

OPERATORS FIGURE ON DWELING DEALS

See Opportunities for Profit in Fine Houses on East and West Sides.

One of the outstanding features of yesterday's trading was the purchase of three residences by operators. There was nothing in the nature of these transactions in themselves to warrant the assumption that the men who buy and turn properties over quickly have begun to see new possibilities of profit in this form of investment.

In one case Louis H. Low and Charles Wynne acquired from the receivers of the Bradley Contracting Company the home of William Bradley, the contractor, at 305 West Seventy-fourth street, facing the Charles M. Schwab mansion.

In another deal Joseph G. Abramson through Pease & Elliman bought the two dwellings at 130 and 132 East Seventy-ninth street, between Park and Lexington avenues, from Dr. John A. Victor.

Pease & Elliman sold for Lawrence Abraham, represented by I. H. Kramer, attorney, the seven story building at 23 West Forty-sixth street, 20,192,109.5, to a client for investment.

Investor Buys in Fifth Ave. Zone. Pease & Elliman sold for Lawrence Abraham, represented by I. H. Kramer, attorney, the seven story building at 23 West Forty-sixth street, 20,192,109.5, to a client for investment.

Gotham Apartments Leased. The Gotham, a seven story elevator apartment house at 240 and 242 West Forty-ninth street, has been leased by the Horneuse Calvert Realty Company to Raymond J. Gearty for ten years at an annual rental of \$18,000.

Operator Leases Whole Building. Joseph G. Abramson has leased from Arthur Brisbane the six story store and loft building, 20,100, at 44 West Forty-sixth street, for ten years at an aggregate rental of \$200,000.

More Leases in Old Hotel. An additional floor and a half of the National City Realty Corporation Building on Forty-second street, formerly the Manhattan Hotel, has been rented to three corporations, at an aggregate rental of \$1,000,000.

Other Sales in Manhattan. Corning H. Smith is the latest buyer in the market for the property known as Sutton square, foot of Fifty-seventh street, overlooking the East River.

Freeman 354 West Fifty-seventh street, a four story dwelling, 17,100. The purchaser will use the premises in the interests of the children of Dr. E. H. Raymond, Jr., who will occupy.

Wm. A. White & Sons sold to the Empire Mortgage Company for Mary T. Swenson the two lots at 422 and 424 West 124th street, 9,910.11. They are the large 1,332 story plot recently sold by the same brokers as a site for the new Lincoln School Building.

Horace S. Ely & Co. sold for Henry Coleman the vacant plot, 51,628.5x irregular, on the east side of East End avenue, 51 feet north of Eighty-third street, to a client of Samuel Cowan, who will use the plot as a stone yard.

James Kyle & Sons sold for Mrs. E. Elizabeth Kramer the five story tenement at 314 East Thirty-ninth street.

Mutual Life Makes Big Loan. Robert L. Peter G. Angelica L. Mabel, Mathilde and Cornelia Harriman have secured from the Mutual Life Insurance Company a loan of \$1,000,000 on five properties, the largest of which is the seven story Savoy apartment at the northeast corner of Fifth avenue and Fifty-eighth street.

Watson Elevator Company, Inc. of 49 West Thirty-sixth street has leased for ten years the two story building adjoining its present plant at 409 West Thirty-sixth street.

H. Koopman & Son, antiquaries, have sold the remaining nine years of their lease on the two story building at 14 East Forty-sixth street. The estate of Emanuel Lehman, heirs of which make up the banking firm of Lehman Brothers, has owned this property since 1921. The new lessees will pay an annual rental of about \$18,000.

Brett & Goode Company leased space on the tenth floor in the Printing Crafts Building, 84 Eighth avenue, to the Scott Stamp and Coin Company; also the store and basement in 230 Lafayette street to A. H. & Co. of Providence, R. I., and third lot in 147 Lafayette street to the Lafayette Book Binding Company, and space in 211 Centre street to the Stationers' Building Company.

Company manufacturing fountain pens. Everett M. Selkous Company leased a store in 55 Amsterdam avenue to Sanit & Crescino for five years.

Harris, Vought & Co. leased stores in 118 Madison avenue to Martin Jurist in 112 Madison avenue to Jacob Lutter; apartments in 43 East Sixtieth street to Sargent Radinsky, in 43 West Forty-fifth street to M. E. Remy, in 20 East Eighty-third street to Alexander Cameron.

William A. White & Sons leased the store in 94 Pearl street to the International Ultramarine Works and the store in 386 Fourth avenue to Dominick Palumbo.

Frank Road sold 147 Bleecker street, 80 feet west of W. Broadway, a six story tenement, 24,819.9, to Clarence Davies and Albert D. Phelps negotiated the sale.

