

REAL ESTATE NEWS, NOTES AND GOSSIP

Manufacturers Give Reasons for Present Prices in Basic Building Materials.

Seeking the cause of the present retail price position in the New York basic building material market...

Table with columns: Common brick, Cement, New York State, N. Y. C., Pennsylvania, New Jersey, Middle and South Atlantic, Southern, Southeastern, Central, Indiana, Illinois (Chicago), North Central, States, Western and Pacific, etc.

Labor Charges Outlined. Of seventy-six large cities forty-three show cent prices at retail are at a higher figure than in New York...

In regard to overhead costs characteristic of retail yards going a mass order business in this city, these items enter in the price quoted in the particular item of haulage expense:

Table with columns: Hours, Wages of Chauffeurs, Drivers, Helpers, 1914, 1915, 1916, 1917, 1918, 1919, 1920.

The upraised hand of the traffic policeman also assumes a share of the higher cost of building materials to the consumer, for in 1914 it was possible to make six loads in congested districts...

Added Transportation Charges. In the item of transportation cost, which has a further direct bearing upon the delivered price in New York, these changes have occurred:

Table with columns: Freight, 1914, 1915, 1916, 1917, 1918, 1919, 1920.

Dwelling Sales Reported. William B. May & Co. sold for Mrs. Charles A. Bowron, represented by Isaac Michael of the Bankers Trust Company...

Bennett E. Siegelstein, attorney for the seller, 120 Broadway, sold 214-24 East Fifty-third street, two three-story dwellings, \$28,100.

Schindler & Lieber have sold for Johanna Marguardt the three-story dwelling at 27 East Ninety-fourth street to Anthony Trpinolobsky.

Deal in Yorkville. James H. Cullenshank sold to Samuel A. Backlund, 25 and 27 East Ninety-fourth street, 4,200 sq. ft. of which is occupied by a three-story building and the balance vacant.

BUSINESS LEASES. Cross & Brown leased the building at 14-16 East 17th street to Collier Street Corporation; the building at 43-45 White street to J. P. Farwell; and base and basement in 102 Delancey street to Curtis shoe company; space in 196 Broadway to Economy Educator Corporation...

Duroc Company leased for the Krim Realty Corporation a floor in the southeast corner of Park Row and Beekman street to the Broadway Development Corporation, Daniel T. Doras, president.

Pease & Elliman leased for Charles E. Gracie the floors in 309 West Forty-first street to Charles J. Minnet and John J. Hogan.

Charles F. Gode Company leased a floor in 7 East Forty-eighth street to Edward Lewis, Inc., and obtained an extension of the lease for a long term from Gail & Lemmer, also located in the National Association Building space to Koch & Mitchell.

Charles F. Noyes Company leased a floor in 39 Fulton street to Joseph Bur-

kan, and in 104 Chambers street to the Howard Blower Company. Haggstrom-Cullen Company leased space in the Speedometer Building at Broadway and Sixty-third street to David Levin and the Levor Auto Equipment Company.

RESIDENTIAL LEASES. Pease & Elliman leased furnished the residence of Francis P. Palmer, a five-story dwelling, 6,100 sq. ft., at 130 Park avenue, the northwest corner of Ninety-third street, to Joseph P. Grace. Douglas L. Elliman & Co. leased for Frank P. Frazier his furnished residence at 238 Fifth avenue, a six-story dwelling, adjoining Sixty-fourth street, to James Shewan of Southampton street, to be held at \$20,000 rental. Goodwin & Goodwin leased to Abbie Hagar the three-story dwelling at 22 West 12th street.

New York Professional School of Interior Decoration, H. E. Winter, director, leased for a long term from the Cushman estate the two houses at 47 and 59 West Fifty-first street, which it will modernize into American basement flats. The George Comfort Company, Inc., negotiated the transaction. Real Estate Management Company leased the furnished apartment in 82 West End avenue to Herman Burger, in 9 West Ninety-first street to Jules W. Meiner, in 25 West Ninety-ninth street to Miss Gladys Leslie and Miss Joan Hadlock. J. Arthur Fischer leased for E. Simmons apartments in 121 East Fortieth street to J. T. Meehan, Sidney M. Colgate and M. H. D. Hopkins.

