

# News of the Real Estate World

Continued from Preceding Page.

around at Port Morris; both vessels were lost. (See news columns.)

ST. BETHUNE, from Port Lobo, went around at 2 P. M. Wednesday at St. George, St. Vincent, at 1:30 A. M. yesterday by tug.

Barge Belgravia, with cargo etc. Mexico, was lost at Cruz near the cargo was recovered, some damaged.

BOSTON, April 6—Schr. Lulu W. Eppes, which went ashore at 11 A. M. yesterday, was bound from Boston to Laguna, and was lost at sea. The vessel was apparently undamaged and not leaving; will make temporary repairs at New London and proceed to destination.

COPENHAGEN, April 6—Str. Heilig Olav, which left Copenhagen for New York, was the first passenger liner to leave Denmark for the United States since Feb. 23 on account of the lockout.

PANAMA, April 6—Standard Oil tanker W. J. Hanna is reported to have been wrecked in the Gulf of Mexico, near the mouth of the Gulf of Mexico, on the morning of the 4th.

ST. JOHN, N. B., April 6—Arrived, str. Otrava, from St. John, N. B., via Boston, N. S. W. S. D. M. S. Co.

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METHUEN, April 6—Sailed, str. Maud (Nor), Sydney, N. S. W.

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Boston, Fram (Nor), New York; Lake Stirling, do; Tyns Maru (Jap); Antwerp, Hampton, New England; Helms, New York; Philadelphia, do; Don Parsons (Br); Jacksonville, do.

Sailed 4th, str. Connaught, Allyn (Brit), Sailed 5th, str. Taino Maru (Jap); Azores, Maryland (Br); Antwerp and Hamburg; Hartford (Br); Baker; Panchino (Ital); Seattle.

Sailed 6th, str. France Maru (Jap); Fernandina, Lumina (Br); La Paillois, Edward Pease, New England; Cristofal, Cristofal (Br); New York; Panchino, New England; Rensselaer, New York; Epistol (Br); Sagua; New York; Iquique; str. Cora F. Cross, New York.

NEW BEDFORD, Mass., April 5, P. M.—Arrived, str. Murrell, Swains Point, with barge Hattie, Edith and Irene (and proceeded with last two for Virginia Neck to be delivered at Boston by local.

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## MAYERS PURCHASE MADISON AVE. FLAT

### Acquire Corner of 91st Street From Phelps Stokes Estate—Other Deals.

Jerome C. and Mortimer G. Mayer have bought 1258 Madison avenue, annually, Edward M. Scott and Taylor & Francis, Inc., and the five-story apartment house on plot fronting 100.8 feet on the avenue and 25.5 feet on the street. The seller was the Phelps Stokes Estate, Inc., and the reported price \$140,000. The house is laid out in two seven room suites on a floor, with a rental of about \$20,000 annually. The site was purchased by Mayer & Conger were the brokers.

Nathan Wilson, operator, has purchased from the Empire State Holding Company, William Cresser president, the five-story apartment house, 5030 E. at the southeast corner of Amsterdam avenue and Eighty-ninth street. The parcel was held at \$130,000. Charles Goldstein was the broker. The northwest corner was recently sold by Vincent Astor to Robert E. Dowling and associates for investment.

Charles S. Kohler, Inc., has resold for the Service Realty Company, Emma & Simpson, the five-story ten family flat at 130 West 109th street, on a lot 25x100.11, to an investing client. The property was held at \$32,000.

Big L. I. City Flat in Deal. Cross & Brown Company sold for Sadie Rosenthal the vacant plot, 100x100, on the east side of Sixth avenue, 100 feet north of Grand avenue, Long Island City.

Deals Reversed in Transfers. Isaac and Ida Levy sold to Mary Rosenberg a two-story apartment, 49 1/2 St. Nicholas street, at 470-472 West 162nd street.

Mary A. Halloran sold to Jane F. Pierce a five-story flat, 18x21x100.11, at 356 West 117th street, New York.

