

I. CITY BLOCK FOR BIG HOME COLONY

apartments, Masonic Hall and Theatre to Result From \$3,000,000 Lease.

Real estate announced yesterday that he has leased from George E. H. the block bounded by Steinway avenue, Broadway and Eleventh avenue, in Astoria, for sixty-three years at an aggregate rental of \$3,000,000, and that he has plans to improve the site with several apartment houses on Eleventh avenue, a motion picture theatre and Masonic hall at the southeast corner of Steinway avenue and Broadway and with stores at Steinway avenue. Mr. Bloom said yesterday that he plans ultimately to erect enough apartment houses to provide at least six hundred suites.

The E. H. block, for many years known as the Astoria Gardens, was occupied by a cafe, a dance hall and a pavilion. It fronts 1,200 feet on Steinway avenue and 200 feet on Broadway, extending through to Eleventh avenue.

Real estate of Marble Hill Flats. Benson Realty Company resold to Dora Schenk and Pauline Frank the three five story apartment houses at 151 to 153 West 225th street, northwest corner of Marble Hill avenue, on a plot fronting 125 feet on 225th street and 50.8 feet on Marble Hill avenue. The structures were held at \$150,000 and returned an annual net of approximately \$25,000. They were bought a few months ago by the sellers from the Canal Securities Company.

Other Deals in Manhattan. Charles F. Noyes Company sold to Norman S. Eisenfeld the five story loft and office building at 92 Front street, 23.6x90. The property adjoins the corner of Gouverneur lane and Front street and is in the heart of the office district. The building was rebuilt a few years ago.

William C. Crullishank's Sons sold through the Guaranty Trust Company for Georgeanna Talbot 394 Water street, a three story building, 20.6x55, adjoining the corner of Catherine slip, to Samuel Kilpatrick, who will make alterations. Evangelical Lutheran Church of St. Matthew has sold the four story building, 15.11x50.9, at the northwest corner of Bleeker and Barrow streets, to Joseph Glavin, for \$23,000. The broker was Peter Biege.

Lined Oil Co. Buys Waterfront. The purchaser of the Winterburn water front on the west side of the Hudson at Edgewater, N. J., is the Archer Daniels Lined Company of Minneapolis, Minn. This company is one of the largest producers of lined oil in the country, now owning and operating large plants at Minneapolis, Toledo and Buffalo. The property purchased is one of the last available water frontages on the west side of the Hudson River within fire lighterage limits and was recently sold by the Harrison S. Colburn Company.

Plans \$2,000,000 Power Station. The United Electric Light and Power Company filed plans yesterday for the \$2,000,000 power station which will be built at the southeast corner of 134th street and the Hudson river. The building will be eight stories high, of brick and terra cotta and will cover a plot 105x210.8 1/2 feet. Thomas E. Murray is the architect.

In the Dwelling Market. Douglas Gibbons & Co. sold the five story dwelling at 126 East Eighty eighth street, 15.1x50x102.2, for Morton L. Pearey to John A. Hoagland.

Two Big Leases in Hoboken. C. Alfred Burson Company leased to Hummel and Robinson, dealers in chemicals and dyes, the building, 100x100, at the southeast corner of Eighth and Monroe streets, Hoboken. The lessees will use the building for warehouse purposes. The same brokers also leased to A. E. Gilroy, a large irregular plot of land on the border line of Weehawken and Hoboken, adjoining the Erie Railroad. Mr. Gilroy is in the steel business and has erected a building on the premises with an overhead crane which will load and unload steel from the railroad cars.

Deals Revealed in Transfers. Holawasser & Co., who own 1421-1423 Third avenue, near Eighty-first street, purchased from Charles T. Harbeck and others the two adjoining four story buildings at 1425-1427, 32.1x67.4. New York Life Insurance and Trust Company, as trustee, sold to Jacob Dawer the four story tenement at 648 East Fifth street, 19.9x97. Henry Kamaler sold to Simon Gottschall the five story tenement at 2098 Third avenue, 32x102.

