

PARKWAY SPURS ACTIVITY IN LOWER RIVERDALE AREA

**MORE LAND SOLD
ON NEW PARKWAY**

**Hall Interests Get 16 Acres
in Spuyten Duyvil for
Apartment Sites**

PLANNING 35 BUILDINGS

**Group of Residents to Ask
Extension of Subway to
Riverdale Area**

By LEE E. COOPER

The eyes of the New York realty world have turned to the Riverdale and Spuyten Duyvil neighborhoods as a result of recent land purchases there which presage the development of a vast apartment colony covering a large part of eighteen blocks.

The various interests which have assembled sites south of 238th Street have announced plans for putting an army of carpenters and bricklayers at work soon on construction operations which call for the eventual erection of nearly seventy new buildings. Contracts have been let for the initial work on the first units.

As the site for another major apartment development adjacent to the new Henry Hudson Bridge and Parkway, A. C. and H. M. Hall have purchased about sixteen acres of land in the Spuyten Duyvil section from the estate of Isaac G. Johnson, Inc.

The purchase comprises the entire block, almost triangular in shape, bounded by Palisade and Independence Avenue and Kappock Street, which is the westerly approach to the parkway just above the bridge; the block front on the south side of West 227th Street from the parkway to Independence Avenue; and an irregular plot with a frontage of 600 feet on the east side of the parkway and 600 feet on the south side of Kappock Street.

Garden Suites Planned

On these three large plots the new owners are planning a multi-family project to consist of about thirty-five garden-type fireproof buildings eight and nine stories in height, comprising about 5,000 rooms.

The purchase was made in the name of the Hall Holding Corporation, which will start work on the first buildings within a month, according to the Cross & Brown Company, one of the brokers in the deal. The other brokers were Reed B. Dawson and George Howe.

The apartments will have four to seven rooms, with wood burning fireplaces and outside balconies overlooking the Hudson River and the Palisades. The buildings will cover only about 25 to 30 per cent of the available land, which will be landscaped with a view to retaining much of the rural atmosphere, the sponsors reported. Concealed garages will be constructed beneath the lawns.

Recent Activity Recalled

A few days ago the Hall interests, together with E. L. Larkin, Harry Colen and Joseph Paterno, builders, announced plans for a new residential center in the lower Riverdale section a few blocks from the Spuyten Duyvil purchase, to consist of about thirty-four buildings in sixteen blocks south of 238th Street and east of the parkway. They also described plans for operation of eight buses to transport tenants to and from the subways and the New York Central station at Riverdale. The buildings will be English Tudor in design.

