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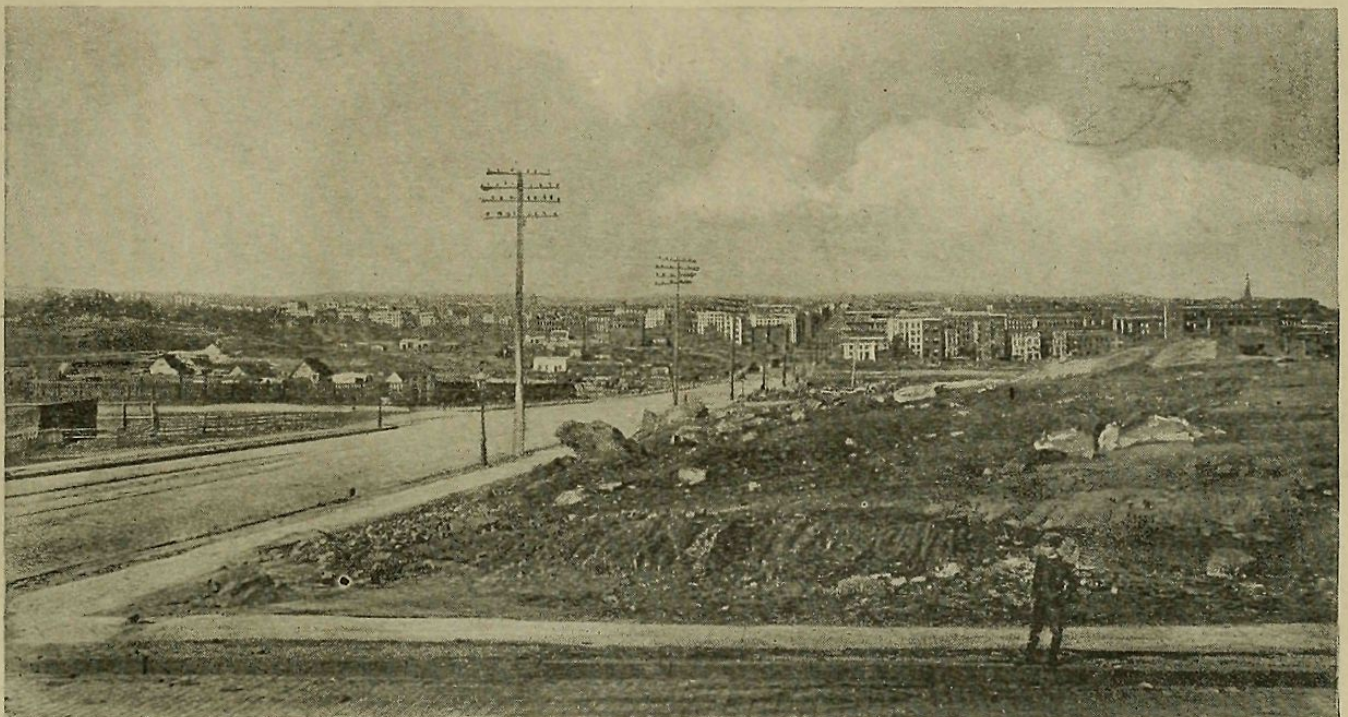
SUPPLEMENT.

Review of Progress on the East Side.

IN a review of the work that had been accomplished on the West Side, published by THE RECORD AND GUIDE last fall, we stated that the period of experiment had passed in the improvement of that section of the city, that the building had been sufficiently wide spread to have determined the class of houses best suited to each locality, and that subsequent development would be modelled on past achievement. These assertions, which we were in some respects obliged to qualify as regards the West Side, are almost unreservedly true as regards the East Side. Of course very much remains to be accomplished; and conditions will arise in the future which may give a somewhat different turn to the class of buildings

East Side, as determined in the foregoing paragraph. It is no part of our intention to enter into any set comparison between the two sections. The points of difference are obvious. From an æsthetic point of view the East Side would certainly suffer from being placed in "deadly parallel;" but there is no necessity of so placing it. The two sections are not running a race, and consequently either the constitution of a judge or the selection of a winner would be an unneeded and unheeded gratuity.

The development of the southerly portion of the East Side has been conditioned on the character of the section immediately south of 59th street. Property in that locality, as we all know, is very valuable on 5th avenue, rather less valuable on Madison, still cheaper and less desirable for residence purposes on Park, and so on east. It was inevitable that the building of costly houses on 5th



Madison Avenue—Looking north from Ninety-fifth Street.

in a few localities; but the changes will be comparatively unimportant, and the new conditions (which we shall presently detail), will rather accelerate the speed of the building than alter its incidence.

In speaking of the East Side we mean more than that section of the city north of 59th street and east of the Central Park. We include under the term all the land improved or open to improvement north of 59th street and east of the ridge which goes to make up Harlem and Washington Heights. We admit that this may create some confusion in the minds of the reader, for ordinance and custom alike make 5th avenue the division line between east and west in New York. Our purpose necessitates, however, the adoption of the topographical distinction rather than the artificial one, for the character and the extent of the building north of 59th street has been and will be determined mainly by the lay of the land rather than by the conventions which prevailed during the improvement of the lower wards. One set of conditions variously modified in different places has built up the West Side in a certain way. The same conditions will prevail in the improvement of Morningside Hill and Washington Heights. Another set of conditions has built up the blocks north of 59th street and east of 5th avenue. Substantially, though not entirely, the same conditions have thus far prevailed, and will prevail as far west as the ridge and as far north as the Harlem River. The West Side elevated road in a way straddles our fence by curving to the east at 110th street and continuing up 8th avenue, but it cannot obliterate the distinction. The land to the west of the ridge will have to wait for another, and, let us hope, a better rapid transit line.

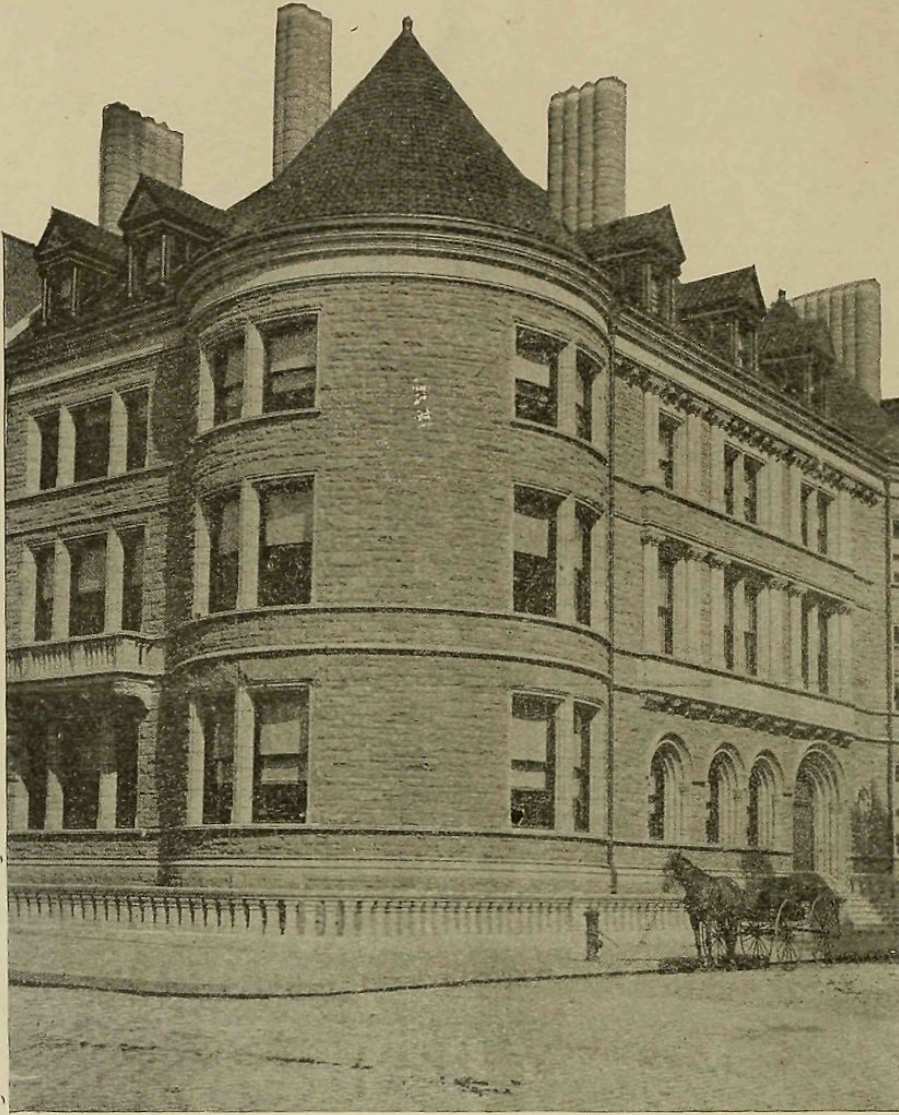
The purpose of our present article is, then, a description of the

avenue, below 59th street, would be continued to the north, just as it was inevitable that the less expensive dwellings on Madison avenue would find their counterparts along that thoroughfare, through the sixties, seventies and eighties. The force of this condition, however, constantly diminishes as we go further north, until by the time we reach 90th street it is pretty well expended. South of that street the character of the improvements has been as good as one could expect. Most of the houses are built singly rather than in rows; all of them are intended for very rich men, and their architectural qualities average better than the residences on 5th avenue, south of 59th street. North of 90th street little building has been done until the neighborhood of Mount Morris Park is reached; and here it is of a most ordinary description. Furthermore, some of the blocks south of 90th street show manifest signs of deterioration. This tendency to a cheaper class of building shows itself still sooner on Madison avenue. The street retains its individuality pretty well up to the car stables, and to a certain extent even further north. Then comes a break until 110th street is reached; and above that point the improvements are principally second-class flats. Park avenue is more largely built up than Madison; Lexington more largely than Park, and 3d more largely than Lexington. But the tendency always seems to be towards tenements and apartment houses.

