

# THE REAL ESTATE FIELD

## Stern Brothers Lease Forty-second Street Site—Scribners Buy Fifth Avenue Plot—Old Waldo Mansion Sold at Auction—Record Price for Forty-fourth Street Property.

Announcement of two important removals into the uptown retail district involving the desertion of Twenty-third Street by Stern Brothers for a large site on Forty-second Street and Sixth Avenue and the purchase by Charles Scribner's Sons of the two houses at 597 and 599 Fifth Avenue, adjoining the northeast corner of Forty-eighth Street, for the new retail home of the Scribner publishing house, were the leading features in an unusually active realty market yesterday.

In addition to these, the auction market experienced the most active day of the year, among the sales being the famous Waldo house on the southeast corner of Madison Avenue and Seventy-second Street, which was purchased by the defendant at foreclosure proceedings, the Dime Savings Bank of Brooklyn, for \$150,000.

May Irwin added to her large holdings in West Forty-fifth Street by purchasing the two houses at 152 and 154 West Forty-fifth Street from the Surety Realty Company, the brokers in the transaction being the McVickar, Gaillard Realty Company. May Irwin already owns the adjoining house at 156 West Forty-fifth Street and the abutting plot at 155 West Forty-fourth Street, her Forty-fifth Street frontage now being 61 feet. A small theatre will be erected on the site by the buyer from plans by Henry B. Heris.

### Scribners Buy New Fifth Av. Site.

Charles Scribner & Sons have joined the large number of well-known mercantile firms who are seeking new sites in the uptown Fifth Avenue district by acquiring for their new retail headquarters the two old houses at 597 and 599 Fifth Avenue, adjoining the northeast corner of Forty-eighth Street. The houses were bought, respectively, from Sarah M. Flower and the Roswell P. Flower estate. They have a combined frontage of 53.5 feet on Fifth Avenue.

Arthur Scribner stated that work would begin early in the Spring toward erecting a new building for the firm, which is now located at 156 Fifth Avenue, between Twenty-first and Twenty-second Streets. The new structure will, it was said, probably be ten stories in height and will be of the highest type of construction in keeping with the other modern structures of old-established houses in the locality. The large wholesale and publishing house of the Scribner firm is in West Forty-third Street, just beyond Eighth Avenue.

It was only a week ago that Dutton & Co. announced that they had leased the old Levi F. Morton house at 681 Fifth Avenue, between Fifty-third and Fifty-fourth Streets, and a new building is about to be erected there, the greater part of which will be occupied by that firm. A block below the Scribner purchase is the new building of the Sloan carpet firm, occupying the northern portion of the old Windsor Arcade. The old Scribner building, which, when it was erected several years ago, was considered to be in the heart of the shopping district, will be leased for other uses or put on the market.

### Waldo Mansion Sold at Auction.

In the auction market the feature of the large number of offerings by Joseph P. Day was the sale of the famous Waldo mansion on the southeast corner of Madison Avenue and Seventy-second Street in foreclosure proceedings. The house, which is owned by Mrs. Rhinelander Waldo, the mother of Police Commissioner Waldo, has never been occupied, and has been offered at auction on several former occasions. It carried incumbrances aggregating nearly \$170,000. The Dime Savings Bank of Brooklyn, the defendant in the foreclosure proceedings, made the only bid for the property and acquired it for \$150,000. It covers a plot 102.2 feet on the Avenue and 40 feet on Seventy-second Street. The land is assessed at \$170,000 and, with the house, the taxable assessment is \$280,000.

Among the other parcels sold was the old four-story house at 41 West Forty-seventh Street, bought by Uriah H. Tompkins for \$85,000. The offerings were of a very varied character and many of the parcels elicited keen bidding.

### Record Price for East 44th St. House.

A sale in Forty-fourth Street, just off Fifth Avenue, attracted attention yesterday not only in view of its location, being between Delmonico's and the once famous Canfield gambling house at 5 East Forty-fourth Street, but also in view of the fact that it exemplifies the increasing value of Fifth Avenue property for business purposes. The house sold is at 3 East Forty-fourth, covering a plot 27 by 100.5 feet, and while the price was not disclosed it was stated that the buyer paid about \$6,000 a front foot, which is about the record price for inside lots in that block.

The house was sold by R. Remsen Robinson and E. E. Perkins as executors for the estate of Phoebe Robinson, and the buyer is Margaret E. Moran of Philadelphia, who will remodel the place as a dress-making establishment. Mrs. Robinson bought the property in 1888 for \$75,000. The deal was negotiated by Pease & Elliman.

### Quick Resale of Worth Street Loft.

The Charles F. Noyes Company reports the quick resale of property, 113 Worth Street, a five-story building covering lot 25.3 by 93, for Franklin S. Jerome to clients of Daniel Birdsall & Co. The transaction was an all cash one, Mr. Jerome paying all cash for the property and reselling without mortgage. Frank Lord of the Birdsall office states that with this purchase his clients have secured a 75-foot plot on Worth Street, extending through to Catherine Lane, covering 109, 111 and 113 Worth Street. The property is located close to the new County Court House site. It is thought that a new building will be erected on the plot, but as leases run until 1913 no improvement will be made until that time.