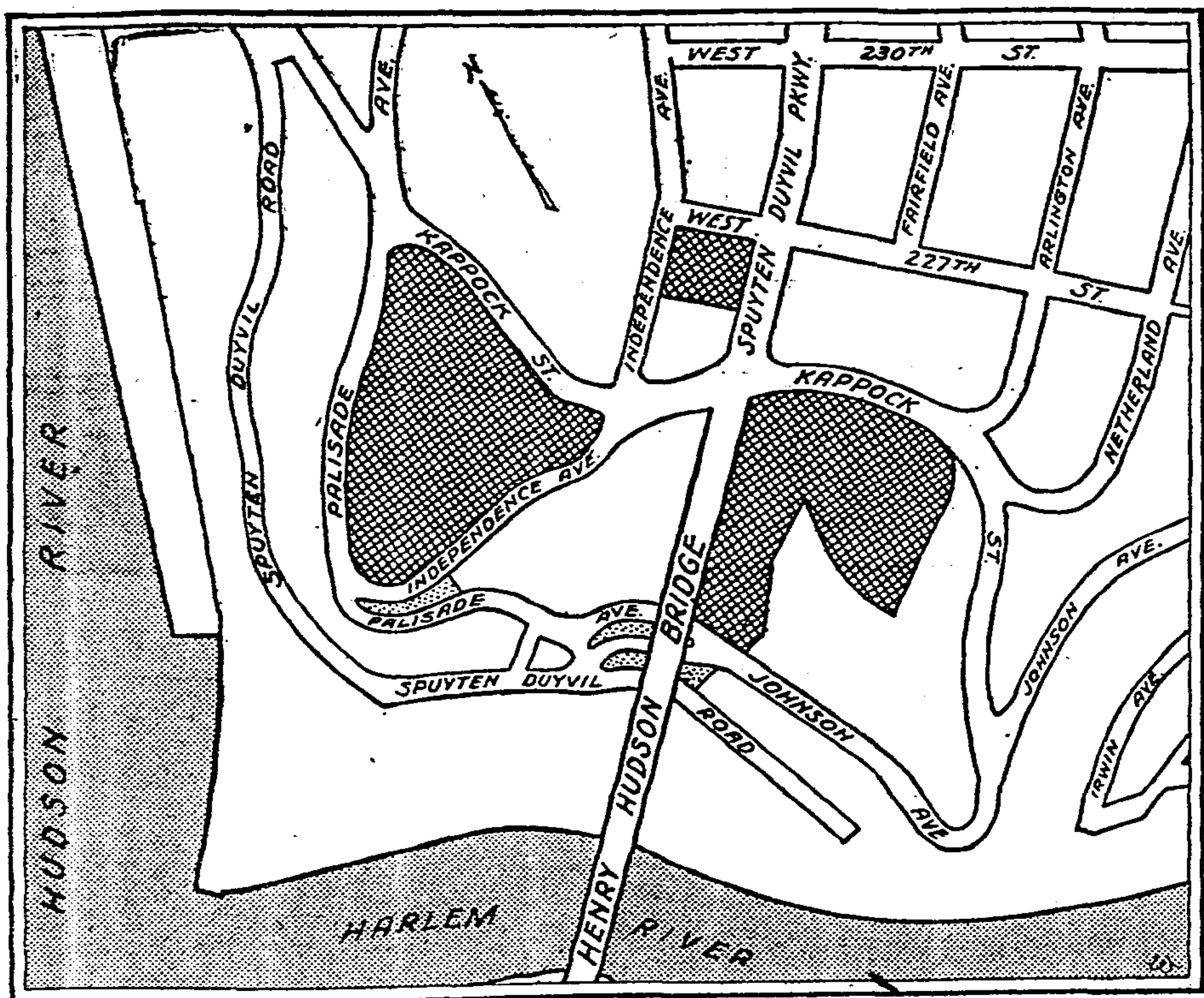
The Hall interests announced yesterday that contracts had been let for excavations and foundations of 600 feet of stores and a motion-picture theatre for the east and west block fronts of Johnson Avenue between 235th and 236th Streets as part of the project.

John Jay McKelvey was attorney for the Johnson interests in the latest purchase, and R. B. Stringham acted for the buyers.

In connection with the residential plans, the Cross & Brown Company reported that a license had been approved for the theatre, which is designed to accommodate 1,400 seats. The exterior of this building also will be of English Tudor design.

In anticipation of a large influx of new residents in Riverdale, a

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NEW DEALS CLOSED NEAR PARKWAY

Large shaded areas show sixteen acres of land purchased by A. C. & H. M. Hall in the Spuyten Duyvil section as the site for a new apartment development just south of the lower Riverdale neighborhood, where the same interests have just filed plans for another group of apartments. Opening of Henry Hudson Bridge and Parkway has stimulated realty activity in that section.

ON NEW PARKWAY

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group of residents and property owners met last week to organize a committee to press for extension of the municipal subway system from 211th Street and Broadway to 256th Street in Riverdale.

Petitions addressed to the Board of Estimate and the Board of Transportation were drawn up and the work of obtaining signatures of property owners in favor of the extension was started.