This brings us to our second point. The East Side has been and will be improved largely with this class of buildings. One factor in its development has been what we may call the elongation of the character of the avenues south of 59th street into the region east of

the Park. This took place in spite of the influence of the Third Avenue Elevated Road. A resident on 5th and Madison avenues is obviously not very much assisted in his daily journey down town by this line of transit. To reach a station means a walk of ten or fifteen minutes, and when the station is reached the traveling is far from comfortable, not only from the impossibility of securing a seat, but from the general description of the other passengers. Many people prefer the longer journey, which in large part may be taken in horse cars to the 58th street station of the 6th avenue line, where a seat is surely attainable and your neighbor does not smell of tenement houses. Hence it is that the improvement of Madison and 5th avenues comes to a sudden stop at about 90th street and does not begin again until the cross-town surface cars above the Park afford the builder and buyer some encouragement. It must be remembered, however, that when under some new stimulus these parts of Madison and 5th avenues are improved the buildings will be of a different and poorer description than those erected further south. The word 5th avenue possesses no magic north of Mt. Morris Park, and south of that Park, also, it will cease to be sug-

Thus far we have indicated three conditions which have tended to the formation of the East Side and determined the character of its various localities. Only one of these conditions, viz., the elevated roads, has entered into the improvement of the other part of the section—that lying between Central Park and the Harlem River to the north. Certain parts of this section have already begun to be improved with a fair class of dwellings. This is notably true of Lenox avenue and certain of the side streets—a favorite camping ground with many of the Tammany chieftains, from which we may expect that the interests of these streets and the neighborhood will receive the careful attention they deserve from the City Hall. Other parts of this area, viz., along the lines of the East and West Side elevated roads, are being covered with flats and tenements. The tendency seems to be towards dwellings on the middle thoroughfares fringed on each side with the other kind of houses. Not much building, however, is being done. The locality suffers even to a greater extent than is ordinarily the case up town from defective transit facilities, for neither the 8th nor the 3d avenue lines are convenient, and the stations are situated a



The Brokaw Residence, No. 848 Fifth Avenue.

gestive of boundless wealth. Between 90th and 110th streets the buildings erected on it will certainly be no costlier and perhaps somewhat cheaper than the run of improvements on Central Park West, while north of 110th street all that can be expected are the usual second-class flats.

The influence of the 3d avenue line has then been entirely in favor of flats and tenements. Between Park avenue and the Harlem River the preponderance of this class of dwellings is enormous, and east of 3d avenue they have practically a monopoly. The residents round about here, however, depend less on transit facilities than do their neighbors further west. A number of important industries employ large numbers of hands, among which may be mentioned several of the largest breweries in the city, and the lumber and stone yards along the water front. These workmen are satisfied with the cheapest kind of tenements. In the northern part of the locality there are a few dwellings, but they are too few to be considered in the sketch which we are at present undertaking. Of course, probably in every family there is one son or daughter who is dependent on the 3d avenue or 2d avenue road to get to his or her place of labor, and consequently the elevated roads have their uses, even to families the head of which is employed in a brewery.

half a mile apart. In the immediate vicinity of 125th street the cable road mitigates the inconvenience, but its use for the purpose is very restricted.

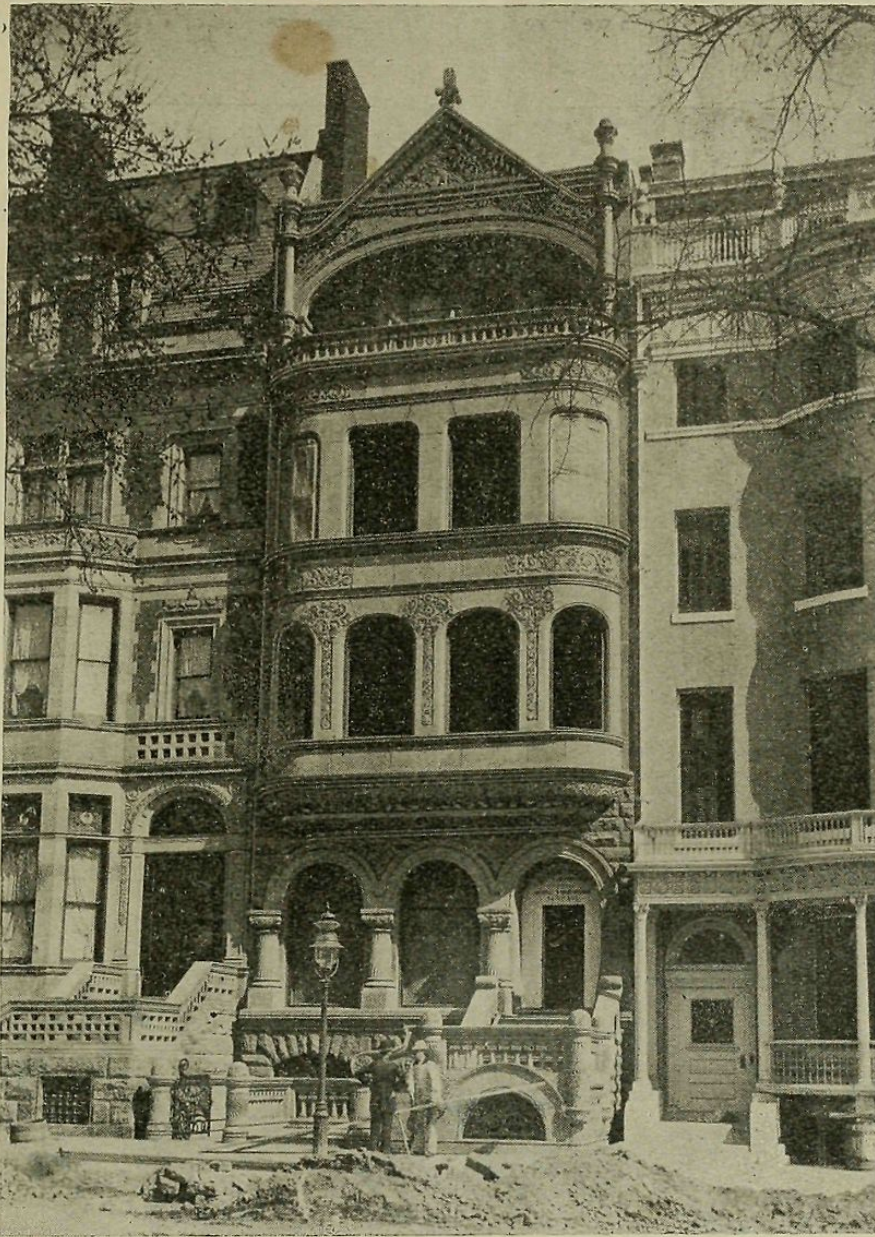
Neither does it seem as if this section would ever be much better circumstanced in this respect—that is, assuming that the “public opinion” of the city remains obdurate as regards the improvement of the facilities on the elevated roads. Rapid transit service up 4th avenue would of course assist the eastern avenues, and rapid transit on 4th avenue may be considered to be practically assured. But all those avenues more immediately dependent on the 8th avenue line would seem to have but chance of a better service in the future. The new West Side line will run along the Heights and be utterly useless for this section. What it needs is more express trains on the 8th avenue road, and these can be obtained only by a “loop,” or by additional switching room at the Battery, together with a third track on the 9th avenue division of the road. Still better would be the building of a connection along the Harlem water front, between the 3d avenue and 8th avenue lines. We are inclined to think that such a connection will have to come in time.

Like the rest, however, of that part of the city, which we have called the East Side, the section under consideration will not depend solely for its development on rapid transit facilities. When

the Harlem River Canal is in operation, the industries along the water front will employ large numbers of hands, who will presumably find their abiding places somewhere in this vicinity. It might be supposed at first glance that they would situate themselves mainly on the other side of the river, land being somewhat cheaper there than to the south. The effect, however, will be somewhat different. By the time the Harlem River improvement is completed there will not be any considerable difference in respect to the price of land, and consequently to rents, between the two sides of the Harlem. Another condition, somewhat problematical, which may tend to supply population to these parts of the ward is the possibility that before many years elapse that the New York Central will transfer its main passenger station to

pointed out, we are not of opinion either that the present rapid transit facilities are excellent enough to tempt many families into this vicinity, or that this vicinity will ever be as well circumstanced in this respect as some others to the east and west. Consequently it is probable that its development will depend mainly on the conditions described, and will have to await their coming.

In time Harlem will undoubtedly have a development, organic in its nature and independent to the same extent that Brooklyn is independent of New York. Manifest signs of this are already so numerous, and have so frequently been described in this and other journals, that we need not for our present purpose go into the matter very much at length. It is worth while remembering, however, that if the desirable lots on 125th street are worth more than



No. 844 Fifth Avenue.

