# TWO FIFTH AVE. DEALS

## *LEASE IN BUSINESS ZONE.*

### *G. Schirmer, Music Publisher, to Build in West 43d Street.*

A large volume of business was transacted yesterday in the real estate market. One of the principal deals was the leasing by G. Schirmer, music publisher, of a plot with a frontage of 60 feet on the north side of 43d street, adjoining the Temple Emanu-El, at the northeast corner of 43d street and Fifth avenue. The property is owned by the Phipps estate. Douglas Robinson, Charles S. Brown & Co. were the brokers. The publishing house will erect on the site a building for its own use.

Mrs. Benjamin Thaw sold her Fifth avenue residence, facing the East Drive in Central Park, just to the south of the homes of Henry Phipps and Andrew Carnegie. It was purchased for about $200,000 by Michael Dreicer, a diamond merchant, who already owns several prominent parcels in the business section of Fifth avenue.

The Thaw house is No. 1046 Fifth avenue. It is a six story English basement structure, occupying a lot 22x100 feet, and was purchased by Mrs. Thaw about a year ago for $185,000 from W. W. & T. M. Hall, who built the house. It is in the block between 85th and 86th streets, both corners of which are now being improved. W. Starr Miller is erecting a 47-foot dwelling house on the 86th street corner, and James B. Clews is just completing a fine house on the 85th street corner.

There was a report yesterday that the Hotel Werner had been sold to a well known operator. The hostlery is an eight story structure, occupying a plot 35x100.5 feet, at Nos. 132 and 134 West 45th street, adjoining on the east the Hudson Theatre. The property is in the block between Sixth avenue and Broadway, and is owned by the Hoffman estate, which had been holding the realty at a price around $150,000.

The Century Holding Company (Lee & Fleischmann) sold a plot 106x97x irregular at the northeast corner of 98th street and Riverside Drive. Samuel Barkin is the buyer. He will erect an apartment house on the site.

Plans have been filed for a six story house to be built for C. W. Luyster, jr., on 79th street, west of Madison avenue. It will be 25 feet front and 70 feet deep. It will be in the style of the French Renaissance, from designs by John H. Duncan. There wil be easement windows and small balconies at the second story. The cost will be $35,000.

Plans have also been filed for enlargihg the four story and basement house of Mrs. Elsie Nicholas Potter, at No. 119 East 54th street, adding a three story and basement extension and making over the façade with a large swell bay at the second story. The improvements are to cost $8,000, and will be made from drawings by Grosvenor Atterbury, with Julian L. Peabody as associate architect.

There was a brisk market yesterday for suburban properties, White Plains deals being a feature.

John J. Haley, a well known drygoods merchant, bought a plot at White Plains, with a frontage of 35 feet and a depth of 158 feet, at $1,000 a front foot. The property is at No. 93 Railroad avenue, and was owned by Merwin Sniffen. Mr. Haley will enlarge the building on the site and use it for his business.

The price sustains other values which are being asked for similar property on the same street. For instance, eight years ago William V. Molloy, then Sheriff of Westchester County, bought a plot of 18 feet at Railroad avenue and William street, nearly opposite the courthouse, for $8,500. After the deal was closed Mr. Molloy, thinking that he had made an unfavorable purchase, is said to have offered to surrender the $500 he had paid on contract, but the owner refused the proposition. The estate of Sheriff Molloy has since refused $20,000 for the property.

Walter Sniffen, who owns a 15-foot frontage on Railroad avenue, opposite Grove street, is another fortunate White Plains investor. He bought the property ten years ago for about $1,400, and has since refused $15,000.

Ground has been broken by Jacobs & Young, contractors, on the avenue adjoining the Molloy corner for the new $70,000 office building of the Westchester and Bronx Title, Mortgage and Guaranty Company. The building will be constructed so that four more stories can be added as needed, and it is expected that eventually a building costing $150,000 will ornament the site.

The Fiscal Agency Company, of White Plains, has sold to the Mahopac Realty Company all of the Genung farm, on the west side of Lake Mahopac; also to the same company eighteen acres of the William D. Pierce farm and the Ryder tract of six and one-half acres. This gives the company a frontage of about 2,700 feet on the lake.

## IN THE BROKERAGE MARKET.

S. B. Goodale & Son have sold for John Bishop, No. 148 West 21st street, a three story dwelling house on a lot 21x82 feet.

