REAL ESTATE NEWS, NOTES AND GOSSIP

U. S. Fidelity and Guaranty Co. Buys William St. Corner From Mutual Life.

THREE BUILDINGS IN DEAL

Market for Business Property Gains Strength; Dwelling Sales Fall Off.

Negotiations were completed by the United States Fidelity and Guaranty Company yesterday for the purchase of the three buildings at 73, 75 and 77 William street, southwest corner of Liberty, from the Mutual Life Insurance Company. The site adjoins the home of the Mutual Life and is opposite the proposed Federal Reserve Bank Building plot. After extensive alterations have been made the group of buildings—two of them five and the other four stories in height—will be used in their entirety as the New York office of the Fidelity, which is at present located at 47 Cedar and 75 William streets. R. Howard Bland, vice-president of the purchasing company, came here from the home office at Baltimore to close the transaction.

Business Building Deals.

Mordecai Realty Company, Inc., Benjamin Mordecai, president, and the Alliance Realty Company sold to the Childs Company, Inc., the five story building, 30.6x97.8, at 440 Broadway. This property was recently purchased by them from the executors of George C. Boldt and is now under lease to the Childs Company as a restaurant. The brokers were Willard S. Burrows Company.

Cross & Brown Company sold for St. Mark's-in-the-Bouwerie, the property, 33.3x87.10, at 178 and 180 Franklin street, to the Roethlisberger Co.; also for St. Mark's Church, the property, 50x100, at 76 and 78 Warren street, and with Charles V. Van Valen placed a mortgage loan on the property for $78,000.

Thomas J. Bannon bought through Byrne & Bowman the nine story loft building, 25x100, at 28 East Twenty-second street from Max N. Natanson.

Paul Whitcomb bought through Goodwin & Goodwin from the estate of Charles Weisbecker the two story business building, 25x100, at 149 East 125th street, adjoining the northeast corner of Lexington avenue. The grade floor will be occupied by the Baltimore Dairy Lunch.

Sommer Bros., Inc., tenants, bought the four story dwelling, with stores, at 210 Sixth avenue, 22x77.8, between Fifty-first and Fifty-second streets.

Gustave Britt, sold 53 Jane street, a three story building, 19.4x91.2, for Mrs. Lily Curnow to John Hallisay.

Thomas J. O'Reilly sold 429 West Nineteenth street a three story building, 25x72, for the Farmers Loan and Trust Company, trustees, to Albert E. Straker.

William Ziegler Buys a Flat.

William Ziegler has taken over the twelve story apartment house at 31 and 33 West Fifty-first st. from Henrietta Reed. The property occupies a plot, 42x100.5, about midway between Fifth and Sixth ave., and is assessed at $330,000. It was leased in August, 1916, for ten years to Raymond W. Jones at an annual rental of $29,000. The sale yesterday was negotiated by Jesse C. Bennett & Co.

Broker's in Sale of No. 1 Wall St.

Max N. Natanson yesterday corroborated the report of his purchase of the eighteen story building at 1 Wall st., told exclusively yesterday in THE SUN AND NEW YORK HERALD. He denied, however, that he is negotiating the purchase of the Equitable Assurance Society property which boxes the structure at 84 Broadway and 3 and 7 Wall st. Harvey B. Newins and William S. Sussman were the brokers in the transaction. The sellers were a syndicate headed by Festus J. Wade, president of the Mercantile Trust Company of St. Louis, represented by Wollman & Wollman, attorneys. Walter M. Wechsler and Alexander S. Natanson represented the buyer.

Tenants Buy $1,250,000 Flat.

Kenilworth Associates, Inc., representing tenants, purchased the twelve story apartment house at the northwest corner of Central Park West and Seventy-fifth st., 102.2x123.6, valued at $1,250,000. The buying corporation was formed last week at Albany for the purpose of taking title to the property and to manage it on the cooperative basis. There are thirty-six apartments in the house, twelve of which have been sold under the new plan. The officers and stockholders of the buying company are Charles Curie, president; Frank L. Montague, vice-president; G. H. Williams, secretary, and H. F. Harroun, treasurer, and the other stockholders are E. S. Hugher, Dr. Bryan D. Kilcedy, L. L. Gans, J. H. Wainwright, W. O. Horn, O. A. Harbach, A. E. Wing and A. R. Horr. Slawson & Hobbs were the brokers.