BRONX TRANSACTIONS. G. Tuot & Co. sold for Gilbert Elliott to Gaspare Coniglio the two family frame dwellings at 1205 Balcon avenue. Meister Builders, Inc., resold the three two-family houses, 67x114, at 3174, 3176 and 3178 Park avenue, to Hudson P. Ross.

Bensonhurst Realty Corp., Benjamin Benson, president, sold the Hudsonville Corporation (Hudson P. Ross, president) the three-story frame house at 740 East 133rd street through Kurz & Uren and Desider Schoen. Murphy & Murphy sold for Matthew Rogers to C. A. Wallace the one family house at 1226 Edison avenue, 25x100; 913 Olmstead avenue, 50x100, for L. A. Lawrence, to P. Spallina; for John J. O'Brien the two family brick, 25x100, at 1425 Parker street to William Langman.

Eugene J. Busher Co., Inc., sold for the Debb Corporation, Irving Levinson, president, the southeast corner of Croton Park South and Clinton avenue, a dwelling, 25x100, to Morris Boxerman. Kilpatrick & White sold for H. Hauck to Charles Richter the two family dwelling, 25x100, at 1425 Parker street.

Launlester & Herrmann sold the 'walling 418 East 155th street. Richard H. Scoble leased the following stores: For the Shinn Realty Company to G. Buxbaum, on west side of the Grand Concourse and Concourse north of 188th street; for the E. M. J. Realty Company in 377 East Fordham road to Mrs. M. Snelly, in 373 East Fordham road to Mr. Linden, in 365 East Fordham road to Mrs. Yetta Birnbaum; for William Hagedorn corner Fordham road and 188th street to Constantine D. Fordham, in 114 East Fordham road to Louis Rein, cloaks and suits; in 116 East Fordham road to Harry Buch ladon's wear; in southeast corner of Madison street and Croton Park South to Simon Brown, shoes, in northwest corner Croton avenue and 188th street to Daniel Reeves, groceries.

BROOKLYN TRADING. William Liss, Inc., sold for Edward C. Corporation a vacant plot, 50x100, on Coney island avenue about 415 feet south of Avenue N, on the east side of the street. The buyers will improve the same houses dwelling buildings. The same brokers also sold to Olaf Harold Dannevig 505 Gravesend avenue, a one family cottage, 25x135. Bulky, a real estate company sold 650 Seventy-sixth street, a one family residence, for Mr. H. L. L. Partridge. Realty Associates sold to Ross D. Arpin the four-story flat and stores, 18 1/2 Ave. D, at 143 Seventh avenue. Henry L. Nelson Offices sold the following houses: 360 Avenue D for Milton Klapper, 181 Fifteenth street for Murdoch McKonzie, 24 Eighteenth street for Mrs. William Nelson, 325 Twelfth street for Rachel Paron, 109 Douglas street for Peter J. McAuley, 89 Prospect Park Southwest for Hyman and Agar and 93 Douglas street for Mrs. Dineen.

Henry Pierson & Co. sold 267 Sterling place, near Underhill avenue, for Orrin Person to John M. Connor. QUEENS BOROUGH REPORTS. Ira L. Terry has sold for Caroline Enebe a dwelling, 31x99, at 174 Percy street, Flushing, to B. M. Helprin. Rickert-Brown Realty Company sold to Frank Massey a vacant plot of 200 by 200 feet between Croton avenue and 42d Street, Broadway-Flushing.

NEWARK TRANSACTIONS. Louis Schlesinger, Inc., leased two floors comprising 3,500 square feet in 521 Green street for the Victor Realty Company to the Groblich Knitting Mills and the Jack & Jill Knitting Mill, a subsidiary concern.

Pratt & Pratt negotiated for the estate of Theodore Gerth the four-story factory, 25x135, at 81 Market street, extending through to Campbell street, to the Aclim & Marine Company, operators of the United States Trust Company and Morzan J. O'Brien, as trustees for the estate of Herman Wronkow.

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BUILDERS WILL BOOST BENSONHURST REALTY. Bensonhurst, one of the most beautiful of the suburban colonies, is located but thirty-four minutes from Times square on the West End and Sea Beach lines. There are several one family and two family semi-detached houses, with six to eight rooms each, now ready for occupancy.