A. J. Robertson has sold for Dr. George Evans the plot, 75x100 feet, at the northwest corner of Amsterdam avenue and 184th street. Dr. Evans has owned the property for about thirty years.

Joseph S. Burkhardt has sold No. 509 Ninth avenue, a five story tenement, with stores, on a lot 25x75, to Matilda J. Quinn, who owns the similar parcel adjoining at the northwest corner of 38th street.

Mary P. Johnson has sold to Helen B. McGoldrick, No. 458 West 150th street, a three story and basement frame dwelling, on lot 16.8x99.11 feet.

The Herman Arns Company, has sold for Martin Goerl the five story four family tenement house, No. 441 West 38th street, on lot 25x98.9 feet.

M. Edgar Fitz Gibbon and Hampton Brothers have sold for Janpole & Werner the six story apartment house, No. 485 West 135th street, on plot 37.6x99.11 feet.

A. Mackenzie has sold the three two story two family houses, each on lot 25x100 feet, on the east side of Theriot avenue, south of Westchester avenue.

## TRADING IN LONG ISLAND CITY.

Jacobs & Hoffman have sold for Jere F. Ryan a plot, 150x100 feet, on Seventeenth avenue and Van Deventer avenue; also six lots on Fourteenth avenue and Van Deventer avenue, in the Steinway section of Long Island City. The buyer is a builder.

## SALE OF A BROOKLYN HOUSE.

Fenwick B. Small has sold No. 932 73d street, Brooklyn, a two story and attic frame detached house, on plot 80x100 feet, to M. Carpenter for occupancy.

## BUYS STATEN ISLAND TRACT.

Cornelius G. Kolff has sold for Eugene Bernheimer to G. H. Frommann a cottage, with a half acre plot, in the Ocean View section of the Douglas Road, Emerson Hill, Staten Island.

# IN THE AUCTION ROOMS.

## *Some Choice Sites Among the Parcels To Be Sold To-day.*

Several choice speculative parcels are included in the auction offerings to-day at the Real Estate Exchange salesrooms, Nos. 14 and 16 Vesey street. The sales list is as follows:

By Joseph P. Day.

1842 2d ave, e s, 25.8 ft n of 95th st, 25x100; 5 sty tenmt, with stores; vol sale.

153 to 171 Manhattan ave, n w cor 107th st, 200.2x100; five 6 sty flats and stores on corners; Jefferson Bank agt F & F Realty Co et al; Strasbourger, E & S, attys; P L Kiernan, ref; amt due, $29,574 50; taxes, etc, $799; sub to ten mtges aggregating $300,000.

470 145th st, s s, 78 ft e of Amsterdam ave, 17.4x99.11, 3 sty dwlg; Caroline Hurry et al, trustees, etc, agt W B McBride et al; S R Taylor, atty; F W Longfellow, ref; amt due, $14,733 27; taxes, etc, $462 82.

424 76th st, s s, 275 ft w of Ave A, 25x102.2, 4 sty tenmt; Metropolitan Savings Bank agt Morris Falfenkopf et al; A S & W Hutchins, attys; W S Kelley, ref; amt due, $13,480 22; taxes, etc, $529 84.

428 76th st, s s, 161 ft w of Ave A, 38x100.5, 6 sty tenmt and stores; M J Burstein agt Sadie Hoffberg et al; Charles Burstein, atty; C E F McCann, ref; amt due, $16,524 36; taxes, etc, $1,000.

137 Ludlow st, w s, 75 ft n of Rivington st, 25x87.6; 6 sty tenmt and store and 5 sty tenmt in rear; Bertha Frieder agt William Frieder et al; N I Frankenstein, atty; Hyman Turchin, ref; amt due, $14,606 27; taxes, etc, $900; sub to two mtges aggregating $30,000.

By Herbert A. Sherman.

520 to 534 120th st, s s, 250 ft e of Pleasant ave, 150x100.11; four 6 sty tenmts; State Bank agt Florence Realty & Construction Co, et al; W T Kohn, atty; J T McGovern, ref; amt due, $16,191 92; taxes, etc, $4,025.

By Samuel Marx.