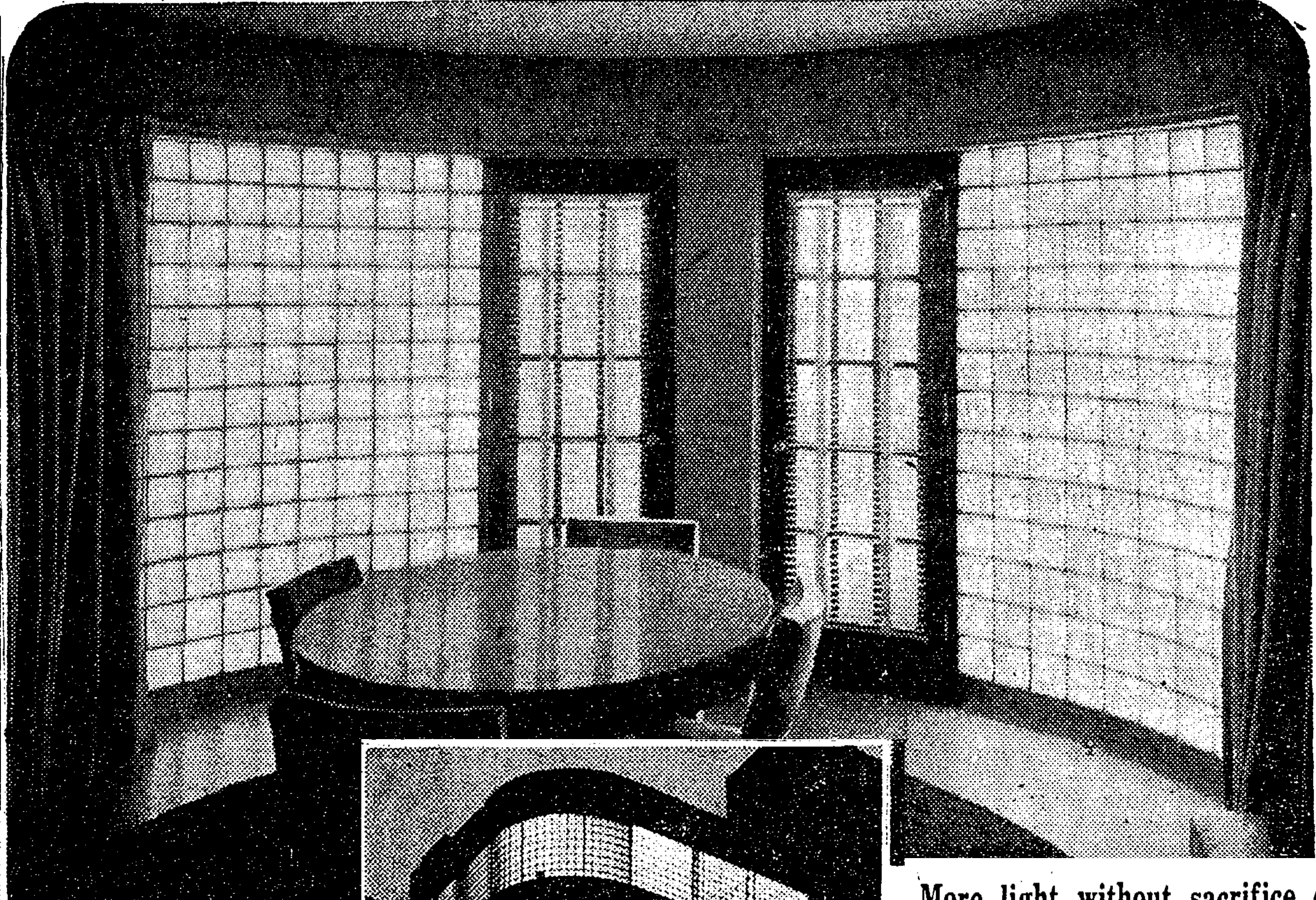
Fred S. Loewenthal presided at the meeting, which is reported to have been attended by representatives of about 10 per cent of the land area in lower Riverdale and Spuyten Duyvil.

Mrs. William Regan, president of the Spuyten Duyvil Property owners Association, announced that a meeting of her organization would be held on Thursday night to act on the subway proposal.