Mott Haven, where it already owns plenty of land. The effect of this, if indeed it ever takes place, will be to make it more convenient for many of the employes of this corporation to find their homes in the northern wards. The 23d Ward would be principally benefited by such a change; but it would not fail to create a certain amount of demand in the 12th Ward also. The property near the water front and some of the bridges will be mainly affected by these conditions, and perhaps the class of population which they will fasten to the neighborhood may not be quite that which property-owners might desire; but it is difficult to understand how such a consummation can be avoided even if, on the whole, it were desirable to avoid it. The industries will be there; they will employ large numbers of men in various capacities, and these people will want houses wherein to live, stores and places of amusement. It is true that the buildings thus far erected on the avenues and a few of the side streets, west of 3d avenue and north of 125th street, are not such as poor people would be able to afford to live in. These improvements are intended mainly for families in comfortable circumstances, the heads of which are willing to spend a tedious two hours traveling up and down town; and undoubtedly there will be room for still more dwellings and flats suited to this class of resident. By far, however, the largest part of the section is as yet untouched, and for reasons, which we have

\$50,000 at the present time, when but a small part of the available space is occupied, that it is perfectly possible that this street will become a diminutive Broadway, when, ten years from now, solid rows of buildings will be substituted for the present vacant space. The street already teems with people during the busy hours; some of the stores are second to none in the city; and the Harlem Opera House and Columbus theatres are earnest that in the matter of amusements also Harlem will have facilities of the best. It is interesting to note that the street, which will be the main thoroughfare of the district, instead of being longitudinal like Broadway, is transverse. This is because the island reaches very nearly its maximum width at this point, and more people have to travel across town for their local needs than they do up and down town. It is certain that all of the city north of 125th street will be tributary to 125th street for many of its requirements. When Washington Heights are built over the cable road will pour a mass of traffic into the thoroughfare; the residents of Morningside Hill also—and they are liable to be of a very good class—will be dependent on the same source for their supplies; and so it will be with the whole section to the east and southeast. The centres of local industry which will be distributed along this street will in their turn employ a large and increasing number of people; office buildings will be built, banks will increase

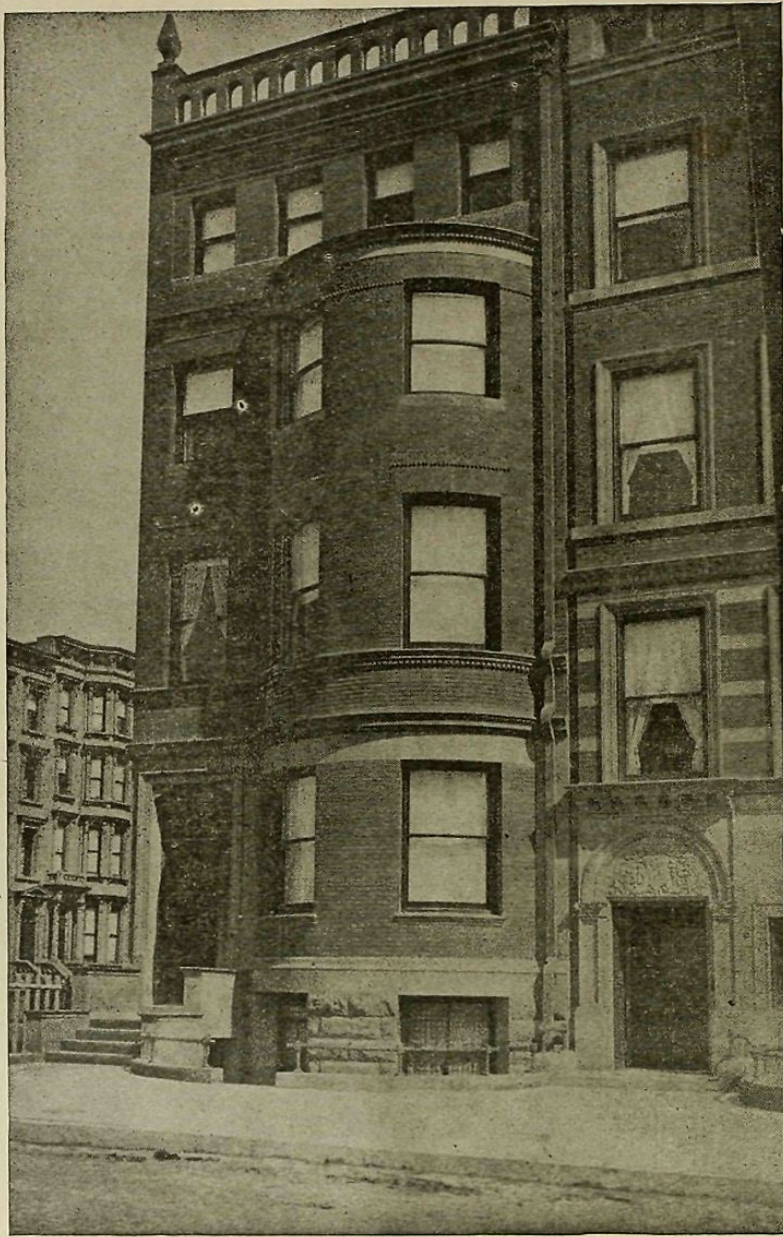
in number and prosperity; and in short a city with its local interests and facilities will grow up. It is these local interests rather than those down town, which will afford the means of livelihood for the residents of the district, the future of which we are discussing, just as without a doubt Washington Heights will be settled mainly by business men of the lower wards.

One more point is worthy of consideration. Property-owners and builders on the West Side have been very enterprising in securing from the City and State authorities large numbers of local improvements in the way of parks. This custom will doubtless be continued by those interested in Washington Heights, the natural successors to the policy and traditions of the present West Siders. The configuration of that part of the city, with its picturesque water front and its broken ground, lent itself naturally to the creation of parks, and it will be really a pity if in the future the slope of the hill be not used for park purposes, just as it has been used in the case of Morningside Hill. Now, the East Side, as we have called

side Parks will serve the same purpose for the districts in which they are located. The area that will need an improvement of this kind is that in the neighborhood of, say, 130th or 135th street, and 6th or 7th avenue. Of course the large pleasure grounds north of the Harlem will be a great boon to the inhabitants of all this locality; but it is now generally agreed that the health of a crowded city requires that open spaces should be brought as near as possible to the thresholds of the poorer and more confined people.

Some East Side Tables.

WE give herewith a number of tables, prepared to show the rapidity with which the East Side is being improved, the class of buildings, their distribution and the amount of money being spent. We think that they are worth the careful attention of builders, property-owners and brokers interested in that section of the city, for if the improvement of a section assumes certain characteristics it



No. 805 Fifth Avenue.

it—that is, all the land to the east of Central Park and the Ridge—has few such advantages. One piece of high, rocky ground has been wisely turned into Mount Morris Park, but in the main the rest of this section is composed of flat land or land that slopes very gradually. But there is just as much need for parks on these flat lands as on the high ones to the west. Indeed, if anything, there is more need, for in all probability these flat lands will be more densely populated. This is certainly the case with the district to the east of the Central Park, which is improved predominantly with flats and tenement houses, and, as we have tried to explain, all this section is subject to very similar conditions, and will probably be improved in very similar ways. If this is so, it is very necessary that plenty of small parks should be provided for the dense population. Furthermore, the property necessary should be acquired as soon as possible before, that is, any further rise in values takes place, or before it will be necessary to condemn improvements for the purpose. A start in this good work has already been made by the Board of Street Opening and Improvement in purchasing property for a park between 85th and 87th streets. Mount Morris and Morning-

means that houses of such a class and so distributed are those which pay best, and hence these tables may serve as guides to builders. Of course, the tables themselves cannot indicate the over-building, which sometimes occurs, but checked by the individual's own observation they are of a certain utility.

Table I. shows the expenditure called for by the plans filed at the Building Department from 1886 to 1891, inclusive. The buildings number 3,431, and the estimated cost is \$59,386,876. The year 1887 was the high-water mark on the East as it was on the West Side; 1890 shows a substantial increase over 1889; just as 1891 will show an equally substantial decrease from the figures of 1890. During the five years included in the tables, the filings for the West Side have been heavier than for the East; during the previous five years the conditions were reversed. Since the building up of the East Side began, about thirteen years ago, something over \$125,000,000 have been spent in the process of improvement. The best of the most costly buildings for the year 1890 is made up mainly of flats. Plans have been filed for only three buildings on 5th avenue, one of them a hotel, one a dwelling, and the other a synagogue.

Table II. is somewhat more significant. It shows the kind of build

ings and the amount spent on them during 1890, compared with 1889; and during the first three months of 1891, compared with the first three months of 1890. These totals are also placed alongside of similar totals for the West Side. Interesting conclusions are deducible from them. On the East Side during 1889 plans were filed for 375 flats and tenements, to be built at an estimated cost of \$7,080,200. During 1890, for the same section, plans were filed for 365 flats and tenements, to cost \$7,681,500—there being a small decrease in the number and a small increase in the cost. Now, take the case of dwellings. During 1889 plans were filed for 101 East Side dwellings, to cost \$1,502,500; during 1890, for only 72, to cost \$1,302,600. The increase of the latter year over the former took place principally in the class of buildings including hotels, churches, etc. The tremendous disproportion between the amount of money expended in flats and tenements and that expended in dwellings is, however, the most important thing to notice, for it is the key to the building up of the East Side, as we have tried to explain in our introductory article. The difference between this section and the West Side may be seen from the fact that, whereas, in the former section between one and two millions are spent annually in dwellings, in the latter section be-

twenty-eight lots on the west side of the way have been improved and twenty-seven on the east. On Park avenue, nine lots have been improved on the west frontage and twenty on the east; on Lexington, ten on the west frontage and five on the east; on 3d avenue, two lots have been improved on each side of the way; on 2d avenue, six lots on the west side and twelve on the east; on 1st avenue, ten on the west and five on the east; on Avenue A, eleven on the west and fifteen on the east; and on Avenue B, one lot on the west and ten on the east. It will be seen from this that building has been most active on Madison avenue, with Park avenue second and 5th avenue next to the east. Then as to the streets. Between 5th and Madison avenues, nineteen lots have been improved; between Madison and 4th, twenty-three; between 4th and Lexington, twenty-eight; between Lexington and 3d, four; between 3d and 2d, forty-one; between 2d and 1st, ninety-four; between 1st and Avenue A, eighty-two, and between Avenues A and B, fifty-one. It will be seen from this that the building has been most active on the streets to the east of 3d avenue, the area between the work being concentrated largely in the area, between 1st and 2d avenues, 72d and 96th streets, and in the area between 59th and 72d streets, east of 1st avenue.



North Side of 92d Street, West of Madison Avenue.

tween eight and nine millions are devoted to the same purpose. These characteristics have been preserved during the three months of 1891, the totals for which are given.

Table IV. shows the rate at which the East Side is being improved. Between 59th and 125th streets, east of 5th avenue, there are altogether 20,633 lots; of these more than half had been improved up to 1886. The different localities in the district showed, however, large variations in the number of buildings erected. Thus, between 59th and 72d streets, out of 4,199 lots only 1,442 remained unimproved, while between 86th and 96th streets, out of 3,092 lots 1,989 were untouched. Since 1886, 2,014 lots have been built upon, an average of about 403 every year. At the present rate nineteen years will still have to elapse before every lot on the East Side will be covered over. Before the beginning of the next century, however, out of a total of 20,663, only about 3,000 will remain unimproved, that is about one-seventh, so that the vacant area will be insignificant in comparison. Since 1886 the locality of the greatest activity absolutely has been that between 96th and 110th streets, but relative to the total number of lots within the boundaries the district between 86th and 96th streets has developed the most building. Between 59th and 72d streets and 116th and 125th streets the amount of building has been insignificant. Our other two tables go still more into details and enable the interested reader to trace the avenues and streets on which building has ranged during 1890. We will give some of the results. Five lots have been improved on 5th avenue, between 59th and 72d streets, eight between 72d and 86th streets, and none north to 125th street. On Madison avenue,

TABLE I.
BUILDINGS PLANNED BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.

