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## Real-Estate Bigwigs Buy 19th-Century Manhattan Compound

The Wilf family pays \$75 million for two adjoining properties that could be combined to create one of the city's biggest homes plus an additional office building.

By Catherine Clarke



Originally constructed for James J. Goodwin, a cousin and business partner of financier J. Pierpont Morgan, two adjoining neo-Georgian buildings have sold for \$75 million as part of a package deal that also includes a small office building.

PHOTO: JASON ANDREW FOR THE WALL STREET JOURNAL

In Midtown Manhattan, a few blocks south of a string of high-price highrises collectively known as Billionaire's Row, two adjoining limestone-and-brick homes have sold for \$75 million as part of a package deal that also includes a small office building.

Originally constructed for James J. Goodwin, a cousin and business partner of financier J. Pierpont Morgan, the neo-Georgian buildings served over the years as a school and as a corporate headquarters, including for U.S. Trust. If converted into a single-family home, as the real-estate agents have proposed, the roughly 22,500-square-foot result would be one of the largest mansions in Manhattan.

Measuring 50 feet across, the buildings were designed by architecture firm McKim, Mead & White. They originally included 11 master bedroom suites, 11 additional staff bedrooms and 12 fireplaces, according to the listing. They also include a grand wood-paneled entrance gallery opening onto a library, baronial staircases with original skylights and Juliet balconies overlooking the street.



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Mr. Goodwin, a director of a railroad that operated in the northeast until the mid-1900s, had the houses built in the late 1890s. He lived in 11 West 54th Street, the wider of the two houses, while family members or renters lived in the other, according to the city's Landmarks Preservation Commission.

In 2009, the buildings were purchased for \$29 million by real estate groups DLJ Real Estate Capital Partners and J.D. Carlisle. The properties came on the market in 2015 for \$65 million, and the price was lowered to \$59 million shortly after. The sale ultimately also included an office building at 10 West 55th Street, which wasn't part of the original offering and wasn't included in the original asking price.



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The buyer is the Wilf real-estate family, which acquired the property through its New York company Skyline Developers. Orin Wilf, the founder and president of Skyline, confirmed the purchase and said he wasn't sure of his plans for the property.

Mr. Wilf's firm already owns several properties, including a development site, on the same block where the buildings are located. The company's offices are located in a beaux-arts Renaissance-style mansion nearby that was formerly owned by John D. Rockefeller. Skyline purchased that property in 2004 for \$40 million.

The deal was brokered by the Cathy Franklin team at the Corcoran Group.

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