344 118th st, s s, 125 ft w of 1st ave, 25x100.10; 5 sty tenmt; Isidor Goldstein agt Tillie Bachrach, admx, etc, et al; H Goldstein, atty; F Y S Oliver, ref; amt due, $6,594 32; taxes, etc, $500 36; sub to a 1st mtge of $23,000.

175 Morningside ave, s e cor 127th st, 25x75; 5 sty tenmt and store; J E Cameron agt E J McCarthy et al; DeGrove & R, attys; G F Langhein, ref; amt due, $22,813 55; taxes, etc, $2,872 57.

The auction sales yesterday resulted as follows:

By S. Goldsticker.

59 Lexington ave, s e cor 25th st, 39.6x72; 8 sty Van Twiller hotel; vol sale; adjourned to June 16.

By Joseph P. Day.

225 106th st, n s, 310 ft e of 3d ave, 25x100.11; 6 sty tenmt; vol sale; bid in at $36,000.

1062 Morris ave, e s, 290 ft n of 165th st, 20x95; 3 sty dwlg; M A Trusdow agt Abraham Orently et al; Phelps, E & E, attys; J R Truesdale, ref; amt due, $8,184 87; taxes, etc, $615 31; to the plaintiff for $9,150.

## SUMMER HOMES IN DEMAND.

Lewis H. May Company (Charles F. Noyes Company, New York agents) has made the following leases: For the Spray View Realty Company to Frank Slazenger, a cottage on Neptune avenue, fronting on the ocean, at Edgemere, Long Island; for Elias Silberstein to J. Klingenstein, No. 104 South Jerome avenue, Arverne, and for Eva M. Foster to A. Schneider her villa in Wavecrest, Far Rockaway.

## DEAL INVOLVING $2,470,000.

The Duncan Realty Company took title yesterday to a parcel on the easterly side of Broadway, about 30 feet north of 25th street; to the premises at the southwest corner of Fulton street and Broadway, to No. 405 Broadway, No. 107 East 63d street, No. 43 Park Place and to a number of other sites from Susan W. Duncan and others as trustees. The expressed consideration was $2,470,000.

## LEASE SPACE AT BUSH TERMINAL.

Deering, Milliken & Co., the wholesale cotton and woollen merchants, at No. 79 Leonard street and No. 80 Fifth avenue, have leased 20,910 square feet on the fourth floor of loft building No. 2, of the Bush Terminal Company, 36th street, South Brooklyn, where they will henceforth conduct their shipping.

## REALTY NOTES.

Chris. Schierloh has sold for John C. Forster the five story tenement house No. 533 West 46th street to a client.

The Frank L. Fisher Company has leased for Mary Alice Dean the four story and basement house No. 20 West 82d street, and for Mrs. Theodore Harris No. 47 West 95th street, a three story and basement house.

M. & L. Hess have leased for the Bonwit Realty Company the seventh floor in Nos. 13 and 15 West 34th street, containing 5,500 square feet, for a term of ten years at a rental aggregating $85,000; for David Marks & Sons, the second loft in No. 687 Broadway, containing 10,000 square feet; for the Hirsch estate, to Sperry & Hutchinson, the first loft in Nos. 148 and 150 West 23d street, containing 3,000 square feet; for William D. Stewart the ninth loft in No. 58 West 15th street, containing 3,000 square feet, and for G. V. Morgan the third loft in No. 40 East 21st street, containing 2,500 square feet.

The Gross & Gross Company and George J. Hardway have leased the Pyramid garage, Nos. 1873 and 1875 Broadway, to William S. Brown for a term of years. The building contains more than 20,000 square feet of floor area.

Isaac Wolf is the purchaser of Nos. 146 and 148 West 65th street, sold recently by the Atlantic Realty Company through H. C. Senior & Co. Mr. Wolf intends altering the dwellings into bachelor apartments.

Mooyer & Marsten were the brokers in the recent sale of No. 125 West 56th street, for Marie F. McQueen to Mary E. Coleman.

G. Brettell & Son have leased for Dr. Maeder No. 304 East 120th street, excepting office on parlor floor; for William and Julius Bachrach No. 112 East 127th street, a two story frame house; for Mr. Moss to Dr. Sherwood, No. 306 E. 120th street, a three story store; for Mr. Zittell, to Mrs. Finkelstein, No. 436 East 120th street, a two story frame house; for Mr. Bay, to Mrs. Schoenfeld, No. 125 East 123d street, a three story store, and for Mr. Winsted, to Mr. Park, the southerly store in premises No. 2176 Third avenue.

