

POSTAL LIFE'S HOME MAAY SOON BE SOLD

Reported Negotiations Involve Sixteen Story Building at 511 Fifth Avenue.

On the crest of the heat wave, which has so far acted as a soporific on real estate trading in general, came word yesterday of the drawing up of contracts in one of the biggest impending deals the city has seen in some time. The negotiations, according to a report from a reliable source, have to do with the sixteen story Postal Life Insurance Company Building, at 511 Fifth Avenue, southeast corner of Forty-third street.

The Postal Life Building fronts 62.11 feet on Fifth Avenue and 108 feet on East Forty-third street. It occupies the site of the old Richard T. Wilson home, which for many years bore the proud distinction of being the only house on Fifth Avenue with a corner lawn. The construction of the building was begun in 1915 by a syndicate of builders headed by Harry Flahe and in which Harris and Maurice Mandelbaum were interested. It was purchased from plans by Harry Flahe and Charles C. Young, who invested heavily in New York real estate.

On its completion the building was named for the late Charles C. Young. Building in consideration of the fact that the latter institution had contracted from the start to lease the banking floor, first floor and basement. Shortly after Mr. Young's death the property to the Postal Life Insurance Company, the deal involving a total valuation of \$7,500,000, according to the estimates made by the construction of the building in part payment its old home at 35 Nassau street, southeast corner of Liberty street, a six story apartment house, two commercial buildings and a building at Savannah, Ga. Subsequently the Postal Life took the Nassau street building back in foreclosure proceedings and resold it to the National Bank of Commerce.

Jewellers in \$500,000 Lease.

The Duroso Company and F. & G. Pflom leased for Caroline M. Taylor for twenty-one years, at an approximate rental of \$500,000, the four story building at 1741 Broadway, between Fifty-fifth and Fifty-sixth streets, 25x63. The lessees are L. & C. Mayers, jewelers, of Court street, who get possession February 1, 1923.

Bronxdale A. C. Buys Building Site

The Bronxdale A. C. Buys Building Company, acting for the Bronxdale A. C., has arranged for the purchase of two lots on Bronxdale avenue, at Van Nest avenue, on which a three story clubhouse will be erected for occupancy approximately \$500,000. The drive is now under way to raise \$1,000 by August 18. This amount will be used to augment the building fund.

Deals Revealed in Transfers.

Edward E. Dessar sold to Julia C. Huntley 394 Canal street, a six story irregular building with stores, 86x21.5, irregular. J. Ryan sold to Dora Kessler the two five story store fronts, 50.4x32.2, at the southeast corner of Park avenue and Eighty-eighth street. The Wilvian Holding Corporation sold to the Wilvian Holding Corporation 17 and 19 West 106th street, two five story store fronts, 60x100.11. Robert B. Knowles 104 East Eighty-eighth street, a four story flat, 60x100.11. Edward J. McGuire sold to Samuel Elmsit a five story dwelling, 25x90.10, at 144 East 104th street.

Church Sells Property.

The Church of Our Lady of Guadalupe, a Spanish church in Fourteenth street, sold the three story house, 24.5x 74.6, in the rear of the church at 226 West Fifteenth street. The adjoining owner, the Montgomery estate, sold 228 West Fifteenth street, a similar parcel. It is reported that an institution bought the property.

Walter H. Hillman sold to Walter H. Powers a three story dwelling, 12x48, at 148 East Seventy-fourth street.

Charles Wynne and Louis H. Low, operators, purchased from the Raymond estate the four story dwelling at 69 West Ninety-fifth street, 20x100. This property was held at \$28,000. S. Simon was the broker.

PLANS FILED FOR FLATS.

Shampan & Shampan, architects, have filed plans for an apartment house on the northwest corner of Eighty-fifth street and Twentieth avenue, 100x100, for the Argonne Construction Company, to cost \$400,000. The same architects have also filed plans for two apartment houses, each 100x100, on the southeast corner of Eighty-first street and Twentieth avenue, and the southwest corner of Eighty-second street and Twentieth avenue, for the Bay 24th Street Construction Company, to cost \$400,000.

Martin Company leased to the Entin Corporation a store in 375 Bridge street.

QUEENS-RICHMOND DEALS.

Rickett-Brown Realty Company sold to A. P. Temple, through John W. Paris & Son a plot having a frontage of 40 feet on Seventeenth street, 160 feet north of Cypress avenue, Broadway-Flushing, Queens. Hallean Agency sold for the F. R. & C. Company the two family dwelling, 18x12, at 85 North Prince street, Flushing, Queens, to Mrs. Emily Young Schaefer, widow of George Schaefer, who for many years conducted a real estate office in the Murray Hill section of Flushing. Charles Emery was associate broker.

Herman Frankfort sold for Edward Hayes to I. Goldberg his home on the north side of Central avenue, between Myrtle and Lord avenues, Far Rockaway, Queens.