The builders of Bensonhurst have organized for the purpose of promoting Bensonhurst-by-the-Sea as one of the desirable suburban colonies near the center of Manhattan. The builders have done as much to alleviate the housing condition of New York city as those in any other district of a similar size. They have put up many homes of modern type, some of which are ready for occupancy, and practically any demands can be met immediately.

MAKES APPEAL FOR LOANS. Brooklyn Chamber of Commerce Puts it in Booklet Form. An appeal to the savings banks, the life and life insurance companies to help the housing situation by putting some of their funds into first mortgage loans is the feature of the current issue of the Brooklyn Chamber of Commerce Bulletin. The appeal is by Louis Grotzsch, chairman of the Home Building Committee, who points out that the savings banks could invest many millions more in mortgage loans than they have at the present time in the form of investment, and that the insurance companies, which receive very large sums in premiums from Brooklyn every year, practically give no help at all in the way of mortgage loans.

REALTY NEWS BRIEFS. Earle & Calhoun were the brokers in the sale of Columbia Court apartments, 413 Riverside Drive, recently reported. The buyer was a syndicate of tenants. Lloyd E. Appleton and Blaine Webb have joined the staff of Ladd & Nichols at Rye, N. Y. Mr. Appleton has long been associated with real estate interests in Rye, and Mr. Webb is well known as manager of Ladd & Nichols's winter offices at Palm Beach, Fla. Carrie L. M. Grieg is the buyer of the dwelling at 30 West Eighty-fifth street, sold several weeks ago. William Rosenberg is the buyer of the tenement at 404 East Tenth street, sold recently by George Elmer. G. Tuot & Co. have moved their offices to 251 West Thirty-fourth street.

"Supposing that New York had restricted its structures to a certain modest and monotonous height. Where would its amazing architectural distinction be? The town would look like another London, a thing of dull and dreary uniformity. I see not uniformity in architecture, but I am a hungry wolf for variety." This did a man from the East express himself recently in Cleveland while discussing the architectural beauty of that city. This opinion recalls the interesting view of E. W. Lucas, published some time ago in the Outlook under the title of "From an American Notebook": "When I came to New York and found that the latest architects were not only building high but imposing beauty in these mammoth structures, surprise was mingled with delight. No matter how many more millions of dollars are expended on that strange medley of ancient forms which go to make up New York's new cathedral, where Romanesque and Gothic seem already to be ready for their divorce, the Woolworth Building will be New York's true frame. Whoever designed that graceful immensity not only gave commerce its most notable monument to date, but removed forever the slur upon skyscrapers. The Woolworth Building does not scrape the sky; it greets it, salutes it with a beau geste. \* \* \* In the old days, when brownstone was the only builders' medium, New York must have been a very drab city indeed."

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Miss Conklin's SECRETARIAL SCHOOL Twenty-first Year. A school which equips women for life; its standard is upheld by hundreds of graduates for bookkeepers, Commercial Engineers Building, 37 WEST 39TH STREET.

THE PRINCE OF SPAIN was cured by CHIROPRACTIC, the newest of drugless healing sciences. Success awaits all who learn this high scientific profession. Can be learned in 15 months. Join October class here for new book, "The Principles of Chiropractic," call or write for Catalogue. NEW YORK COLLEGE OF CHIROPRACTIC, 1410 Broadway, at 20th Street, N. Y. C.

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STREAM LAKE HEALTH FARM. Mt. Kisco, N. Y. When ill or convalescent or in need of rest or recuperation, ideal location. Overlooking Westchester Hills. All modern, well-equipped buildings. Full range of physicians. New York office, 131 East 26th Street. Phone Plaza 4071. The clubbing only invited. Atlantic City.

ROYAL PALACE HOTEL & COTTAGES. AT THE BEACH. ATLANTIC CITY, N. J. CONVENIENT TO ALL AMUSEMENTS. Sea Baths. Diet Kitchen. Orchestra. Capacity 600. Open all the Year.

FURNISHED DWELLING FOR RENT. ON WEST 107TH ST., NEAR E. 17th AVENUE. 12 rooms, elaborately furnished, with 2 master baths. Rent \$100 per month. Immediate possession. Rent \$100 per month. One year lease or longer. Seen by appointment, between 10 and 2 P. M. Apply A. V. AMY & CO., 140 West 72d St., Oct. 1920.

