

JERSEY TOWNS PREPARING FOR BETTER TRANSIT FACILITIES



FRONT ELEVATION THOMAS F FROTHINGHAM MANSION, FAR HILLS NEAR BERNARDSVILLE ON ROAD BETWEEN LIBERTY CORNERS and FAR HILLS

KENWOOD, SUMMIT and HILLCREST AVENUES, SUMMIT, OWNED BY SHIPMAN ESTATE.

REAR ELEVATION, FROTHINGHAM HOUSE.

RESIDENCE REGINA PEARSON 316 SUMMIT AVENUE, SUMMIT.

THE PROPOSED CHURCH, RECTORY and GROUNDS of ST. AGNES PROTESTANT EPISCOPAL CHURCH CENTRAL AVENUE and ST. AGNES LANE, EAST ORANGE.

74 SOUTH MUNN AVENUE EAST ORANGE

RESIDENCE OF WALTER NIEBLING, MENDHAM ROAD MORRISTOWN

446-452 SPRINGFIELD AVENUE SUMMIT.

WITH WORK actually started on the vehicular tunnel under the Hudson River from Manhattan to New Jersey and with prospects still ahead for the erection of a vast suspension bridge across the river, an undertaking by no means impossible during the next few years, New York, aroused by its growing pains, looks with new interest in the direction of the Jersey commuting zone for an outlet.

Real estate interests in those Jersey counties have not been entirely unaware of the brighter prospects in store for them while the transit plans have been maturing. They have been organizing and perfecting their methods of developing the principal commuting sections. This is especially true of the Oranges and Maplewood, where real estate brokers have adopted methods of selling vacant land and houses which are bringing about a very material growth in population and in real estate activity.

Autumn Glory Departing. These active sections which have modern ways of selling real estate, lie along the main line of the Lackawanna Railroad. In addition to having a fine train service, the towns between Newark and Morristown are in one of the most attractive sections of New Jersey as far as the physical charms of the countryside are concerned.

Just now the eastern slopes of the Orange Mountains are parting with the gorgeous autumnal colors which have made them almost as glorious as the Berkshire. In the early summer the Passaic Valley and the mountain slopes, particularly along the route of the

Lackawanna, are famous for their roses and crimson ramblers. As the tourist leaves the dust and smoke of the factory towns behind him and progresses into the open country within the sight of the mountain ranges, he begins to appreciate the popularity of the Lackawanna towns and to realize the attractions which the commuter residents find in the charming New Jersey towns of Morris and Somerset counties. Leaving the Hoboken Terminal the first stop on the Lackawanna is Harrison, about nine miles from New York and a manufacturing town with diversified industries, such as iron and steel, thread, trunks, incandescent lamps, etc. Passing over the Passaic River, the road extends across the northern end of Newark, with a population of nearly half a million, and one of the busiest manufacturing centers in the United States. The next town is East Orange, about eleven miles from New York. It is the first of the celebrated Oranges, and is one of the finest suburban sections near New York. Next is Orange, about twelve miles from the metropolis, and also a populous suburban town, the home of the Edison Electric works and numerous hat factories. It contains the Essex County Country Club in the very heart of the Orange Mountains.

South Orange, about fourteen miles from New York, is the next stop on the Lackawanna. It also is a characteristically suburban community, noted for the South Orange Field Club. Just beyond, as the road runs southward, is Maplewood, about sixteen miles from New York, and a rapidly growing suburban community, in reality an extension of South Orange. Many new and attractive homes for persons of modest means have been erected in Maplewood. Nearly all its residents are employed in the populous and industrial centers around Newark or in New York.

