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Six rooms, 1 bath for $11,350. With one car garage. Plot 50 x 100, improved street. Metal weather strips. Awnings and screens.

DUSENBURY & ROBERTS

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$200,000 IN TRANSACTIONS ARE REPORTED

Lawrence Associates List Sales and Rentals Since Organization June 1

William E. Lawrence, formerly of Lawrence & Bruce, operating under the new firm name of Lawrence Associates has negotiated over $200,000 in house sales and rentals since the opening of his new office, June 1, at 75 Boston Post road, Larchmont, New York. He reports the following transactions:

Sold for Theresa E. Lanza, a new English home of stone and stucco construction situated on a large corner plot consisting of ten rooms and three baths. This home is located on the corner of Glen Eagles Drive and Vine Road in the beautiful Rouken Glen section of Larchmont and was bought by Mabel A. Bowen of 116 West 166th street, New York City.

Sold for Pasquale Barone, a new English home consisting of seven rooms and two baths on a plot 70 x 125, located on West Brookside drive, Larchmont Gardens. The new owner is Amelia Yaldeh of 8965 Marion avenue, New York, who takes immediate occupancy.

Sold for Robert H. Brown and Catherine Brown, a attractive seven room, two bath home, located at 33 Willow avenue, Larchmont Manor, Larchmont, to Mrs. Gertrude Hassinger of 29 Elm avenue, Larchmont, who takes occupancy October 1.

Sold for Susan A. Maple, a white colonial home, consisting of seven rooms and bath located on Elm road, Larchmont Manor, Larchmont, to Mary A. McCormick of 601 West 162d street, New York City, who will occupy October 1.

Sold for John Seamore, an English Tudor home, consisting of seven rooms, three baths, located on Mountain road, Larchmont Hills, to Mr. F. J. Keelon of Irving Trust Co., New York, who takes title October 1.

Sold for Arthur G. Rouse, a house located at 32 Kane avenue, Larchmont Manor, Larchmont, consisting of eight rooms, two baths, on a large corner plot to Mrs. Evelyn T. Neill of East Orange, N. J., who takes title September 15.

Sold for Mina B. Paterson, a white colonial house, situated at 216 Grand Boulevard, Scarsdale, to Mr. Joseph Mulholland of 2558 Creston avenue, New York City, who takes title October 1.

Sold for Mrs. Mary Cort, a seven room colonial home located at 5 Gerlach place, The new owner, Mr. B. F Merklee, of 390 Wadsworth avenue, New York City, takes immediate occupancy.

Sold for Frank Biscegilia, a large stone, stucco and brick residence, consisting of ten rooms and four baths with approximately three-quarters of an acre of ground situated on Beachtree drive, Woodacres, New Rochelle, to Mr. S. S. Montaine of New York City, who will occupy October 1.

Sold for Thomas Mager, a lot 75 x 125, located on Forest avenue, to Mr. W. W. Freeman, Harrison, who starts building operations in the near future.

Leased for H. W. Geers, a brick house of seven rooms, three baths, located at 140 Garden road, Larchmont, to M. Charles F. Riley, of 107 John street, New York City, for a term of three years.

Leased for Jacob J. Beaver, a six-room house on Murtle Boulevard, to Walter S. House: for a two year term.

Leased for N. Pirone, a seven room, two bath Dutch colonial home, located at 25 Oak avenue, Larchmont Manor, to Mr. Walter Thompson of New York City.

CRESTWOOD SALE

George E. Duffy, treasurer of the New York Cocoa Clearing Association, Inc., bought a new house on Oakland avenue, Crestwood, through Sullivan & Co.

Saw Mill River Parkway, Open Tomorrow, Follows Course of the Historic Nepperhan River

Newest Link In Westchester's Famed Highway System Will Be Dedicated at Ceremony in Ardsley; Inspection Tour Follows.

The Saw Mill River Parkway, the newest link in Westchester's widely known system of express highways, will be dedicated and formally opened to traffic at a special ceremony at Ardsley on Saturday afternoon, Parkway Commission officials have announced.