Emeline Roff sold to Ida R. Christman 431 West Forty-fifth street, a five story tenement, 25x100. Giuseppe Castellano sold to Vincenzo Varnoval the five story tenement at 137 Thompson street, 24.8x100. Louis Schoofst sold to Wolf Levy the five story flat at 25 West 118th street, 25x100.11.

S. L. Pakas resold to Isidore Bloch the three story dwelling at 165 West Seventy-sixth street, 20x102.2. Minutun de S. Verill sold to Bernard Carlin, the tenant, the four story dwelling at 40 West Ninety-second street, 17x104.

Lawth Realty Company sold to Clara B. Minnott the three story dwelling at 344 East Sixty-first street, 16x106.2. William Ward Jones sold to Alexander B. Crane the five story of the Emil D. Spels estate, the five story flat at 285 West 141st street to Donald Holding Company, L. D. Brokaw president.

MISCELLANEOUS LEASES. Joseph G. Abrahamson leased from Arthur Brisbane for ten years the five story remodeled office building at 46 West Forty-sixth street, near Fifth avenue, 25x100, on a net rental basis. Pease & Elliman were the brokers. A. Olivotti & Co., art works, now at Madison avenue and Forty-fifth street, have leased the lower part of the old Waldo mansion at the southeast corner of Madison avenue and Seventy-second street, now being remodeled into small suites, and the lower part for business.

MEMO Today After the Show Where will you dine and dance? A complete list of New York restaurants noted for their exceptional dinners and music are advertised every day and Sunday in the New York Herald.

The lessees have a two year lease on the Forty-fifth street corner. Deane L. Elliman & Co. leased to the Compensation Inspection Rating Board, now on William street, 10,000 square feet, for a rental aggregating \$150,000, in the Pennsylvania Telephone building on Third and Broadway, Thirtieth and Thirty-first streets; also in the same building 10,000 square feet on the twelfth floor to the Educational Film Corporation of America for a rental aggregating \$150,000.

Brown Wheelock Company, Inc., leased the seventh floor in the Cameron Building, northeast corner of Madison avenue and Thirty-fourth street, to the Sugar Factor's Construction Company. William Crullishank's Sons leased the store and basement in 49 South street to Samuel Nifouss.

William A. White & Sons leased in 634 Broadway space to the Milwaukee Chair Company, L. Tannbaum, Straus & Co. were available brokers. M. & L. Hess, Inc., leased stores in 234 Madison avenue, southwest corner of Fifty-ninth street, to Poulos & Co., fancy fruits; Anna Scanlon, millinery; Haysler, candy; K. Schuster, electrical supplies; Rees & Rees, cleaners and dyers; Postal Telegraph Company; S. Elron, newspapers and magazines; J. Jung, barber; and offices to Folbert, ladies' tailor; Billings, Inc., carpets and rugs; Charles G. Dahn, employment agency; Louise Wachter, employment agency; Glasser Engineering and Construction Company, Holmes Electric Protective Company, City and Suburban Homes Company, P. J. Brinnan & Sons, builders; estate of William Everett Benjamin, Crimmins Operating Company, Dr. Paeca, J. S. Hunter, architect; Interborough Brick Company and Whitehall, builder.

Levin H. May Company leased in 18 West Twenty-seventh street, the eleventh floor to Benjamin and Irving Schneider. Brown, Wheelock Company, Inc., leased to the Oil Marketing Company, Inc., the fifth floor in 187 Broadway. Henry Shapiro & Co. leased for the Goochy Shop to Benjamin Lobel the corner store at the southwest corner of Fifth avenue and Twenty-ninth street.