Morristown is a conservative community of wealthy residents. The farms in the vicinity are being converted rapidly into beautiful country homes. Owing to its elevation the air is clear and bracing and the temperature in summer is conceded to be several degrees lower than it is in New York or in Philadelphia. There are ten churches, representing eight denominations, two hospitals and many philanthropic institutions. There are also several private and parochial schools. The Morristown School is one of the most famous preparatory schools for boys. Those who seek sport will find the Morris County Golf Club, the Morristown Field Club, the Whippany River Club and other grounds ideal for golf, tennis, polo, etc. The town is popular with motor tourists, who stop there for rest and refreshment furnished by its numerous hotels and restaurants. Morristown has grown slowly and conservatively during the last three or four years. There has been a demand for moderate priced houses, but the supply has not equaled the demand, according to Arthur C. Day of Genung & Day, brokers. John J. Lyons has erected several stores on South street and is now putting up a large apartment house on that thoroughfare. Owing to the perplexities of the servant problem,

many large estates are on the market, but, as is the case in most other communities similar to Morristown, there are few buyers. At Summit the Lackawanna branches off and takes the picturesque town of Hasking Ridge, Bernardsville and Far Hills. That branch runs as far west as Gladstone. Nature Gave of Her Best. Speaking of the character of the commuting centers which the Lackawanna serves, a railroad official says: "These towns comprise one of the most beautiful suburban sections around New York city and have been developed into communities for those home-seekers who wish to combine in one locality the freedom and beauty of country life and the advantages of the city. They are enjoying an unusual ease and rapidity of access to the metropolis. "Fitted by nature for a region of homes, no effort of landscape architect or device of construction engineer has

been spared to provide all those modern conveniences which contribute to the comfort, ease and healthfulness of the present day living. "Distinct types of architecture are embodied in the styles of homes ranging from the large country houses—many modeled after old English and Colonial patterns with extensive grounds—to the moderate priced houses. There is probably no other railroad in the world that has so many stations in a given distance as has the Lackawanna between Newark and Washington, N. J. One town is constantly offering to shake hands with another, yet every one of them continues to preserve its separate organization until at some future time they may be consolidated into one or more cities."

In Most Populous District. The Oranges and Maplewood are the most populous sections of the eastern zone of the Lackawanna road. They have all city improvements and a zoning system which protect the one family home, the predominant type of housing. The Harrison estate, which opened up Summit Hills as a development several years ago, is contemplating continuing its program for improving the village. New houses, which will be offered for sale for \$20,000 to \$25,000, will be built and older dwellings will be beautified through remodeling. The idea is to increase the size of the community, but not to have it lose its appeal to those who seek suburban homes in a refined neighborhood. Wesley S. Russell, architect, 54 West Forty-ninth street, is designing several homes of different character which are to be erected by the estate. Summit Hills is on a range of high hills, back of the Orange Mountains. The accompanying group of illustrations contains a series of the following named buildings: From plans of John Russell Pope, Thomas F. Frothingham has built his home in Far Hills near Bernardsville, on the road between Liberty Corners and Far Hills. It is a mansion of the Colonial style which has its greatest exponents in the manner houses of the upper South, particularly along the James river. The house stands on one of the highest points in its section and commands a view of many miles of the beautiful rolling country. The house is part of an estate of 500 acres and is constructed of red brick. Kenwood is a residence at Summit and Hillcrest avenues, Summit, owned by the Shipman estate. Benjamin V. White was its architect. Regina Pearson's home at 316 Summit avenue is now the home of the Brook Golf Club. Graham King was the architect. At 74 South Munn avenue, East Orange, is an apartment house in charge of the Ridgewood Company. The residence of Walter Niebling on Mendham road, Morristown, was sold to Abraham Fisch through Genung & Day. Another recent sale was of the business property, 446-452 Springfield avenue, Summit to the Duncan Company by the Eugene Jobs-H. F. Beck Company.

TO BUILD COOPERATIVE FLAT ON LENOX HILL 9 Story House Planned for East 74th Street.

The Joint Ownership Construction Company, Frederick Silver president, will erect another "100 per cent. joint ownership" apartment house on the upper East Side. For the site of the proposed structure the company has bought from James E. McDuffie & Co. 168 to 172 East Seventy-fourth street, a plot of 30.2x102.2 feet between Lexington and Third avenues through Douglas Gibbons & Co. The plans for the new building are being prepared by Walker & Gillette, architects, and call for a structure of nine stories containing four apartments to a floor, two of five rooms and two baths and two of six rooms and three baths. There will be also some duplex apartments, but the number of them has not been decided. The house will be ready for tenants, according to present indications, on December 1, 1923.

