THE REAL ESTATE MARKET

A BIG PLOT NEAR COLUMBIA BOUGHT BY BUILDERS.

Will Be Improved With a Big Apartment House. Mrs. Mary A. Goodsell Buyer of Walton Corner. Union Dime's Stoop Must Go. Building Figures.

The Wysong mansion, at the southwest corner of Madison avenue and Thirty-fourth street, has been claimed by trade. William Waldorf Astor, who bought it early this year from the Wysong family, leased it yesterday to Edward Margolies, who will alter the dwelling, once considered among the finest in the Murray Hill section. Further details will be found elsewhere.

The apartment house colony near Columbia College is to be increased by another fine addition. It is to be erected by Robert Wallace, Jr., on a plot of five lots situated on the south side of 121st street east of Amsterdam avenue, which he bought yesterday through the Gross & Gross Company from Joseph Hamerschlag.

The plot is 118x100, and will be improved by Mr. Wallace with a structure that will be the equal of any in that locality. Jonus Court, a nine story apartment erected recently at the southeast corner of Amsterdam avenue, adjoins the plot. On the west side of the property is the Bryn Mawr, which covers the rest of the block down to Morningside Drive.

There has been much building in the neighborhood. The block to the south, which last year was vacant, is now the site of several apartment houses. This block was owned by the Pinckney estate and was sold at private sale previous to the auction to Bing & Bing, who resold it to builders.

Mrs. Mary A. Goodsell is said to be the investor who yesterday paid the Walton estate $225,000 for the property at the southwest corner of Amsterdam avenue and Seventy-sixth street. Mrs. Goodsell owns adjoining property on the street, which will be greatly improved in value by having an avenue frontage. The corner bought from the Walton estate is 102.2 feet on the avenue and 100 feet on the street. The corner will be improved for the present with a two story taxpayer.

An interesting decision in the matter of encroachments and the rights of adjoining property owners has been handed down by the Court of Appeals in the suit brought by Browning, King & Co. for the removal of the windows of the old Union Dime Savings Bank Building. The former complained that the property on Broadway adjoining the old bank building which they leased was affected by the windows and pillars of the corner building, which extended out from the building line seven feet.

The property faces Greeley Square, and as the law gives the Commissioner of Parks control of streets within 250 feet of parks, an action was brought against him by Browning, King & Co. for the removal of the bank's stoop. Senator O'Gorman, then Justice, refused to grant the mandamus, and the matter was then taken to the Appellate Division, which unanimously reversed the lower court. The case was then taken to the Court of Appeals, which has just handed down its decision granting a mandamus compelling the removal of the columns and other projections over the city line.

To carry out the orders of the court the bank building will have to be extensively altered, which will be a great expense. It is owned by the English-American Realty Company, which bought the property several years ago from the City Investing Company for $1,500,000, or $375 a square foot.

In Flushing, L. I., a tract of ninety acres was secured yesterday for manufacturing purposes by the Astoria Veneer Mills and Dock Company of Long Island City. The land is on the south side of the Ireland Mill road and on the west side of the Jamaica road. The purchase, it is said, will be followed by extensive building of detached houses of various designs. The improvement will mean much for the future of the Mill road section.

The property bounded by Fort Greene place, Hanson place and South Elliott place, Brooklyn, which was reported sold a few days ago, proves to have been taken by the Brooklyn Y. M. C. A. as a site for a new Central building. The site is understood to have cost about $180,000. The building will be twelve stories high and of an attractive design.

According to the building figures collected by *Bradstreet's* for its issue of December 9 fewer operations were reported last month in this city than in the corresponding month of last year. The decrease is 14½ per cent. However, the month showed an increase in cost over the previous month of more than $6,500,000. Here are the figures, which do not include operations in the boroughs of Queens and Richmond:

	Nov., 1911.	Cost.	Nov., 1910.	Cost.
Manhattan	848	$8,017,825	1,183	$13,375,400
Bronx	559	560,300	1,014	1,317,500
Bronx	2,004	870,150	2,812	1,458,750
Brooklyn	2,523	1,170,150	3,164	2,257,550
Total, N. Y. city	6,015	$10,618,425	8,173	$18,409,200

In speaking of the building situation throughout the country the report will say:

"Seasonal conditions usually operate to restrict building expenditures at about this time of the year, and the present year is no exception to the rule. The complete November total will evidently be the smallest recorded since last February, but the reduction from last year will not be a serious one, judging from the preliminary return, that for eighty-six cities, made to *Bradstreet's* this week. The total so far recorded for November, $48,704,112, is 1.5 per cent smaller than in October, but is only a small fraction of 1 per cent. four hundredths, to be exact, below that of November last year. Furthermore, the number of cities showing an enlargement over a year ago is forty-eight, as against thirty-eight showing a decrease."