George P. Krumm sold to Joseph Hollander a four-story house, 18x109.5, at 338 East Fifty-sixth street.

Philip Meyer sold to Philip Meyer a five-story store tenement, 25x292, at 618 East Seventeenth street.

## \$8,000,000 IN BIG BUILDING PROJECTS

### 18 Story Home for Millinery Trades to Rise Opposite Garment Capitol.

Invasion by the millinery trades of the area contiguous to the new trade center in the Pennsylvania zone was further emphasized yesterday by the announcement of an \$8,000,000 deal which will result in the erection of an eighteen-story commercial building at the northeast corner of Seventh avenue and Thirty-seventh street. The site was leased for a period of sixty-three years with an option of purchase by a building syndicate organized by Joseph E. Gilbert from the Crutcher Company, Inc., the developer of Francis Bannerman and others.

The plot measures 100 feet on Seventh avenue and 244.8 feet on Thirty-seventh street, and is directly opposite the Garment Center Building, which forms the nucleus of the fast growing needle trade center. On it the lessees will put up a building exclusively for millinery concerns. The building is located further down town. Ground will be broken in January, 1923, and it is expected that the structure will be ready for tenants by the 1924 renting season.

Frederick Fox & Co., Inc., were the architects. The Crutcher Company was represented by Guy C. Guggenheimer, Intermyer & Marshall, and the Gilbert syndicate by Stoddard & Mark.

Slight Diminution in Demand for Space. Renting Deals in Manhattan Not So Voluminous.

Wm. A. White & Sons leased to Albert Warshaw a store on the St. Nicholas avenue side of 321-323 West 125th street; to Fick & Warneke, left 146 Road street; to Jacob Schein & Joseph Greenberg, left in 153 Spring street; to Walter E. Thawing and Charles H. Denhard and to Lawrence Detective Agency, offices in 253 Broadway.

Cushman & Wakefield, Inc., leased to 43 Amsterdam avenue, to Frank L. Hale and John P. Pligg, Co., Inc., in 308 Madison avenue, with Cross & Brown Company, to J. P. Lewis, also offices in the Liggett Building, 41 B. Ashforth, Inc., agents, to J. B. Loveland, and in 112 West Forty-second street, and Delaware & Hudson Company and Canadian Steamship Company.

Henry Hof leased a lot in the former J. Chr. G. Hupel Brewery, now a lot building, to Guider & Heina, 246 West Fortieth street from the U. P. Realty Company. He now controls a frontage of 118 feet.

Podiatry Institute Buys Plot in Harlem. D. H. Scully & Co. sold for the estate of Mary A. White the plot, 60x100, at 51 1/2 and 53 East 124th street, adjoining Madison street to the First Institute of Podiatry, which will erect a clinic for the treatment of foot afflictions and a school for the training of students of scientific podiatry.

## INSOLVENT CONCERN IN \$3,500,000 DEAL

### American Real Estate Co. Sells Extensive Holdings in Bronx and Astoria.

The receivers of the American Real Estate Company, ex-Judge Walter C. Noyes and Alfred E. Marling, have sold about \$3,500,000 worth of the company's realty holdings in Astoria and in The Bronx through Jacob & Emil Litchner, Inc. The largest holding, comprising eighteen blocks, or 1100 lots in Astoria near Steiny avenue, was purchased by the Dittmars Improvement Company, Inc., of which John A. Dillard is president. Mr. Dillard is associated with Louis Gold & Co., builders and operators. The properties are bounded by Astoria and Wolcott avenues and Fourth and Ninth avenues. City improvements are to be installed and a number of the plots, it is said, have already been resold to builders.

In The Bronx the principal property in the deal was the Johnson Building, a two-story structure, 295x267, at Prospect and Westchester avenues, which was purchased by the Devon Realty Company, J. Philip Van Kirk president, and resold to Louis Kleban and associates.

