FAVOR COLONY PLAN

IN LARCHMONT DISTRICT.

Experts Think Italian Settlement Could Be Easily Built.

More real estate experts inspected last week many of the vast vacant tracts of land lying north and northwest of the Larchmont Manor railroad station at Larchmont, Westchester County, N. Y., to see if the whole or part of the barren region was suitable for the creation of a big Italian colony. They decided that some of the tracts were ideal for that purpose. Such a suggestion was recently made by realty men, who hope that some large project will be perfected for improving the building lines and street conditions in the Italian colonies now located in Westchester County and for furnishing proper housing facilities in the county for the thousands of Italian workmen and their families who are seeking homes there.

Their inspection also revealed many important factors in the realty make-up of the greater part of the district north of the Larchmont Manor railroad station and near "The Woods of Larchmont," being developed into a high-class bungalow colony possessing "realty magnetic qualities" said to include "every outdoor enjoyment—boating, bathing, fishing, riding, driving and fine roads for automobiling." By realty make-up is meant those things by which the usefulness of land for one purpose or another is determined.

The vacant land north of the Larchmont Manor railroad station could not at present be profitably converted into a professional league baseball park for many reasons. In the first place the district is too far away from the thickly populated residential centres of the greater city. Even if it was as near to the financial zone of Manhattan Island as is the Polo Grounds, it would require a sum equal to the worth of the yearly output of the Anaconda copper mines to have the hills and dales rolled or reduced into a big level stretch suitable for ball playing. If Hans Wagner faced the Long Island Sound from a point on the State Road extending through the territory north of the Larchmont railroad tracks and swung at a pitched ball with his famous bat there is little likelihood that the ball would ever be found.

Nor is the larger part of the land north of the Larchmont railroad station ripe for transformation into a big manufacturing centre, for factory zones, like baseball grounds, thrive best on level ground. Nor is it long past due for development into a residential district equal in realty grandeur and worth to Larchmont Manor, whose fame and worth are known wherever wide awake real estate men meet.

Larchmont Manor is unquestionably the ideal suburban residential section of the metropolitan area, and no wonder developers of land like to trade upon its greatness, their longing in this respect being as intense as that of the average colored man for chicken and watermelon. At least these are some of the things learned by the realty experts on their inspection tour last week.

These experts also decided that it would be difficult to find a more favorable district in which to provide modern suburban homes for many thousand Italian workmen and their families than north of the Larchmont Manor railroad.

MANOR PRIVILEGES PROTECTED.

The experts were told by Larchmont Manor owners that to enjoy thoroughly all the benefits arising from the wise restrictions placed on Larchmont Manor property one must own a house there or be the guest of such an owner. Thus Larchmont Manor itself furnishes an insurmountable realty obstacle, just south of the railroad station and extending to Long Island Sound, against trespasses on its estates and privileges. Those living north of the railroad station cannot bathe in the waters of Long Island Sound opposite the beach on which is the pavilion erected by the Manor Association unless they own Larchmont Manor property or are guests at the homes of Larchmont Manor property owners. Persons with a deed to Larchmont Manor sites would have little use, for residential purposes for themselves or families, for most of the vacant plots north of the station. On the other hand, homeseekers who enjoy salt water bathing are not likely to purchase home sites north of the railroad if deeds to such sites do not give to them the right to bathe at the Manor beach, and the deeds include no such rights. From the hills of Mamaroneck north of the railroad station to the Sound is a walk of twenty minutes for a robust man. The corporate limits of the village of Larchmont extend only a few feet north of the station, according to real estate maps, and therefore there can be no "hills of Larchmont" there. In summer, when the average person enjoys bathing, the State Road, leading from the hills of Mamaroneck to the avenues extending from Larchmont to the Sound, and the other thoroughfares are usually dusty, and after such a walk from the beach to the hills a person would be dirtier than before bathing. The nearest public bathing beach to the residents north of the railroad track is at New Rochelle, and it is a long way from the "hills of Mamaroneck."

