

THE REAL ESTATE FIELD

Upper West Side Property the Feature of the Market—
Title to Harlem Parcel Cleared and Sold—
Colgate Court in a Trade.

Several deals in upper west side and Harlem property furnished the most interesting features in an otherwise quiet realty market yesterday. Of first importance, perhaps, was the sale of five lots on the north side of 115th Street, about 150 feet east of St. Nicholas Avenue. The plot has a frontage of 125 feet and is 100 feet deep, and adjoins on the east the Northminster Presbyterian Church.

The sale closes a long legal struggle to perfect the title to the property. The lots were acquired by the late Theron R. Butler, President of the Sixth Avenue Railroad, and on his death it was found that his estate owned 34-35 parts, the odd thirty-fifth being divided among fifteen interests. Stewart & Sherrer, attorneys for the United States Trust Company, trustee for the estate of Mr. Butler, were obliged to take the matter through the courts in an effort to merge the smaller interests with the majority holdings, and it has taken several years to perfect the title to the plot.

Final action in the matter was taken this week, and the contract for the sale has been closed with Golde & Cohen, who agreed to buy the parcel some time ago. David Cohen, President of the purchasing company died on Tuesday. No announcement was made as to the disposition of the property, but it will probably be improved with apartment houses. It is one of the few remaining unimproved parcels in the Harlem district, north of Central Park, from Fifth to Eighth Avenues, and is in the centre of a thickly populated section, well built up with high-class apartments.

Broadway Property in Trade.

A trade involving property in the Fort Washington section, an east side flat, and New Jersey building lots has just been consummated between Harry H. Herche and the Llewellyn Realty Company. The latter company has taken from Mr. Herche the six-story flat, known as Colgate Court, at 408 and 410 East Eighty-ninth Street, on plot 40 by 100.8. In payment the Llewellyn Company gives to Mr. Herche two vacant lots on upper Broadway, one being a plot 50 by 100 on the west side of Broadway, 590 feet north of 187th Street, and the other a plot 37.2 by 100, located 50 feet north of the former plot. In addition Mr. Herche also obtains a plot of four lots on Washington Avenue at Dunnellen, N. J.

Big Deal in Chelsea District.

An important deal in the old Chelsea district, which will result in the removal of six old-fashioned houses for a big commercial building, has been made by James N. Wells's Sons, who have sold for William E. Baker to K. T. Moore the buildings at 281, 283, and 285 Eighth Avenue and 300, 302, and 304 West Twenty-second Street, on plot 57 by 100. It is the intention of the purchaser, who is one of the heirs of the Clement C. Moore estate, to remove the buildings, which have stood there for nearly seventy-five years, and erect a high-class loft on the whole plot to suit a prospective tenant.

Deal in "Penn Loft Zone."

Another sale in the Pennsylvania Station loft zone was reported yesterday by Philip Laracy, who sold the old-fashioned three-story and basement dwelling 312 West Thirtieth Street on a lot 22 by 98.9.

Assembling West 58th Street Plot.

A third sale on West Fifty-eighth Street, between Eighth and Ninth Avenues, was reported yesterday by John J. Clancy, who sold 332, a four-story dwelling on a lot 20 by 100.5.

Two other houses in the same row, 330 and 336, were sold this week by Henry Herzog and George R. Benjamin, respectively. The same purchaser is understood to have acquired the three houses, as well as others in the row, and is said to contemplate erecting a big apartment house on the site.

Buyer of Eleventh Avenue Block.

William J. Sloane of Moller & Sloane, wood-trim manufacturers in East Sixty-fifth Street, is the buyer of the A. H. Hart flaxmill block, on Eleventh Avenue, Sixty-sixth to Sixty-seventh Streets, reported sold Tuesday by the Linen Thread Company.

The Private Dwelling Market.

The five-story dwelling, 102 East Sixty-fourth Street, on a lot 20 by 80, adjoining the corner of Park Avenue, has been sold

by Harris & Vaughan for Nicholas Bidle. The buyer is said to be an investor. On Washington Heights, James E. Barry & Co. sold for Sarah G. Sullivan 548 West 160th Street, a three-story and basement dwelling on lot 15.4 by 99.11, between Broadway and Amsterdam Avenue. The buyer, Jennie E. McLellan, will make alterations to the house and occupy it.

Vacant Lot in 85th Street Resold.

Joshua L. Evans has resold for A. V. Donnellan 336 West Eighty-fifth Street, a vacant lot, 25 by 102, situated about midway between West End Avenue and Riverside Drive and adjoining the Three Arts Club building.