Messrs. Marling and Noyes also sold to the Devon Realty Company, five five-story tenements with stores, 40x100 each, at 187 to 195 Westchester avenue, and 500 lots on Allerton and White Plains avenues extending east to the Boston Post road. The Westchester avenue flats have already been resold to Edward Robitsek through Samuel Cowen.

L. A. THOMPSON ESTATE ON BLOCK TO-MORROW. The country estate of the late L. A. Thompson, promoter of the scenic railway and other amusement projects will be sold on the premises at Glen Cove to-morrow at 3 o'clock in the afternoon. The sale will be conducted by Arthur C. Sheridan, auctioneer. The estate includes, besides the Colonial mansion, twenty-nine acres. The auctioneer reports that many well-known sportsmen and women have visited the property since the announcement of the forthcoming sale and a large attendance with brisk competitive bidding is expected.

NEWARK OPERA HOUSE SOLD. Waldemars Opera House, erected in Newark in 1889 and for many years the home of the Herman Stars has been sold to a New York syndicate, it was announced yesterday. It will be replaced by a large office building.

RESORTS. A thoroughly representative gathering of 1300 people, including investors, speculators and operators were on hand when the auction opened. Up to 1 o'clock about 200 lots had been sold for a total of \$7,100. The sale will be continued this afternoon and evening.

It is a long time since a spring campaign has opened as auspiciously as the Hoyt sale, said Joseph P. Day at the conclusion of the day's session. "The bidding was snappy and intelligent. The crowd knew the values offered, and were quick to take advantage of them. There is no question about the fact that real estate values are ready acceptance in all buying fields. The home seeker knows that the time is ripe for buying and that building materials prices are now within his reach. The investor has decided that there is no false bottom to the present market. The speculator is keen to ride the tide of recovery. The market feels it is sure to come to all in all, it is my judgment, backed by a quarter of a century of experience in the business, that we are in for a strong, well-balanced recovery. I have decided to continue the sale this afternoon and evening. There are still some choice pieces available, the cream hasn't been skinned off by any manner of means."

ACTIVE DEMAND FOR BRONX APARTMENTS. Well Rented Houses Find Ready Buyers. The Johnson-Delich Building Company sold the new six-story apartment house, 75x100, at 71 Crotona Park North, 67 feet east of Prospect avenue, containing thirty-seven apartments, and held at \$100,000.

## Canadian Pacific Rockies

A world above other Summer Vacations. Land fifty times bigger than all Switzerland—not one-fourth the distance away—and so easy and comfortable to reach on a Canadian Pacific train.

Every outdoor pastime you like best—from the Alpine Lakes to the great trails, a pony or auto-tourist ride under knowledge points to glacial lakes, or snow-capped peaks.

Hotels, chalets and bungalow camps at nine wonderful resort centers in the 300 miles of American Rockies from Banff to Victoria. B. C.

Call or write for Tour C 118. Canadian Pacific Railway. Gen. Adm. Passenger Dept. Canadian Pacific Building, 100 Water Street, New York City.

INDIAN WELLS INN. AMAGANETT, LONG ISLAND, N. Y. World renowned for Rheumatism, Nervousness and that run-down condition. Open all year. Twenty miles from Detroit. Mr. Clemens interurban meets N. Y. Central Westerga every morning at Detroit. Write Business Men's Association, Mt. Clemens, Mich.

See SWITZERLAND. Send for complimentary travel literature No. 21. SWISS FEDERAL RAILROADS, 241 Fifth Ave., New York.

IDEAL COUNTRY HOME Hotel Montclair. MOST DELICIOUSLY SITUATED RESIDENTIAL HOTEL IN NEW YORK'S MOUNTAINS. OPEN THE ENTIRE YEAR. OWNERSHIP MANAGEMENT. FREDERICK C. HALL COMPANY.

ROYAL PALACE. HOTEL & COTTAGES on the Beach. 300 GO GO CONVENT to ALL AVENUES. See Baths DIET KITCHEN Orchestra Family Patrons Invited.