There may be some suitable and nearby place where residents north of the tracks can bathe, but its boundaries are not generally known to the residents of Larchmont Village and the Manor. To bathe at the manor beach occupants and owners of manor houses pay $25 each a season. Some seasons all the houses are not rented to such persons, and then requests for bathing privileges there from Larchmont Village residents may be favorably acted upon.

Moreover, Larchmont Manor Park is private property, and picnics are not permitted there, and if visitors do not obey the park rules they are quickly ushered out of the grounds. Even the streets of the manor belong to the manor association, but they have been opened so long to the public there exists some doubt as to whether or not they could ever be closed to persons not owners of property in the manor.

ITS INTERESTS WELL GUARDED.

Some persons interested in property north of the railroad station forcefully assert that lot owners there enjoy boating. Signs are lacking that they enjoy such aquatic pleasure at the manor beach, for the boats at the beach are for the exclusive use, it is said, of manor residents and their guests. Nor is there any tangible evidence that fishing privileges at the manor beach can be had for the mere asking. There are rivulets running down the hills of Mamaroneck and through the village of Larchmont, but fishing in those streams is not popular.

After weighing carefully all these things affecting land values north and south of the railroad station, the realty experts came to the conclusion that Larchmont Manor was perfectly guarded against intruders, and that many acres north of the station could be immediately made into a big Italian colony. There is a small Italian colony there now. In order that the natural charms of the land north of the station would not be considered as deterrent factors in the perfection of any plan for building an Italian colony there, some of the real estate experts suggested that signboards, with the following announcement, be put up there: "There is fine boating, bathing and fishing in the waters of the Sound off the manor beach. You do not get those manor beach privileges by buying here. Of course, if you have an aeroplane you may fish from it off the manor beach or bathe from it, and if you can make it float you may enjoy boating off that point."

ART BUILDING IN $1,000,000 DEAL.

Herald Square Mortgage Corporation Leases Property for 114 Years.

A lease for 114 years and involving a rental of $1,000,000 was reported yesterday. The structure leased is the Art Building, No. 1418 Broadway, adjoining the northeast corner of 39th street, and extending to and connecting with the Parker House. The property was leased several years ago for ten years to Felix Isman, who later sold his interests to Harry Levey, who in turn assigned the lease to L. T. Alton, president of the Herald Square Mortgage Corporation. Mr. Alton immediately remodelled and improved the building, at an expense of $50,000, and turned it into an attractive office building.

Owing to the contracts signed yesterday the Herald corporation will have control of the property for 114 years.

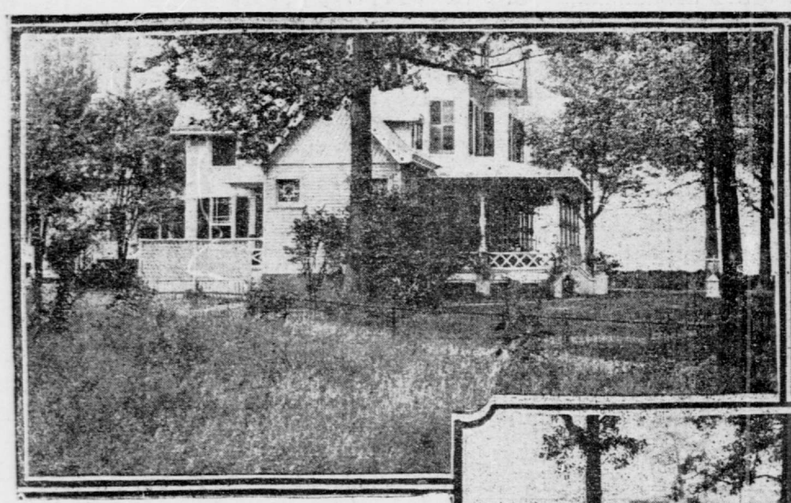
TO BUILD NEAR TUNNEL STATION.