## ANOTHER MATILDA AVENUE SALE.

Kurz & Uren have sold for the Matilda Realty and Construction Company a two family dwelling house, on plot 50x100 feet, on the east side of Matilda avenue, between 236th and 237th streets. This is one of a row of six houses now under construction sold from the plans.

## THE BRONX BUILDING PLANS.

| | |
|---|---|
| Boston Road, w s, 288.6¼ ft s of Jefferson Place; for a 2 story brick store and loft, 50x69.9; Lea Levinson, owner; Harry T Howell, architect; cost | $21,000 |
| 240th st, s s, 75 ft e of Martha ave; for four 2 story frame dwellings, 19x42 each; E H Hammond, owner and architect; total cost | 18,000 |
| Prospect ave, w s, 84 ft e of Oakland Place; for a 2 story frame dwelling, 19x36; Joseph C Luke, owner; B Ebeling, architect; cost | 5,000 |
| Perry ave, e s, 119.6 ft s of 206th st; for five 2 story brick dwellings, 20x55 each; Perry Ave Construction Co, owner and architect; total cost | 37,500 |
| Bungay st, e s, 1,277 ft s of Whitlock st; for a 1 story steel terminal house, 7.6x100; N Y, N H & H R R Co, owner and architect; cost | 800 |

## BUILDING LOAN CONTRACT.

27th st, No 123 to 133 West; Lawyers' Title Ins & Trust Co loans Realty Holding Co ..... $600,000

## "DOLL'S HOUSE" CAUSED HIM WOE.

### Had Advanced $500 on "Man's Size" Furniture, but Found It Strangely Shrunk.

A toy piano and a doll's size carpet figured in an action which was tried in the Supreme Court, Brooklyn, yesterday. While the action was brought to foreclose a chattel mortgage, there was nothing pathetic about the little piano and the little carpet except to the plaintiff, who said he felt like weeping every time he looked at them.

The plaintiff was Henry Montanas, a retired tobacco merchant, of Sheepshead Bay, who had lent Mrs. Jessie H. Dolan, of the same district, $500 on her furniture. Hearing that Mrs. Dolan was moving, Mr. Montanas went to her house to seize the chattels. This is what he says he found:

The handsome "Wegman" piano had been replaced by a toy piano. The toy had its front painted to represent the larger article, and the name was in its proper place, but Montanas could not believe that he had ever risked his money on that.

The parlor carpet, too, had shrunk until it was only about two feet square. On the walls, instead of the handsome oil paintings that he had seen there, a couple of ancient chromos scowled down upon him. Another glance around upon the parlor furnishings increased his wrath.

In the place of the big mahogany bookcases there was a little toy bookcase that would hardly do as the repository of a messenger boy's five-cent "dreadfuls." Worse than all, the seven piece parlor suit had vanished, and in its place seven ordinary kitchen chairs seemed to be aping their betters.

Montanas sold the contents of the "doll's house" for $130. His action yesterday was to recover the difference between what he got for the furniture which he sold and the amount of his loan. He was represented by Meyer, McLeer & Dobson, while Mrs. Dolan was defended by Louis Samuels. A sealed verdict was ordered.

## EXHAUSTED CREW PICKED UP.

Machiasport, Me., June 8.—In a sinking condition, the 157-ton schooner Hazel Dell, coal laden, from Elizabethport, N. J., for East Machias, was towed into port to-day by two boats, which picked her up just inside of Libby Island. On board were Captain W. D. Robins, of Harrington, and a crew of four men, who were exhausted after working at the pumps for three days and nights.

## SOLDIER WITH GOOD RECORD GUILTY.

Rochester, June 8.—Arthur H. Cummings, formerly cashier of the National Biscuit Company, indicted here for stealing $900 from that concern, pleaded guilty to grand larceny in the second degree to-day. He recently was arrested in Montreal, after a long and creditable service in the United States army in the Philippines after his absconding.