Realty Co. Buys Big Bronx Plot.

The Medford Realty Company has purchased from the Barry estate a plot of about seven lots, 171 by 164, on the west side of Boston Road, 207 feet north of 167th Street. The building on the plot is now occupied by the Bronx Democratic Club.

The property is given in part payment for the Medford apartment house at Broadway and 163d Street, sold last week by the Medford Company.

Bronx.

F. W. Eggert has sold to Thomas F. O'Rourke 4,751 Matilda Avenue, a private dwelling on a lot 40 by 100.

Ellis M. Amdur has sold 1,141 and 1,143 Vyse Avenue, two two-family houses, each on a lot 20 by 100.

Burke Foundation Buys Acreage.

The Society of the New York Hospital, which owns Bloomingdale, has sold sixty acres of the Bloomingdale tract on Mamaroneck Avenue White Plains, adjoining the Willetts property, to the Burke Foundation for the establishment of homes for convalescents of New York hospitals.

The price paid was \$3,000 an acre. Cottages sufficient to accommodate about 300 patients will be built this Fall, and they will be ready for occupancy in the early Spring of 1912.

The tract taken has a frontage on Mamaroneck Avenue of 1,263 feet. It has a depth of 2,140 feet.

Recent Buyers.

Henry H. Korn of Mount Vernon is the buyer of 2,428 Second Avenue, sold recently by Sam Blecher and Ida Cohen. These sellers took in part payment 157 East Sixty-fifth Street, the sale of which was also reported recently.

Frederick Beltz, Jr., of Riverside, Conn., is the buyer of 5 West Twenty-fourth Street.

West Side Parochial School.

Plans have been filed for the erection of a four-story parochial school for the Roman Catholic Church of the Ascension, on the south side of 108th Street, 300 feet west of Amsterdam Avenue, at a cost of \$120,000. The structure will have a facade of granite, limestone, terra cotta and brick in the Roman style of architecture. On the first floor will be an auditorium with a large stage and a gallery. The second, third and fourth floors will contain class rooms. Over the second story will be carved the motto: "For God and Country." The Rev. Father Edwin M. Sweeney is the rector. F. A. de Meuron is the architect.

New Waiting Room in Penn. Station.

Plans have been filed for installing a waiting room and a ticket office in the Pennsylvania Station at Seventh and Eighth Avenues, and Thirty-first to Thirty-third Streets. This will be for the use of the Long Island section and has been estimated to cost \$40,000.

Notes.

The sale of the Troop C Armory on North Portland Avenue, Brooklyn, which was to have been sold at auction by Controller Prendergast yesterday, was adjourned to Tuesday, April 25.

Chris Schierloh has leased for Harry Held the entire corner building at 700 Perry Street to M. Galvin for 10 years. Extensive alterations will be made.

H. C. Albright has leased for a term of years for Robert Burns Realty Company, 10,000 square feet in the building at 148 to 156 West Twenty-third Street to Whitehead & Asiel. The same broker also rented in the same building 10,000 square feet to Lindner & Bartch.

Worthington Whitehouse, in conjunction with Albert Ashforth, has leased for the Leslie Realty Company, to the Peerless Piano Company, the westerly loft at 14 and 16 East Thirty-third Street, for a period of years.

Results at Auction.

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

By Joseph P. Day.

26th St. 133, n s, 333.1 ft w of 6th Av, 21.10x 98.9, vacant; foreclosure sale, adjourned sine die.

209th St, s s, 171 ft e of Amsterdam Av, 18x 99.11, two-story dwelling; foreclosure sale, adjourned to July 26.

266th St, 182, s s, 256.8 ft w of Mosholu Parkway, 16.8x120, three-story dwelling; foreclosure sale, to the plaintiff, Frederick Reiss, \$7,170.

206th St, 180, s s, 273.4 ft w of Mosholu Parkway, 16.8x120, three-story dwelling; foreclosure sale, to the plaintiff, W. M. Powell, Jr., \$7,170.

By Charles A. Berrian.

99th St, n s, 359 ft w of 1st Av, 37x100, vacant; foreclosure sale, to the plaintiff, Mutual Life Insurance Co., \$10,000.

By Herbert A. Sherman.

Pearl St, 67, n s, 139.1 ft e of Broad St, 20x— to Stone St, 26.11x—, one four and two three-story loft and store buildings; foreclosure sale, withdrawn.