Year	No.	Estimated cost.
1886.....	853	\$12,917,875
1887.....	888	15,752,963
1888.....	537	9,537,293
1889.....	588	9,607,505
1890.....	565	11,571,240
	3,431	\$59,386,876

A list of the most costly buildings filed at the Building Department :

Location and character.	Owners.	Cost.
80th st, n s, 149.9 e 5th av, four-story dwelling.	Sam'l C. Roehm.....	\$70,000
91st st, Nos. 412-418 E., ten-story factory.....	J. J. Schillinger.....	240,000
124th st, n s, 140 e Park av, three-story theatre.....	Oscar Hammerstein...	150,000
125th st, s s, 140 e Park av, four-story office building.....	Oscar Hammerstein .	80,000
Madison av, n e cor 83d st, seven-story flat....	J. Weber.....	110,000
Madison av, w s, 118 n 84th st, five-story flat...	R. B. Lynd.....	52,000
Madison av, s w cor 87th st, six-story flat.....	Chas. Gulden and Fred. Correll.....	100,000
Madison av, n e cor 88th st, five-story flat....	W. J. Mathews.....	96,000
Madison av, s w cor 91st st, six-story flat....	John Livingston.....	125,000
Madison av, n e cor 116th st, seven-story flat....	E. Smith.....	95,000
Park av, s w cor 71st st, four-story hospital....	Presbyterian Hospital.	325,000
Park av, e s, 75th and 76th sts, seven flats....	L. Weiher.....	170,000
5th av, n e cor 59th st, seventeen-story hotel..	W. W. Astor.....	600,000
5th av, s e cor 76th st, synagogue.....	Temple Beth El, plan says to cost \$210,000, architects say should have been 1891—January to March inclusive.	410,000
Sylvan pl, s e cor 121st st, four-story court house, etc.....	The Mayor, etc.....	\$200,000
72d st, n s, bet Lexington and 4th avs, five-story stable.....	Lorenz Weiher.....	100,000
82d st, n e cor Lexington av, three five-story flats.....	Higgins & King.....	95,000
93d st, Nos. 212-216 E., five-story brewery....	Ringler & Co.....	80,000
93d st, n s, 102 e 5th av, six four-story dwellings.....	Walter Reid.....	155,000
Lexington av, n w cor 121st st, five-story flat..	H. C. Tuke.....	75,000

less importance, is that which is being completed by Thos. Graham on the south side of 92d street, between 5th and Madison avenues. It comprises eight four-story, high stoop, brown stone front residences of a first-class character. They are to be trimmed in mahogany, oak, and other hardwoods, the first floors being three rooms deep, all communicating together so as to be capable of being thrown into one on state occasions. The parlors are to be in white and gold, the music and dining-rooms being in hardwood trim. Adjoining the latter room will be a butler's pantry, which will be part of a three-story extension.

The second floor is arranged on the saloon plan. It will contain large, handsome front and rear bedrooms, which are to be trimmed in sycamore,

antees that the construction and workmanship throughout is of a high order.

THE LOCATION.

No houses are better located than the Graham buildings. They are on about the highest summit of Prospect Hill. Both the hotel and private residences here described and illustrated are over 100 feet above tidewater, and contain a view of the Harlem Valley to the north, with Washington Heights beyond. They are both within about a stone's-throw of the Central Park, being near the tennis grounds and main drives. A few hundred feet to the west of the houses—on the southeast corner of 5th avenue and



The Graham Apartment House, now being erected on the Southwest Corner of Madison Avenue and Eighty-ninth Street.

—Thos. Graham, architect and owner.

the dressing-rooms communicating between the bedrooms to be surrounded by mirrors and to have an abundance of wardrobe room. Adjoining the rear bedroom is a richly-tiled and wainscoted bath-room, the tub being of porcelain.

The third floor will be arranged on a similar plan to that of the second and will also have saloon dressing-rooms and bath-room, the entire floor being trimmed in red birch.

The fourth floor will be in fine grain-selected ash and will contain three bedrooms, trunk-room, etc.

The basements will have billiard-room, with mantel and mirror, etc., and the kitchens will have all the best-selected auxiliaries in the shape of ranges, refrigerators, etc.

The eight houses, with ground, will cost, it is estimated, about \$318,000, and the reputation of the owner and builder is, in itself, an adequate guar-

antee that the construction and workmanship throughout is of a high order.

92d street—a palatial residence is being built for Samuel Untermyer, which is to be in French chateau style, and which will cost about \$100,000. In addition to the above improvements Mr. Graham is erecting, with P. McMorrow, four flats on the north side of 89th st., between 5th and Madison avenues. Two of these are single apartment houses and two double. The principal feature of these buildings is that each is separated from the other by an interior court, which thus enables the builder to give external light and air in every room, both rear and front. The single flats are 20 feet wide and 88.4 feet deep, and have eight rooms and bath room per suite. Each apartment consists of a parlor, dining and music-room, three bedrooms, a kitchen, servant's room and bath-room. The double flats are somewhat on a similar plan, their size being 31.1x84 each.

The fronts of these buildings promise to be quite handsome in appearance, particularly the first story and basement, which will be in Indiana lime-

stone. Each suite has a private hallway, and the three principal living rooms can all be thrown into one when desired. The buildings will have steam heat throughout, as well as hardwood trim, sanitary plumbing, electrical apparatus and all the modern improvements. They are now only up to their first story and are expected to be ready for the fall market.

Dr. Woolley's Houses.

A QUINTET OF NEW RESIDENCES, THE DISTINGUISHING FEATURES OF WHICH ARE FINELY CARVED, MASSIVE STONE FRONTS, AND JUDICIOUSLY-ARRANGED INTERIORS.

THE RECORD AND GUIDE has on two or three occasions recently called attention to the activity in building, which is at present in progress on Prospect Hill. It would seem as though that particular locality is being favored more than any other section east of the Central Park, for "the sound of the hammer and the chisel" is heard there on all sides.

Among the improvements on the crown of the Hill is that of the five houses just being completed by Dr. J. V. S. Woolley, on the northeast

The dining-room is very handsomely trimmed in oak and has a high mantel and mirror, with columns at each side running from base to cap. The wainscoting and ceiling are paneled, the floor is parquetered and the light streams in through a wide bay window. Adjoining is the butler's pantry, with large china closets and other conveniences.

Ascending the stairs we come to the main bedroom floor. This is trimmed entirely in maple, beautifully polished and finished, as is the case with all the woods in these houses. The front and rear bedrooms communicate by means of two spacious dressing-rooms on the saloon plan. These saloons are surrounded by mirrors and contain wardrobe-room in profusion. The bath-room, which adjoins and communicates with both the hall and the rear bedroom, is handsomely fitted up in marble wainscoting, tile flooring, French washbowl, porcelain tub, etc., the plumbing being exposed to view and showing fine workmanship.

The third floor is trimmed in cherry and oak and contains three bedrooms, storeroom, etc.

THE CORNER HOUSE.

The residence on the northeast corner is one of the handsomest on Pros-



Residences on the N. E. Cor. of Madison Avenue and Ninety-third Street. —Dr. J. V. S. Woolley, owner and builder.

corner of Madison avenue and 93d street. The houses are all 20 feet in width, and have three stories in bay windows, with an attractive side balcony on the second story. A feature of the fronts is their fine carving, and the superior character of the stone and the stone-work. This is noticeable from the basement to the roof, the latter of which is crowned with a balustrade running from one side of each house to the other. Over the entrance, and supporting the balcony, is a projecting top, nicely set and cleverly designed. Carved, smooth and rough stone-work are judiciously blended together in the front and produce a good general effect.

The exterior of the houses do not belie the interior. From the entrance onward we are met by every evidence of thought and discrimination. The handsome storm and vestibule doors are in oak, with brass knobs. The vestibule is tiled in mosaic, the wainscoting being in paneled oak. The hallway is approached through doors of massive oak, with windows of stained glass inlaid. The hall has an unusually wide appearance, and has a handsome console mirror and seat.

The main rooms communicate together *en suite*, and form a pleasing perspective. The arrangement on the first floor varies in the houses; in three it is on the foyer plan, and in two on the "three-room deep" plan. In the foyer the arrangement is quite ingenious and economizes space wonderfully. Instead of running the stairs to the upper floor from the centre of the foyer, they are placed at the side, and underneath is the stairway leading to the basement, hid from view by a screen of wood-work. This so economizes space as to give a foyer with more room-area than is to be seen in the majority of 25-foot residences.

The parlor in each house is in white and gold, the old-time console mirror being used in place of the mantel and open fireplace. The music-room or foyer is in oak trim, the latter containing a handsome mantel and mirror.

It has a large and costly box stoop on the street side leading to the main floor. The front differs from the other houses in that it is of red sandstone, and the roof is in attic shape, while the facade is also somewhat different in style. The interior arrangement is dissimilar, for it gives us a large number of window openings on the street and avenue, with a vestibule leading directly to the foyer. An attractive feature in this foyer is the nook in the south wall, with a rustic seat and mirror opposite, a very suggestive spot for two young people, or, on the other hand, a pleasant retiring place for the perusal of a philosophical dissertation, or—the latest novel.

The reception-room, which fronts on the avenue, is in white and gold, and the console mirror presents what at first appears to be an optical illusion, but which, on closer observation, we perceive to be a reflex perspective of the Central Park, with its passing vehicles and its numerous promenaders. The park can be seen from two angles, but the reflection through the mirror is strikingly clear and vivid, and forms a panorama of which one would never seem to tire. The effect cannot be realized except from actual observation.