Following the dedicatory exercises and the cutting of a rope of evergreen stretched across the parkway at Ashford avenue, the officials will make a tour of inspection of the entire length of the route, extending from Ardsley to Yonkers. Mayors of all the villages along the route this parkway takes will participate in the ceremonies.

Westchester has attracted international attention among road-builders for the scenic beauty and improvements in handling large volumes of traffic which have been applied to its parkway system. Of these parkways, the Saw Mill River lies along a route which includes some of the most beautiful scenery in the county. It follows the course of the valley down which the historic Nepperhan or Saw Mill river runs.

Has Place in History

In American literature Washington Irving gave this picturesque stream a secure place in the classic chronicles of Wolferts Roost. Referring to the harried neutral ground of the Revolution between Spuyten Duyvil and the Croton River, he wrote, "It is a rugged region full of fastnesses. A line of rocky hills extends through it like a deep trench cut out from either side; but these rude hills are for the most part, richly wooded and enclose little frea's pastoral valleys watered by the Nepperhan, the Pocantico, and other beautiful streams along which the Indians built their wigwams in the olden time. "The Nepperhan vulgarly called the Saw Mill River, winds for many miles through a lovely valley, adorned by groves, and dotted by Dutch farm-houses, and empties itself into the Hudson at the ancient Dorp of Yonkers."

This was the aspect of the Nepperhan as it was called by the Indians at the time of which Irving wrote. After Adrian Van Der Donck in 1649 founded the "Ancient Dorp of Yonkers" by building a mill where the Nepperhan tumbled rapidly to the Hudson, it was called by the Dutch settlers the Saw, Kill, and by English translation the Saw Mill River. The more poetic name of Nepperhan has never been lost sight of and is perpetuated as the name of a street and a railroad station in Yonkers. The name Saw Mill has, however adhered persistently by local usage. It is not, however, wholly without merit. To many people it suggests picturesque associations of many decades of Westchester pioneering that have now passed into history along with the aboriginess, the early Dutch settlers and the Revolutionary periods.

With all its romantic picturesqueness, the Nepperhan had many stretches of swampy bottom lands not well adapted to town building along its valley. In these areas bordering through the Nepera Park section of Yonkers and the stretch between Chauncey and Ardsley, the new parkway has wrought transformations that will vitally influence future development.

Built Through Swamp

From the Yonkers water works northward through Gray Oaks, Nepera Park in Yonkers and the southerly part of the Village of Hastings, the parkway drive is built over a former swampy jungle of cat-tails and tangled vegetation growing in bogs of black muck subjected to periodic overflow in every freshet. Reclamation work in this section has converted a portion of the swamp into a lake and provided a new channel for the river. Adjacent low ground supported many fine old hard-wood trees which have been preserved and form a scenic vista for the 40-foot concrete parkway drive.

In the Mount Hope section of Hastings, the driveway rises gently to follow along the side of the bold ridge which rises abruptly from the valley as far north as Chauncey Station. Around Chauncey the valley widens and the driveway is again in contact with the river. Here the river was diverted from its original channel east of the Putnam Railroad and passes through a tunnel in ledge rock for several hundred feet. Proceeding northward from this point the driveway emerges from an open cut through the ledge on a slight down grade to the site of the Ardsley-Chauncey swamp. Here there was a jungle of rushes and decaying stubs of gaunt old willow tree stubs. Around its margin the river which skirts the picturesque wooded slope on the west. The old swamp surface now lies six or eight feet below the concrete driveway and its smoothly graded flanking slopes. From this point the driveway passes into Ardsley, terminating at Ashford avenue, the main connecting thoroughfare between Ardsley and Dobbs Ferry.

Further Extension

As originally laid down, the lines of the parkway extended only as far north as Hawthorne but in April, 1924, the Board of Supervisors approved its extension to Chappaqua. In January, 1926, its extension still farther northward to Katonah was approved, making a total length of about 30 miles from the southerly boundary of Westchester County at Van Cortlandt Park to Croton Lake at Katonah.

