REAL ESTATE NEWS, NOTES AND GOSSIP

Entire Bronx Block Site for Business Development—Other Brokerage Reports.

Cross & Brown Company and George S. Runk sold for the Hallett-Davis Piano Company the entire block bounded by East 133d-134th streets, Walnut avenue and the Harlem division of the New York, New Haven and Hartford Railroad. The block contains twenty-eight city lots, has a railroad siding and was held at $100,000. The purchaser intends to use it for business.

Operator in Four Deals.

Louis Block & Co. sold for Leopold Weiss 57 to 61 West 124th street, two five story flats and a three story dwelling, on a plot 75x100, to a client of Leo Schafran, attorney, who paid all cash above a ten year first mortgage. The same brokers sold for the same seller 4040 Third avenue, 200x100, consisting of fifteen stores and a moving picture theatre, which Mr. Weiss bought recently and resells to an out of town investor, who will enlarge the theatre to double its present capacity.

Mr. Weiss also bought, through the same brokers, from Abraham Hyatt, vice-president of the Lincoln Trust Company, 2009 Amsterdam avenue, a six story apartment, on a plot 50x118x irregular, extending through to St. Nicholas avenue. Mr. Weiss has also sold through the same brokers for L. Koenigsberg the four five story tenements, on plot 100x100, at the southeast corner of Second avenue and Twenty-fourth street. In part payment the Tekane Realty Company, the purchaser, gives 220 East Ninety-ninth street, a five story tenement, 25x100, which Mr. Weiss immediately resold to a Mr. Fagan.

Sporting Club Takes Title.

The Audubon Sporting Club, Inc., of 910 Seventh avenue has taken title from Lowenfeld & Prager to a vacant plot on the north side of 145th street, 100 feet west of Lenox avenue, covering a frontage of 175 feet by 99.11 in depth. The plans have already been drawn for a boxing arena to seat 6,500 persons by David S. Lang, the architect. Construction on same will start immediately, and the club expects to open on or about January 1. The Audubon Sporting Club, Inc., was represented by Gettner, Simon & Asher, attorneys.

Residential Property Deals.

The six story apartment house, 40x100.11, at 60 East 103d street, near Park avenue, has been purchased by the I. O. Realty Company from A. Silverman.

Abraham Bricken bought for investment from Hahn & Goldberg, through Abraham Phillips and Charles Goldberg, the northwest corner of Second avenue and Fifth street, a six story tenement with stores, on a plot 50x100. One of the stores in the premises is occupied by Loft's under a twenty-one-year lease at $9,250 per annum, and the other stores bring in an annual return of about $31,000. London & Davis, attorneys, acted for the purchaser and Leo Forst represented the sellers.

I. O. Realty Company purchased from A. Silverman the six story tenement at 60 East 103d street, 40x100.

The four story dwelling, 25x103.1, at 324 West Fourteenth street has been purchased by John W. Morgan from Jean H. Williams.

Schindler & Liebler sold for Charles Dorn the three story dwelling at 528 East Eighty-seventh street to Catherine Lehinan, tenant.

Other Sales in Manhattan.

George W. Brettell sold for the estate of John Zeller a three story loft building, 25x100, at 232 East 125th street. This is the first sale of the property in thirty-five years.

Edgar O. Goodell, who purchased recently the four story building, 20x60, at 15 Eighth avenue, north of Twelfth street, has resold the property to Fannie Tormark.

Bernard Smyth & Sons sold to the Sheffield Farms Company for the estate of Charles H. Reed, the plot situated on the south side of Manhattan street, now known as 125th street, commencing 156 feet west of Broadway, size 127 front by 150 in depth. This property immediately adjoins the depot and milk station of the Sheffield Farms Company and it is their intention to improve this plant and enlarge their depot. This will give them a combined plot of 318 feet front by 150 feet in depth.

Whitestone Landing Estate Sold.

The country estate of the late Augustus Schermerhorn at Whitestone Landing, L. I., has been sold by Edwin P. Roe. It contains eleven acres, with a large residence, and was valued at $125,000.

MISCELLANEOUS LEASES.