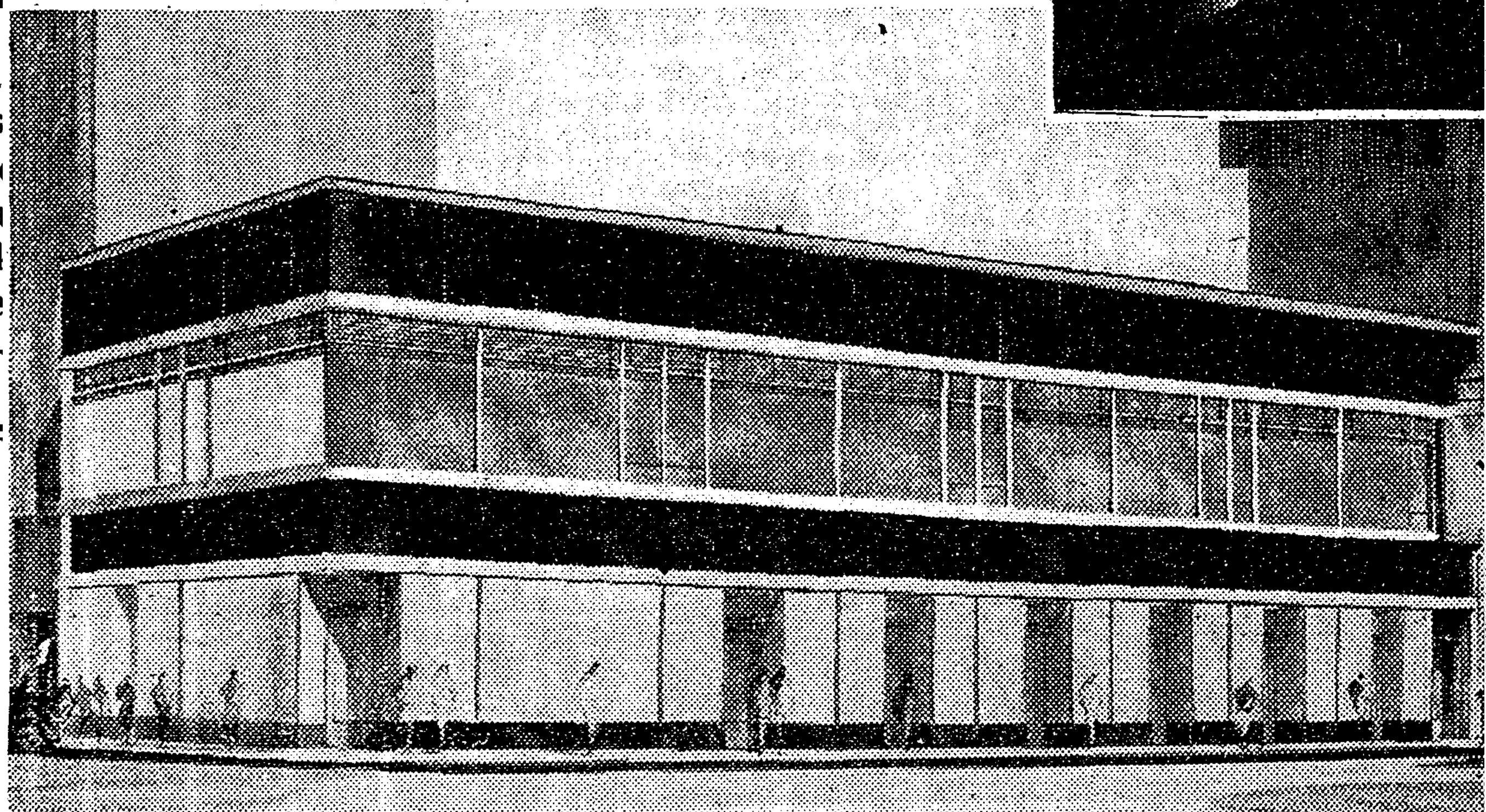


Hamilton M. Wright

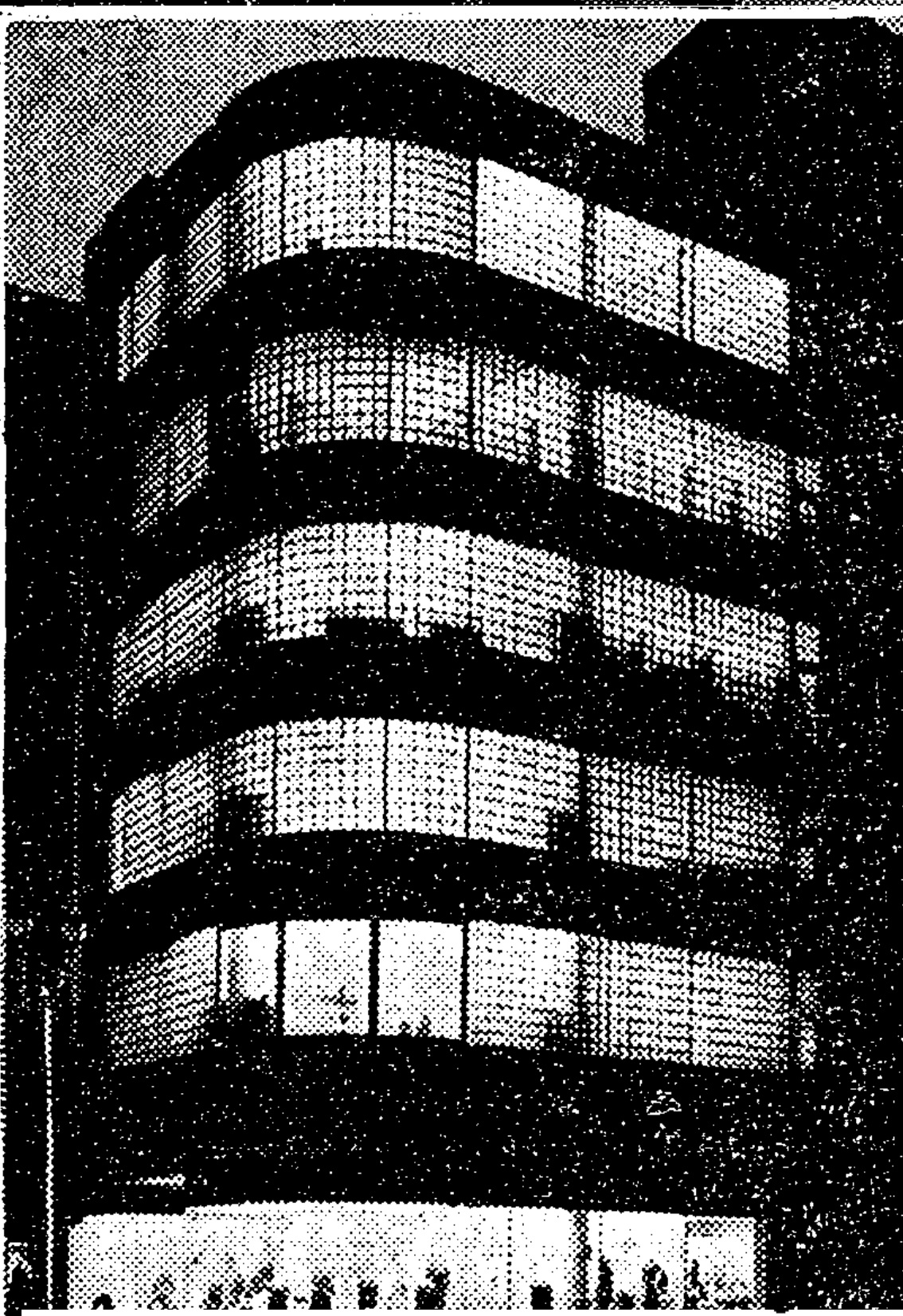
Solariums and balconies are features of design of luxurious \$5,000,000 Grand Misr Hotel to be built at southern end of Opera Square in Cairo, Egypt. The Banl Misr is financing the structure which was designed by Anis Sirageldin.



More light without sacrifice of privacy is made possible by use of glass blocks in walls of semi-circular living room of this modern home in Dodge City, Kan.



Two-story store and showroom building planned for the southeast corner of the intersection Seventy-second Street with Broadway and Amsterdam Avenue on land leased by Thirtieth Property, Inc., a syndicate formed by clients of Frank L. Lazarus and Jack Finkelstein. Arthur Weiser is the architect.



Striking glass-brick store structure erected on State Street in Chicago's "Loop" district for Benson & Rixon from plans by Alfred S. Alschuler, Inc.