RAYMORE ATLANTIC CITY WORLD'S GREATEST HOTEL SUCCESS. CANADIAN PACIFIC RAILWAY. E. R. Ferry, Gen. Agt., Dept. 1213, 97-99 St. N. Y.

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King Estate Sale. As all the 741 lots were sold Saturday, the sale will NOT be continued to-day at the Real Estate Exchange, as previously announced.

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INSTRUCTION, COLLEGES, & C. BOOKKEEPING. There are two ways of becoming a JUNIOR ACCOUNTANT; one through years of business procedure the other through a short, intensive training by the "KING METHOD," a method which will teach you to do, not just learn, that will demonstrate what they can do, not what they can mechanically memorize.

COMPLETE COURSE, 4 MONTHS. Special limited class, Wednesday, 7 to 9 P. M. and Saturday, 2:30 to 4:30 P. M., commencing OCTOBER 13. A practical training, designed to qualify students to open, conduct and manage a bookkeeping business, and use executive routine. 100 FIRST EXECUTIVES, BUSINESS MEN AND WOMEN.

HOTELS AND RESTAURANTS. The Cambridge. 60 WEST 68TH ST. NEW 12 Story Fireproof Hotel Just Completed. NOW OPEN FOR IMMEDIATE OCCUPANCY. Suites of 2 Rooms and Bath, or Larger.

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Fifth Avenue. A NEW Textile home is now being erected on Fifth Avenue covering the entire block front from 30th to 31st Street, to be known the world over as the—

Textile Building. This building contains 525,000 square feet. Designed to meet the requirements of Textile interests exclusively, and leased only to the most desirable tenants.

Space may now be leased to suit the tenant up to and including whole floors of 32,000 square feet net at almost pre-war prices—

\$2.50 Per Square Foot—Net. Compare our price per square foot with any other building not even so prominently located.

Ready for occupancy February 1st, 1921. Plans and Particulars from Textile Building, Inc. GEORGE BACKER, President

16 West 36th Street. Telephones: FITZ ROY 437-438.

REAL ESTATE—OUT OF CITY. New Jersey—Sale or Rent. \$1,500 CASH—NOW VACANT. Plainfield, on plot 50x100; new Colonial, 6 1/2 rooms, bath, oak floors, trim, fixtures of the best; steam; fine neighbors; near station, shops, school; \$7,000; terms like rent. S. HAVATZ, Babcock Building, Plainfield, N. J.

HUDSON RIVER ESTATE. Immediate sacrifice of \$150,000 place. Less than 50 per cent. 45 minutes by motor from Grand Central. Owner, JAMES HURLEY 101 46th St.

ENGLEWOOD HOMES FOR SALE. H. Weatherly & Co., Englewood, N. J. FACTORIES FOR SALE OR RENT.

New Factories. 2 and 3 story buildings 75x121 at Round Brook, N. J. 4 Hallways, side, all improvements. Restricted. Sell or lease. PIERCE ESTATES FOUND BROOK, N. J.

BUSINESS PLACES TO LET. Above 14th St. to 30th St. (Inclusive). East River to North River. 19-21 W. 57th St. New Building. Ready for Occupancy Oct. 1st. Stores and Floors.

Offices, Showrooms, Lofts. THOMAS V. McLAUGHLIN 2 Rector St., Boston 1918. N. E. Cor. 7th Av. and 26th St. 4,000 sq. ft. to a floor; will divide; suitable any business requiring exceptional light; ready about Oct. 1; reasonable rentals. Agent on premises.

OFFICES. Light suite of offices; corner building; 5th av. 42d st. district. Let us know your requirements. FRANK L. FISHER CO., 50 E. 43d ST. Murray Hill 8313.

STORES & LOFTS. Centrally Located. LOUIS SCHRAG, 142 West 23d St. Above 30th St.—5th Av. to North River.

PARLOR FLOOR. 223 West 82d St. Two large rooms suitable for doctor or dentist. Apply Superintendent. Willard S. Burrows Co., Brokers protected, 110 West 30th St.

APARTMENTS—UNFURNISHED. Above 14th St. to 30th St. (Inclusive). East River to North River. THE OSBORNE. 205 West 57th Street. CORNER 7TH AVENUE. 8 Rooms and 3 Baths. 12 Rooms and 5 Baths. NOW VACANT. MANAGER ON PREMISES. Telephone Circle 3438.

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