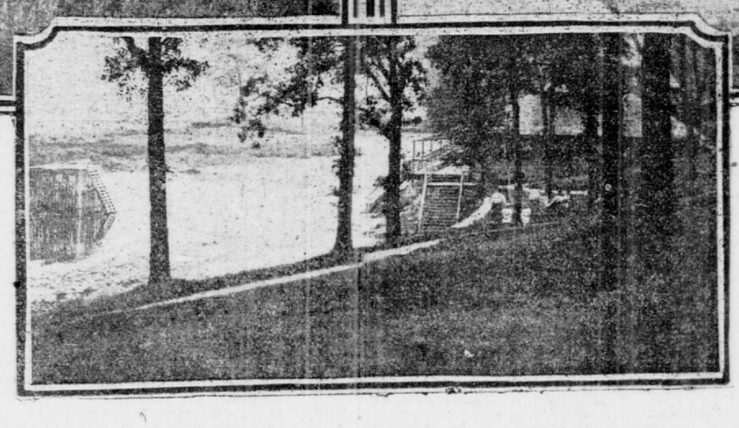
L. T. Alton has leased for the Herald Square Realty Corporation, of which he is president, the premises Nos. 514 and 516 West 33d street, for a period of twenty-one years, and two renewals, at an aggregate rental of $100,000.

This property had been under lease to the corporation for twenty-one years, of which term only a few months have elapsed. Mr. Alton intends to erect a six story loft building on the site.

SCENES AT BEAUTIFUL LARCHMONT MANOR, N. Y.

To enjoy all the property rights in the Manor a person must own property there or be a guest of such an owner.





EAST MIDWOOD SALES.

More than One Hundred Lots There Changed Hands Last Week.

The demand for East Midwood lots is one of the features of the trading in Brooklyn. "We sold more than one hundred lots at East Midwood last week," said William B. Harmon, of Wood, Harmon & Co., yesterday, "the average price a lot being about $1,200. That certainly shows that, in spite of hot weather and vacations, people will buy Brooklyn land. The property is good and attracts a fine class of purchasers. No single lots are sold even on the side streets, and along the avenues we sell nothing less than two and a half lots, or 50-foot plots. The Midwood section of Flatbush appeals very strongly to people in comfortable, though moderate circumstances. It is city, yet with living conditions idealized.

"Old Flatbush was a rather sleepy Dutch village—mainly agricultural. The thrifty farmers amassed fortunes from their fertile acres, for this was the richest of the farm lands in all Kings County; and it has been fortunate for the new Flatbush that they did. Most of them had money in bank and stocks and bonds in their safe deposit vaults, and in consequence they were loath to part with their holdings. They held on to their land longer than in any other section of Brooklyn, and the farms were thus held intact until it was absolutely necessary to cut them up into building lots. The new Flatbush has come into existence, all restricted, planned and arranged, and the result has been a fine development that has created a residential section unequalled in any other part of the country.

"New Flatbush comes in a new era of city growth and development and rapid advancement in architecture, in sanitation, home beautification and higher standards of living. The last is the best, for experience teaches better things, better ways and higher ideals.

"So Flatbush, to the persons who know, stands for a district of homes at once comfortable, artistic and not extravagant for persons who appreciate those qualities and, while not rich, are still able to maintain the niceties of life.

"Had the old Van Brunt and Magaw farms, now East Midwood, been opened thirty or forty years ago, a far inferior type of development would have resulted. As it is, East Midwood represents the latest ideas in modern city planning."

PLAN GARDEN EFFECTS.

Manhattan Beach Colony to Have Big Lawns and Shade Trees.

Still another feature has been added to the elaborate scheme of development at Manhattan Beach Estates, which is in line with the plans already carried out by the owners to make that property ready in every particular for immediate improvement.

The new work, which has already been begun, will consist of covering the entire area with a layer of topsoil and fertilizer. Perhaps the only drawback heretofore in the building up of residential colonies on the seashore has been the difficulty of beautifying the landscapes or of getting anything in the shape of vegetation to thrive even for a brief period or without most careful cultivation. Furthermore, at many places along the coast this work of topsurfacing has been left to individual owners, usually with only partial and unsatisfactory results. At Manhattan Beach it will all be done by the owners, first in those sections where building operations are about to be begun and later over the entire property.