Douglas Gibbons & Co. rented for the New York League of Girls Clubs offices at 8 East Forty-fifth street, to C. Fredrick Mosley, also rented a furnished apartment at 123 East Fifty-third street to Mrs. Isabella Clark, and with Douglas L. Elliman & Co. rented an apartment at 35 East Thirtieth street to Mrs. Marie Kimball; also with Ladd & Nichols rented a large apartment at 221 Park avenue to L. L. Dunham.

BROOK TRANSACTIONS. Eugene J. Busher Company, Inc., sold for the Irving National Bank the flat at 445 to 448 14th street, 50x100, to Abraham Singer. Hugo Wabst sold for Max Marx the vacant lot, 25x100, on the south side of 222d street, 100 feet east of Carpenter avenue, to J. Wagner.

ON STATEN ISLAND. Cornelius G. Koiff leased for Mrs. S. E. Lee, partly furnished, the dwelling on Fliske avenue, Westerlich, S. L., to Mrs. Dodson of Grymes Hill.

ESTATES APPOINTED. SHERMAN, Mabel R. (April 3, 1917). Gross estate, \$3,377,143. She left her estate to Elizabeth D. Kingsland, 261 Central Park West, New York, L. Beck, 572 West 124th street, \$100,770.

DUTTON, Julia R. (September 23, 1918). Gross estate, \$1,100,000. She left her estate to Edward P. Dutton, her husband, received the entire estate.

LANE, Edward H. (November 11, 1919). Gross estate, \$1,312,513; net estate, \$115,251. His wife, Louise, and his two sons, ABbot and Alfred Lane, received the property.

NOTTINGHAM, Eugenia (August 4, 1919, in Boston). Gross estate, \$809,525; estate tax, \$100,000. She left her estate to her two daughters and the chief beneficiaries, ANDREWS, Augusta C. (July 15, 1919). Gross estate, \$102,400; net estate, \$77,376. Her two sons are the beneficiaries.

Naval Orders. Special Despatch to THE NEW YORK HERALD. New York Herald Bureau, Washington, D. C., Jan. 11. These naval appointments have been published: Lieutenant-Commander Lorain Anderson to U. S. S. Prometheus as executive officer; Lieutenant-Commander Ernest H. Barber to U. S. S. Oklahoma, Lieut. Walter A. Buck to duty in Buttrick, Hampton Roads, Lieut. Arthur P. Burians to U. S. S. Shawmut, Lieut. Carl Chapman to U. S. S. Eagle 14, Lieut. Edward J. Dalton to command U. S. S. Lark, Lieut. William H. Ferguson to U. S. S. Mahan, Lieut. Commander John P. Jones to command fitting out U. S. S. T-2 and in command when completed, Lieut. D. H. Kees to U. S. S. Delaware, Lieutenant-Commander Walter D. Lamont to U. S. S. Connecticut as First Lieutenant, Lieut. Houston L. May to command U. S. S. Bal, Lieut. James A. Newell to U. S. S. Paducah as executive officer, Lieut. Keith Ryan to U. S. S. Osmond Ingram, Lieut. William Seyfert to U. S. S. Chester, Lieutenant-Commander George Spive to command fitting out U. S. S. S-9 and in command when completed, Lieut. Leroy N. Taylor to U. S. S. Wyoming, Lieut. Nicholas Rowles to duty in R. S. San Francisco.

REALTY NEWS NOTES. Eugene J. Busher Company, Inc., placed the following loans at 6 per cent: Twelve thousand dollars on 219 West End avenue, 10,000 on 121 West Eighty-second street, \$12,000 on 138 West Eighty-second street, \$4,500 on 592 East 167th street, \$4,500 on 594 East 167th street.

Eugene J. Busher Company, Inc., have been appointed agents for the five story flat at 202 Brokaw avenue, The Bronx. James D. McCann of New Rochelle, N. Y., announces that his real estate business will hereafter be conducted under the management of Frank Herick Downer at 11-13 North avenue.

Albaco Company is the purchaser of the building at 37 Union Square West, sold recently by the Duncan Realty Company. Elizabeth Uessler is the buyer of the dwelling at 316 West 115th street.