BRONX TRANSACTIONS.

Charles A. Weber sold for Mrs. K. F. Flohr 171 Southern Boulevard, a five story apartment, 47x26, to John Rehm. Also sold for Rudolph Mondes a two family dwelling at 1757-1759 Undercliff avenue, 65x110, to Theodore Beer. Alexander Seikin sold for Ida Brantman the five story apartment, 965 Fox street, 40x108.53. J. Lemis sold for a client of John F. Pendergast, Jr., the five story double flat at 105 Willis avenue, 25x100, near 124th street.

SYNAGOGUE BUYS HOME.

Bianche Frankel sold the four story dwelling, 20x109.5, at 212 West Eighty-ninth street to the New Synagogue, Inc. Lillian R. Yates sold to the Harlem Pentecostal Assembly, Inc., the three story dwelling at 12 West 131st street, 18.4x94.11.

"For Sale" Fever Raging in Town on Long Island

By THE ODD PARAGRAPHER. IN a little town on Long Island it seems that about every other house is being offered for sale. There has been quite a buying movement in the town for months and most of the realtors are willing to part with their possessions "at a price." "For Sale" signs greet the eye on all sides. One of the town was taken a hand in the proceedings recently and when the residents awoke one morning they found "For Sale" chalked on the railroad station, the town hall, post office, telegraph poles, sidewalks and about every place else that formed a substantial and permanent part of the town.

A Job for Jersey's Tax Collector.

Assessors in New Jersey are said to be planning a tax levy on owners of houseboats. Thousands of these craft are on the inland waters of New Jersey, and the revenue that might be derived from them ought to reduce the tax burden of "stationary" owners considerably, that is, provided the Tax Collector is able to catch his quarry. Once New Jersey carries this plan into effect, however, perhaps it won't have enough houseboats left to make it worth while trying to collect the tax.

Odd Cooperative Development.

A suburban cooperative housing development of unusual interest is being launched in Englewood. Certain residents of that borough formed a corporation through which they purchased a tract of fourteen acres. The land has been divided into forty plots of 30x120 feet, fifty foot streets are provided and the subdivision will be sold, subject to rather severe restrictions.

OPERATORS ACQUIRE BIG BRONX THEATER

Louis Gold & Co. have purchased from Alfred E. Marling and Judge Walter C. Noyes, receivers for the American Real Estate Company, the Bronx Theater building, southwest corner of Melrose avenue and 150th street, adjoining Third avenue and 149th street. It is a three story building, containing four stories, fifteen large offices and a theater having seating for 1,800 persons. It has a frontage of 100 feet on Melrose avenue and 175 feet on 150th street. The building was erected in 1912 in connection with the adjoining Arco building by the American Real Estate Company. The theater is now occupied by Miner's Bureau, whose lease expires in 1924. Jacob and Emil Lettner were the brokers.

NEWARK TRANSACTIONS.

Felst & Felst sold for the Merchants and Manufacturers National Bank 473 and Freinrichszen avenue, corner of Noble street, to John C. Elsie, Inc. The plot has a frontage of 455 feet and an average depth of about 140 feet, extending to the rear of the lot. The new owners will erect a two or three story commercial building. The same brokers leased the one story showroom and service station at the northwest corner of Summit street and Sussex avenue to the Gordon Phillips Automobile Company. Louis Schlesinger, Inc., sold to Thomas Main, adjoining owner, for Albert Stohrer the vacant parcel at 9 Eckert avenue, 25x100.