## SAN FRANCISCO MINING STOCKS.

San Francisco, June 8.—The official closing quotations for mining stocks to-day were as follows:

| | | | |
|---|---|---|---|
| Alpha Con | .03 | Kentucky Con | .02 |
| Andes | .13 | Mexican | .80 |
| Belcher | .43 | Occidental Con | .15 |
| Best & Belcher | .39 | Opdir | 1.22 |
| Bullion | .14 | Overman | .21 |
| Caledonia | .19 | Potosi | .21 |
| Challenge Con | .15 | Savage | .19 |
| Confidence | .75 | Sag Belcher | .01 |
| Con Cal & Va | .65 | Sierra Nevada | .28 |
| Con Imperial | .01 | Union Con | .30 |
| Crown Point | .40 | Utah Con | .03 |
| Hale & Norcross | .21 | Yellow Jacket | .40 |


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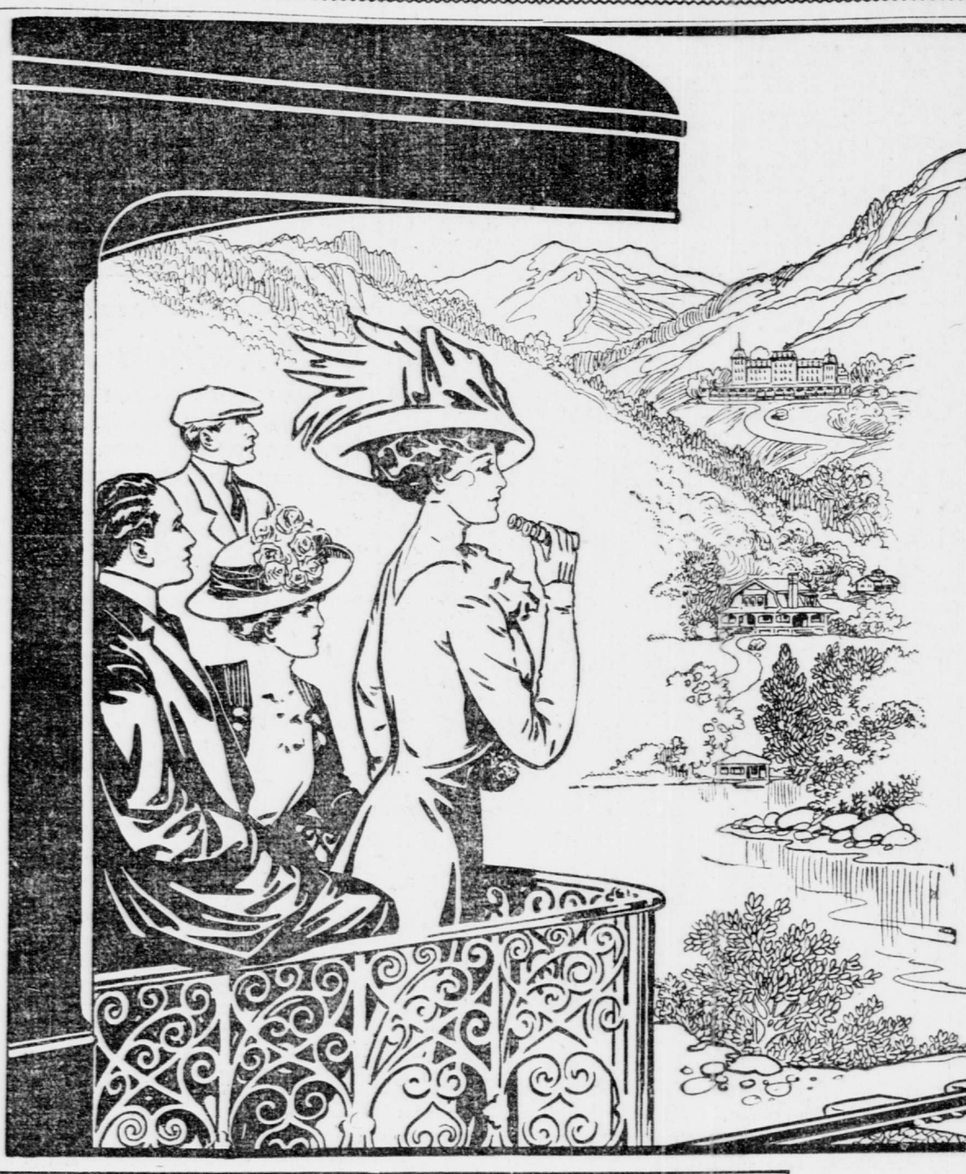

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