NEW ENGLAND. ALL YOU'D EXPECT A HOTEL TO BE. NEW ENGLAND. ALL YOU'D EXPECT A HOTEL TO BE. NEW ENGLAND. ALL YOU'D EXPECT A HOTEL TO BE.

## THE NEW YORK HERALD

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## Dangers to Navigation.

Reported to the Hydrographic Office. April 6th, 1922, at 11 A. M. a heavy square piece of partly submerged wreckage, apparently a schooner's deck or cabin, was reported to be in the vicinity of the light at 32 1/2 miles from the light.

April 1, at 32 1/2 miles from the light, passed a ship's lifeboat, painted white and full of canvas, apparently a schooner's deck or cabin, marked on it—St. Collingsworth.

April 4, at 40 1/2 miles from the light, passed a schooner's deck or cabin, marked on it—St. Collingsworth.

March 30, at 50 1/2 miles from the light, passed a schooner's deck or cabin, marked on it—St. Collingsworth.

March 23, at 7 1/2 miles from the light, passed a schooner's deck or cabin, marked on it—St. Collingsworth.

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## NOTICE TO MARINERS.

New York-Hudson River The Lighthouse Service announces that the light at the mouth of the Hudson River, New York, and lighted April 3, 1922, having been carried away by ice.

New Jersey-Seacoast—Five Fathom Bank Light Vessel—Light to be Changed On or After April 15, 1922. The light on the Five Fathom Bank light vessel will be changed from red to white on April 15, 1922.

The master of str. Lake Elmhurst reports that on March 23, 1922, a schooner's deck or cabin, marked on it—St. Collingsworth.

The master of str. General Hodges reports that on March 23, 1922, a schooner's deck or cabin, marked on it—St. Collingsworth.

Hereafter during the season of dangerous ice condition each edition of the Hydrographic Bulletin will be supplemented by a chart entitled "Ice Reports for the Hudson River." The chart will be published weekly.

BOSTON, April 6—Nantucket Shoals light vessel was temporarily replaced by relief light vessel No. 6. The relief will show lights as usual, but will not show any special characteristics as station vessel.

CABLE REPORTS. LONE STAR STEAMERS ARRIVED. J. NEWUW AMSTERDAM (Dutch), at Rotterdam 4th.

PASSENGER STEAMERS SAILED. CARMANIA (Br), from Gibraltar 5th for COCHIN (Br), from Antwerp 6th for St. John, N. B.

ARRIVALS AND DEPARTURES FROM FOREIGN PORTS. ANTWERP, April 4—Arrived, str. Cantigny (transport), Portland, Me. (Br); St. John via Havre and Southampton; 6th, Finland, New York.

## AMERICAN PORTS.

ASTORIA, Ore., April 6—Sailed, str. Bratsberg (Nor), Coos Bay; Robin Adair, San Francisco.

BELLEVILLE, Wash., April 6—Sailed, str. American, Portland.

BOSTON, April 5—Arrived, str. Karmos (Br), St. John; Mercury, San Diego; towing barge Neptune No. 10 and 14. Arrived 5th, str. Boston, New York; Davidson and Eather Hughes; Junco, San Diego via Beverly (where also left barge Neptune, from Norfolk).

ARRIVED, str. Galveston (Br), Liverpool, N. S. W. (to load for New York).

BOSTON, March 20—Sailed, str. Alia, Boston.

ST. JOHN, N. B., April 4—Arrived, str. Tullaghan (Br), Glasgow; L. A. King, London; Montezuma (Br), Kingston, do; via Boston.

Sailed 4th, str. Lingan (Br), Loughsboro; Mardianova (Br), St. John.

ST. JOHN, N. B., April 3—Sailed, str. Diabla (Br), Liverpool.

AMERICAN PORTS. [By Telegraph.] ASTORIA, Ore., April 6—Sailed, str. Bratsberg (Nor), Coos Bay; Robin Adair, San Francisco.

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ST. JOHN, N. B., April 3—Sailed, str. Diabla (Br), Liverpool.