In arranging terms for purchasers Joseph P. Day has also devised several optional plans which it is thought will prove popular. One of these provides for a 10 per cent cash payment and a subsequent series of quarterly payments of 10 per cent each. Another has the same original cash payment, with 10 per cent to be paid quarterly until 40 per cent of the purchase price has been paid, the balance of 60 per cent remaining on mortgage at 5 per cent interest for three years.

JAMAICA ESTATES PLOT SOLD.

Jamaica Estates report the folowing recent sales: A plot 60x120 on Radnor Road, near Kent; a plot 77x130 on Avon Road, near Doncaster Boulevard; a plot 121x164 at Radnor and Kent Roads; a plot 77x96 on Charlecote Ridge, near Doncaster Boulevard; a plot 90x158 at Doncaster Boulevard and Tudor Road; a plot 100x120 at Midland Parkway and Kent Road; a plot 80x166 on Midland Parkway, near Croydon Road; a plot 103x203 at Henley and Avon Roads, and a plot 98x100 at Henley and Avon roads.

WEST SIDE DISTRICT ACTIVE

IMPROVED AND VACANT SITES THERE, VALUED AT MANY HUNDRED THOUSANDS, SOLD LAST WEEK.

Trading in the Zone Many Years Ago—Some of the Big Transactions Affecting Parcels in the Section Reported This Year.

Investors were prominent in large numbers last week as buyers of modern apartment houses in the West Side, north of 59th street. The property which they bought is valued at many hundred thousand dollars.

The trading which has marked the upbuilding of the various zones of the West Side in the last ten years has never indicated for one moment any doubt in the minds of the big realty leaders as to the stability of values throughout the entire region. Long ago the territory passed through the initial stage of development to one with the general trend of affairs well defined. In the 90's, when the larger part of the section did not appeal to many of the largest investors, owing to the inaccessibility of many new apartment house centres there, and also on account of the difficulty encountered by active real estate brokers in finding tenants for many improved sites, there was a poor market for its costly apartment houses. To find a buyer in those days for houses with frontages on the Drive was a most tedious task, and to get satisfactory loans at that time for the furtherance of modern apartment house projects or for the building of private dwelling houses was also an unpleasant job.

It was then thought that in spite of the poor transit facilities of the district, the lower and central Riverside Drive section would especially appeal to persons well known in society and financial circles as a residential centre almost entirely for their own use. The pioneer developers of the district argued that the upper Fifth avenue district was not easily accessible from all sections of the city, and that its remoteness from many direct transit lines was one of the principal factors in its realty strength. Some of these developers, weighed down with these views, could not foresee that the Riverside Drive area was not destined to be developed into a private dwelling house region of realty grandeur equal to that of the upper Fifth avenue zone. Several were bold enough to try to arrest the growth of the upper Fifth avenue district and to make the Riverside Drive territory one of the finest residential centres, almost entirely dotted with high class dwelling houses, within the borders of the greater city. They learned at great expense that it is not possible to make persons who can well afford to own and occupy the most expensive dwelling houses move to a section which does not naturally appeal to them.

Since then other well known real estate builders have been taught at the bitter school of experience that even in a district which has wonderful drawing power as a choice residential district people cannot be fashioned according to the ideas of the builders. In other words, speculatively built dwelling houses representing an investment of many hundred thousand dollars are not easily salable at a profit. Persons of large means usually contract for the building of a dwelling house for their occupancy to suit their needs.

HOUSES USUALLY ALTERED BY BUYERS.

Speculatively built houses designed by builders and architects who are trying to gauge future needs generally undergo, if sold to such persons, a thorough overhauling of the floor plans, and frequently many changes in the exterior appearance, before they are ready for the occupancy of their buyers. This idea that such speculatively built houses could be as profitably erected as houses of much less cost was the result of the popularity of the modern types of dwelling houses representing an investment of $200,000 or less and the fact that many of those houses were readily salable from the plans.