Cross & Brown Company leased the buildings at 15, 17 and 19 East Fifty-ninth st. to Saul Sharp; space in 503 Broadway to Newport Manufacturing Company, Madison Mills, Inc., and the Star Clothing Manufacturing Company; also in 228 West Fifty-eighth st. to J. H. Johnson; in 1746 Broadway to Houston Motors Corporation; in the northeast corner of Fifty-fifth st. and Twelfth av. to Rishel Bros. Company, Inc., and in 7 West Sixty-first st. to Graham Bros. Sales Company of New York.

Charles F. Noyes Company leased fifth floor in 541 to 547 Pearl st. to Oberly & Newell; second floor in 117 John st. to William Lovell and store and basement of 97 Spring st. to Joseph Sobel for restaurant purposes.

Payson McL. Merrill Co. leased apartments at 62-63 Washington Square South to Miss Cornelia A. Brownlee, Miss Emily N. Hatch and Miss Lillian Genth; apartments at 140 West Fifty-seventh street to Egon Wedell, Berryman Ridges and William Sartain, and an apartment at 19 East Fifty-sixth street to Mrs. R. D. Windsor.

Leroy Coventry leased for J. S. Cameron 28 West Ninetieth street.

BROOKLYN SALES REPORTED.

Cary, Harmon & Co., Inc., sold 78 Columbia Heights, a four story dwelling, for Antonio Saba; also 75 Columbia Heights, a three story, 25 foot dwelling, for W. P. Slocovich, and 202 Dean st., a three story house, for the Swedish Lutheran Bethlehem Church.

MARKET NEWS BRIEFS.

Harry Weinstein bought the four buildings at 318 to 322 Washington st. and 40 and 42 Jay st., sold by the estate of John Castree, through Geo. R. Read & Co.

Eugene Klapp is the buyer of 134 East Seventy-fourth st., recently sold by Harris, Vought & Co.

Supreme Court Justice Burr has appointed Charles L. Hoffman receiver of rents for 27 to 31 Bleecker st., a seven story loft building.

IN THE AUCTION ROOM.

[14 VESEY STREET.]

By Joseph P. Day.

115TH ST, 109 W, n s, bet St Nicholas and Lenox aves, 25x100.11, 5 sty flat; vol sale; to Adolph Reich for.....$25,000

By Henry Brady.

COLUMBUS AV., 721, n e cor 95th st., 25.2 x82.11x23.3x80.3, 5 sty flat and strs—Geo R. Wittschen agt Meta R Haase et al; Fiters & Abberley, agt attys; partition; to the plaintiff for.....$42,000

SAYS HOUSE PRICES WILL SOAR THIS FALL

N. Y. U. Lecturer Sees Greater Demand Coming.

Prices of houses are likely to soar higher in the fall, according to a statement issued yesterday by Philip A. Benson, lecturer on real estate in New York University. There is still a housing shortage and a great demand for improved property, he says. Mr. Benson's views of the housing shortage are as follows:

"I do not look for any decrease in the demand for improved property. There is still a deficiency of housing accommodations, both for dwelling and business purposes. The price of building material and the cost of labor have not come down, and a great deal of the material is difficult to obtain at any price. The result of this is that builders must get big prices for whatever they produce. The old houses at the present prices are still cheap and prices are likely to go higher. The new rent laws, while aimed at the prevention of profiteering, cannot but have an effect on building, as they make the ownership of real estate less attractive.

"Another condition that affects the real estate market is the lack of funds for mortgages. Repeated instances have come to my attention of individual investors withdrawing funds from mortgages for other investments. Many of them state that they cannot afford to hold mortgages under the present income tax laws, the income tax taking away such a large part of their income. It seems as though legislators should recognize existing conditions and frame laws to encourage real estate investors and builders."

1,492 BRONX LOTS TO BE AUCTIONED TO-DAY

Eastchester Co. Holdings on Block in 14 Vesey Street.

The Burke Relief Foundation property having been distributed last month among several hundred individual buyers at auction by Joseph P. Day, another similar barrier to the growth of the East Bronx will be removed by the sale at noon to-day of the 1,492 lots belonging to the Eastchester Company and held intact since its purchase about fourteen years ago. The Eastchester Company's holding is closely adjacent to the Burke property and has the advantage of having the direct service of the New York, Westchester and Boston Railroad, which has a station at Gun Hill road, on the property.

