy will auction 600 lots adjoining the subway terminal at Pelham Bay Park. The extension of the Lexington avenue subway into this attractive semi-wooded section on Pelham Bay has focused the attention of builders and investors on this property, which has been in conservative private ownership for generations. Builders and investors have already invaded the Pelham Parkway section along the high-way connecting the three great playgrounds of The Bronx. The residents of the Pelhams in Westchester county just above Pelham Bay Park utilize the recreational facilities which the park affords. Good Bargains at Park Sale. Although a large crowd attended the opening of the Park estate auction sale held in Astoria yesterday by Joseph P. Day the lots sold cheaply, averaging about \$1,500 for corners and \$850 for inside lots. The highest prices obtained were for plots 10x100, at the southwest and southeast corners of Vandewater and Fourteenth and Fifteenth avenues respectively, which brought \$3,700 each. The sale was held in a huge tent on Grand avenue, which was filled to overflowing and lines of automobiles were drawn up in the streets leading to the tent. The sale will be continued Monday at the same place and hour.