Gilbert Ray Hawes in his talk to the real estate class of the West Side Young Men's Christian Association the other evening on the Torrens system said:

"Property owners are beginning to recognize the superior merits and advantages of the Torrens, and also that none of the terrible results prophesied by the opponents of the Torrens are true. A number of titles have been registered in the counties of New York, Kings, Richmond, Queens, Nassau, Suffolk, Westchester and Rockland."

Mr. Hawes also said that applications for two mortgage loans on Torrens titles had already been accepted by a large financial institution and that more would follow as soon as pending arrangements had been perfected for a Torrens mortgage company.

Yesterday's Private Sales.

THIRTY-NINTH STREET. The Thirty-eighth and Thirty-ninth Street Realty Company has bought from John M. Scandard 17 West Thirty-ninth street, a four story dwelling, on lot 22x98.9. With this purchase the company now owns a site fronting 50 feet on Thirty-eighth street and 44 feet on Thirty-ninth street, upon which will be erected a twelve story store and loft building.

TWENTY-THIRD STREET. The Lootz estate has sold 26 West Twenty-third street, a three story building, on lot 18x98.9, about 125 feet east of Eighth avenue.

NINTH AVENUE. Hermann Dupont has sold 746 and 748 Ninth avenue, two five story flats, on plot 50x100, 50 feet north of Fifteenth street.

SECOND AVENUE. Gazella Cockman has sold 1551 Second avenue, northwest corner of Ninety-seventh street, a five story tenement, with stores, on lot 24.11x100.

SEVENTY-FIRST STREET. Henry D. Wimans & May have sold for Otto H. Kahn the lot, 25x100.9, on the south side of Seventy-first street 225 feet east of Fifth avenue. The buyer will immediately improve it with a high grade English basement residence for his own occupancy, from plans being drawn by C. P. H. Gilbert, architect.

NINETY-FIRST STREET. David Weisler and George Roth have sold for Harris Glass 221 East Ninety-first street, a five story tenement on lot 25x100.

NINETY-FIFTH STREET. David Weisler and George Roth have sold for J. Lenero 151 East Ninety-fifth street, a five story tenement on lot 25x100.

LOST STREET. Joel Schwartz has sold to Sell Lechman Realty Corp. a six story apartment house, at 552 and 554 West 161st street, on plot 55x99.11.

Recent Buyers.

Lizzie A. Paddock is the buyer of the dwelling at 14 West Seventy-second street, the sale of which, by the Wright estate through William A. White & Sons, was reported recently. Mrs. Paddock owns and occupies the adjoining dwelling at 16.

The National Coin and Mica Company is the buyer of the old Church & Price factory property, the northeast corner of West End avenue and Fifty-third street, sold at auction on Wednesday by Bryan L. Kennelly for $66,250.

Real Estate Notes.

Kiser & Jackson are the lessees of the Bruce property at the southeast corner of Fifth avenue and Forty-sixth street, the announcement of which was exclusively reported in this column on Wednesday. The lease is for a term of twenty-one years, with renewal privileges. The Douglas Robinson Charles S. Brown Company negotiated the deal.

J. Tatenbaum, Strauss & Co. announce that they were the brokers in the lease of the twelve story building at 20 to 26 West Forty-sixth street, to R. J. Horner & Co., reported on Wednesday.

H. L. Hunter & Co., general sales agents for the Kern Irrigation Enterprises in California and Idaho, have opened offices in 40 Fifth avenue, southeast corner of Forty-second street.

Arnold, Byrne & Baumann have removed their offices to the United States Realty Building, at 115 Broadway.

Bert G. Faulhaber & Co. have been appointed agents for the following properties: 214 and 216 Fulton street, 601 West 150th street, 560 West 150th street and 228 West 116th street.

Higgins & Seiter to Move.

N. Brigham Hall & William D. Bloodgood have leased for George Neiman, as agent, the store and basement, first and second lofts, at 24 and 26 West Thirty-sixth street for a term of twenty-one years, and also for Julius Steinhardt for a like term, the store and basement in No. 28 West Thirty-seven street, adjoining, in the rear of and abutting the first named building, to Higgins & Seiter at an aggregate rental of $30,000. The two stores will be connected and extensive alterations made, among which will be the installation of a private elevator extending through three floors in 26 and 28 West Thirty-sixth street. The leases commence March 1, 1912, at which time Higgins & Seiter will move from their present location in West Twenty-first and Twenty-second streets, which they have occupied for many years.

Leases.

Douglas L. Elliman & Co. have leased for The Present Holding Company 3000 square feet in rooms 14 to 41 West Twenty-first street to Bernard Levy & Co., also for Louis Levy 3000 square feet in 114 and 116 West Twenty-seventh street to the Sterling Cloak and Suit Company and 2500 square feet in 104 and 106 West Twenty-seventh street to Morris Perlstein & Co.

