

APARTMENT HOUSES IN \$1,000,000 TRADE

Yonkers Estate, Including a Steam Yacht, Given in Part Payment for Twelve Story Riverside Drive Structure.

BUYERS OF 46TH STREET PARCEL TO IMPROVE SITE

The two twelve story apartment houses at Nos. 460 and 464 Riverside Drive, known as the *Aqua Vista* and the *Monte Vista*, were sold yesterday for the Michael E. Paterno Realty Company to the New Amsterdam Holding Company, Franklin C. Haines, president. The houses occupy a plot 125x100 feet, 100 feet south of 119th street, and were completed about a year and a half ago. They are fully rented and were held at \$70,000. Mr. Haines gave in part payment his fine house at Nos. 8 and 9 Phillips Place, Yonkers. The place has been held at \$80,000 and is said to be one of the most beautiful and costly along the river. It is laid out in the fashion of an Italian villa. An 80-foot steam yacht, valued at \$30,000, was also given in part payment. It is said that Joseph Paterno will spend about \$5,000 making extensive alterations and improvements to the place, and on its completion will occupy it. The purchaser is holding the property as an investment.

William H. Barnum and William Everell, Jr., are the buyers of Nos. 15 and 13 West 46th street, the sale of which by Minstrel Post Collings through McCarthy & Fellows was reported in yesterday's Tribune. The buyers will erect a twelve story building on the plot, which has been leased through the same brokers to the Schneider-Anderson Company, costumers and milliners, for a term of twenty-one years. The lease calls for an aggregate rental of \$60,000. The price paid for the site involves over \$80,000.

Plans for the structure are being prepared by Hazard, Erskine & Blasden. It will be ready for occupancy about February 1.

In the Fifth avenue section Henry D. Winans & May report the sale of No. 25 East 75th street, a four story brownstone house, on a lot 20x81.9 feet, to a client for occupancy. This will be the first transfer of this property in thirty-eight years.

In the old Greenwich Village section Van Vilet & Place sold for its president, George Place, the two three story and basement houses, Nos. 23 and 25 West 11th street, which will occupy the house the entire year.

MERGER OF REAL ESTATE FIRMS.

The election of A. P. W. Kinman to the presidency of the Union Dime Savings Bank has brought about some important changes in two well known real estate firms. The business of J. Romaine Brown & Co., of which firm Mr. Kinman has been a member for twenty-five years, has been merged into the business of Charles Griffith Moses & Bro. The officers and directors of the new company, which is to be known as the J. Romaine Brown Company, are J. Romaine Brown, president; Charles Griffith Moses, vice-president; Elliott L. Brown, treasurer; Eugene S. L. Moses, secretary, and these in addition to Mr. Kinman are to form the directorate. The present office of J. Romaine Brown & Co. in the Tilden Building, No. 105 to 109 West 46th street, will be the company's principal office, and the former office of Charles Griffith Moses & Bro. in the Liberty Tower, No. 55 Liberty street, will be continued as the company's downtown office. J. Romaine Brown is the oldest real estate broker in this city, having been actively engaged in the business since 1856. It is also an interesting fact in connection with this merger that Charles Griffith Moses was for several years prior to starting in business on his own account connected with J. Romaine Brown & Co., and now, after eighteen years, returns to his former association.

SUBURBAN SALES.

The Lewis H. May Company has sold for the H. H. Realty Company four lots on the east side of Meredith avenue, Arverne, to Max Gold, who will erect two thirty-room boarding houses.

James Jay Smith has sold the property known as Saybrook Manor, consisting of a Colonial house and three and one-third acres of land, situated on the Sound at Saybrook, Conn., to Mrs. Ella M. Johns, of Manhattan, who will occupy.

GETS FIFTH AVENUE BUILDING.

Michael Dreicer took title yesterday from Ralph L. Shainwald, of the Howard Building, to an eleven story modern structure at the southwest corner of Fifth avenue and 47th street.

The building is on a plot 50x100 feet. There is a mortgage of \$65,000 on the property.

REALTY NOTES.

Edward F. Timme is the buyer of No. 26 Mount Morris Park West, sold recently by Mrs. Elizabeth Croker. Mr. Timme owns No. 27, adjoining, and now controls a frontage of 40 feet.

