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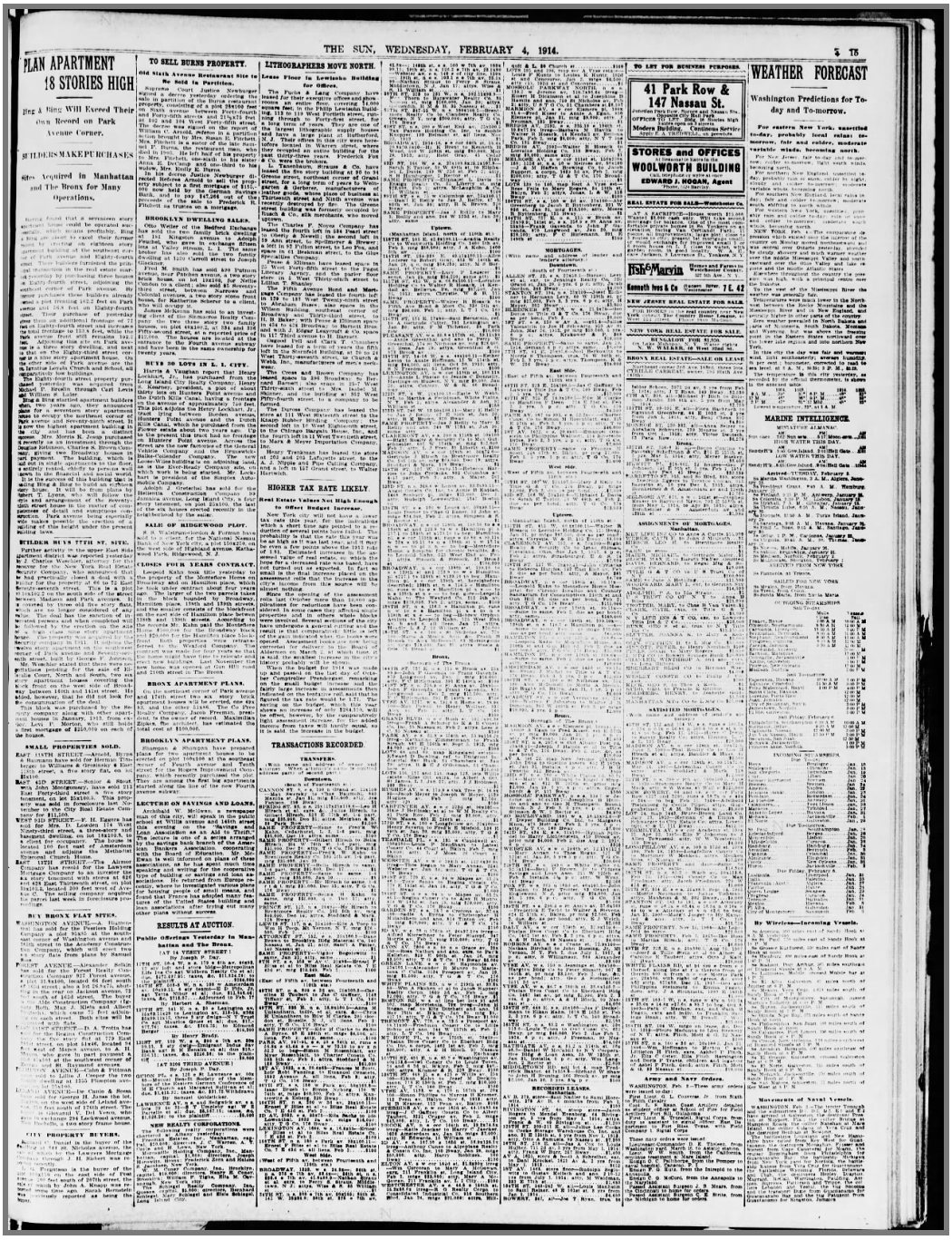

THE SUN, WEDNESDAY, FEBRUARY 4, 1914. 5 TS

PLAN APARTMENT 18 STORIES HIGH

Big A Ring Will Exceed Their Own Record on Park Avenue Corner.

BUILDERS MAKE PURCHASES

Sites Acquired in Manhattan and The Bronx for Many Operations.