### 852 Sixth Avenue Sold.

Ennis & Sinnott have purchased through Mooyer & Marston the four-story building 852 Sixth Avenue, adjoining the northeast corner of Forty-eighth Street, on plot 22 by 59.9, from the Farmers' Loan and Trust Company, trustees.

### Buyer for West 57th St. Dwelling.

Mooyer & Marston have sold in conjunction with the Cruikshank Company for the Clancey estate the brownstone front private dwelling, 337 West Fifty-seventh Street.

### Tenement Property Resold.

Van Vliet & Place have resold the two four-story and basement houses, 277 and 279 West Twelfth Street, for Henry Rousby.

Leon S. Altmayer has resold for E. Murtha to Harris Mandelbaum and Maurice Mandelbaum the five-story double apartment house, with two stores, known as 1,050 Park Avenue, between Eighty-sixth and Eighty-seventh Streets.

### Bronx.

The American Real Estate Company has sold to Eberhardt & Podgury the southeast corner of Southern Boulevard and Aldus Street, who will immediately improve the same with high-class apartments and stores. Applications have already been received for these stores, as this is the business thoroughfare of the Hunt's Point section.

The new buildings will be about 100 feet from the proposed new theatre on the Boulevard and equally distant to the ex-

press station of the new Broadway-Lexington Avenue Subway.

John Scharsmith has purchased from H. B. Davis the plot 100 by 114.6, on the west side of Jerome Avenue, 162.5 feet south of Kingsbridge Road. The site will be improved immediately with five-story apartment houses.

### Brooklyn.

E. Sinarum sold to a client 1,269 Seventy-eighth Street, a two-family frame house, on a plot 40 by 100.

Wood, Harmon & Co. have sold at Kensington Park two lots at the southeast corner of Eighteenth Avenue and East Forty-sixth Street to S. Chadwick, and one lot on Gravesend Avenue, near Avenue F, to Charles Kerr.

The Davenport Real Estate Company has sold 305 Carlton Avenue, a three-story stone front dwelling, lot 20 by 100, for Charles F. Stohmann; 487 Carlton Avenue, a three-story brick dwelling, lot 20 by 100, for Mrs. Queen C. McGarrigal, and 60 Greene Avenue, a three-story stone front dwelling, lot 20 by 100, for Samuel C. Leonard.

Charles W. Seitz has sold 466 and 468 Fifteenth Street, between Prospect Park West and Eighth Avenue, a four-story double brick apartment house, 38 by 88, on a plot 38 by 100 feet, for the S. Rosenberger Realty Company to an investor; also a two-story and attic and cellar frame cottage on plot 40 by 100 feet on east side of Strotthoff Avenue, 160 feet south of Liberty Avenue, Richmond Hill, for A. Jagger.

### New Jersey.

The four-story brick building at Bloomfield and Midland Avenues, Montclair, occupied by Acker, Merrill & Condit, one of the largest commercial structures in Montclair, has been sold by the Simon Schluer estate to J. C. Levy of New York. The price paid is not announced, but it is said to be in the neighborhood of \$35,000.

### Recent Buyers.

Fred W. Crandall and W. Burton Foote are the buyers of the two five-story apartment houses known as the Woodstock and the Wallingford, 535 to 541 West 163d Street, sold recently by Du Bois & Taylor. They will hold the property for investment. They recently purchased through the same brokers the two five-story apartment houses, 531 and 533 West 145th Street, on plot 66.6 by 100.

Harris Cohen is the buyer of 26 Division Street, reported sold recently. Heller & Sussman and M. Schnuck were interested as brokers.

### Private Dwellings Leased.

Pease & Elliman have leased the following dwellings: 137 West Seventy-first Street, for F. A. Acer to John L. Brown; 141 West Seventy-ninth Street, for Edward Jansen to William Cruikshank; 18 West Sixty-eighth Street, for C. Schoen to Otis H. Cutler; 246 West End Avenue for A. R. Conkling to W. M. Shipley, and for Mrs. Jennie K. Stafford 6 East Forty-first Street, a four-story structure, for business purposes to G. Schwartz.

### Big Structure for 45th Street.

A sixteen-story commercial building is to be erected in the 100-foot plot at 23 to 33 West Forty-fifth Street, facing the Harvard Club. The property, which once was acquired by members of the New York Club as a site for a clubhouse, but subsequently abandoned for their present home on Fortieth Street, is owned by the Century Holding Company. Lee & Fleischman, who purchased it last year. Mr. Lee stated yesterday that it had not been decided whether they or a new corporation which was negotiating to acquire the plot would do the construction, but the structure would be got under way shortly, the tenants having already been notified that they were expected to find other quarters.

### \$180,000 for New Hospital.

Plans have been filed with Building Supt. Miller for the construction of a four-story hospital on the north end of Blackwell's Island in centre, about opposite Seventy-eighth Street, and adjoining the present East Tuberculosis Infirmary. It will in reality be an addition to the infirmary, being 133.10 feet by 31.6 feet in size.