Elizabeth Chesebrough acquired title yesterday to the five-story building at No. 44 Broadway, running through to No. 10 and 12 Crosby street, sold recently by the estates of Max Danziger and William Hyams, represented by Gross & Seidenraub, A. J. Dunham, of Oneida, N. Y., acted for the buyer. The property, which is assessed at \$35,250, was sold for \$135,000.

The Edward Corning Company has received the general contract for the erection of the twelve-story building to be put up at No. 2 to 6 West 13th street, for Ginn & Co., publishers. The plans and specifications have been drawn by Charles A. Rich, architect.

James E. Barry & Co. negotiated the sale of the apartment house, No. 74 West 17th street, for Harry Goodstein, reported in the Tribune April 29.

Maurice Weisblatt & Co. were the brokers in the sale of No. 23 West 13th street to Emma Rothchild.

S. D. Cooper has removed his offices from the Singer Building to the Postal Life Building, No. 36 Nassau street.

Sidney B. Klee has removed his office to No. 29 Broadway.

Herman Cohen has removed his office to No. 36 Maiden Lane.

After Friday Glendenning & Martin's offices will be at No. 159 Broadway.

THE PRIVATE SALES MARKET.

MANHATTAN.

56TH STREET.—The Taylor-Sherman Company has sold for the Astor Realty Company No. 82 East 56th street, a four story dwelling house, on a plot 16x87.5 feet, to an investor.

In the buildings were thrown open Tuesday for the temporary use of tenants of the Builders' Exchange, where there was a serious fire on Monday night. Temporary offices have been leased to D. Appleton & Co. and to Frank Seaman.

The Cross & Brown Company has leased office space in the United States Rubber Company Building at Broadway and 8th street to W. E. Baker for a term of years.

Thomas Ford has leased to Frederick Blach the buildings Nos. 55 and 57 East 13th street, northeast corner of University Place, for ten years from May 1, at an aggregate rental of \$7,500. The lessee will make extensive alterations.

The Charles F. Neves Company has leased space in No. 29 West 23d street to George Ford Morris, a loft in No. 158 Madison avenue to E. Dussey through McCarthy & Fellows, space in Nos. 2 and 4 West 22d street to E. Galliauer, lofts in No. 130 West 28th street to Gottschalk & Morskin and Flaster & Blier, store at No. 125 West 29th street to L. Brauns; also the dwelling house No. 25 West 41st street to E. Glittert for three years.

The new Centre Company has leased space in No. 29 and West 21st street to King & Appelbaum, the American Merchant Company and Sidney Kaufman. Offices in the building were thrown open Tuesday for the temporary use of tenants of the Builders' Exchange, where there was a serious fire on Monday night. Temporary offices have been leased to D. Appleton & Co. and to Frank Seaman.

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Burey & Co. have rented the store No. 68 Eighth avenue to Bernard F. Collin for a term of years.

N. Brigham Hall and William D. Bloodgood have leased for the estate of Walden Fell to Umbers Nelle the store at No. 19 West 4th street; also the store at No. 40 Sixth avenue to Morris Cleavan, also space at No. 415 Madison avenue, corner of 48th street to Blitner & Doid and to Edwin G. Dunning, and the store and basement at No. 130 Third avenue, corner of 36th street, to Ernest Vohrenkamp.

M. & L. Binsenthal have leased for a term of years the store at No. 13 Sixth avenue to Nessin Albrant.

W. S. KINNEAR CHosen PRESIDENT

W. S. Kinnear was yesterday confirmed as president of the United States Realty and Improvement Company, succeeding H. S. Black, who remains as chairman of the board of directors and the executive committee. Mr. Kinnear was also elected a director and member of the executive committee. One of the two vacancies created by the deaths of John W. Gates and Edwin Hawley was filled by Mr. Kinnear; the other will not be announced until the annual meeting, on June 11, when Mr. Kinnear's election as a director will also be ratified. Mr. Kinnear, who begins his new duties to-day, leaves the presidency of the Kansas City Terminal Company, which owns the new Kansas City Railroad ter-

147-200, 16x122.2x irregular; vacant; sold to F. J. Gilligan for \$10,000.

FORDHAM ROAD, n. s. 151 ft. w. of Morris st., 25x100, vacant; sold to F. J. Gilligan for \$8,000.

160-200, vacant; sold to William P. Rooney for \$4,000.

KINSFELD AVE., s. e. or Matthews ave., 25x100, vacant; sold to R. Lyons for \$3,400.

161-200, vacant; sold to John E. Lyons for \$3,400.

162-200, vacant; sold to R. Lyons for \$3,400.

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