The 1,492 lots to be sold have extensive frontages on Gun Hill road, Burke avenue, Eastchester road, Allerton, Mace, Arnow, Wilson, Throop and other adjacent avenues. The property extends to within two blocks of the Bronx and Pelham Parkway and is convenient to the Gun Hill road and Burke avenue stations on the White Plains road subway. One of the largest outlet sewers in New York is being constructed through the property.

Harvard University, as a beneficiary under the will of the late Lawrence E. Sexton, who was one of the original purchasers, has a substantial interest in the outcome of the sale. The sale will be held in 14 Vesey street.

PABST BREWING CO. SELLS.

Printing Plant to Be Erected in Long Island City.

M. & L. Hess, Inc., sold for the Pabst Brewing Company the plot on Jackson avenue, near Harold avenue, Long Island City, of the dimensions 375x80, with railroad siding, plot containing about 30,000 square feet. Title has been taken by the purchasers, who will erect a modern printing plant on this site. The completed project will involve an expenditure of close on to $2,000,000, including land and building. Construction work on the building will begin very shortly and the work completed on or about March 1, 1921. The building will contain approximately 275,000 square feet floor area, and is the second of its kind to be constructed in this immediate vicinity for the housing of the printing industry. L'Ecluse Washburn & Co. represented the owners.

SUBURBAN TRANSACTIONS.

Mrs. Charles H. Senff purchased the estate of Frederick Augustus Schermerhorn at Whitestone, L. I., to preserve it, she says, from being divided into building lots. It was rumored that the property was to be developed. The estate consists of a large residence built by Mr. Schermerhorn and several old buildings dating back to the early part of the last century. The estate was first conveyed in a grant in 1789. In 1883 the estate was bought by Mr. Schermerhorn, who dropped dead last year while a dinner was being given in his honor in the Union League Club, Manhattan.

Payson McL. Merrill Company sold for Mrs. Louis W. Wallner to Charles A. Edison for occupancy her dwelling and about two acres of land on Bloomfield Way, Llewellyn Park, West Orange, New Jersey.

Roman-Callman Company sold for John Manley the plot containing 7,000 square feet located on the west side of Hulst street, 199 feet north of Foster avenue, Long Island City. The property will be improved with a fireproof building, which will be used as an iron foundry, from plans privately prepared and to be constructed by the purchaser.

The Rickert-Brown Realty Company sold to Addie L. Dolson a two story Colonial brick dwelling on Ditmars avenue, between Goodrich street and Merchant street, Arleigh.

Dr. Samuel Eden purchased a comparatively new California bungalow on Nottingham road, Malverne, L. I., through the Amsterdam Development and Sales Company. The company also sold at Malverne: To Amy Hawthorne, a corner plot, 100x100, at Lisley place and Malverne avenue; to William Most, a plot 60x100 on Scarcliffe Drive; to Lyle La Pine, corner plot, 80x100, at Malverne avenue and Carrollton place; a Charles H. Breuning, a plot 60x100 on Nottingham road; to C. C. Wondracek, a plot fronting 76 feet on Ocean avenue, with an average depth of 168 feet. Arthur Uffert and Capt. Geofrey O'Flynn each purchased a lot adjoining their homes rather than have another house built between them. Alfred H. Wagg purchased two additional lots, so that his home grounds now measure 200x160. Ground was broken on Monday morning for two more homes at Malverne. Many are under construction.

MORE HELD IN FUR THEFT.

Two Bronx Dealers Accused of Receiving Goods.

Two more arrests were made last night in connection with the theft of $40,000 worth of furs from J. Hollander & Co., 67 Prospect avenue, Brooklyn, June 17. The arrested men are Jacob Gottlieb of 192 Henry street and William Falb of 787 Cauldwell avenue, Bronx. They were charged with criminally receiving stolen goods.

Their arrest followed information given the police by George Lane and John White, who are held at the Adams street police station, Brooklyn. Detectives George O'Connell and William Quinn of the West Thirtieth street station, who made the arrests, said they found about $1,000 worth of furs, alleged to have been stolen, in the possession of Gottlieb and Falb, who are in business in West Twenty-eighth street.

LINER COMUS SINKS FREIGHTER IN CRASH

Two Seamen, Trapped, Die as Lake Frampton Goes to Bottom.