TO-DAY'S AUCTION SCHEDULE. Eleven Manhattan properties and one Bronx parcel comprise the real estate to be offered to-day at 14 Vesey street, by Bryan L. Kennedy in his first special auction of the day. Following is a list of the properties to be sold: For the estate of Nathan Kemper, 235-239 Ninth avenue, four four story buildings with stores; 352 West Thirty-ninth street, four four story buildings with stores; 522 Ninth avenue, southeast corner Thirty-ninth street, four four story building with store; 472 Ninth avenue, four four story building with store; 150 Third avenue, four four story building with stores; 855 Second avenue, four four story building with stores; Southern Boulevard, The Bronx, southeast corner Longwood avenue, one four story building with six stores. For the estate of Franklino Muller, 161 East Ninety-ninth street, four four story building, and 311 West Thirty-fourth street, a four story brick dwelling.

IN THE AUCTION ROOM. (14 VESSEY STREET.) By Henry Brady. FOX ST., e. cor. Home st., 25x100, vacant; to David Mittel, \$1,300. MOUNT VERNON—Fletcher av., v. cor. Church St., 25x100, vacant; to Mrs. Hannah Sullivan, \$2,400. EASTMISTLETON, Somerset County, N. J., 228 acres, vacant; to Mrs. J. W. Eastmistleton, receiver's sales—Estate Timothy Sullivan, received, to John W. Mettler, \$10,000.

By Joseph P. Day. 107th St., 227th St., 33d St., 25x102.2, 4 story tenement—Charles Weinberg est., Marjorie Belmont of 31; Lachman & Goodwin, 111th St., 25x100, vacant; to Mrs. J. M. Jones, \$11,700. (BROOK EXCHANGE.) LAMPORT AV., v. cor. Fort Schuyler rd., 25x100, vacant—Commercial Finance Co. set George E. Buckingham; C. W. H. Arnold, 111th St., 25x100, vacant; to Mrs. J. M. Jones, \$11,700. (BROOK EXCHANGE.)

LOANS THREE MILLION ON ITS OWN BUILDING

S. W. Straus Company Financing Fifth Ave. Project. S. W. Straus & Co., Inc., loaned to the 565 Fifth Avenue Association, of which Nicholas R. Jones is president, \$3,000,000 on the property at the northeast corner of Fifth avenue and Forty-sixth street, where the corporation is to construct a modern twelve story office building on the site of the old Windsor Arcade, for the Straus company. The building will have a frontage of 100.5 feet on the avenue and 150 feet on the street.

The corner was recently leased by the 565 Fifth Avenue Corporation, a subsidiary of the Straus company, for a number of years at a large aggregate rental. The Straus company will occupy three floors in addition to the basement floor for banking purposes, and the remainder will be rented out for offices.

UNCLE SAM BUYS STATE LAND AT QUARANTINE

Final action in the transfer of Swinburne and Hoffman Islands and the quarantine station at Rosebank, Staten Island, from the ownership of New York State to the Federal Government, was begun yesterday when Assistant United States Attorney Charles J. Buchner forwarded the papers to Washington for the formal approval of the Attorney-General. The price of \$1,826,215, which has been agreed upon, will be paid by the Treasury Department to the State Government as soon as this approval has been received.

The title to the property has been traced back to 1691, when it was included in a grant by King William and Queen Mary to one George Brown, described as a resident of "Our Colony of New York in America." By a State law of 1916 the office of Health Officer of the Port was abolished and the medical duties involved were assumed by the Federal Government, although the State retained ownership of the property.

In 1920 a bill was passed appointing a commission, consisting of the Governor, Lieutenant-Governor, Attorney-General and State Engineer, to effect the transfer of the property to the National Government.

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MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

\$4,000,000 FOR MORTGAGES DUROSS CO., 261 Broadway PHONE BARCLAY 5734.