PLAN "CIRCLE SKYSCRAPER." 23 Story Structure to Rise on Site of Thoroughfare Building.

Plans for the long talked about twenty-three story store and office building to take the place of the Thoroughfare Building on the block bounded by Broadway, Fifty-seventh and Fifty-eighth streets and Eighth avenue, were filed yesterday with the Bureau of Buildings. The structure as planned by Francisco & Jacobus, the architects, will cost at least \$3,000,000.

Byrne & Bowman sold for the Realty Managers, Inc., Frank Begrlich, president, to W. J. Daniel the two five story apartment houses with stores, 109,156.7, at 2049 and 2047 Broadway, south of Elizabeth street, and the five story tenement, 314 East Thirty-ninth street.

Cammann, Voorhees & Floyd sold for Joseph Lehman a vacant plot at the northeast corner of Willie avenue and Southern Boulevard, having a frontage of 145 feet on Southern Boulevard. The buyer will erect a one story garage.

Cohen & Klenowsky are the buyers of the six story apartment house at the northeast corner of Morris avenue and Kingsbridge road, reported sold yesterday by the S. & L. Building Company, Samuel Minkoff president. The house was completed by the sellers in November.

Fish & Marvin sold for Richard C. Hunt his house and garage at 50 Central avenue, Rye, to W. H. Kirkland of Palham Manor; also for Judson R. Swift his residence at Scarsdale on the corner of Drake and Post roads to Alfred W. Hayward of this city.

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Samuel Hayward, Jr., sold to Louis Hansen a vacant plot, 50x125, on the east side of Birch road near Marshall road, the South Park Hill section of Yonkers. Mr. Hansen will erect a building on the site. Thomas S. Burke was the broker.

The Robert E. Farley Organization sold for the estates of Tappan Zee, Inc., a vacant plot in the Phillips Manor section of Tarrytown, N. Y.

Charles Levinson of this city has contracted to buy the four story business building at 180 to 184 Main street, Paterson, N. J., from William D. Quackenbush of Colorado Springs, Col.

Mrs. Julia E. James a residence and garage, 49x150, at 115 Lincoln street, Montclair, N. J., through the Simpson Merritt Company.

Joseph A. Cassidy leased for two years to F. D. Craig "The Pillars," on Prospect avenue, Larchmont Manor, occupied by William J. Moran.

Burgoyne Hamilton and Adrian Inell 24 leased a two-story apartment house, Health Resort at Brentwood, L. I., owned by Dr. William H. Ross, to Dr. Charles W. Haack of the Life Extension Institute of New York city. Under the lease Dr. Haack and his wife will operate the Harborico jointly.

As the result of a sale just closed by Joseph P. Day for the Crimmins estate involving thirteen lots on the south side of Steinway avenue, near Wilson avenue, Long Island City, a large building operation will be started in the near future. This property has been held by the family of the sellers for many years.

Allen Swenson was associate broker. Foundations are now being built for a four story apartment house, 136x128, at the southwest corner of Albany avenue and Carroll street, Brooklyn, which Shampman & Shampman, architects, prepared plans for. The architects are Charles Goff Construction Company, who estimate the cost at \$400,000.

Haggstrom-Callon Company have appointed agents of the remodelled five story apartment building at 111 West Fifty-ninth street.

COMPETE FOR DESIGN OF COLLEGE BUILDINGS

Six Architectural Firms in Closed Contest.

In order to have the most adequate plans prepared for their new buildings on the rocky hillside site, near Van Cortlandt Park, the board of trustees of Manhattan College, 131st street and Broadway, has announced that a closed competition is now being held, which is limited to six prominent architectural firms. The firms invited are as follows:

Starrett & Van Vlack, James W. O'Connor, Edward F. Fanning & Philip L. Goodwin, Murphy & Dana, Raymond Hood, Bacon & Delehanty Association, all of this city, and Maginnis & Walsh of Boston, Mass.

All of the competing architects will receive remuneration for their work. The winning architects will be commissioned to design the group of buildings, including administration building, college and high school buildings, gymnasium and athletic field. It is planned to start actual construction of the college by commencement in June. There is now on hand about \$1,000,000 available for this work. The site for the buildings covers thirteen acres on Spuyten Duyvil Parkway, adjoining Fieldston in the Riverside section of The Bronx.

Deals Revealed in Transfers. Jacob Brenner and another, trustees, sold for \$78,650 the five story building with store at 222 Greenwich street, southwest corner of Barclay street, 26,638.9, to William J. Rutesch, who conducts a cafe on the premises.