Prohibition Closes Dairy.

Because of alleged inability to get the by-products of the breweries on which to feed its cattle, because of prohibition, Lichtenstein & Raabe, owners of the Bay View Dairy, in Haw Tree Creek road, Ozone Park, Queens, have sold their farm of five acres, with new buildings, to F. L. Farrell & Co., importers and exporters of grinders and cork materials, who will consolidate their Brooklyn factories in the dairy buildings. The deal was negotiated by G. P. Butterly.

Church Leases 17 Warren Street.

John G. Thompson has leased for St. Peter's Protestant Episcopal Church of Westchester 17 Warren st., a five story building, 25x75, for twenty-one years to the Vesey Holding Corporation, Ralph B. Hitchcock president. The leasing company will remodel for office purposes. The site is of historic interest, as it was originally part of the glebe lands of Trinity Parish. It has been in possession of St. Peter's Church for more than a century, having been given to it by Trinity Parish in June, 1811.

Apartment Trading Light.

Batson Farm Agency, with S. H. Raphael, sold the six story "Louise" apartment, 50x100.11, at 252 West 112th street, to a buyer from Baltimore, who gave in part payment a 600 acre farm, near Great Barrington, Mass.

Joseph P. Day sold the four story apartment, 25x102, at 217 East Seventy-eighth street, for the estate of Mary A. Cooper. Charles G. Koss, trustee, to the Enoflie Realty Co.

The five story flat at 70 East 122d street, 20x100, owned by the Equitable Life Assurance Society, is to be taken over by a company just formed in which S. Goloway, M. and H. Weintraub are interested.

Thomas Leonard sold for Maier corporation 227 East 111th street, to Nicola Montano, a four story apartment and stores, 25x100.

Dwelling Sales Reported.

Estate of George W. Eggles sold a four story dwelling, 20x98.9, at 455 West Twenty-first street, to Joseph L. Buttenweiser.

James L. Van Sant bought from Julia Manley Weeks L'Echuse, 157 West 120th street, a three story dwelling, 16x100, through Ryan & Co.

C. Royce Hubert resold for Charles S. Cole the three story dwelling at 150 West Ninety-second street, 19x100.8.

Porter & Co. sold for Martha A. Gaines to Astolfo Bartoccia the three story dwelling at 55 West 126th street, 19.8x100.

James H. Cruikshank resold to R. D. Galloway, tenant, the three story dwelling at 2104 Madison avenue, 20x50, through S. Jaffe.

Harry Sugarman sold for Nelson Zabriskie 251 West 136th street, near Seventh avenue, a three story dwelling, 17x100.

Shaw & Co. sold for Mrs. Edward McManus 15 West 120th street, a three story dwelling, 20x55x100.

MISCELLANEOUS LEASES.

Cross & Brown Company, with Douglas L. Elliman & Co., leased the residence at 79 Park avenue, 34x65, for William R. Brown to Mrs. Carlos E. de Heredia.

Hoyt & Ray leased for Isaac Schiff the four story dwelling, 25x100.5, at 18 West Fifty-fourth street, to Ocea I. Coyle for twenty-one years.

Douglas L. Elliman & Co. leased an apartment in 640 Park avenue, at the corner Sixty-sixth street, to Mrs. E. A. Weatherby; also renewed leases on the following: 470 Park avenue to Mrs. Robert L. Moffatt; 741 Fifth avenue to Dr. Leo Greenbaum, F. Schutte and Max Castan, and 130 West Fifty-seventh street to Louis V. Ledoux.

BRONX TRANSACTIONS.

Harry Cahn, president of the Sparta Realty Company, bought from George Howie the northwest corner of Bainbridge avenue and Fordham road, 51x144. It adjoins the parcel, 82x100, purchased by Mr. Cahn six months ago. Mr. Cahn will improve the entire parcel, 125 feet in Fordham road and 155 feet in Bainbridge avenue, with one and two story business buildings. Albert D. Phelps negotiated the sales of both properties.