Passing through the foyer we come upon the dining-room, which is handsomely trimmed, with the ceiling in paneled hardwood and the windows in stained glass. There is a handsome mantel and mirror and the room is unusually light, having windows on two sides in addition to the daylight which streams in through the foyer and reception-room.

Ascending the stairs we reach the main bedroom floor, which has a very large dressing and toilet-room between the front and rear rooms. The bathroom is also quite large and is handsomely appointed as in the other houses described.

The third floor has a front bedroom, which looks out upon the street and

avenues, and there are two other bedrooms in the rear, as well as a store-room, etc. Above this floor is an attic.

The rooms, from basement to roof, are richly lighted, due, of course, to the fact that this is a corner house that receives the sun's rays from the southwest during most part of the day.

In all their particulars and appointments these dwellings are not to be surpassed, of their kind, on Prospect Hill. They are in hardwood trim throughout; they have sanitary plumbing, and are supplied with all those modern conveniences and arrangements which go to make life pleasant in this last decade of the Nineteenth Century.

Three Brown Stone Fronts.

The vast changes which have taken place in our day is no better illustrated than in the fact that when Geo. N. Williams, of G. N. & B. A. Williams, first entered the building business, the class of private houses erected was not only inferior to those now seen in all directions, but the number built was almost insignificant in comparison, while section after section since improved was then each a vacant and barren territory.

The Messrs. Williams have built many houses on the East Side, and among the latest of these is three brown stone fronts on the north side of

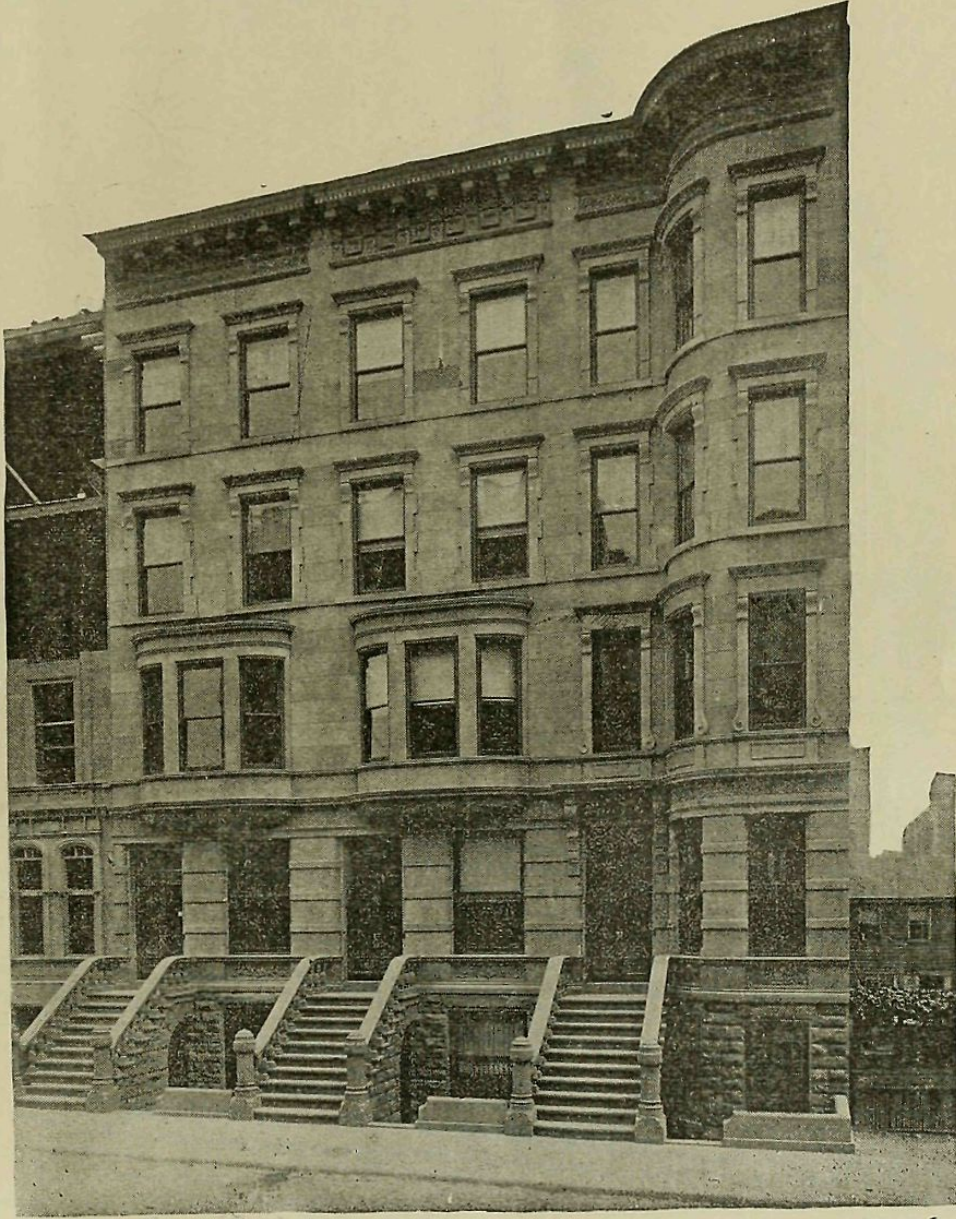
91st street, between 5th and Madison avenues. These houses are equal in construction to the best in their locality, and in interior trim and appointments are of a high-class character. They are four stories and basement in height, and their fronts are of carved, smooth, rough and tooled stones, all blended together in such a manner as to produce a pleasing effect to the eye.

A partition of grill-work in wood separates the parlor from the music-room, which is in the same trim as the former.

Passing beyond the music-room we enter the dining-room. Here we find a room in quartered oak. A large console mirror is set in the wall between two windows and runs from base to ceiling. A handsome mantel and mirror with tile facings appears to the right, while on the left an alcove is left vacant, evidently for the reception of the proverbial dresser.

The advantage of the plan of this floor is that it enables the entire three rooms to be thrown into one, thus practically giving a single salon. The dining-room can be, when desired, separated from the music-room by means of sliding doors.

Passing from the latter room into the hall we ascend the handsome stairway, not without noticing, however, the box entrance and the wood screen separating it from the hall proper.



Houses on Ninety-first St., North Side, Bet. Fifth and Madison Aves.

—G. N. and B. A. Williams, owners and builders.

91st street, between 5th and Madison avenues. These houses are equal in construction to the best in their locality, and in interior trim and appointments are of a high-class character. They are four stories and basement in height, and their fronts are of carved, smooth, rough and tooled stones, all blended together in such a manner as to produce a pleasing effect to the eye.

The two westerly houses have oriel windows on two floors, while the end house toward Madison avenue has a semicircular window on each floor running from basement to roof, every window giving an outlook over the Central Park.

The houses are approached through a front door of oak, which contains a large beveled plate-glass window. The vestibule is tiled in marble, the wainscoting being of oak, in panels.

The hall door is of massive oak, with a beveled glass window. On entering the hall the visitor notices a large console mirror and hat-stand, the wainscoting in the hall being carried out in a design in panels, similar to that in the vestibule.

Turning to the right we enter the parlor. This is a handsome room trimmed in red birch, a wood which, while not as dark in shade as mahogany, is a trifle lighter than oak, and can be used with good effect. Near the windows overlooking the street is a transom of grill-work. This is evi-

Arriving at the second floor we find two large bedrooms and bath-room. This floor is handsomely trimmed in sycamore. The two bedrooms communicate together *en salon*, by large dressing-rooms divided by sliding doors, and capable of being thrown into one. These dressing-rooms contain handsome cabinets and an unusual amount of drawer space. They are surrounded with costly French plate-glass mirrors, and the appointments in general are all that a hostess could desire.

Both bedrooms have mantels, mirrors and tiled fireplaces, while the bath-room, which is entered from both the rear bedroom and the hall, is floored in marble and contains nickel-plated plumbing, a porcelain tub, French washbowl and marble stand, a chest for linen, etc.

The floor above is trimmed in ash and is planned on the same principle as the second floor. There are front and rear bedrooms communicating together by means of dressing rooms, with a bath-room adjoining.

The fourth floor contains three bedrooms, storeroom, etc., the front room being spacious and containing a mantel and mirror.

Descending to the basement we find a breakfast-room in quartered oak, capable of being used as a billiard-room. There is a mantel and mirror, and a passageway leads from this room to the kitchen containing a large china closet, refrigerator, etc. The kitchen is light and cheerful and well

appointed, having a fine range and boiler, porcelain washtubs and other conveniences for the culinary department of a home.

The Messrs. Williams have been successful in completing for the market a trio of really well-constructed and well-appointed residences. They are not surpassed among four-story houses of recent construction on Prospect Hill, either in their interior or exterior. They excel in plumbing and light, they are on very high and healthy ground within earshot of the Central Park, and they show careful supervision in their construction throughout.

A Unique Fact About Bloomingdales.