CONSTRUCTION PLANS UP IN TWO BOROUGH

Plans for new building operations showed last week gains for the entire city, due to increases in the number of permits issued in comparison with the corresponding period of 1921. Last week's advance was due to gains by Manhattan and Brooklyn and was aided by a larger total of estimates accompanying the Queens permits. The figures for last week were as follows: Manhattan, 14 permits and \$1,504,400 in estimates; The Bronx, 66 and \$1,424,600; Brooklyn, 311 and \$2,134,750; Queens, 298 and \$1,580,555; and Richmond, 61 and \$147,050. The record for the corresponding time of last year was as follows: Manhattan, 8 permits and \$335,400 in expected costs; The Bronx, 67 and \$2,451,900; Brooklyn, 209 and \$1,647,075; Queens, 313 and \$1,479,295; and Richmond, 65 and \$232,095. Since January 1 all boroughs but Richmond have shown increases in the number of permits and the attendant estimates in comparison with the preceding corresponding period. The showings for this year is as follows: Manhattan, 972 permits and estimates of \$116,904,077; The Bronx, 3,553 and \$79,523,158; Brooklyn, 16,743 and \$105,335,151; Queens, 17,590 and \$108,469,842; and Richmond, 1,312 and \$6,124,862. For the last previous corresponding time the figures are as follows: Manhattan, 639 grants with estimates totaling \$114,945,141; The Bronx, 2,612 and \$51,645,765; Brooklyn, 7,557 and \$51,731,140; Queens, 11,834 and \$65,851,175; and Richmond, 1,259 and 7,220,370.

Summit Faces Shortage of Dwellings and Stores

By EUGENE JOBS. DURING the first ten months of 1922 Summit, N. J., has shown such astonishing progress in its real estate development that its heretofore most conservative inhabitants are forecasting a jump in population during the next five years from 11,900 to 20,000. During the last few years Summit's remarkable location and its many natural advantages have become familiar to hundreds of thousands of people in the metropolitan district. In fact, so many are seeking to settle here that the momentous problem confronting the city is to provide proper homes and adequate marketing facilities for the ever increasing influx of families desiring to locate here. Summit offers so much to home lovers that its increasing popularity should not be considered as unusual. The train service furnished by the Lackawanna Railroad and Hudson tubes is frequent, fast and comfortable, and with the completion of the vehicle tunnel and the electrification of the Lackawanna system the last obstacle necessary to connect the suburban New Jersey population with the city center has been removed. During 1922 Summit has made much progress in municipal improvement plans. By popular vote, earlier in the year, it was decided to acquire from the Summit Home Land Company a large portion of the block opposite to Bonnel Park to be developed later in connection with the civic center plan. This improvement will eventually include the erection of a suitable municipal building and appropriate parking. The plan further provides for other public and semi-public buildings to be erected in this central section. The new fireproof high school begun in the first spring will be entirely

ACTIVE PLOT TRADING IN BRONX BOROUGH

Operators Figure in Deals in Vacant Sites. Max Bras has resold the plot 200 feet on the south side of 150th street, between the Concourse and Walton avenues, which he purchased recently from Hazel E. Reynolds. Louis Gold & Co. resold on the Watson tract forty-five lots, comprising both sides of Elder av. e. between Westchester avenue and 107th street, to Goldsmith & Parker, by whom will erect two family houses. The Durcos Company was the broker. To erect two family houses, each with two car garages, Jacob Friedman purchased from the Occidental Holdings Company, Nathan Wilson, president, twenty-four lots fronting on Osborne place and Burnside avenue, on the old Berkeley Oval property.

RENTALS AT SOUTHAMPTON, L.I.

Alfred E. Schermerhorn has leased cottages at Southampton, L. I. for Mrs. John Bottomley to F. P. Dunne; for Mrs. D. H. Burnett to James L. Barclay; for Mrs. W. H. Hester to George Livingston, Jr.; for Mrs. Robert J. Turnbull to Clarkson Potter, and for Mrs. Percy Kent to Albert Gallatin.

DEAL ON NASSAU STREET.

There has been formed the 113 NASSAU Street Corporation with J. Drucker, J. B. and A. Engel as directors. The property at that point is a five story building with stores, 18x72.2, between Ann and Westcott streets. Engel Brothers are attorneys for the company.

BRONX TAXPAYER SOLD.

Arnold Investing Co., Inc., M. Rosenthal, president, 202 the corner of Beck street and Leggett avenue, a taxpayer containing eleven stores to Rose Goldberger, Bailey Bros. & Osorio were the brokers in the transaction.