William H. Whiting & Co. have leased for the Hudson and Manhattan Railroad Company a store in 30 Church street to S. S. Harrison & Co., for B. Crystal & Son the store in 26 to 30 Washington street to the United States Express Company, the entire building at 460 Third avenue to Cohen Brothers, and a loft in 136 Fulton street to Harris Silver.

G. W. Barney has leased for Bernard Kreiger to Samuel Lapidus the store and basement in 201 Fulton street and for A. W. Evall to Morris Kern the store and basement in 203 and 205 West Twenty-third street, both leases are for a term of ten years.

Harding Bros. & Co., silk manufacturers of Broadway and Spring street, have leased the store and basement of the building about to be erected on the southeast corner of Twenty-first street and Broadway.

Herman Faulhaber & Co. have leased for a term of years to the Hudson Market Company the entire store and basement in the building about to be erected on the southeast corner of Bleecker street and Broadway.

M. A. L. Hess have leased the front half of the sixth loft in 54 to 58 West Thirty-seventh street to Maison Guillot Guinard, also space on the south floor in the same building to Drake Bros. and to George M. Shaw Wholesale Grocery Company, in the rear of the first floor, and the eighth floor in the rear to Sidney A. Food, the second loft in Washington place to James Bros., the fourth loft in 45 and 47 West Twenty-eighth street to Singer and Goldstein, the fifth loft in 35 West Eighteenth street to Charles Kirshner & Co., the eighth loft in Broadway to Jacob Schwartz, the fifth floor in 16 West Twenty-second street to M. Bland Emmanuel, the second floor in 20 West Twenty-second street to M. Bland Emmanuel.

Slawson & Hobbs have rented for the Sherman Square Hotel Company the store at 2501 Broadway to the Smart Shop Company.

Brooklyn Sales.

H. J. Miller has sold for Caroline S. Johnson the property at 1798 Fulton street, 25x100, facing Reid avenue.

H. W. Bogel & Son have sold 128 Clinton avenue, a two story detached residence, for H. Harsch, a client for occupancy.

Suburban News.

Edward H. Cromwell has bought from Mrs. Mabel L. Rockwell, 464 North Broadway, Yonkers, adjoining the Sagtikos Club, Babylon, L. I., a country residence which the broker sold.

Frederick P. Jones reports the following sales at Long Beach, A. Hull Dexter to Fred T. Neslet; to Henry M. Sussman a plot adjoining for H. T. Smith; to N. B. Arnold, a plot adjoining for L. J. Good; to Helma Lucas, and ten lots fronting on the Boulevard adjoining for Vaughan Gasser; to Henry Moeller.

Mount Vernon Auction Sale.

Bryant L. Kennedy sold at auction yesterday seven single parcels in Mount Vernon, N. Y. The sale was held at the Mount Vernon Hotel. The plot, 100x50, at the southwest corner of Prospect avenue and William street, was bought by Katherine Briggs for $4,050. Max Liebhold secured the adjoining property on Prospect avenue, 50x100, on a bid of $2,050. The plot, 50x100, at the northwest corner of Gramatan avenue and Bleecker street, was bought by Harry F. Doane for $1,000. W. Douglas was the successful bidder for a plot, 100x100, directly opposite on Gramatan avenue, facing $900 for it.

Building News.

Charles B. Meyers, architect, has filed plans for the construction of a seven story loft building on the south side of Division street, 100.6 feet east of Catharine street. It will have a frontage of 25 feet and a depth of 88.1 feet, with an extension. Jacob Gordon is the owner and the cost has been estimated at $75,000.

A. Wagner & Wehmore, architects, have filed estimate plans for the new Asolan Hall building, to cost $27,000, on 173 West Forty-second street and 22 to 26 West Forty-third street. The new plans call for a loft building instead of one for offices exclusively. The exterior will not be changed in any particular and the cost will remain the same. Sponsler & Sponsler, Stoughton, architect, has filed plans for putting in an elevator in the seven story loft building on the south side of Twentieth street, 200 feet west of Fifth avenue for H. Lefler, owner, at a cost of $2,000.

There were no plans filed for new structures in the borough of The Bronx.

Yesterday's Auction Sales.

(At 14 West Street)

BY ADAM S. SAYEN

Broad street, 356, northeast corner of Coenties, 5x55, to Harriet Louis, four and three story brick warehouse and stores, all occupied, subject to a mortgage of $25,000 for one year, at 6%, payable quarterly, $5,000 at the option of the mortgagee, $2,500 payable on mortgage, &c., $2,500 payable to mortgagee, $2,500 payable Sayen, Adjourned sine die.

(At 2536 Third Avenue)

BY JOSEPH P. DAY

Block bounded by Hall and Post avenues, 149th street and road to Westchester, 1,000 feet, or 1,000 x 500 x 500 and irregular, 1,000 x 500 x 500 x 500