Jacob Finkelstein & Son sold for Mrs. Margaret A. Batts 129 Canal street, a five story building, 21,200, held at \$50,000. The purchaser, Joseph Hollinger, will occupy it as a wholesale notion and jewelry establishment.

Therese Seidenberg sold to Abraham Berkowitz for \$11,250 the three story stable at 337 East Eighth street, 24,839.11. Henry Stemme sold to Pauline Schloimgo the three story stable 170 Elridge street, 25,187.4.

Celia Koppell sold to Rudolph Katz the five story tenement at 305 East Seventieth street, 25x100. James Kyle & Sons sold for Mrs. E. Elizabeth Kramer the five story tenement, 314 East Thirty-ninth street.

Peter Sattler sold to Frederick Braun the four story tenement at 678 Eleventh avenue, 18,637.6. James Stalner sold to John H. Keller and Henry Ganter 1142 Second avenue, a four story tenement, 20x75.

Emil Lubin sold to Joseph Doherty the four story tenement at 456 West Fifth street, 20x60.5. Charles McNamee, trustee, sold 229 West Twenty-third street, a four story dwelling, 18,528.3, to Isabella Cappelli, who owns 231 to 235, adjoining.

Bertha M. Johnson sold the three story dwelling at 22 West 181st street, 15x41.1, to the Rhona Realty Company, which resold the house to Josephine Basilly.

Alvah Crocker resold to Charlotte C. Kelly the three story dwelling at 214 East Seventy-second street, 17,100.102.2. Lionello Ferrero sold to Max Herzberg the three story dwelling at 102 East 101st street, 15,875.7.

Joseph F. Lohman sold to Margaret Furlong the three story dwelling at 16 East 125th street, 18,921.00.

REALLY ASSOCIATES SOLD TO Samuel Posner two frame buildings on an unrestricted plot, 43x55, at 218 Prince street. Charles Partridge sold the two frame buildings at 978 Bergen street, near Bedford avenue, for John Dewam.

REAL ESTATE AT AUCTION. ARTHUR C. SHERIDAN, Real Estate Auctioneer, 132 Broadway, Cor. 1228.

JOSEPH P. DAY, Real Estate Auctioneer, 67 Liberty st., N. Y. Phone Cor. 744.

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READY TO BUILD WHEN TAX EXEMPTION PASSES

Company Drawing Plans for Extensive Development.

An order was signed yesterday by Judge Knox in the United States District Court discharging Travis H. Whitner as receiver in equity of the Hestron Homes Corporation, the owner of 3,600 building lots and several apartment and dwelling houses at Laurelton, L. I. The company last summer consented to a friendly receivership to conserve its assets. In the expectation that the city will shortly accord aid through the tax exemption authorized by the last Legislature, it now is making plans to develop with moderately priced homes this extensive property, which is one of the largest in Queens county.

Fire Record

A. M. Loss. 12:05-14th st. and West av. The Bronx; house in vacant lot. Rapid Transit. Unknown. 1:20-221 Sherman av.; Samuel Arison, Trifling. 3:25-288 Broome st.; Steve Spellman, Unknown. 5:24-451 East 132d st., The Bronx; garage; N. L. Byrnes. Unknown. 10:40-218 8th av.; Unknown. Error.

10:45-590 5d av.; Thomas Kelly. Unknown. 10:45-300 East 32d st.; Benjamin Liggett. Considerable. 11:10-408 West 20th st.; Unknown. Unknown. 11:20-411 Irvington and Kappock av. The Bronx; house in vacant lot. Unknown. 11:30-209 West 15th st.; north J. H. Cusack Realty Co. Unknown. P. M. 1:00-107th st. and Sedgwick av. The Bronx; house in vacant lot. Unknown. 12:45-507 East 79th st.; John Leonard, Trifling. 12:50-Webster av. and 131st st.; auto truck; John D. Rockefeller, Unknown. 1:50-322 W. 40th st.; Ray truck. John Gustater. Unknown. 2:00-142 Morris av.; Ernest Jacob Cohen. Unknown. 2:35-378 1st av.; Frank Florio. Trifling. 3:35-142 Morris av.; Ernest Jacob Cohen. Unknown. 4:25-Barnes av. and 107th st.; Unknown. 4:35-Bronx; Charles Jaeger. Unknown. 4:40-91 Jackson av.; Bronx; Sam Cohen. Unknown. 4:50-591 Sumner av.; Bronx; John Reiss. Trifling. 6:20-102 10th st.; Unknown. 6:00-143 W. 144th st.; vacant lot. Unknown.

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ARMSTRONG BARNWELL CO., 774th Avenue, Exchange Pl.

DAVID STEWART, Real Estate, 114 East 42d St.

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