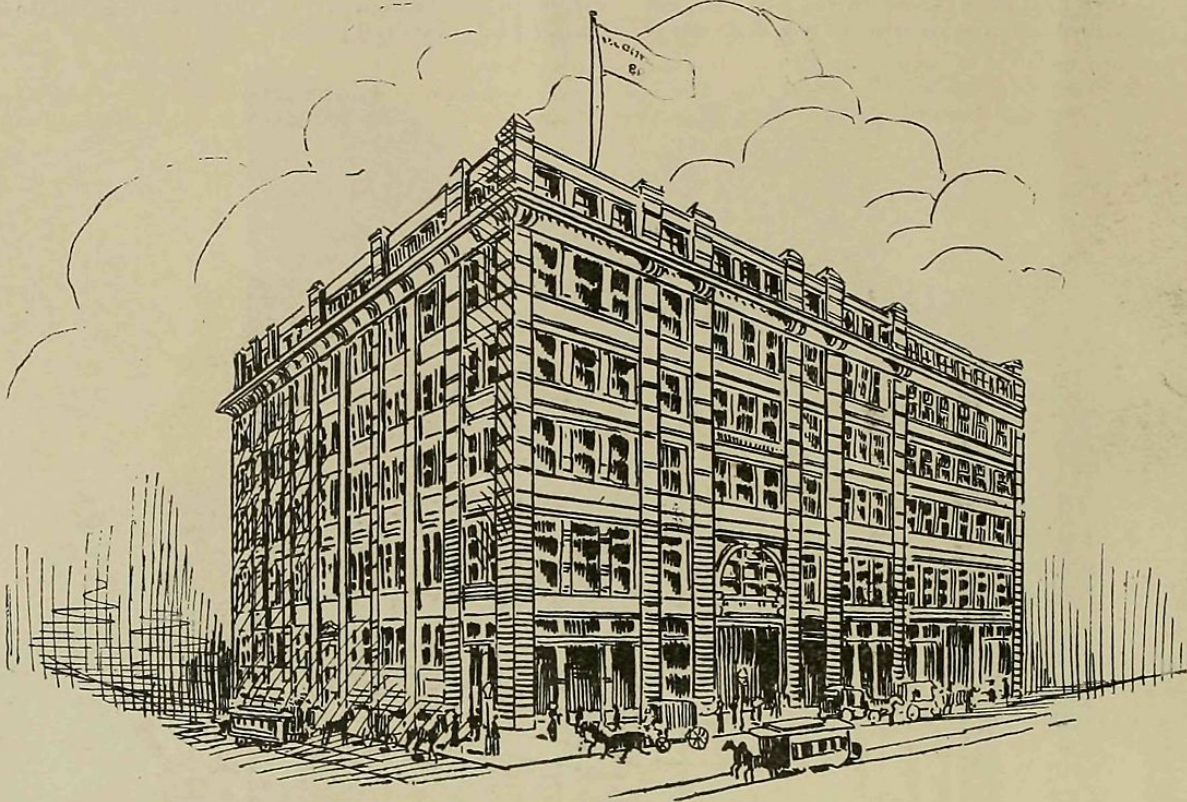
A striking feature of the development of the East Side is the amazing way in which the trade of the people comes and clings to its one great mercantile establishment.

Had the East Side produced twenty fair-sized stores it would be natural.

erected by him would be solidly built and perfect in its sanitary arrangements, and the bond would prevent him making false representations. Under this proposed system the people who bought houses would be benefited because they would be sure of their goods, and the builders would be freed from the ruinous competition of irresponsible builders.

This competition leads not over-scrupulous builders to represent that men who stand higher in the business than themselves have retired, and that they themselves are closely allied to some man whose name is everywhere respected as that of an honest and capable workman and business man. Mr. Charles A. Parker has suffered from both of these practices. John H. Parker has represented himself, so it is said, as the successor of James H. Parker, whom everyone knew; while, as a matter of fact, Charles A. Parker is his actual successor, and, up to the time of James H. Parker's death, was his associate and business partner.

It has also been reported round about that Charles A. Parker has retired



Bloomingdales' Establishment, Third Avenue and Fifty-ninth Street.

That it should produce only one, and that so great that it fairly claims to be the largest in New York, is remarkable. The Bloomingdales must have managed with rare tact and skill, for such a condition of things proves that no mistakes could have been made and no opportunities lost.

Twenty years ago the Bloomingdale store was little and local; it sought the trade of people who lived within a few blocks to the north, south, east and west of it. To-day it is big and national; its customers live in Maine and California as well as New York—some also in the Canadas, Mexico, the West Indies and South American countries. Of the 1,900 employes not less than 300 devote their entire time to the filling of mail orders.

The Bloomingdale building is a great six-story and basement structure, imposing in appearance and admirable in all its interior arrangements. The property has a frontage of 150 feet on 3d avenue, 200 feet on 59th street, running through 200 feet to 60th street, where it also has a frontage of 125 feet. Its quarter of a million square feet of floor space could be cut up into 200 stores—each larger than the original store of twenty years ago. Seventy-three departments cover every possible want of the household or the individual.

A Successful Builder.

Charles A. Parker, the mason and builder, has very decided views on the qualifications necessary for a man in his business. Mr. Parker complains that as matters stand now any one can enter the building business and get capital to back him. He says that he finds that men who have failed in nearly every other trade or business turn to building as a last resort, thinking that surely they can succeed in that. They seem to think that a builder needs no experience, no special ability, and many of them imagine no money, to get along; and it is this lamentable fact, says Mr. Parker, which has brought the reputable building business into bad odor in some quarters.

Mr. Parker suggests as a remedy for the existing state of things, a licensing of builders by the government. To obtain such a license it should be required of applicants to show that they are of good standing in the community, honest and reliable. They should then be put through a severe examination, which should aim to bring out their practical knowledge of the business. If they qualified in these two respects—as to standing and ability—to further insure those dealing with them, it might be well to have builders file a bond in order to obtain a license. When a man had passed through these examinations and filed his bond, it would be decidedly to the advantage of the community to have him practice, for every house that was

from the business. That this is untrue may be judged from a list of some of the jobs on which he is now engaged. Among them are the following: No. 11 Carmine street, five-story buff brick and brown stone flat; No. 923 6th avenue, five-story flat and store; 35th street, between 10th and 11th avenues, five-story factory, 50x100; 90th street, north side, between Columbus avenue and Central Park West, three three-story and extension private dwellings; and 93d street, south side, between Columbus avenue and Central Park West, five similar houses.

East Side Notes.

The change in Madison avenue, between 86th and 120th street, within the past few years has been something remarkable. The old avenue, as those who used the street cars remember it, was an unpaved, dusty and disagreeable street, with only a few houses here and there between the two streets mentioned. The car tracks were laid in any part of the roadway or sidewalk, and oftentimes the doors of the shanties, which were then so numerous on the avenue, were within a foot of the car step. Now, much, if not all, of this is changed. The shanties have, many of them, been cleared away, the car tracks have been laid in two parallel lines, and the granite block paved avenue is no dustier or dirtier than the rest of New York. The greater transformation, however, has been worked by the builders who have erected private dwellings and large apartment houses just north of 86th street, and whole blocks of substantial five-story flats further north. It looks as though this good work had but just commenced, and that the men who started the neighborhood on the up-grade would not cease their efforts until there is no more work for them to do.

"People wonder that there is not more building on the East Side," said Alexander D. Duff, "but there are two good reasons for the existing state of affairs. First, there are not as many lots open for improvement on the East as there are on the West Side, and, in the second place, the vacant land which is available is held at such high figures that speculative builders find it almost impossible to improve it with any degree of success. I had an instance of this difference only a few days ago. Some lots, which I was commissioned to secure for a builder on a not over-desirable street just east of 5th avenue, were held by the owner at a bottom price of \$22,000 each. Now, on one of the very best West Side streets, I can buy lots surrounded by splendid improvements for \$17,000 and \$18,000 apiece."

The "Prospect Hill."

ONE OF THE LARGEST APARTMENT HOUSES EAST OF CENTRAL PARK—A SIX-STORY STRUCTURE NAMED AFTER THE HILL ON WHICH IT IS SITUATED.

For many years it was the custom to erect a corner flat on a single lot 25x100 feet in size. Such a flat must necessarily have caused the tenants much inconvenience and dissatisfaction, not only because of the smallness of the rooms, but also on account of their arrangement. Even to this day we see flats built on the old plan of two suites per floor, on a 25-foot lot, the result being that, with the space taken up by the walls and halls, the rooms are barely large enough to turn around in. There is only one alternative with a single lot, and that is to build a single suite of rooms on a floor. Then, at least, there is adequate room for those who may occupy apartments in the building.

In the Prospect Hill, however, John Livingston, one of the oldest and wisest of our builders, has erected an apartment house on a lot, with a frontage of 80 feet on one side and 100 on the other side, the latter being on the avenue and the former on the street. By this means he has been able to dispense with the old style of plan, and to arrange his suites in a manner that is bound to be attractive to tenants. It is neither more nor less than the idea of having the three main rooms—the parlor, music and dining-rooms—all capable of being thrown together as one. This plan is always successful in inducing homeseekers to rent suites in apartment

two stores in the basement suitable for a druggist and barber, the inside store being capable of subdivision.

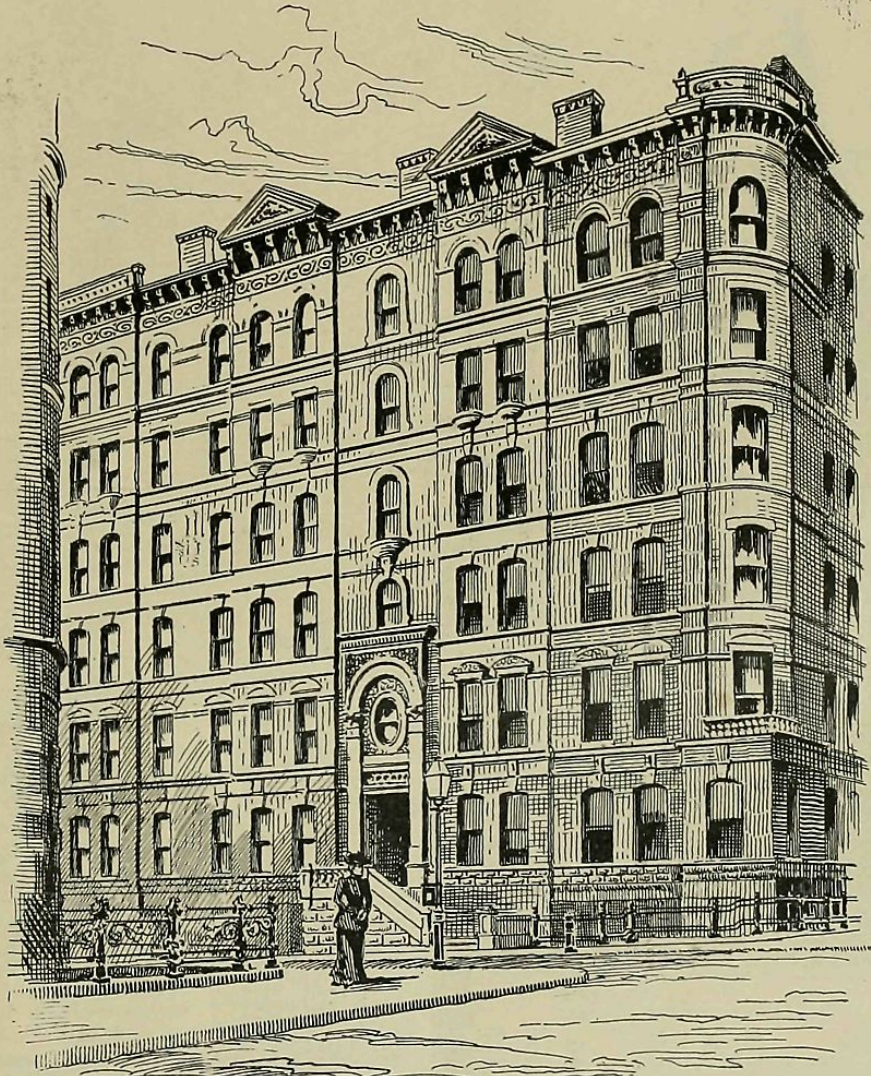
The front is of brick and brown stone. The main features consist of a handsome high box stoop, with a wide entrance, the design of which is carried up to the third story in massive stone containing an oval-shaped transom window in stained glass as a centre piece. On the second story corner a balcony and balustrade of stone appears, while balconies in metal-work form part of the design on 91st street on the five upper stories. The windows are numerous and are both square and arched.