Having found that a seventeen story apartment house could be operated successfully, which means profitably, Bing & Bing are about to exceed their former record by erecting an eighteen story apartment building at the southeast corner of Park avenue and Eighty-fourth street. These builders furnished the principal transaction in the real estate market yesterday by purchasing three houses in Eighty-fourth street, adjoining the southeast corner of Park avenue. By taking possession these builders already own a plot fronting 102.2 feet on Park avenue and 58.5 feet on Eighty-fourth street. Their purchase of yesterday gave them an additional frontage of 72 feet on Eighty-fourth street and increased the total frontage to 130.5 feet, while the Park avenue line will remain 102.2 feet. The plot is 130.5 feet deep. There is a three story dwelling and rear extension on the Eighty-third street corner and a nine story apartment house on the other side of Park avenue are the Lenox Hill Hospital and the Normal School, all apparently low buildings.

The Eighty-fourth street property purchased yesterday was acquired from Michael F. Breslin through Carl Levin and William E. Lake.

Bing & Bing started apartment building operations in this section when they acquired a plot for a seventeen story apartment house to occupy the northeast corner of Park avenue and Seventy-ninth street. It is now the highest apartment building in the city, with the exception of the Metropolitan tower. Mrs. Morris K. Jesup purchased recently as an investment through the Douglas Robinson, Charles S. Brown Company, giving two Broadway houses in exchange for it. The Bing & Bing operations in this section, which is now practically entirely built up, have proved very profitable to the builders, and it is said on the Seventy-third street corner they are building a nine story house, the first of its height to be erected in that locality.

BUILDER BUYS 77TH ST. SITE.

Further activity on the upper East Side apartment district was reported yesterday by J. Clarkson Waescher, attorney for the receiver for the New York Real Estate Security Company, which corporation had previously leased a 60x1 x-100 plot for the property at 66 to 72 East Seventy-seventh street. This is a plot 60.11x102.2 on the south side of the street between Madison and Park avenues. It is covered by three old five story flats, which will be demolished at once by the lessee. The deal has the sanction of interested persons and when completed will be followed by the erection on the site of a high class nine story apartment house. The property was acquired by the security company in 1911. It replaces the Hotel Gerard, which was destroyed by fire. The lessee is the Seventy-seventh street house in the matter of completion of detail and sumptuous construction. Park avenue being especially wide makes possible the erection of a building of this height under the present building laws.

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Mr. Waescher stated that there were negotiations pending for the sale of 15 Vilta Court, North and South, two and every apartment houses covering the block front on the west side of Park avenue between 160th and 161st street. He added, however, that he did not look for the consummation of the deal.

This block was purchased by the Security company along with other apartment houses in January, 1911, from exSen. Lee F. Mortimer, and bore a first mortgage of $150,000 on each of the houses.

SMALL PROPERTIES SOLD.

EAST 156TH STREET—Arnold, Hynes & Hermann have sold for Herman Dinberger to Williams & Greenberg 4 East 156th street, a five story flat, on an 18x75 plot.

EAST 41ST STREET—Solon & Stolz have sold for Frederick Ehret to Ida Hall that Forty-third street 4 five story basement, on lot 21x100.5. This property was sold in foreclosure last November to the City Real Estate Company for $11,000.

WEST 8TH STREET—F. H. Ehrets has sold for Mrs. Mary Ann Hoffman the Twenty-third street, a three-story and basement dwelling, on lot 18x100.5, to a client for occupancy. The house is located 160 feet east of Amsterdam avenue, and adjoins the Methodist Episcopal Church.

EAST 127TH STREET—The Aitcour Company has resold for the Lawyers Mortgage Company to an investor the six story tenement with stores at the east side of East Thirteenth street, on the north side of Lexington avenue, and Lexington C. The selling company acquired the parcel last week in foreclosure proceedings.

BUY BRONX FLAT SITES.

WASHINGTON AVENUE—A. Hamlin has sold for the Fenton Building Company a plot 80x85 at the southeast corner of Washington avenue and Fifty-third street to the Academy Construction Company, which will erect two six story flats from plans by Samuel Plotkin.

FOREST AVENUE—Alexander Selkin has sold for the Forest Realty Construction Company 927 Forest avenue, a plot 21.8x100, located 64 feet south of 161 street, also a lot 24.8x75, abutting in the rear on Jackson avenue, between 161st and 162d streets. The buyer will erect a garage. The Construction Company (Inc., May J. Mills and Albert Schaefer, which owns 72 feet adjoining on each street. Both sites will be improved with flats.

PROSPECT AVENUE—D. A. Trotta has sold for the Prospect Construction Company the four story flat at 779 East 163d street, on plot 21x65, located 14 feet west of Morris avenue, to A. H. Wenner, who gives in exchange the 4 story flat at the southwest corner of Bronx and 90 Raymond avenues.

