

REAL ESTATE NEWS, NOTES AND GOSSIP

Edward Margolies Buys More Theatre District Property for Improvement.

WASHINGTON COURT SOLD Harlem Hotel Turned Into Turkish Baths—Out of Town Market Active.

Edward Margolies, who has been identified with the building of several theatres in the Times Square section, acquired six four-story dwellings from 227 to 239 Forty-fifth street yesterday from T. B. Brooks and other owners. The properties are valued at more than \$500,000. They adjoin the Morocco Theatre and are about 300 feet west of Broadway.

Mr. Margolies, who has not definitely announced his plans regarding the site, but he contemplates the purchase of the Astor property abutting on Forty-sixth street and the combined site may be soon converted into a theatre and apartment house project. The combined properties purchased yesterday have a frontage of 125 feet on Forty-fifth street and a depth of more than 100 feet. The property is being combined with this would give Mr. Margolies a frontage of 225 feet on Forty-sixth street. On the same block with those to be purchased are a theatre and diagonally opposite to the southeast is the Astor Hotel. Ashforth & Co. acted as brokers in yesterday's transaction.

TALMADGE HOME FOR ART SHOP The Talmadge residence at 533 Madison avenue, erected in 1870 and occupied ever since by the Talmadges, has been purchased for a gallery by a prominent art dealer. The gallery, marking a new venture in this block, between Fifty-fourth and Fifty-fifth streets, was negotiated by Pease & Elliman for the Talmadges, who valued the property, 25x107, at \$90,000.

WASHINGTON COURT SOLD The Union Chemical Glassware Company, Inc. has purchased from the Tyn Realty Company the Washington Court, a six-story elevator apartment on the southwest corner of Fort Washington avenue and 17th street. The structure fronts 100 feet on Fort Washington avenue and 150 feet on 17th street, and contains 120 apartments. The annual rental is about \$50,000. E. S. Willard & Co. were the brokers in the transaction.

BUYS ELMORE COURT. Joseph G. Abramson has purchased from Marie Kahra Elmore court, 541 West 124th street, a six-story apartment house, 105x101, arranged in suites of six and seven rooms. E. Rosen was the broker. The property was sold at \$250,000. The holding price was \$175,000.

GREEN ST. SALE CONFIRMED. These left buildings in the former silk center, located at 107, 109 and 111 Greene street, have just been sold by Spear & Co. for Pauline Gutman to Meyer Gurinick. The properties, each five-story apartment house at 503 and 504 West 17th street on a plot 42x100, adjoining the former silk center, were purchased from Rowell Davis and was held at \$50,000. Walter Fox was the broker.

BUYS HARLEM APARTMENT. The Silbo Realty Corporation, B. Feffer president, purchased from Francis L. Noble, as trustee of the estate of Elizabeth A. T. Phelps, through Greenfield & Saffir, 12 West 117th street, a five-story apartment house, 33x100, held at \$20,000. The buyers recently purchased the adjacent two-story apartment houses at 14 and 16 through the same brokers.

HARLEM HOTEL FOR BATHS. The hotel property, consisting of four and five-story buildings, overlooking the block front on the west side of Park avenue between 110th and 111th streets, has been leased by the estate of M. S. Haar to a client of the firm, for a term of twenty-one years, with renewal privileges. The buildings, which face the 110th street section of the New York Central Realty Corporation, are to be completely remodeled and re-termed at a cost to exceed \$100,000. It is the plan of the buyer to alter the property into high class family baths, with bathroom apartments. The lease calls for the payment of \$200,000 in rentals during the twenty-one year term.

BUYS OLD POLICE STATION. The former home of the Thirtieth police precinct, at 178 Delancy street, northwest corner of Attorney street, facing Williamsburg Bridge Plaza, now a moving picture theatre, was sold yesterday and is to be used by a butcher. The property was sold by Hiram Rinaldo and Jacob Fine for the Salem Land Company, represented by Frazier, Spier & Meyer, to Jacob Brantman, a dealer in provisions, who plans to alter the property for his use at a cost of about \$10,000.

HEIGHTS APARTMENT SOLD. Benjamin Bernstein purchased through Idder Federman from the Isaac Lowenthal Realty Corporation 770 West 180th street, a five-story family apartment, 50x100, rented for \$11,500. The sellers acquired the property on July 11 from the Rockville Holding Corporation, which bought it in March from the Jute Realty Company.