The parkway reservation including Tibbetts Brook Park, the Farragut Parkway connection at Hastings and Woodlands Park at Ardsley, embraces an area of 2,268 acres. The aggregate appropriations for purchase of the reservation lands, all of which have now been acquired by the county, were $5,231,000.

The first section of the parkway extending from Spruce street and Rumsey road northward over Nepperhan Heights to Tuckahoe road, a distance of more than two miles, was opened to traffic on December 16th, 1926. The new section to be opened tomorrow has a length of 4½ miles, making a total of seven miles now completed, including the Farragut Parkway connection. The total appropriations for the construction of the seven miles of completed parkway exclusive of the recreational developments at Tibbetts Brook Park, amount to $3,641,000. In addition to the work already completed, these appropriations cover this year's program of heavy grading and bridge building now actively in progress on the additional 3½ mile section from Ardsley to Elmsford, and river improvement work between Hawthorne and Chappaqua.

From Spruce street and Rumsey road, the parkway drive will be built southward a distance of 1¼ miles to the New York City line at Van Cortlandt Park as soon as a connecting outlet is established by the city authorities. A proposal to extend the Grand Boulevard and Concourse through Van Cortlandt Park to connect with the Saw Mill River Parkway, was vetoed by Governor Roosevelt on the ground that it would have been wasteful of park lands. The city authorities now have a plan to extend a connection from Mosholu Parkway to meet the Saw Mill River Parkway.

SCARSDALE HOUSE SOLD

Alfred K. Sherwin of the United States Rubber Company bought through the Robert E. Farley Organization a house on Rutgers place in the Green Knolls development at Scarsdale.

LEASES HOME IN HOMFIELD

Graf Zeppelin Passenger Becomes Resident of Westchester County

The Homeland Company reports two leases on the Homefield property on the Saw Mill River road in Yonkers, a house to H. C. Northcroft from Torrington, Conn., former county agent of the Litchfield County Farm Bureau; and the brick house which has been open for several weeks as a model house, to Wilhelm Schultz. American representative of a chair of German newspapers. Mr. Schultze on his first visit to America was a passenger on the original voyage of the Graf Zeppelin.

The Homeland Company, also reports sales of plots in Beacon Hill, Ardsley, to T. A. Richman, John MacDonald, Gustave J. Furman, Mrs. F. C. Hammond and Michael J. Koppe; a Homefield a homesite to Mrs. Nettie L. Wiles and a plot adjoining his residence to Louis Schultz, a large plot in Ravensdale to A. Genung, a builder, who plans to erect a house for sale.

CASINO PLAN UP TO BOARD

Supervisors to Get Downer's Request For Approval of $600,000 Expenditure

The Budget and Appropriation Committee of the Board of Supervisors is expected to pas along to that board the request made by Jay Downer, chief engineer of the County Park System for additional funds to complete the proposed $600,000 casino at Playland, the county's amusement park.

Mr. Downer stated today that the commission would need additional funds to complete the job and did not wish to undertake it until it was certain that sufficient money would be available for the construction of the entire unit. The building when completed will house a dance hall in summer with adjacent grill and dining rooms, and a skating rink in the winter time.

REAL ESTATE NOTES

GREENWICH SALES

Harry W. Voight, formerly of Greenwich, Conn., but more recently of Florida, has purchased for occupancy the residence of Mrs. Frederick C. Bursch, known as Hill Acre, in the Riverside section of Greenwich.

Mrs. Louise Herrick Wall sold her home on Buxton lane, in the same section, to Mr. and Mrs. Robert D Patterson of Plainfield, N. J., the residence formerly owned by Robert D. Patterson on Riverside avenue, also in Riverdale, was sold to Mr. and Mrs. Wallace G. Stewart of Stamford for occupancy. Miss Georgiana B. Davids arranged both sales

BUYS IN LARCHMONT

Clair L. Farrand, president of the Farrand Manufacturing Company of Long Island City, making loud speakers, has bought a waterfront estate in Larchmont from H. Struckmann, president of the International Cement Corporation. The stucco house contains twelve rooms and three baths. Anchorage for Mr. Farrand's two yachts is provided. Thomas B. Sutton, Inc., was the broker.