CITY REAL ESTATE. 148 West 57th St. GOODWIN 500 Lenox Ave. MORGENHAUER & CO.

David Stewart City and Westchester Real Estate. 1 East 42d St. HENRY I. COOPER, Real Estate 200 Broadway. Tel. Cort. 5283.

"LET BOSSERT BUILD IT." EDWARD J. HOGAN, Real Estate 192 Broadway. I. B. WAKEMAN, REAL ESTATE 192 Broadway.

59th STREET, near 10th AVENUE. 100 feet frontage on building, F. B. ROBERT, 217 Broadway. Spuyth Duyck and Riverside. Above Harlem River.

Fieldston Riverdale-on-the-Hudson. New York City's Most Accessible Suburb. GORRIZ HOWLAND, 227 Fifth Avenue, N. Y. Borough of Brooklyn—Sale or Rent.

ROSS 551 NOSTRAND AVE REAL ESTATE BROOKLYN, N.Y. R. E. PATTERSON, Specialist in INDUSTRIALS, 317 Manhattan Av., Brooklyn. Borough of Queens—Sale or Rent.

B. H. Sweet, Jamaica & L. I. Properties, 265 Fulton St., Jamaica. REAL ESTATE—OUT OF CITY. Long Island—Sale or Rent.

I. G. WOLF, 1270 E. 14th St., N. Y. Exceptional bargains on the North Shore. NORTH SHORE REAL ESTATE. L. FELICE, WASHINGTON & CO., Vanderbilt 3535. 25 East 40th St.

ROCKVILLE CENTRE Homes & Home Sites. Specialists. If it's E. W. Hennings opp. Sta. for sale we have it. ALONG THE SOUTH SHORE. Double Property for Sale or Rent. JEREMIAH ROBINSON, Babylon, L. I. Westchester—Sale or Rent.

Rye Shore Front. \$40,000 will buy fine old house, containing 12 to 14 rooms, 2 baths, steam heat, electricity, city water, structure all right, garage for 3 cars, fine garden, 100 feet of water front, on knoll, with excellent water view. An ideal proposition for those wishing actual water front for bathing beach, dock and boat at moderate price. Full particulars.

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COUNTRY HOMES IN THE HEART OF WESTCHESTER & N. MERRIAM & W. KISCO Y Connecticut—Sale or Rent.

SPANK SLAVIN REAL ESTATE WEED & WEED. Real Estate, Stamford, Conn. Phone 1514. DANIEL F. HOGAN, Real Estate, Stamford, Conn. New Jersey—Sale or Rent.

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MEDMOISELLES BLANCHARD, French courses; highest recommendations. 54 E. 10th St. 5073 Plaza.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE. FRINGFIELD, N. J., Properties for Sale. Ask RUSSELL, Tel. Milburn 308. Englewood and vicinity—Real Estate. H. WEATERS, CO., Englewood, N. J. SUMMIT Home, Park, Cottages, Farms. 211 11th St., N. Y. Tel. 1719.

FACTORIES FOR SALE OR RENT. NEW FACTORIES. Three one story buildings, 7x24 1/2, at Bound Brook, N. J.; 4 railroads, siding, all improvements; restricted, sell or lease. PIEZIG ESTATES, Bound Brook, N. J.

BUSINESS PLACES TO LET.

Desirable Space for Rent. Ashland Bldg. 315 4th Ave., S.E. Cor. 24th St. 20 Story Office & Loft Building. Several desirable offices.

432 Fourth Ave. N. W. corner 29th St. 16 Story High Class Office & Loft Bldg. 4,000 sq. ft. for rent.

Knickerbocker Bldg. 79 Fifth Ave., S.E. Cor. 16th St. 17 Story High Class Building. Units of 778 to 2,290 sq. ft.