THE INTERIOR.

Ascending the stoop, we come upon a storm door with a large beveled glass centrepiece. The vestibule is unusually handsome. The floor is tiled in marble, and the walls, wainscoting and ceilings are entirely covered in mahogany, in a design of panels.

Passing through a massive hardwood door, with a beveled glass window, we come upon the main hall. The visitor is at once confronted with a handsome console mirror, which is set in the wall to the west. This mirror runs from the floor to the ceiling and gives a brilliant reflection of every object to the east. There are picturesque seats in bamboo and mahogany, and a handsome lamp is suspended from the ceiling. The floors are tiled in marble, while the wainscoting is in paneled mahogany, the walls being in stucco work.

A handsome and spacious elevator of the safety type carries the visitor to the upper floors. On emerging we find a main hallway on each story,



The "Prospect Hill," S. W. Cor. Ninety-first St. and Madison Ave.

—John Livingston, owner and builder.

houses. It is a departure from the conventional, and is attractive and pleasant, more particularly to that half of the family whose lives are spent for the most part at home, and who must have air space instead of being "cabined, cribbed, confined" in small, stuffy rooms. The plan gives three suites to each floor, the whole covering an area of about 8,000 square feet.

THE BUILDING DESCRIBED.

The Prospect Hill is a six-story apartment house situated on the southwest corner of Madison avenue and 91st street, and is one of the largest buildings of its class east of the Central Park. From its windows a lengthy perspective of Madison avenue is obtained, while from the upper floors, on a clear day, Long Island Sound can be seen to the northeast, Highbridge to the north, and the Palisades to the west. The windows on the street side overlook the Central Park.

With a situation so commanding the Prospect Hill forms one of the most important buildings of its class on the East Side. It contains eighteen suites of apartments, some of which have seven rooms and bath-room, and others of which have eight rooms and bath-room. In addition, there are

well-lighted and ventilated, floored in marble and with decorated ceilings, the walls being papered. From this hallway the visitor approaches a vestibule, over the entrance of which is a transom of fretwork from which a portiere is evidently intended to be suspended. From this vestibule the apartments are approached.

Each suite has a private hallway, from which every room can be entered. The arrangement of the suites is excellent. The principal rooms can be thrown together for reception purposes, a desideratum which cannot too frequently be commended in these days of social intercourse.

THE SUITES DESCRIBED.

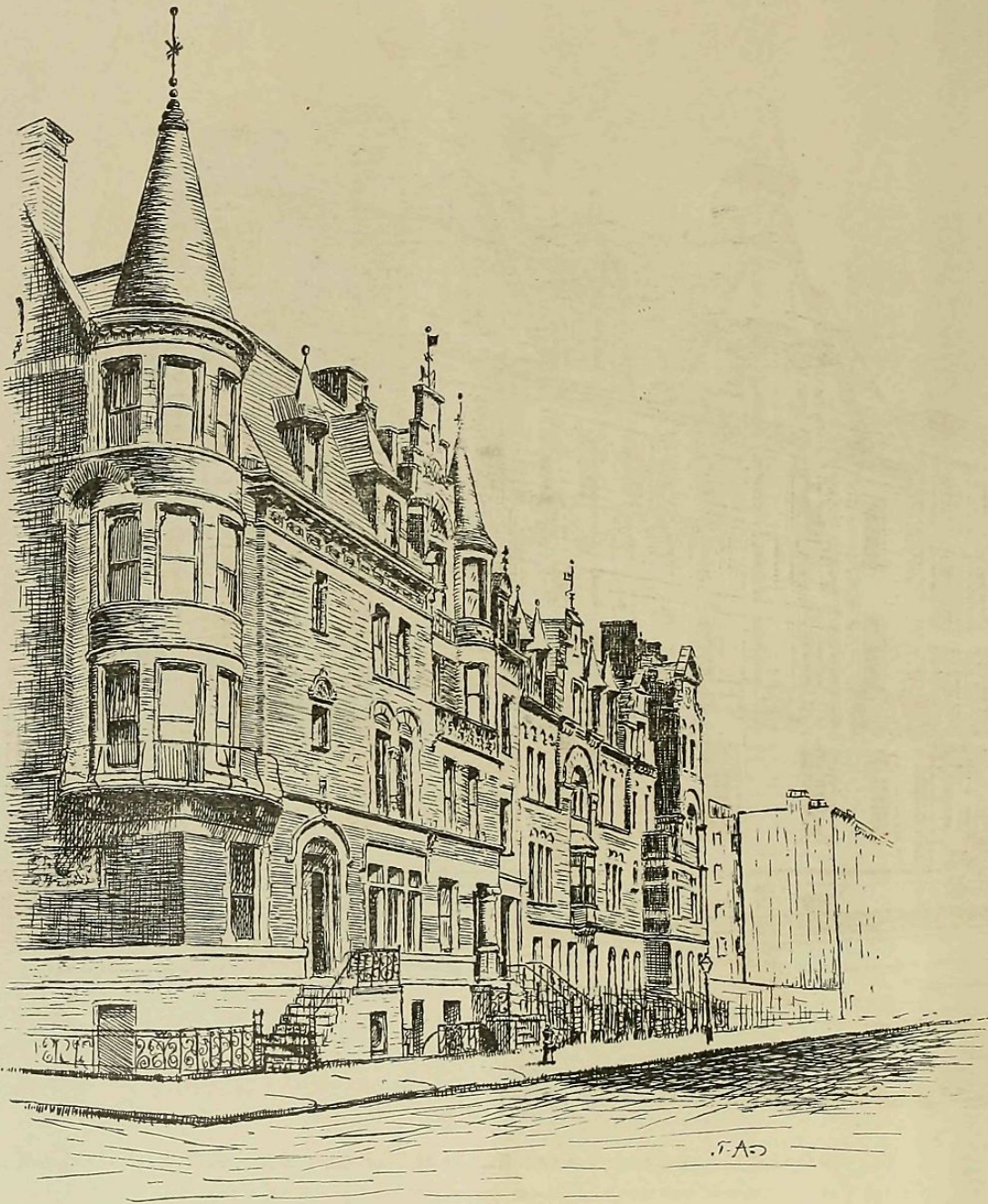
Each suite of apartments has a parlor, music-room and dining-room, which can be separated by sliding doors or portieres, or, when occasion demands, thrown into one. The parlors are trimmed in cherry, and have a mantel, mirror and tiled fireplace, with andirons and box grates. The music-room is in similar trim, while the dining-room is in oak, and has a mantel and mirror, etc. The kitchen adjoins the latter room, while the bedroom and bath-room, refrigerators, etc., are beyond. All the rooms have direct light, and there is not a dark room in the building, due, of course, to the

fact that it is erected on a corner. This covers a meagre description of one suite. The other suites, while being on the same principle, differ only in plan of arrangement, some fronting on the avenue, and others on the street.

The general main features of the building, include—in addition to excellent light and ventilation throughout—steam heat, electric bells, fine plumbing, etc. There are gas fixtures in every room, while the walls are

papered and the ceiling neatly decorated throughout, including the halls, from basement to roof. Hardwoods are used in the trim and numerous improvements are introduced. Shades are also supplied throughout, while in the principal rooms window blinds are added.

On the whole, the Prospect Hill is one of the most valuable properties of its kind in this section.