It may be that some years later persons who want to live in the upper Fifth avenue district or other sections with many residential charms will gladly accept the finished product of speculative builders, and thus relieve themselves of the worry and time necessary to formulate and carry out dwelling house construction work representing an investment away beyond the $500,000 mark.

Time has truly proved that there is no ideal section in the great West Side for the creation of a residential zone with marks similar to the upper Fifth avenue district. Throughout the entire length of the Riverside Drive thoroughfare there are no signs that many wide-awake builders still hope to make that section of the city the rival of the upper Fifth avenue district. Nearly all the big builders active on the Drive are not busy putting up high class dwelling houses for the occupancy of men prominent in financial or social circles, but are creating there a greater apartment house centre. The district lends itself naturally to the building operations which are being carried out there and which have characterized the transformation of many sites with frontages on the Drive in the last ten years.

A few years hence the greater part of the Drive district will be almost one unbroken row of the highest type of apartment house building. That the zone will continue to be enlarged along its present lines is plainly reflected in the broadening of investment purchases there. There never was a time in the history of the various development periods of the great West Side when its modern apartment houses were in such demand in investing circles. From 59th street to 125th street there is hardly a street or an avenue which has not figured this year in the sales of new high class apartment houses to investors, and in certain sections of this alluring residential zone sales of apartment houses to investors have been a feature in each week of this season. The great West Side district forms the greatest apartment and hotel zone in the world, and the sum total of its taxable properties has greatly added to the financial power of the city.

RECENT TRADING IN DISTRICT.

Last week a market was found by Slawson & Hobbs for Isaac Mayer & Sons for the Yorkshire, a new eight story fireproof apartment house, on a plot 125x100 feet, at the southeast corner of Broadway and 113th street. That is one of the best built houses of its size ever constructed on the great West Side. It occupies a superbly located plot of ground and its frontages on the street and Broadway afford it splendid light and air. The same firm of brokers also sold for William Ottman the Pamlico, an eight story fireproof apartment house, No. 97 Central Park West, on a lot 50x100 feet; for the Romaine estate Nos. 46 and 48 West 73d street, a six story apartment house on a plot 50x102.2 feet, and a seven story elevator apartment house, on a plot 50x102.2 feet, at the southeast corner of Columbus avenue and 73d street. All of these houses were taken over by investors and will be managed by the brokers in the deals.

The real estate market has grown so accustomed to big deals affecting apartment houses on the West Side that the purchases of such houses have not attracted the attention that they have merited. A fairly accurate idea of the volume of such trading may be had from a study of some of the principal apartment house sales reported since January 1.

The trading on the great West Side early in the season was marked by the sale by Millard Veit for the Mordecai Estates Corporation to Herman Cohen as an investment of the Allenel apartment house, No. 310 West 93d street, near Riverside Drive. It is a six story elevator structure, containing eighteen apartments. It occupies a plot with a frontage of 50 feet and a depth of 145 feet. The house was ready for occupancy in the fall and was fully rented a short time after it was opened.

About the same time the De Leon Realty Company, of which Henry Aronson is president, sold to the Henry Newman estate the De Leon apartment house, No. 50 to 54 West 112th street, a seven story structure with a frontage of 75 feet and a depth of 100 feet. In part payment the De Leon Realty Company took a plot with a frontage of 127 feet by irregular on the easterly side of St. Nicholas avenue, 25 feet north of 159th street. Henry D. Winans & May were the brokers in that deal.

Signor Aguedalia, of Havana, bought as an investment through Clifford N. Shurman from Henry Nassoit the seven story apartment house Nos. 2790 and 2792 Broadway. It occupies a plot with a frontage of 52 feet and a depth of 100 feet. The property contains fourteen apartments of seven rooms and a bath each. It faces the plaza formed by the intersection of West End avenue and Broadway. This was an all cash sale. Mr. Aguedalia also owns about twelve other high class apartment houses in the northerly sections of the greater city.