Mathews Realty Company sold the house at 581 Davis avenue, West New Brighton, S. I., 90x100, to A. G. Muller, at 277 Davis avenue, 50x100, to W. B. Lewis.

Moffatt & Schwab sold for Agnes Lindemann a residence on Ward avenue, Ward's Hill, S. I., to Frederick Hillman.

M. James Hughes sold for Margaret L. O'Connor 84 Arletta street, Tompkinsville, S. I., a three story store and dwelling.

INGARRETTA COURT IS SOLD TO AN INVESTOR

Heights Apartment in Deal; Other Flat Sales.

The A. Z. Realty Company, Inc., George Zauderer president, sold to an investing client of J. C. Hough & Co. the five and one-half story apartment at the northwest corner of 171st street and Fort Washington avenue, known as Ingarretta Court. The building fronts 190 feet on Fort Washington avenue and 95 feet on 171st street. It is laid out in suites of three, four and five rooms and accommodates forty-one tenants. It has a rent roll of \$35,000. The half story contains three apartments consisting of a six room apartment and two physicians suites of three rooms each. The building was held in trust and was purchased by Mr. Zauderer last April from a syndicate composed of Jacob Wiegand, laudore Witwind and A. H. Levy.

Recently Mr. Zauderer sold to Dr. Charles Stein the five story apartment at 140 Vermlina avenue, northwest corner of 207th street, 100x100, at \$250,000. Samuel Wacht, Jr., represented Mr. Zauderer in the transactions as attorney.

Byrne & Bowman sold for David G. Grant and Jonathan Bulky, 211 West 184th street, between Broadway and Amsterdam avenue, a five story flat, 25x100, renting at \$3,600 and held at \$35,000. This is the second sale on the block negotiated by these brokers for the same block within a few days, the flat at 215 being sold to Dennis & Sinnott. Both parcels had been in the same ownership for thirty-five years.

TEKANE REALTY COMPANY SOLD TWO SIX STORY APARTMENT HOUSES AT 2010 AND 2016 LEXINGTON AVENUE, SOUTHWEST CORNER OF 123d STREET.

BUYS BEAVER STREET OUTLET FOR BUILDING

Broad-Exchange Co. in Deal; Other Business Sales.

The Broad-Exchange Company, owner of the twenty-one story Broad-Exchange Building at the southeast corner of Broad street and Exchange place, has secured an outlet on Beaver street by the purchase of No. 81, recently sold by the Charles F. Noyes Company for the Standard Commercial Tobacco Company. The building, a six story office structure, stands on a lot, 25x100, between Broadway and Exchange Bank building at the north west corner of William and Beaver streets. It is directly at the rear of a wing of the Broad Exchange Building, which extends through Beaver street. The building was erected recently by the Washington Marine Fire Insurance Company and has been held at \$200,000. It was transferred subject to a mortgage of \$185,000 and the sellers allowed a second mortgage of \$65,000 to remain for two years.

Duroso Company sold for the David Naugle Construction Company the three story garage at 271 West Tenth street, 27x81.

SYNDICATE WILL BUILD FLAT ON CARNEGIE HILL

An apartment house representing an outlay of approximately \$500,000 is planned for the Carnegie Hill section by a syndicate which originally was composed of Michael Dreicer, Mrs. S. C. Cabot and Michael M. Beuren, who bought the site of the proposed structure eight years ago. The project has to do with the plot of four lots on the south side of Ninety-third street, between Fifth and Sixth avenues, 100x100, and is to be carried on in the name of the Ninety-fifth Street Realty Corporation, which holds title to the property for the syndicate.

Plans for the structure have been prepared by J. E. R. Carpenter, who has been identified with the designing and construction of a number of other multi-family houses in the Fifth and Park avenue sections. It will be nine stories, of brick, limestone and terra cotta, with a central elevator.

Estimated cost of the building at \$350,000. The site abuts the Willard D. Straight residence at the north west corner of Fifth avenue and Ninety-fourth street.

SETTLEMENT HOUSE PLANNED. Site Completed for Memorial Structure in Harlem.

Leon S. Altmyer sold to E. Kedenberg the four story building at 168 East 105th street. Mr. Altmyer was also the broker in the sale of the adjoining house, 166 East 105th street, reported sold a few days ago. The purchaser of these two buildings is Morton H. Meinhart, who bought the property for the Henry Heisterly and Sons, who are planning a settlement house on the site with a model settlement house. Recently Mr. Altmyer sold the three story building at 331 to 347 East 116th street to the American Red Cross for the Jewish Blind for a community center; the nine buildings at 331 to 347 East 116th street and the four story Graduate Course and Hospital at 342 to 347 are to be occupied by the American Red Cross as a community center.

WILL SPEAK FOR HOSPITAL.