Bergonzi Realty Corporation sold the five story apartment at 1215 Grand Boulevard and Concourse, northwest corner of 167th street, through to Grand View place, to a client of J. Rubin. The building, recently completed, has a Concourse frontage of 150 feet, is 58 feet in 167th street and 147 feet in Grand View place. It houses fifty families and has an annual rental of about $55,000.

Schwab & Co. sold for the Roseff Building Company, Inc., a five story apartment, 74.8x119, at 2403 Creston avenue.

Hudwill Corporation, Hudson P. Rose, president, bought from a Mr. Frankel the three family house at 116 Cypress avenue, and from Louis Priender, four two family houses at 309 to 315 Locust avenue.

Shaw & Co. sold for the Payne estate, 151 Alexander avenue, a three story building with store and two apartments, 16.8x65.8.

BROOKLYN DEALS REPORTED.

The property of the New York Association for Improving the Condition of the Poor, on the ocean front, Coney Island, bounded on the east by the Roman Catholic Orphan Asylum summer home, has been purchased by Samuel Medfes and Barnet and Maurice Duberstein of the Consolidated Wafer Company of Brooklyn. The new owners intend to improve with a large bathing pavillion.

Bulkley & Horton Company sold 1069 Dean street, a three story dwelling, 20x100, for George Wollenweber.

B. F. Knowles Company sold 32 Division avenue, a five story eighteen family flat, to H. Flottken.

QUEENSBORO REPORTS.

Roman-Callman Company sold for the Schley Realty Corporation a plot of 7,500 square feet in the east side of Paulson street, 500 feet south of Jackson avenue, to the Carnay Body Company to be improved with a two story manufacturing building.

Lewis H. May Company resold for J. Margolis 2921 Ocean avenue, Far Rockaway, L. I., a two and a half story frame dwelling, to Herbert L. Cohen.

F. C. Sauter Agency sold the three story dwelling at 384 Sixth avenue for John R. Rinn to John C. Robinson.

SUBURBAN TRANSACTIONS.

Henry A. Rogers of the Wheatley Hills Real Estate Corporation sold for Judge Francis K. Pendleton his country estate at Roslyn, L. I., on the Manhasset road and the new Little Neck-Old Westbury highway, to Frederick W. Allen, banker. It consists of forty acres, with large Colonial house, stable, garage, gardener's cottage, &c. It had been occupied for five years by Francis P. Garvin, Allen Property Custodian.

Prince & Ripley, Inc., sold a plot in Littlejohn place, White Plains, N. Y., to A. C. Mace. It adjoins the residence which he recently bought through the same brokers.

Cocks & Willets sold to Mrs. J. Sargent Cram thirteen acres of woodland at Westbury, L. I., adjoining her present estate.

E. S. & S. F. Voss sold for Daniel S. Kenyon his residence in Pacific avenue, Cedarhurst, L. I., to D. J. Sullivan; also rented for J. J. Campbell a house in Broadway, Cedarhurst, to H. Kraus for the summer.

James S. Kennedy bought through Thomas S. Burke a two and a half story house and barn, on lot 65x300, in Highland av., Park Hill, N. Y., from James Scanlon.

S. S. Walstrum-Gordon & Forman sold for Mrs. Laura Curie Alee a farm of three acres in Paramus road, Ridgewood, N. J., to Charles R. Stoncall; for Mrs. Louise M. Strang 1 Bedford place, Glen Rock, N. J., to William H. Schwartz of Bogota; also for Caroline A. Houston to J. S. Raphael 42 Washington place, Ridgewood, N. J.

HOLDS ANNUAL MEETING.

M. Morgenthau Jr. Company Elects Officers and Report Good Year.

The M. Morgenthau Jr. Company, established over twenty years, held its annual meeting yesterday and elected the following officers and directors:

M. Morgenthau, Jr., president; J. Halberstadt, vice-president; Edward Hart, treasurer; James Frank, secretary; M. Blume, assistant secretary; M. L. Stone, assistant treasurer; M. J. Borg, I. Howard Lehman, counsel, and A. J. Erdmann.