For Hannah E. Kelly, Andrew P. Morison sold the Granite, two apartment houses at the northeast corner of Morningside avenue and 116th street.

For George W. Thedford, Harry Goodstein sold the two five story apartment houses Nos. 142 and 144 West 109th street. The houses are two of a row of twenty-four similar structures, which are opposite the art school of the National Academy of Design.

DEAL INVOLVING $600,000.

One of the largest transactions on the West Side reported this year was the sale of the Fowler Court apartment house, a seven story elevator structure, at the north corner of Riverside Drive and 112th street. The property was held at $600,000. It was sold by Calder & Nassoit for the Cumming Construction Company to Philip Livingston.

A market was also found this year for the Esperanto, a six story elevator apartment house, No. 229 West 105th street. It was held at $250,000. It was sold by F. R. Wood & Co. for Lorenz Welher. The house occupies a plot with a frontage of 100 and a depth of 100.11 feet.

The A. C. and H. M. Hall Realty Company sold the six story elevator apartment house No. 110 Riverside Drive, northeast corner of 83d street. Adjoining the property on the north is the Gainsborough, a seven story apartment house, and near it is the Turrets, a seven story apartment house.

For J. Holmes, jr., Austin B. Fletcher, George B. Hurd and Samuel Robert, Parish, Fisher & Co. sold the Versailles and the Fontainebleau, occupying the block front on the easterly side of Seventh avenue between 112th and 113th streets to Isidor Friedlander. The property has a frontage of 201.10 in the avenue and a depth of 100 feet. Mr. Friedlander also owns the Chantilly, a big apartment house at the northeast corner of Seventh avenue and 113th street.

The firm of J. B. Ketcham sold for George B. Rabb Coverley Court, a six story elevator apartment house, No. 508 West 164th street. It adjoins the northwest corner of Amsterdam avenue. It occupies a plot with a frontage of 150 feet and a depth of 100.11 feet.

The Central Building & Improvement Company sold Evelyn Court, No. 611 to 619 West 114th street, a six story elevator apartment house, with a frontage of 125 feet and a depth of 100 feet. The property was held at $350,000. Opposite the property are Hudson Hall and Revere Hall, two six story elevator apartment house structures, and abutting it is the Reno, a nine story fireproof apartment, and the Ardleigh, a six story apartment house structure.

Mrs. Theodore Morse, owner of the Wallack's Theatre building, found a buyer this season for the Rutledge, a five story apartment house at the north corner of 82d street and Central Park West. The house has a frontage of 27.2 feet in the avenue and 100 feet in the street.

Bernard C. McKenna sold the seven story elevator apartment house, 76.2x89.9 feet, at the south corner of 95th street and Riverside Drive.

A trade involving country property and a big West Side apartment house was recently reported. It was the sale by Louis Rosenthal of the West Wing apartment house, a six story elevator structure, Nos. 108 and 110 West 111th street, with a frontage of 50 feet and a depth of 100.11 feet. The buyer gave in exchange his country place at Mountain View Station, near Malone, N. Y., comprising two dwelling houses and about three hundred acres of land.

Another big West Side transaction recently reported was the sale by Huston & Asinart to an investor for the Brookfield Construction Company of the ten story apartment house in Riverside Drive, 225 feet north of 116th street.

THIS IS NOT A VIEW OF AN AFRICAN VILLAGE, BUT A GLIMPSE OF THE ITALAN COLONY NORTH OF THE LARCHMONT MANOR STATION.

More real state experts inspected the district la st week to determine if it could be made a big Italian settlement. They learned that all of this region near "The Woods of Larchmont" is in the Townshi p of Mamaroneck.

WHERE INVESTORS ARE PROMINENT AS BUYERS.

IN 76TH STREET, NEAR WEST END AVENUE.

IN 26TH STREET, NEAR THE NORTH RIVER.