Reasonable Rents to responsible tenants. MAX N. NATANSON 170 Broadway Phone Cortlandt 7637 432 Fourth Ave. Phone Madison Sq. 8412

OR YOUR OWN BROKER. Facing Madison Square Park. LOFT 14,000 SQ. FT. NET WILL DIVIDE TO SUIT 15 to 19 E. 26th St., running through to 10 to 14 E. 27th St. Modern Building, Every Improvement 100% Sprinkler. Inquire Superintendent, Premises, or Telephone Lenox 900

FACTORIES FOR SALE OR RENT. FACTORIES. Any Size. Anywhere. For Sale or to Lease. NEW LISTINGS SOLICITED. Business Established 1780.

GAILLARD REALTY CO., Inc. 65 W. 11th St. Tel. 1978 John. KLEIN & CO. Factories Everywhere. Journal Sq. Building, Jersey City. Home, Bergen Co. R. R. AND RIVERFRONT FACTORY SITES. P. A. KUHN, Lyndhurst, N. J.

BUSINESS PLACES TO LET. From Battery to 14th St., Inclusive. OFFICE SPACE. Floors 200x120 feet partly subdivided. EIGHTH AVENUE 33RD TO 34TH in the Heart of the New West-Side Business Center OPPOSITE PENN. STATION AND NEW GENERAL POST OFFICE. ALL TRAVEL ROUTES immediately available; 7th Ave. and Broadway Subways; 6th and 9th Ave. Elevated; Hudson Tubes; Penn. L. I. and inter-connecting railroads.

CROSS & BROWN COMPANY AGENT 18 East 41st Street (Telephone Murray Hill 7100) or on premises OR YOUR OWN BROKER

50 West 3rd St. Size 43x75 Store & Basement Two Lofts Building Fully Sprinklered Passenger and Freight Elevators For Lease from February 1st Earlier Possession If Desired Apply on Premises or Your Own Broker

OFFICES FOR RENT 42d Street District POSSESSION MAY 1ST 416 Sq. Ft. 543 " " 668 " " 1,172 " " 1,951 " " 2,086 " " 2,322 " " 5,328 " " 8,675 " " 11,517 " " 16,620 " " 22,244 " "

ALBEMARLE BUILDING 24th St. and Broadway; 1,435 sq. ft.; all light office space; 12th floor; telephone established; high class service. Telephone 6449 Chelsea. Room 1215, 1107 Broadway.

DESIRABLE LOFTS AND PARLOR FLOOR 12 to 14 E. 17th Street NEAR BROADWAY Possession February 1 Apply 501 1st Ave. or Phone Murray Hill 2700 or Supt. on Premises at No. 14.

Store & Basement 124 W. 36th St. off B'way SIZE 17x100. Immediate Possession. Low Rental. Metropolitan Electrical Supply Co. 41 W. 30th St. Fltz Roy 3451. BROKERS PROTECTED.

LOFTS, OFFICES, SHOWROOMS All sections of the city. 3,000 feet loft, \$1,000. 20,000 feet, may divide. \$2,000. heavy manufacturing. 2,500 feet office or showroom, \$5,000. Many others at varying prices. JOHN W. PARIS, 141 West 20th Street Telephone Fltz Roy 6904.

IMMEDIATE POSSESSION 243-247 West 17th Street through to 232-234 West 18th Street Tenth floor, 2,200 square feet. BROKERS PROTECTED. FREDK FOX & CO., INC. 97 Madison Ave., Phone 845, Vanderbilt. ABOVE 59th ST.—5th AV., to East River.

IMMEDIATE POSSESSION 19-21 West 57th St. New Building ENTIRE FLOORS TO LEASE. Also Studio Suitable for Photographer. Apply on premises or THOMAS V. McLAUGHLIN 2 Rector St. Rector 1980.

STORE PARK AVENUE 59th & 60th Sts. United Cigar Stores Co. 64 West 18th St. Tel. 8000 Watkins.

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8 to 14 West 30th St. 12 Story, High Class 100% Sprinklered Loft Bldg. Several units of 5,000 sq. ft. each

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