Mr. Morgenthau reported the most prosperous year in the history of the company, with business steadily increasing and necessitating the enlargement of both the sales and insurance forces.

S. L. Gelband has been appointed assistant manager of the insurance department. M. L. Stone has been placed in charge of the private dwellings sales department, and Allen Mack, Jr., has been engaged as his assistant. G. H. Lippe, who up to recently was in the real estate business for himself at 52 Vanderbilt avenue, has joined the sales force of the corporation. Edward E. Blakeslee, Jr. formerly in charge of the Flatbush branch of the Davenport Real Estate Company of Brooklyn, has been placed in charge of the mortgage department.

REALTY NEWS IN BRIEF.

At the annual convention of the New York Society of Architects, held at the United Engineering Society Building on May 19, James Riely Gordon was unanimously reelected for the fifth consecutive term as president, Adam E. Fisher of Brooklyn first vice-president, Edward W. Loth of Albany second vice-president, Frederick C. Zobel of New York secretary, Henry Holder of Brooklyn treasurer and Walter H. Voickening of New York financial secretary. The seriousness of the building, housing and labor situations were discussed at length. Many committees reported and many others were appointed to investigate these conditions.

John B. Snook Sons, architects, filed plans for the construction of a four story college of dentistry at 309 to 315 East Thirty-fourth st., 85x98.9. The College of Dental and Oral Surgery of New York, Simeon Chapin president, is the owner of record. The cost has been estimated at $200,000.

Plans have been filed for the construction of a one story store building, 100.11x170, at the northwest corner of Fifth av. and 115th st., for the F. W. Woolworth Company, lessee, to cost $100,000.

Peter Grimm was the broker in the lease of the old St. Stephens Hotel to Bonar Phelps & Co., straw hat manufacturers.

Fred Oppenheimer has placed a first mortgage of $20,000, at 5½ per cent. for five years, on the six story apartment at 522 East 139th st. for the Dormax Realty Company, Inc. Also a $3,500 first mortgage on the two family dwelling at 1414 Longfellow av., and a $5,000 first morigage on the two family brick dwelling at 2265 Creston av.

Thomas J. Bannon was the seller of the Hawthorne Building, 151 and 153 West 125th st., to the Columbia Trust Company.

Burling Realty Company has opened a new branch at 400 Nostrand av., Brooklyn.

IN THE AUCTION ROOMS.

[14 VESEY STREET.]

by Joseph P. Day.

2d av., s w cor 127th st, 99.11x230, vacant—George E Warren et al vs Second Av R R Co; Shearn & Hare, attys; John C Clark, ref; adjourned to June 15.

Bronx Exchange.

By James J. Donovan.

East 175d st, 509, n s, 87.6 e Bathgate av, 28x75x irreg, 4 story tenement—Sheriff's sale of all right, title, &c., which Marcus Dunkelman had on March 19, 1920, or since; James F Donnelly, Sheriff; adjourned to May 28.

By Joseph P. Day.

East 141st st, 263, n s, 61.10 w Morris av, 25x100, 2 story dwelling—Mary Riley vs Ella Hughes et al; Michael J Sullivan, atty; John G O'Reilly, ref; partition.

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Building & Permanent Loan Money
FOR WALK-UP APARTMENTS
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34 Pine St. Phone John 4168

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Near Hudson Street
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Above 59th St.—5th Av. to North River.

FOR SALE
Six story elevator
Apartment House
111th St., near Broadway
Price $140,000
For further particulars call or write
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REAL ESTATE OPERATOR
31 Chambers St.

113 WEST 96TH STREET
Only $8,000 Cash Required
Five story double apartment, 31x100; price $43,000, balance at 5½%, three years; monthly tenants; brokers protected. F. B. ROBERT, 150 Broadway.

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Five story, West 86th street, between West End and Riverside Drive. Net income over $7,000.
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Equal to corner. Fine proposition for alterations into small suites.
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At the Jackson Ave. station of the Queensboro Subway. Bank building and other business structures, apartments, houses, East River waterfront and other vacant plots, ripe for improvement.

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