AMERICAN PORTS. [By Mail.] BARBADOS, March 20—Arrived, str. Horace M. Bickford, Port Arthur via Antigua (and sailed 25th for Demerara); 24th, str. Bickford, Port Arthur via Antigua (and sailed 25th for Demerara); 24th, str. Bickford, Port Arthur via Antigua (and sailed 25th for Demerara).

## FRED BROWN INCREASES HOLDINGS ON 40TH ST.

Frederick Brown, who purchased recently the Abyssinian Baptist Church and an adjoining building at 240 to 244 West Fortieth street, has enlarged his holdings at that point by the purchase of the four-story house, 238 1/2, at 246 West Fortieth street from the U. P. Realty Company. He now controls a frontage of 118 feet.

Podiatry Institute Buys Plot in Harlem. D. H. Scully & Co. sold for the estate of Mary A. White the plot, 60x100, at 51 1/2 and 53 East 124th street, adjoining Madison street to the First Institute of Podiatry, which will erect a clinic for the treatment of foot afflictions and a school for the training of students of scientific podiatry.

NEW YORKER ACQUIRES ESTATE IN BRIARCLIFF. Buys Outwater Place—Other Suburban Deals.

Fish & Marvin sold for Herbert G. Outwater, president of the firm of Outwater, Shurtliff & Noble of this city, his property on Central Drive, Briarcliff Manor, N. Y., comprising one acre and one-half, a large farm, a residence and outbuildings to Mrs. J. L. McMillan of this city. The property adjoins the Briarcliff Country Club links and the estate of C. P. Case.

Murray B. Parks sold to Thomas Gerrity, general manager of M. Knodler & Co., the home of John L. McQuinn on Bolton avenue, Palisades Manor. The property was held at \$50,000.

George Howe has sold for the Larchmont Gardens Company a building site on Harmon Drive, Larchmont Gardens, Chaucery B. Griffin rented a property at 54 Mamaroneck avenue, in the Plains, for Mrs. J. F. Burt, to Gilbert J. Murray of Larchmont.

Alfred C. Nichols, Inc., leased cottage No. 1 at Barbary Point, In. L. L. for the estate of Henry C. Havemeyer to Mrs. Rosalie M. Knapp, for the summer.

RESIDENTIAL RENTALS. Wm. A. White & Sons leased in 61 Fifth avenue an apartment to Harry P. Longstreet, and the house at 121 East Twenty-first street to Harper Sillman.

Robert G. Gruner leased the following dwellings: For Douglas Taylor Estate Trust at 333 West Twenty-second street, for A. B. Faber Estate Trust at 309 West Twentieth street, for H. J. Lohmeyer, Inc., at 211 West 82d street, for Mrs. J. M. Knapp, at 362 West Twentieth street, and for Dr. A. Cushman Realty Corporation at 37 West Twentieth street.

## BROOKLYN TRANSACTIONS.

Henry Pierson & Co., Inc., sold the three-story dwelling at 179 Prospect place, 20x162, for Elizabeth Whelan.

Master Builders, Inc., have sold to Carl E. Hexton a three-story building with garage accommodating nine cars at 190 Emerson place. R. F. Woodward was the broker.

Simon, Capt. Arthur E., to Langin Field, Moundville, W. Va.

COAST ARTILLERY. Murphy, Lieut.-Col. John B., to Washington.

FIELD ARTILLERY. Rafferty, Major John W., to Fort Sam Houston.

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## ARMY ORDERS.

Special Dispatch to The New York Herald Tribune, Washington, D. C., April 6. These army orders were made public today:

AIR SERVICE. Simons, Capt. Arthur E., to Langin Field, Moundville, W. Va.

COAST ARTILLERY. Murphy, Lieut.-Col. John B., to Washington.

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## NAVY ORDERS.

Special Dispatch to The New York Herald Tribune, Washington, D. C., April 6. These naval orders were made public today:

LIEUTENANT-COMMANDERS. Amador, William E., to New York.

COAST ARTILLERY. Murphy, Lieut.-Col. John B., to Washington.

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