PLANS A CANDY FACTORY. William H. Warren, manufacturer of candy and ice cream, who has purchased from Trinity Church Corporation the old buildings and plot 142x55 at 539 to 547 Broome street, just east of Varick street, will build a five-story factory building on the neighborhood of 375,000. The sale was negotiated by Henry J. Schreiber.

DR. NURSE BUYS A HOME. Mrs. E. Norma Winch sold to Dr. Godfrey Nurse for occupancy the three-story and basement dwelling at 48 Edgecombe avenue, northeast corner of 137th street, on a lot 30x100, owned by C. Thomas, Jr., was the broker.

ANTIQUE SHOP FOR 57TH ST. Indications of a fast growing centre for high class antique furniture shops, dealers and art dealers in the neighborhood of Fifth avenue and East Fifty-seventh street were emphasized yesterday by the announcement that Albert J. Louis, the antique dealer who has for some time occupied the store and first lot at 509 Fifth avenue, has just leased the five-story building at 13 East Fifty-seventh street, to Sidney H. Powell for a term of years. Royal Scott Gulden was the broker, and Moore & Wyckoff were agents.

NICHOLAS C. PARTOS BUYS A CITY HOME Takes Dwelling at Madison Avenue and 52d Street.

Nicholas C. Partos, president of the Partola Manufacturing Company, who has been occupying the former C. K. G. Billings mansion on Park Washington avenue, overlooking the Hudson, has bought for his city residence the five-story American basement dwelling at 58 East Fifty-second street, south of Madison avenue, on a plot 30x100.

Pease & Elliman sold the property to Partos through Sterling Real Estate Company, John J. Schwab, president, represented by George H. Coughlan, attorney. The house adjoins the residences of Mrs. Oliver P. Belmont, Oliver Harriman and Whitelaw Reid, and is held at \$200,000 by the sellers. The structure is of modern construction and contains an elevator. It was bought by the Sterling Realty Company in November, 1917, from Henry G. Trevor through the same brokers.

Partos rented the Billings house, which is owned by John B. Rockwell, through Pease & Elliman. Last winter he occupied the John S. Melcher residence at 57 West Fifty-third street and the year previous he had occupied a house at 856 Fifth avenue, adjoining Judge E. H. Gary's residence.

WOMAN BUYS 60TH ST. APT. 'T. The six-story apartment house with stores at 62 and 102 West Ninety-sixth street which has been held for many years by the estate of Edmund A. Hurry was sold yesterday for Mrs. Lena Butt through Pease & Elliman. The structure covers a lot 50x100.8 and is situated on the south side of Ninety-sixth street about 100 feet west of Columbus avenue. It is arranged for twenty-eight apartments and four stores and rents for \$14,000. It was held at \$130,000. The sale was negotiated through Douglas & Co., 100 West 42nd street, yesterday. Messrs Hurry and Dutton represented the sellers, and J. N. Davidson appeared as attorney for the buyer.

OTHER SALES IN MANHATTAN. WEST 138TH STREET—Nau & Parker sold the property at 817 West 138th street, on a plot 75x129.11, to a client for occupancy. EAST FIFTY-SIXTH STREET—Henry Hof sold to Hermann Duchenkirch the three-story and basement dwelling at 232 East Fifty-sixth street to Mrs. R. Steeg, who will alter it for business purposes. WEST 125TH STREET—J. Harry Riker sold to a client of George W. Ryker sold to a client of 125th street, a three-story dwelling. WEST 138TH STREET—Mrs. L. C. Johnson sold to William Manning 318 West 138th street, a three-story building. EAST SEVENTY-FIFTH STREET—Benenson Realty Company resold to the Iron Hill Realty Company the two-story and basement apartment, 25x102, at 208 and 210 East Seventy-fifth street, held at \$25,000. Purchased in June from Harry Pichel. AMSTERDAM AVENUE—A client of the firm sold the plot on the east side of Amsterdam avenue, 100 feet south of 184th street, fronting 129.11 feet, and containing a three-story building, to a cash transaction, and the new owners plan to begin the immediate erection of a garage.