PARCELS OF QUALITY

IN AUCTION BUDGET.

Several Sites in Pennsylvania Tunnel Zone To Be Sold This Week.

The number of auction sales scheduled to be held this week at the Real Estate Exchange Salesrooms, Nos. 14 and 16 Vesey street, is small. Sales, regards quality, however, it is more attractive than many of the heavy lists of offerings recently arranged and disposed of in the Vesey street rooms.

On Wednesday Bryan L. Kennelly is going to sell for the administrator of the estate of Mathias Bach a four story tenement house, with store, No. 360 Ninth avenue, on a lot 18.6x100 feet. The parcel is on the easterly side of the avenue, 80 feet north of 30th street, and is therefore in the Pennsylvania tunnel terminal zone.

The seven story loft building, Nos. 131 and 133 West 28th street, between Sixth and Seventh avenues, is among Joseph P. Day's auction offerings for the week. It ought to attract speculators, owing to its close proximity to the Pennsylvania terminal. The demand for loft space in the section lying to the south and west of the railroad's big station has drawn many builders to the tunnel zone. In one block in 27th street three big loft projects are being carried out.

The 28th street parcel is to be sold on Thursday, and on the same day Mr. Day has scheduled an adjourned sale of the five story dwelling house No. 149 Riverside Drive, near 87th street.

On Wednesday he will sell an extra deep lot on Freeman street, adjoining Bryant avenue, and a plot on Broadway, in the Throg's Neck section.

The budget for the week will be as follows:

ON TUESDAY.

By Samuel Marx.

256 6th ave, e s, 70.7 ft n of 18th st, 21.5x85; 3 sty brk and store bldg; M M Valentine agt E R Hayner et al; Lachman & G, attys; F C Avery, ref; amt due, $9,441 [illegible] taxes, etc, $8 30.

By Joseph P. Day.

548 to 552 82d st, s s, 111.4 ft w of East End ave, 40x102.2; 6 sty tenmt and store; Leo Levy et al agt F H Nadler et al; action 1; Ritch, W, B & B, attys; B L Patterson, ref; amt due, $17,837 04; taxes, etc, $1,181; sub to a mtge of $32,000.

542 to 546 82d st, s s, 151.4 ft w of East End ave, 40x102.2; 6 sty brk tenmt and store; same agt same; action 2; same attys; same ref; amt due, $17,860 94; taxes, etc, $1,181 10; sub to a mtge of $32,000.

By Charles A. Berrian.

117 Lewis st, w s, about 250 ft n of Stanton st, 25x100; 7 sty loft and store bldg; A A Raphael agt David Feuer et al; J C Weschler, atty; G W Collins, ref; amt due, $10,111 61; taxes, etc, $742 47.

ON WEDNESDAY.

By Bryan L. Kennelly.

360 4th ave, e s, 80 ft n of 30th st, 18.6x100, 4 sty tenmt, with store; adm r's sale; estate of Mathias Bach, deceased.

By Joseph P. Day.

Freeman st, s s, 27.4 ft w of Bryant ave, 27.4x113.1x25x102.10, vacant; James Todd agt John Sklar et al; Zak O'Grady, atty; C G Arnold, ref; amt due, $3,022 [illegible] taxes, etc, $458 44.

Broadway, w s, 59 ft s of Tremont Road, 59x144.8x113.4, Throg's Neck; Bankers' Realty and Security Co agt Louis Mershen et al; Lindsay, K & P, attys; Denis O'L Cohalan, ref; amt due, $1,705 92.

Boyd ave, e s, 150 ft n of Jefferson ave, plot 50x100; also Boyd ave, 250 ft n of Jefferson ave, 50x100, and plot 75x100 abutting on Fox ave, Edenwald; Eva Rappaport agt Jacob Schmid et al; B H Bernstein, atty; G L Donnellan, ref; amt due, $2,538 03; taxes, etc, $400.

By Herbert A. Sherman.