FENNO PLOT SOLD

Prince & Ripley, Inc. report the sale of a residential plot on Grandview avenue, White Plains, for Charles C. Fenno to Christian Doenecks Co., who plan the erection of a house this fall. The same brokers have leased the house at No. 418 Wynnewood road, Pelham Manor, for Lee B. Springsteen to L. J. Chattin, sales manager of the Fada Radio Corporation.

LARCHMONT RENTAL

Chauncey B. Griffen has leased for a term of years the Spanish type home at Glen Eagles drive, Rouken Glen, Larchmont, owned by Richard E. Romeo, Inc., of Pelham, to William Wyer of Denver, Colo. The house contains seven large rooms and three baths.

GRIFFEN REPORTS SALE

Chauncey B. Griffen, through his Pelham office, has sold for Mrs. Elizabeth Walsh the premises at 266 Elderwood avenue, Pelham Heights, consisting of ten rooms, three baths and garage, to Richard R. Conant of New York City.

PFISTER BUYS IN CHAPPAQUA

The Schuits Real Estate Co. sold a business site, 150 by 100 feet, on Greeley and Woodburn avenues, Chappaqua, to Jacob Pfister of Conklin & Pfister, of White Plains. O. J. Klee, arranged the deal in conjunction with the Adams Realty Service.

PARK RIDGE SALE

The Doebler Realty Corporation sold a plot of more than an acre at Beverly and Highland Roads, Park Ridge, Harrison, to a Brenaville resident who intends to improve the site with a large English-type house. Bruce & Correll, Inc., were the brokers.

SCARSDALE

7 ROOMS—3 BATHS—GARAGE

Schools—Schools. The paramount question in the minds of many parents at this time. To help solve it we offer this pretty English cottage of stucco and timber, on a fully improved and extensively landscaped plot. Ideal location. Convenient to High, Junior High and Parochial Schools. House has large living room with fireplace, dining room, tiled kitchen, breakfast nook, sun room, 3 master bedrooms, 2 tiled baths and maid's room and bath. Screened and weatherstriped. General Electric icebox. Completely decorated.

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Scarsdale—New Stone House

It's difficult to advertise houses so that they may be correctly visualized. All we can say is that this new white painted stone slate roofed home has about the full 100 per cent points of interest to the general purchaser. The rooms are large (it has seven rooms and three baths, three master bedrooms, maid's room, tiled kitchen etc.); the arrangement excellent. It has a centre hall, a very attractive stairway and upper hall. The heavy oak beamed ceiling in living room is unusual and striking. It is on an ample corner lot. Two car garage. Near schools and handy to Scarsdale Harlem railroad station. The price is $28,000.

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Nearly three acres on Soundview avenue. Beautiful Southern Colonial. Gorgeous trees, winding drive, shrubs, garden and outbuildings.

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Beautiful Greenacres, Scarsdale. Colonial Home of 9 large rooms, 3 baths. Plot 75x150; beautiful trees and shrubs. Five minutes from station.

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Westminster Ridge is a wisely restricted residential park. Eighteen families now live here. Homes for ten other families are under way or now ready. All improvements.

Large plots available for $2,000 and up. Many lots have beautiful trees, other overlook the lake or are on a hilltop with a wonderful view. Attractive homes for sale $14,000 and up.

The first section is nearly sold out. Improvements in Section No. 2 now going in. Reserve your lot now.

Westminster Ridge is surrounded by the City Watershed and County Park Reserve. Adjoins the George Washington School and is 10 minutes walk to New York Central, North Station. Illustrated folder and full information from

IVAN FLOOD, Sales Agent

3 Martine Avenue White Plains 978

Property Office—Gilbert Place, Westminster Ridge