COMMERCIAL LEASES. J. B. English leased to the Ogilvie sisters the fifth lot, 247 West 20th street, for a term of ten years; also offices at 1415 Broadway to Dr. R. O. Miller, H. G. Goldstone, C. A. Anderson and W. L. Brown. Ope & Clarkson Corporation leased the ninth floor in the building at 16 to 18 West Thirty-ninth street to Marlboro Realty Co. Inc. and the eighth floor in the building at 27 to 35 West Twenty-fourth street to Perfect Patent Folding Box Company and a floor in the building at 16 East Eleventh street to Strunsky Brothers. Edward J. Hogan leased the store at 63 Chambers street in the Stewart Building to the Stewart Corporation for a term of years at a rental approximating about \$100,000. All stores in the Stewart Building are now leased. E. E. Egan, 174 Madison street, leased the northeast corner of Seventh avenue and Thirty-third street, the entire three-story building at an advance rental paid for a term of ten years amounting to over \$50,000.

RESIDENTIAL LEASES. L. J. Phillips & Co. have leased in the Cotes, 157 West 124th street, to Mrs. M. J. Anthony, a two-story and basement store with extension, lot 18.1x135, for Max Freund, to a client for occupancy. Charles A. Wessell has sold for Frederick Koster, at 50 Livingston street, a four-story dwelling, on a plot 25x96; also for Abraham Nathan of Ailstone, Pa., seven lots, 20x100 each, on East Ninth street, near Avenue L; six lots, 20x 100 each, on East Eighth street, near Avenue L; two lots, 20x100 each, on East Twenty-third street, on a plot 40x100. E. S. Willard & Co. have leased to Mrs. S. M. Simon the store at 402 East Ninety-first street, between Lenox road and Hunterly road, six stories, 25x100, each. W. A. Simon was the broker. Clara S. Durfield sold to a client of Otterbourg, Stieland & Houston the three-story and basement dwelling at 53 West Eighth street, plot 40x100.

BROOKLYN TRANSACTIONS. Anthony & Horton Company sold at 1060 Prospect street, near Avenue C, a building on Avenue C, two-story and basement store with extension, lot 18.1x135, for Max Freund, to a client for occupancy. Charles A. Wessell has sold for Frederick Koster, at 50 Livingston street, a four-story dwelling, on a plot 25x96; also for Abraham Nathan of Ailstone, Pa., seven lots, 20x100 each, on East Ninth street, near Avenue L; six lots, 20x 100 each, on East Eighth street, near Avenue L; two lots, 20x100 each, on East Twenty-third street, on a plot 40x100. E. S. Willard & Co. have leased to Mrs. S. M. Simon the store at 402 East Ninety-first street, between Lenox road and Hunterly road, six stories, 25x100, each. W. A. Simon was the broker. Clara S. Durfield sold to a client of Otterbourg, Stieland & Houston the three-story and basement dwelling at 53 West Eighth street, plot 40x100.

IN THE AUCTION ROOMS. (AT 14 VEREY STREET.) By Bryan L. Kennedy. 25TH ST. 217 E. n. w. 100x100. 1st av. 25x100. 5-1/2 story tenement sale—Estate of Robert Hudson to H. Roberts for \$14,000. 25TH ST. 217 E. n. w. 100x100. 1st av. 25x100. 5-1/2 story tenement sale—Estate of Robert Hudson to H. Roberts for \$14,000. 25TH ST. 217 E. n. w. 100x100. 1st av. 25x100. 5-1/2 story tenement sale—Estate of Robert Hudson to H. Roberts for \$14,000.

MECHANIC LIENS. Manhattan. 47TH ST. 59 W.—Charles Lindley and Hannah Furst, owners and contractor, \$10. 125TH ST. 112 E.—Harry Fomberg and contractor, \$10. 125TH ST. 112 E.—Harry Fomberg and contractor, \$10.

QUEENS TRANSACTIONS. Harold Goldschmidt rented for Capt. H. Goldschmidt his house on Oakland avenue, between 21st and 22nd streets, to William Tait his house on Spruce street to Otto Eisen. Walter Belden, Inc. sold to a client for occupancy, the two-story and one-family house, on a plot 40x100, at 515 Avenue C, City of N. Y. W. H. Powell for Philip Trokman the three-story and basement house, 18x100, on the east side of Buffalo avenue, 137 feet south of St. Mark's avenue.

TRANSACTIONS RECORDED.