237 81st st, n s, 150 ft w of 2d ave, 25x102.2, 4 sty stone front tenmt; City Real Estate Co agt Realty Associates et al; Harold Swain, atty; Charles F Matthewson, ref; partition.

By Samuel Goldsticker.

431 72d st, n s, 150 ft w of Avenue A, 25x102.2, 4 sty tenmt; A D Weekes agt Mary Schanbacker et al; Weekes & F, attys; F P Pace, ref; amt due, $3,012; taxes, etc, $823 27; sub to a mtge of $9,000.

By Samuel Marx.

512 71st st, s s, 223 ft e of Avenue A, 25x100.4, 1 sty bldg; R W Buckley agt Ernest Wander et al; Hill, L & L, attys; J S Schwab, ref; amt due, $3,837 36; taxes, etc, $125.

ON THURSDAY.

By Joseph P. Day.

149 Riverside Drive, e s, 27 ft n of 87th st, 23.8x100.5 and 6 sty dwlg; M D Wylly agt A G Loomis et al; Spier & B, attys; R H Clarke, ref; amt due, $68,232 42; taxes, etc, $3,068 63.

371 and 373 4th ave, e s, 40.4 ft n of 26th st, 49.4x120.10x98.9, to 103-105 East 26th st, x41.10x irreg; part of Putnam House; Equitable Life Assurance Society agt Putnam Holding Co et al; Alexander & G, attys; H C Lake, ref; amt due, $211,818 72; taxes, etc, $5,651 24.

131 and 133 28th st, n s, 400 ft w of 6th ave, 53.4x98.9, 7 sty loft and store bldg; F S Keller agt Tarrytown Building Co et al; Johnson & G, attys; E J Tindale, ref; amt due, $8,405 42; taxes, etc, $13 50.

Webster ave, w s, 175.4 ft n of 179th st, 50x110; vacant; Bronx Borough Bank agt Joe Kosovsky et al; James Kearney, atty; J Scanlan, ref; amt due, $6,821 50; taxes, etc, $311 28.

Webster ave, s e cor of 175th st, 108x80.4x irreg; three 4 sty tenmts and 2 sty stable; sheriff's sale of all right, title, etc, which Michael Gleason had on March 17, 1909, or since; C V Halley, atty.

ON FRIDAY.

By Charles A. Berrian.

845 81st st, n s, 175 ft w of 1st ave, 25x102.2; 3 sty tenmt and store; Estates Settlement Co agt Abraham Meyer et al; Carrington & P, attys; J D Butler, ref; amt due, $1,261 46; taxes, etc, $104; sub to a prior mtge of $8,000.

By Joseph P. Day.

85 119th st, n s, 139 ft e of Lenox ave, 18x100.11; 3 sty dwlg; sheriff's sale of all right, title, etc, which Herman Horowitz had on March 18, 1909.

MORE LONG ISLAND CITY SALES.

L'Ecluse, Washburn & Co. have sold for the Wampage Realty Company a plot 50x100 feet at Third and Webster avenues, Long Island City. The purchaser will improve this corner parcel with a business building.

REALTY NOTES.

Henry Iden and another purchased No. 250 Fourth avenue, southwest corner of 20th street, reported sold on Thursday.

De Blois & Eldridge have leased for E. S. Cramp his place in Bellevue avenue, Newport, R. I., to E. J. Curley, of Manhattan.

G. P. Butterly was the broker in the sale of No. 510 to 514 West 27th street, reported recently. The buyer will erect a warehouse on the site.

The property sold by Jere J. Sullivan & Sons for the Newton Holding Company is at Nos. 580 and 582 East 140th street, not 138th street, as reported.

The Duross Company has leased for I. W. Horton, of Paris, France, to Henry Smythe the four story building No. 410 Eighth avenue, near the new Pennsylvania station, for a term of twenty-one years. Mr. Smythe will alter the building.

J. N. Kuh has sold for P. Hartung a plot, 40x80 feet, on the west side of Division avenue, 706 feet south of the Boulevard, at Rockaway, Long Island, to Zarat & Weber.