Eliasha Sniffen will preside at a meeting of real estate men to be held tonight at the Bankers Club in the interest of the Downtown Hospital Association, which is launching an effort early next week to raise \$250,000 for the addition to the Broad Street Hospital. Plans announced yesterday by George N. Arnsby of Blair & Co., acting chairman of the association, indicated a complete organization of all real estate interests below Chambers street for participating in the membership canvass for the hospital.

MISCELLANEOUS LEASES.

Charles F. Noyes Company leased for Emil Lang the store and basement in 120 Fulton street for ten years beginning September 1, 1921. The lessees are Isaac H. Cowles and Louis Kahn, doing business as the Cole's Clothes Shop, dealers in men's clothing and haberdashery. The aggregate rental amounts to about \$25,000.

REAL ESTATE NOTINGS.

Frederick Ziffel & Sons have been appointed agents by the Glen Cairn Realty Company for the apartment house, known as the Glen Cairn, at the north corner of Riverside Drive and Ninety-ninth street. The same agents have been appointed by the Central Heights Realty Company agents for the Cortland apartment house, at 210 West 110th street.

Ames & Co. have been appointed negotiating managers of the building nearing completion at 260 and 262 West Thirty-fourth street.

A. Z. Realty Company, Inc. has been appointed agent of 15 to 18 East Eighty-eighth street.

Grace E. Baker is the buyer of 251 to 255 West 129th street, the Niton Realty Company of the four story, twenty-sixth street, the Lujon Corporation of 783 Eighth avenue, and Jacob Kleinman of 363 East 176th street, all sold recently.

Plans have been filed for the erection of a four story factory, 204x198, on Avenue A, between Seventy-first and Seventy-second streets, for the P. Lordland Company, to cost \$500,000.

Life's Darkest Moment



WHEN THE TOTAL WEALTH OF THE GANG AMOUNTED TO 45 CENTS AND THE LOWEST PRICED CATCHER'S MASK IN THE MAIL ORDER CATALOGUE WAS \$1.80

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SHIPPING NEWS.

(CONTINUED FROM PRECEDING PAGE.)

FOREIGN PORTS.

CHAMPERICO, July 16-Sailed, str Newport, San Francisco. CHRISTIAN, July 15-Sailed, str Noriega (Nor), Portland, Me. CORONEL, July 15-Sailed, str West No. 10, Callao. ETEN, July 12-Sailed, port Balboa (Sw), Callao. GARTON, July 16-Arrived, str Minas Princess (Br), Baltimore. GRAND BANK, July 17-In port, str Lillian M. Richards (Br) and Linda Tibbo (Br), Oporto. HALIFAX, July 20-Arrived, str J. W. Connors (Br), La Havre; Carranza (Br), Tientsin. Sailed 21st, str Laberge (Br), Sydney. Sailed 22nd, str White (Br), Harbor Grace; Sailed 23rd, str Chaleur (Br), Barbados. Sailed 24th, str St. John's (Br), St. John's. HAVANA, July 19-Arrived, bark Porto (Port), Puerto Rico. Sailed 20th, str Montrose (Br), Amassia (Ger), Cardenas. Sailed 21st, str Vera Cruz (Br), Havana. Sailed 22nd, str White (Br), Harbor Grace; Sailed 23rd, str Chaleur (Br), Barbados. Sailed 24th, str St. John's (Br), St. John's. HAVANA, July 19-Arrived, bark Porto (Port), Puerto Rico. Sailed 20th, str Montrose (Br), Amassia (Ger), Cardenas. Sailed 21st, str Vera Cruz (Br), Havana. Sailed 22nd, str White (Br), Harbor Grace; Sailed 23rd, str Chaleur (Br), Barbados. Sailed 24th, str St. John's (Br), St. John's.

AMERICAN PORTS.

BOSTON, Mass., July 24-Arrived, str Everett (Nor), Liverpool. Sailed 25th, str Nantuxet, Philadelphia; Gloucester, Baltimore; North Star, New York. Sailed 26th, str North Star, New York. Sailed 27th, str North Star, New York. Sailed 28th, str North Star, New York. Sailed 29th, str North Star, New York. Sailed 30th, str North Star, New York. Sailed 31st, str North Star, New York. Sailed 1st, str North Star, New York. Sailed 2nd, str North Star, New York. Sailed 3rd, str North Star, New York. Sailed 4th, str North Star, New York. Sailed 5th, str North Star, New York. Sailed 6th, str North Star, New York. Sailed 7th, str North Star, New York. Sailed 8th, str North Star, New York. Sailed 9th, str North Star, New York. Sailed 10th, str North Star, New York. Sailed 11th, str North Star, New York. Sailed 12th, str North Star, New York. Sailed 13th, str North Star, New York. Sailed 14th, str North Star, New York. Sailed 15th, str North Star, New York. Sailed 16th, str North Star, New York. 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