(With name and address of owner and attorney.) (South of Fourteenth street.) ALLEN ST. 87, n. w. 100x100.—George Rosenblum to Mary Rosenblum, 117 Orchard St., all lots, July 2, atty. Meyer Goltz, 145 Bway. 189,000. 100x100. 1st av. 25x100. 5-1/2 story tenement sale—Estate of Robert Hudson to H. Roberts for \$14,000. 25TH ST. 217 E. n. w. 100x100. 1st av. 25x100. 5-1/2 story tenement sale—Estate of Robert Hudson to H. Roberts for \$14,000.

(East Side. Between Fourteenth and 52d Sts.) 43D ST. n. w. 175 x 40 ft. 124.13—Union Transfer and Storage Co. to Parties Rly Corp., 145 av. 25x100. 1st av. 25x100. 5-1/2 story tenement sale—Estate of Robert Hudson to H. Roberts for \$14,000.

(West of Fifth Avenue, between Fourteenth and 10th Streets.) 47TH ST. 115, n. w. 100x100.—(foreclosure), June 19, 1919. Oberstein, ref. to James J. Clark, 1044 Garden St., Hoboken, N. J., atty. J. J. Clark, 1044 Garden St., Hoboken, N. J., \$110,000. 11TH AV. n. w. 100x100.—Julius Fleischmann to Dalrida Realty Co., 699 Washington st., atty. J. J. Clark, 1044 Garden St., Hoboken, N. J., \$110,000.

(Manhattan Island, north of 110th Street.) 11TH ST. 21, n. w. 100x100.—Abraham L. Rosen to H. Roberts, 117 Orchard St., all lots, July 2, atty. Meyer Goltz, 145 Bway. 189,000. 100x100. 1st av. 25x100. 5-1/2 story tenement sale—Estate of Robert Hudson to H. Roberts for \$14,000.

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MARINE INTELLIGENCE.

MINIATURE ALMANAC. United States Coast and Geodetic Survey—Standard Time. Sun rises... 5:44 A. M. Sun sets... 8:30 P. M. Moon rises... 1:57 P. M. Moon sets... 11:57 P. M. Sandy Hook, 4:24 A. M. Gov. Island, 4:14 A. M. Hell Gate... 4:15 A. M. LOW WATER THIS DAY. Sandy Hook Light, 1:30 P. M. Gov. Island Light, 1:30 P. M. Hell Gate... 1:30 P. M.