TIFFANY AVENUE—Cohn & Fitzman have sold to Lillie J. Cooper the two story dwelling at 1355 Tiffany avenue.

LEGGETT AVENUE—Ira Cantor & Sons have sold for George H. Jones the lot, 25x100, on the west side of Leland avenue, 75 feet north of 176th street. The sale is effected by Del Vecchio, who gives in exchange the three-story dwelling, 1,000 story Prairie house.

CITY PROPERTY BUYERS.

Bernard C. Daniel is the buyer of the plot, 50x100, at 744 St. Nicholas avenue, the sale effected by the Lawyers Mortgage Company through J. H. Siebert was recently reported.

Mr. Thompson is the buyer of the plot, 50x100, on the east side of Park avenue, 50 feet south of 167th street, the sale made by John A. Kinsler was reported some time ago. Sarah Hornstein was previously reported as being the buyer.

TO SELL BURNS PROPERTY.

Old Sixth Avenue Restaurant Site to Be Sold in Partition.

Supreme Court Justice Newburger signed a decree yesterday ordering the sale in partition of the Sixth avenue property, consisting of a plot 25x102 feet on Sixth avenue between Forty-fourth and Forty-fifth streets and 21.9x75 feet on 44 and 104 West Forty-fifth street. The property is the subject of a report of William C. Arnold, referee in a partition action brought by Mrs. Susan B. Burns, Mrs. Florence Burns, a minor, by her guardian ad litem, the restaurant man, who owns the other half half of the property to Mrs. Florence Burns-said to be sister of Attorney Delancey Nicoll.

In his decree Justice Newburger directed Referee Arnold to sell the property subject to a first mortgage of $125,000 held by the Bowery Savings Bank, and to pay $47,500 from the proceeds of the sale to Frederick W. Pilsbury on claims on a mortgage.

BROOKLYN DWELLING SALES.

Otto Weller of the Bedford Exchange has sold the two family brick dwelling at 241 Kingston avenue to Adolph Lehmann, who gives in exchange Eighty-ninth Valley Stream, L. I. The same broker has sold for Mrs. Mary Ann Bruder the dwelling at 1470 Carroll street to Joseph Glackman.

Fred M. Smith has sold 539 Fulton avenue, near Patchen avenue, a two story and basement dwelling, for Mrs. Nellie Condon to a client who gives in exchange a three story and basement dwelling, between Natrona and Colonial avenues, a two story frame house, for Katherine Scherer to a client in the Bronx.

James Bradley has sold to an investing client of Arthur Lee Hamilton the two three story two family brick houses, on plot 44x100.2, at 394 and 396 Fifth-second street, a reported price of $17,000. The houses are located at the northeast corner of Fifth avenue, and have been in the same ownership for twenty years.

BUYS 50 LOTS IN L. I. CITY.

Harris & Vaughan report that Henry Lockhart, Jr., has purchased from the Long Island City Realty Company, Henry C. Knapp, president, a plot of about thirty lots on the north side of Queens Midway avenue, having a frontage on the avenue of approximately 700 feet. This plot adjoins the Henry Lockhart, Jr., tract lying between Borden avenue, Queens Midway avenue and the Long Island Rail Road. Mr. Lockhart is president of the Empire Automobile Company.

Adolph Lindenberg has sold for the Helsenia Construction Company the Helsenia avenue, Long Island City, a four story tenement, on plot 21x100, the last of the six houses erected recently in the neighborhood by the seller.

SALE OF RIDGEWOOD PLOT.

S. S. Wasserman-London & Forman have sold to a client for the National Nonpareil Bank of New York city, a plot 110x125, on the west side of Highland avenue, Metropolitan Ridgewood, N. J.

CLOSES FOUR YEARS CONTRACT.

Leopold Kahn took title yesterday to the property of the Manhattan Home on Broadway and on Hamilton place, which he took under contract about four years ago. The larger of the two parcels taken by Mr. Kahn is bounded by Broadway, Hamilton place, 136th and 139th streets, and the smaller by Broadway, Hamilton place, on the east side of Hamilton place between 138th and 139th streets. According to the records Mr. Kahn paid the Manhattan Home Society for the Broadway block $1,000,000 and for the smaller parcel $200,000. The Manhattan Home Society has been succeeded by the Woodland Company. The consideration was reported for yesterday as that the home might have time to relocate and erect new buildings. Last year the society's new home was opened at Cut Hill road and 194th street in The Bronx.