It will be fire-proof and constructed of local stone and blue stone, and will be fireproof. The main feature of the building will be four roof gardens and a solarium in the centre of the roof. J. H. Freedlander is the architect, and estimates the cost at \$180,000.

### Leases.

Spear & Co. have rented for John W. Aitken the entire five-story and basement building at 38 West Houston Street for a long term to Joseph H. Jones.

Louis Kempner & Son have rented, for Hulbert Peck & Sons, representing Mrs. D. Horgan, the corner store at the northwest corner of Broadway and Eighty-eighth Street, to Joseph Keller.

John O'Brien, who is known as the "millionaire cop," has closed a \$200,000 lease on his property known as the Alpha, at the northwest corner of St. Nicholas Avenue and 125th Street, a six-story elevator apartment house, with stores. It occupies a frontage of 100 feet on each thoroughfare and has been leased by Charles H. Lehman for a term of ten years.

### Results at Auction.

Yesterday's offerings in the Real Estate Salesman, 14 and 16 Vesey Street, resulted as follows:

By Joseph P. Day.  
Southern Boulevard, 347 to 359, n. s. 171.6 ft e of Alexander Av., seven four-story tenements, each on lot 20x100; voluntary sale, to Lowenfels & Prager, \$46,500.  
134th St., 340-342, s. s. 89.5 ft e of Alexander Av., 42x100, two four-story tenements, voluntary sale, to William G. Sewall, \$13,800.  
24th St., 331 to 337, n. s. 325 ft w of 8th Av., 100x98.9x irregular, part leasehold, four and two story buildings; executor's sale, to Mary A. Ferriss, \$73,000.  
16th St., 261, n. s. 100 ft e of 8th Av., 23x100.5x irregular, four-story tenement; executor's sale, to Mary A. Ferriss, \$16,500.  
Tract of 37.2 acres and two dwellings at Westfield, S. I., having frontages on McGuire Av and Wood Row Road; trustee's sale, to Anacieto Sermolina, \$11,340.  
18th St., 334 and 338, s. s. 345 ft e of 9th Av., two five-story tenements, each on plot 30x92; trustee's sale, to P. J. Curry, \$61,000.  
Broome St., 339, s. s. 25.3 ft w of Mulberry St., 24.9x106.3; executor's sale, knocked down to J. Morris Cramer, \$34,000.  
Green St., 47 and 49, w. s. 122.11 ft s of Broome St., 48x100, six-story loft building; executor's sale, knocked down to F. G. Du Bois, \$69,000.  
Linden St., 8 W corner Evergreen Av., Brooklyn; three four-story tenements; executor's sale, to E. T. Fitzgerald, \$44,500.  
Madison Av., 1929, s. e corner 124th St., 20.6x30, three-story dwelling; voluntary sale, bid in at \$22,200.  
100th St., 9 and 11, n. s. 100 ft w of Central Park West, 50x100.11x irregular; three-story garage; voluntary sale, to T. J. Goodman, \$33,200.  
Eldridge St., 57.5x76 and 76, e. s. 109.1 ft n of Hester St., 50.5x87.6; two five-story tenements; voluntary sale, to Samuel Helliger, \$69,000.  
Av. C, 175, w. s. 23.8 ft s of 11th St., 23.8x65, five-story tenement; voluntary sale, to the Rudolph Wallach Company, \$15,000.  
3d Av., 2.316 irregular, five-story buildings; voluntary sale, bid in at \$70,000.  
47th St., 41, n. s. 300 ft e of 6th Av., 25x100.5; four-story dwelling; voluntary sale, to H. Tompkins, \$85,000.  
Madison Av., s. e corner of 72d St., 102.2x40x irregular, five-story dwelling; foreclosure to the plaintiff, Dime Savings Bank of Brooklyn, \$150,000.  
59th St., 215 East, n. s. 180 ft e of 3d Av., 25x100.4, four-story tenement and stores and four-story rear tenement to the plaintiff, Christina Esselborn, \$24,000.  
117th St., 306 East, s. s. 105 ft e of 2d Av., 20x100.11, four-story tenement; foreclosure, adjourned to Feb. 21.  
Cleveland Pl., 19, e. s. 102.3 ft e of Spring St., 27x99.3x23.2x99.3, five-story tenement and stores; foreclosure, adjourned to Mar. 7.  
By L. J. Phillips & Co.  
110th St., 228 West, s. s. 425 ft e of 8th Av., 25x103.7x irregular, five-story tenement and stores; foreclosure, to the plaintiff, Adele Blerig, \$36,000.  
By Daniel Greenwald.  
Audubon Av., 590, w. s. 89.10 ft n of 184th St., 18x60x irregular, two-story dwelling; foreclosure, to the plaintiff, Lucius McAdam, \$6,000.  
AT 3,156 THIRD AVENUE.  
By Joseph P. Day.  
170th St., 412 East, s. s. 106.3 ft e of Webster Av., 16.3x100, three-story dwelling; foreclosure, to the plaintiff, Bungag Company, \$6,000.