ARRIVALS—WEDNESDAY, JULY 23. From Boston, 11:30 P. M. From New York, 11:30 P. M. From Philadelphia, 11:30 P. M. From Baltimore, 11:30 P. M. From Washington, 11:30 P. M. From Richmond, 11:30 P. M. From Norfolk, 11:30 P. M. From Newport, 11:30 P. M. From Providence, 11:30 P. M. From Worcester, 11:30 P. M. From Springfield, 11:30 P. M. From Hartford, 11:30 P. M. From Albany, 11:30 P. M. From Syracuse, 11:30 P. M. From Rochester, 11:30 P. M. From Buffalo, 11:30 P. M. From Cleveland, 11:30 P. M. From Detroit, 11:30 P. M. From Chicago, 11:30 P. M. From St. Louis, 11:30 P. M. From Kansas City, 11:30 P. M. From Omaha, 11:30 P. M. From Denver, 11:30 P. M. From Salt Lake City, 11:30 P. M. From Portland, 11:30 P. M. From Seattle, 11:30 P. M. From San Francisco, 11:30 P. M. From Los Angeles, 11:30 P. M. From San Diego, 11:30 P. M. From Honolulu, 11:30 P. M. From Manila, 11:30 P. M. From Cebu, 11:30 P. M. From Singapore, 11:30 P. M. From Hong Kong, 11:30 P. M. From Shanghai, 11:30 P. M. From Yokohama, 11:30 P. M. From Kobe, 11:30 P. M. From Osaka, 11:30 P. M. From Tokyo, 11:30 P. M. From London, 11:30 P. M. From Liverpool, 11:30 P. M. From Glasgow, 11:30 P. M. From Edinburgh, 11:30 P. M. From Belfast, 11:30 P. M. From Dublin, 11:30 P. M. From Paris, 11:30 P. M. From Lyons, 11:30 P. M. From Marseilles, 11:30 P. M. From Nice, 11:30 P. M. From Genoa, 11:30 P. M. From Rome, 11:30 P. M. From Athens, 11:30 P. M. From Constantinople, 11:30 P. M. From Cairo, 11:30 P. M. From Alexandria, 11:30 P. M. From Suez, 11:30 P. M. From Aden, 11:30 P. M. From Bombay, 11:30 P. M. From Calcutta, 11:30 P. M. From Madras, 11:30 P. M. From Rangoon, 11:30 P. M. From Singapore, 11:30 P. M. From Hong Kong, 11:30 P. M. From Shanghai, 11:30 P. M. From Yokohama, 11:30 P. M. From Kobe, 11:30 P. M. From Osaka, 11:30 P. M. From Tokyo, 11:30 P. M. From London, 11:30 P. M. From Liverpool, 11:30 P. M. From Glasgow, 11:30 P. M. From Edinburgh, 11:30 P. M. From Belfast, 11:30 P. M. From Dublin, 11:30 P. M. From Paris, 11:30 P. M. From Lyons, 11:30 P. M. From Marseilles, 11:30 P. M. From Nice, 11:30 P. M. From Genoa, 11:30 P. M. From Rome, 11:30 P. M. From Athens, 11:30 P. M. From Constantinople, 11:30 P. M. From Cairo, 11:30 P. M. From Alexandria, 11:30 P. M. From Suez, 11:30 P. M. From Aden, 11:30 P. M. From Bombay, 11:30 P. M. From Calcutta, 11:30 P. M. From Madras, 11:30 P. M. From Rangoon, 11:30 P. M. From Singapore, 11:30 P. M. From Hong Kong, 11:30 P. M. From Shanghai, 11:30 P. M. From Yokohama, 11:30 P. M. From Kobe, 11:30 P. M. From Osaka, 11:30 P. M. From Tokyo, 11:30 P. M. From London, 11:30 P. M. From Liverpool, 11:30 P. M. From Glasgow, 11:30 P. M. From Edinburgh, 11:30 P. M. From Belfast, 11:30 P. M. From Dublin, 11:30 P. M. From Paris, 11:30 P. M. From Lyons, 11:30 P. M. From Marseilles, 11:30 P. M. From Nice, 11:30 P. M. From Genoa, 11:30 P. M. From Rome, 11:30 P. M. From Athens, 11:30 P. M. From Constantinople, 11:30 P. M. From Cairo, 11:30 P. M. From Alexandria, 11:30 P. M. From Suez, 11:30 P. M. From Aden, 11:30 P. M. From Bombay, 11:30 P. M. From Calcutta, 11:30 P. M. From Madras, 11:30 P. M. From Rangoon, 11:30 P. M. From Singapore, 11:30 P. M. From Hong Kong, 11:30 P. M. From Shanghai, 11:30 P. M. From Yokohama, 11:30 P. M. From Kobe, 11:30 P. M. From Osaka, 11:30 P. M. From Tokyo, 11:30 P. M. From London, 11:30 P. M. From Liverpool, 11:30 P. M. From Glasgow, 11:30 P. M. From Edinburgh, 11:30 P. M. From Belfast, 11:30 P. M. From Dublin, 11:30 P. M. From Paris, 11:30 P. M. From Lyons, 11:30 P. M. From Marseilles, 11:30 P. M. From Nice, 11:30 P. M. From Genoa, 11:30 P. M. From Rome, 11:30 P. M. From Athens, 11:30 P. M. From Constantinople, 11:30 P. M. From Cairo, 11:30 P. M. From Alexandria, 11:30 P. M. From Suez, 11:30 P. M. From Aden, 11:30 P. M. From Bombay, 11:30 P. M. From Calcutta, 11:30 P. M. From Madras, 11:30 P. M. From Rangoon, 11:30 P. M. From Singapore, 11:30 P. M. From Hong Kong, 11:30 P. M. From Shanghai, 11:30 P. M. From Yokohama, 11:30 P. M. From Kobe, 11:30 P. M. From Osaka, 11:30 P. M. From Tokyo, 11:30 P. M. From London, 11:30 P. M. From Liverpool, 11:30 P. M. From Glasgow, 11:30 P. M. From Edinburgh, 11:30 P. M. From Belfast, 11:30