BRONX APARTMENT PLANS.

On the northeast corner of Park avenue and 174th street two six story brick apartment houses will be erected, one 42x82, and the other 114x86. The Co Per Realty Company, Joseph Preston, president, is the owner of record. Maximilian Zipkes, 1 Union square, will build at a cost reported from $60,000 to $70,000.

BROOKLYN APARTMENT PLANS.

Shampan & Shampan have prepared plans for two apartment houses to be erected on plot 100x100 at the southeast corner of Fourth avenue and Tenth street for the Rogen Improvement Company. The buildings will be six stories high and are assembly on the first log apartments started along the line of the new subway express subway.

LECTURE ON SAVINGS AND LOANS.

Archibald W. McIlvain, a newspaper man of this city, will speak to the public school at Willis avenue and 146th street this evening on the subject of Building Loan Association as an Aid to Thrift. Mr. McIlvain is a member of the committee on education of the Building and Loan Association Districts Association, cooperating with the Board of Education. Mr. McIlvain is well informed on plans of these associations, having for the committee on education, written for the committee a pamphlet of building or savings and loan associations. He returned from Rochester, N. Y., where he investigated various plans for housing people of small means, and found that France has adopted many features of the plan, and that the Legislature of California is bringing out many other plans without success.

RESULTS AT AUCTION.

Public Offerings Yesterday in Manhattan and The Bronx.

[AT 14 THIRTY STREET]

[AT 2105 THIRD AVENUE]

[AT 2105 THIRD AVENUE]

NEW REALTY CORPORATIONS

Certificates of incorporation were filed yesterday at Albany for the following:

Premium Estates, Inc., Manhattan, capital, $5,000; directors, Abraham Lefkowitz, Frederick Ehret and Ralph Lefkowitz, New York city.

Broadway Realty Company, Inc., Brooklyn, capital, $5,000; directors, Frederick Ehret, Brooklyn; William F. Tighe, Ella M. Carroll, New York city.

Bay Ridge Realty Company, Inc., Brooklyn, capital, $5,000; directors, Bernhard Lehmann, Sarah Schlegel and Max Schlegel, Long Island city.

LITHOGRAPHERS MOVE NORTH.

Lease Floor in Lewisohn Building for Offices.

The Photo & Lang Company have leased for their executive offices and showrooms an entire floor, covering 11,000 square feet, in the Phillip Lewisohn Building, at the northeast corner of Fifth avenue and Forty-third street, for a long term of years. They are one of the largest lithographic supply houses and have a large plant at Rutherford, N. J. Their present offices are in the building leased to Wanamaker stores, where they occupied an entire building for the past thirty-three years. Frederick Fox & Co. were the brokers.

Tannebaum, Strauss & Co. have leased the five story building at 40 to 44 Greene street, for a long term of years to Waterman & Gerberer, manufacturers of leather goods, whose plans of business in Thirteenth street and Ninth avenue was recently destroyed by fire. The Greene street building was formerly occupied by Roach & Co., silk merchants, who moved uptown.

The Charles F. Noyes Company has leased the fourth loft in 134 Pearl street to Geary & Newell; the second loft in 5 Beekman street to Lee Fox, and the 5,000 to 10 Fulton street, to Lee Fox, and space in 41 Beekman street, to the Olive Specialties Company.

Pease & Elliman have leased space in 11 West Forty-fifth street to Thomas Lithgow Jr., and the parlor floor store in 11 Bleecker street, to Mrs. Emilia T. Shanley.

The Fifth Avenue Bond and Mortgage Company has leased the fourth loft in 170 to 177 West Twenty-ninth street to Ernest Hutcheson, northeast corner Broadway and Thirty-third street, to H. B. Baker with Pease & Elliman agents, on 434 to 474 Broadway, to Harcott Hosiery Company, and Henry & Co. space in 117 Third avenue, to Harry Barnett.

Osgood Dell and Clark Dissosway have leased for a term of years the fifth loft in the Stonefield Building, at 24 to 24 West Thirty-fifth street, to Charles A. Weis, Inc., manufacturers of men's neckwear.

The Tom and Bloom Company has leased space in 106 Broadway, to Bernard Barnett; also space in 25-27 West Thirty-seventh street to Mrs. Isabel M. Hall, and space in 11 West Eighteenth street to Mrs. Isabel Hall. West Eighteenth street, to Mrs. Isabel Hall. West Eighteenth street, to Mrs. Isabel Hall. West Eighteenth street,