The Morgan liner Comus, bound from New Orleans for this port with sixty-four cabin passengers, and the Shipping Board freight steamship Lake Frampton, headed for Norfolk, came together eight miles off Atlantic City at 2:30 yesterday morning in a crestless sea, the freighter sinking in ten minutes and carrying down with her two of her crew, an oiler and a fireman.

The Comus arrived at her dock yesterday afternoon with the freighter's skipper, Capt. Frank Powers, and thirty-one other survivors, who lay the loss of their ship to the bad seamanship of the Comus. Officers of the Comus declined to give their version of the accident.

All the passengers of the Comus were in their berths when her steel prow sliced through the port side, amidships, of the Lake Frampton. The jar awoke them, throwing some from their berths, but there was no panic. The larger part of the startled company hustled into outer clothing and went out to see what had happened. The stem of the liner had cut nearly a quarter of the way through the freighter. Men in the water were shouting for help. An officer of the Comus after she had backed out of the great gap in the Lake Frampton's side shouted: "Is everything all right?" The skipper of the freighter roared back: "No, we are sinking!"

There was only one lifeboat available on the freighter and she sank so swiftly that this boat could not be lowered. The sea came up to it and the fifteen men who got in cut it away and drifted off. Every other person jumped overboard except the oiler and fireman, who, it is said, were caught below. The Comus lowered two boats and all hands were picked up except the luckless two, one a young Englishman from Liverpool and the other an Irishman, a resident of Brooklyn. Several of the survivors were hurt and were attended, when the Comus docked, by Dr. Edward L. Gainsburgh, a Southern Pacific surgeon.

According to Capt. Powers, the Lake Frampton, which had been put in fine shape after a long time in dry dock in Brooklyn, sailed Sunday afternoon. She was shy an oiler and fireman, and Chief Engineer Ira Greenwood hired them without taking their names, as he expected to sign them on at Norfolk.

Ten minutes before the collision, Capt. Powers said, the lights of the Comus could be seen clearly. The Lake Frampton whistled as the ships drew near each other that she would go to the port of the Comus. He heard no response to his signal. Suddenly the Comus swerved from her course and came head on toward the Lake Frampton, which, in making an effort to avoid collision, turned and presented her port side to the Comus, whose nose ripped through the steel plates of the freighter and buried itself deep in her side.

Capt. Powers and his men saved nothing except what they stood in. Capt. Powers said an effort had been made to detain him and his men aboard after the Comus docked, but that they persisted in landing.

The Lake Frampton was built at Lorraine, Ohio, in 1918, was 241 feet long and valued at about $800,000.

SUES HER HUSBAND AFTER BEING EVICTED

Lists Failure to Fight Dispossess as 'Cruelty.'

Failure to fight a dispossess proceeding and the annoyances of an eviction that came in due course were mentioned among the details of "cruel and inhuman" treatment alleged against George W. Pantzer of Richmond Hill in the action for separation brought by Mrs. Bessie L. Pantzer. The case is before Justice Van Siclen in the Supreme Court, Long Island City, and pending trial of the action Mrs. Pantzer has obtained an award of $20 a week alimony.

Among other things Mrs. Pantzer says she regarded as cruel was an advertisement in which the husband is alleged to have disclaimed responsibility for any debts she might contract. She charges also that he told her he enjoyed the company of other women and bought clothing for them. Finally, she states in her complaint, he ignored the dispossess notice that led to an eviction and the abandonment of herself and their two children.

Playwright Must Pay $1,860.

A Sheriff's jury awarded yesterday $1,860 damages against George V. Hobart, playwright, for money due on promissory notes to Herbert F. Rawll. The damages were assessed after Rawll had testified that he loaned $3,650 to Hobart upon his representation that he would repay it from money due from certain of his plays. Rawll says he learned afterward that Hobart had assigned his interest in these plays to a third party.

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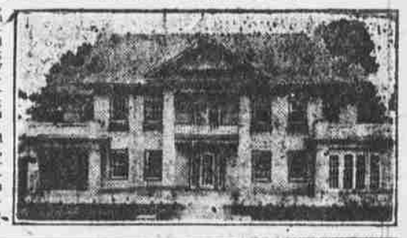

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