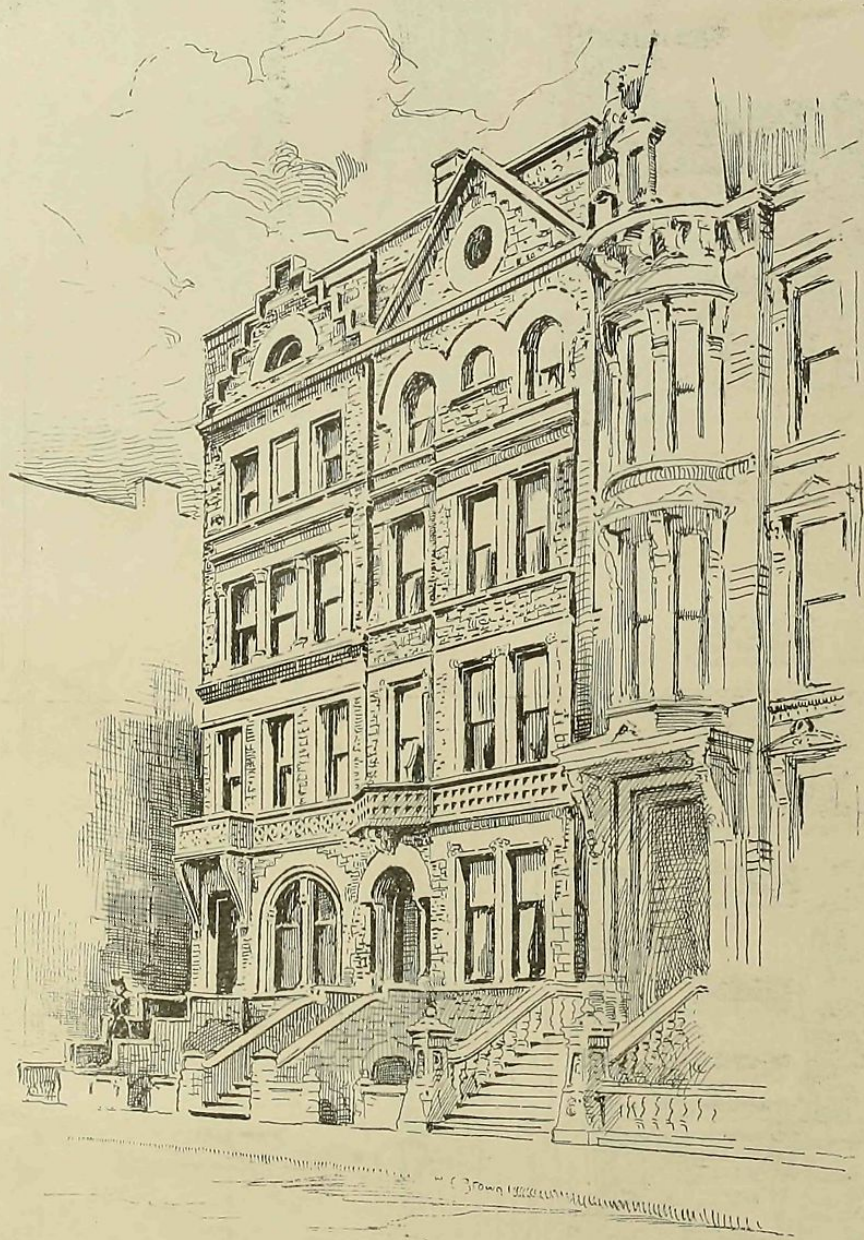


Northeast Corner Eighty-ninth Street and Lexington Avenue—Rhineland Estate

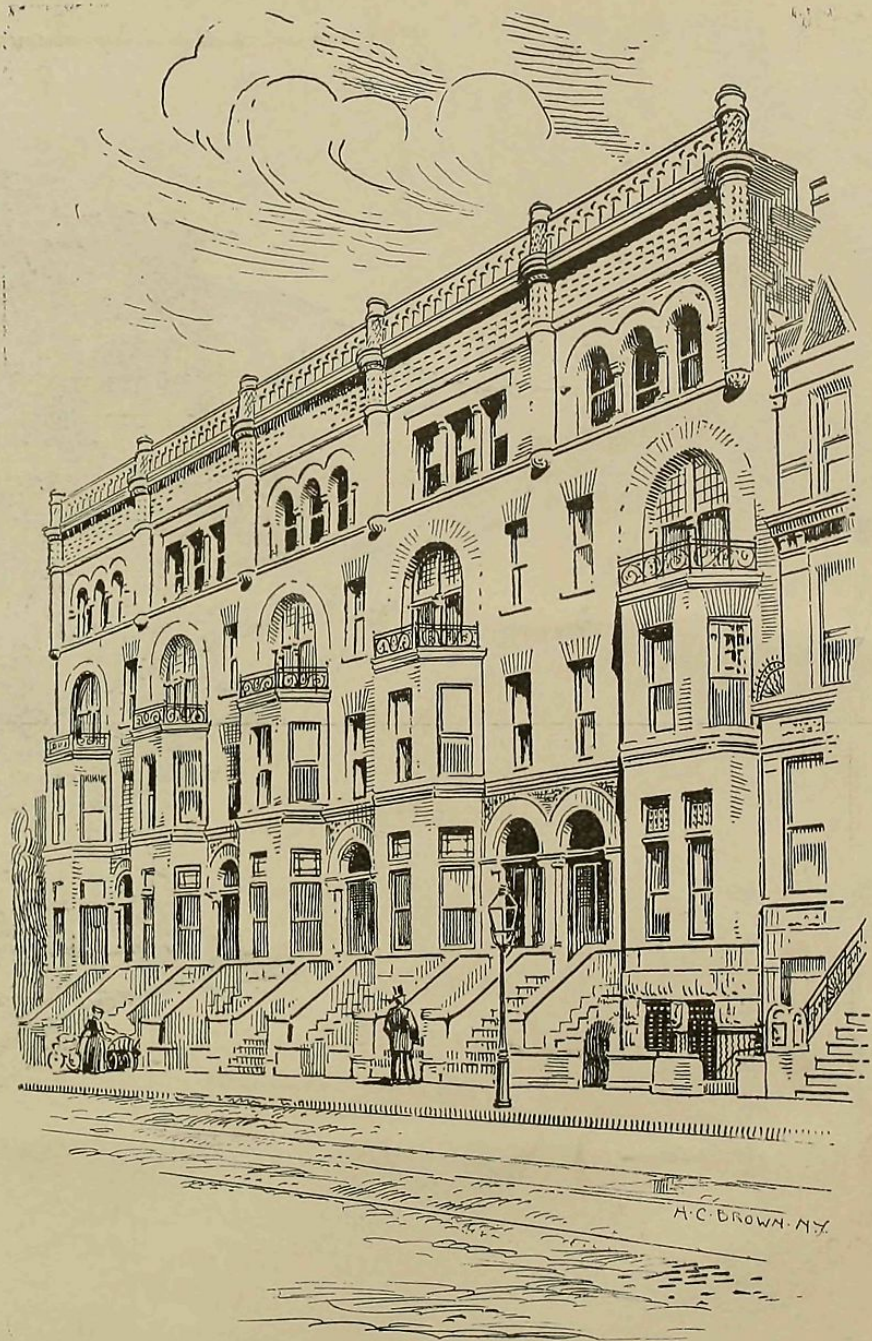


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—Hugo Kafka, architect.

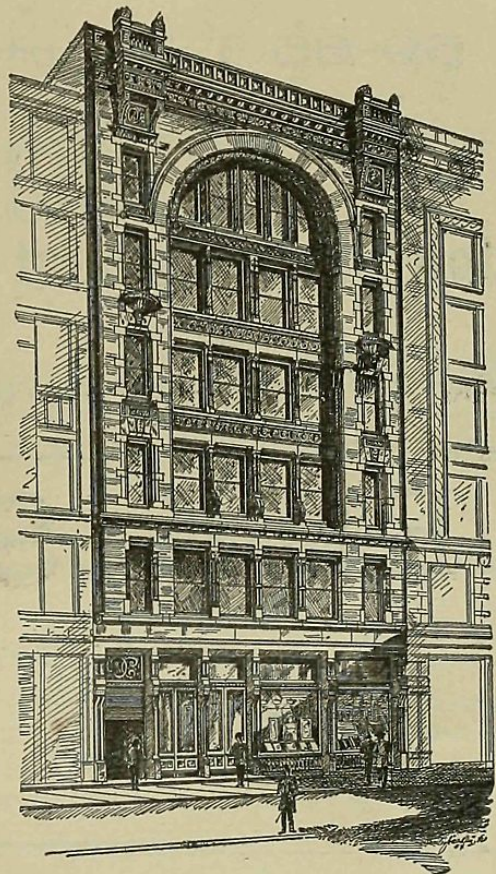
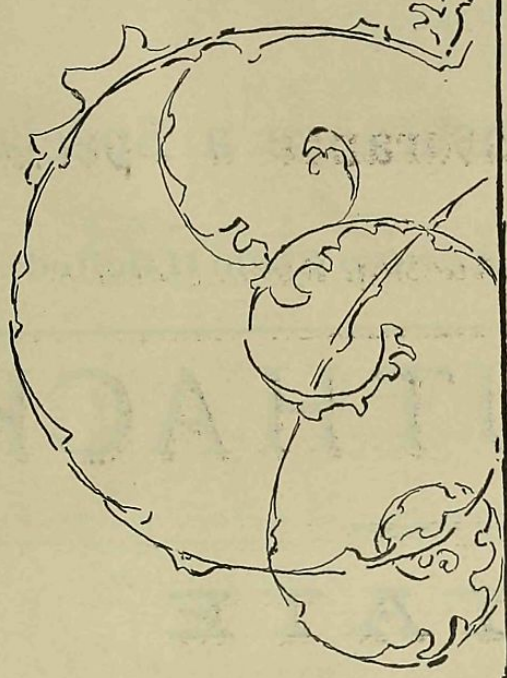


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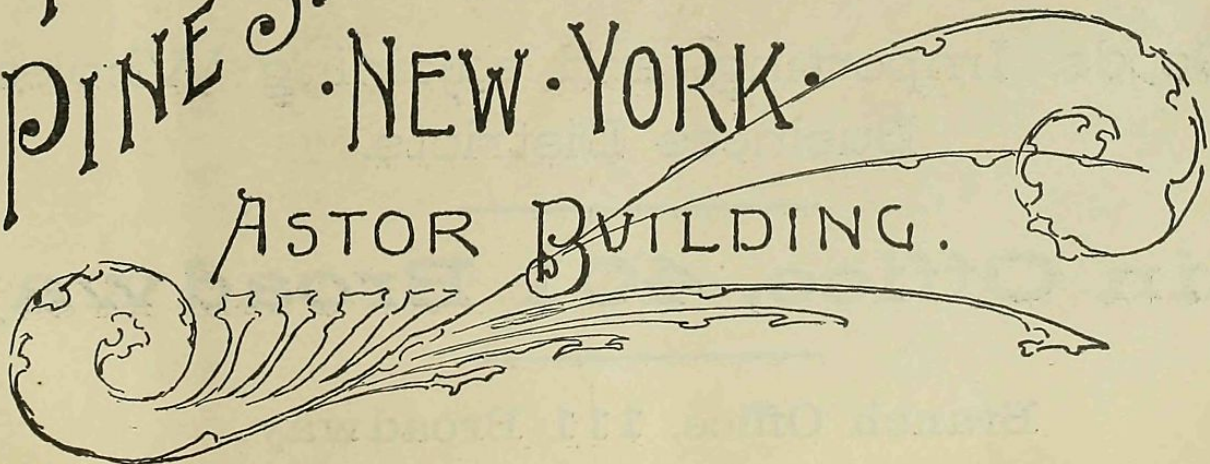
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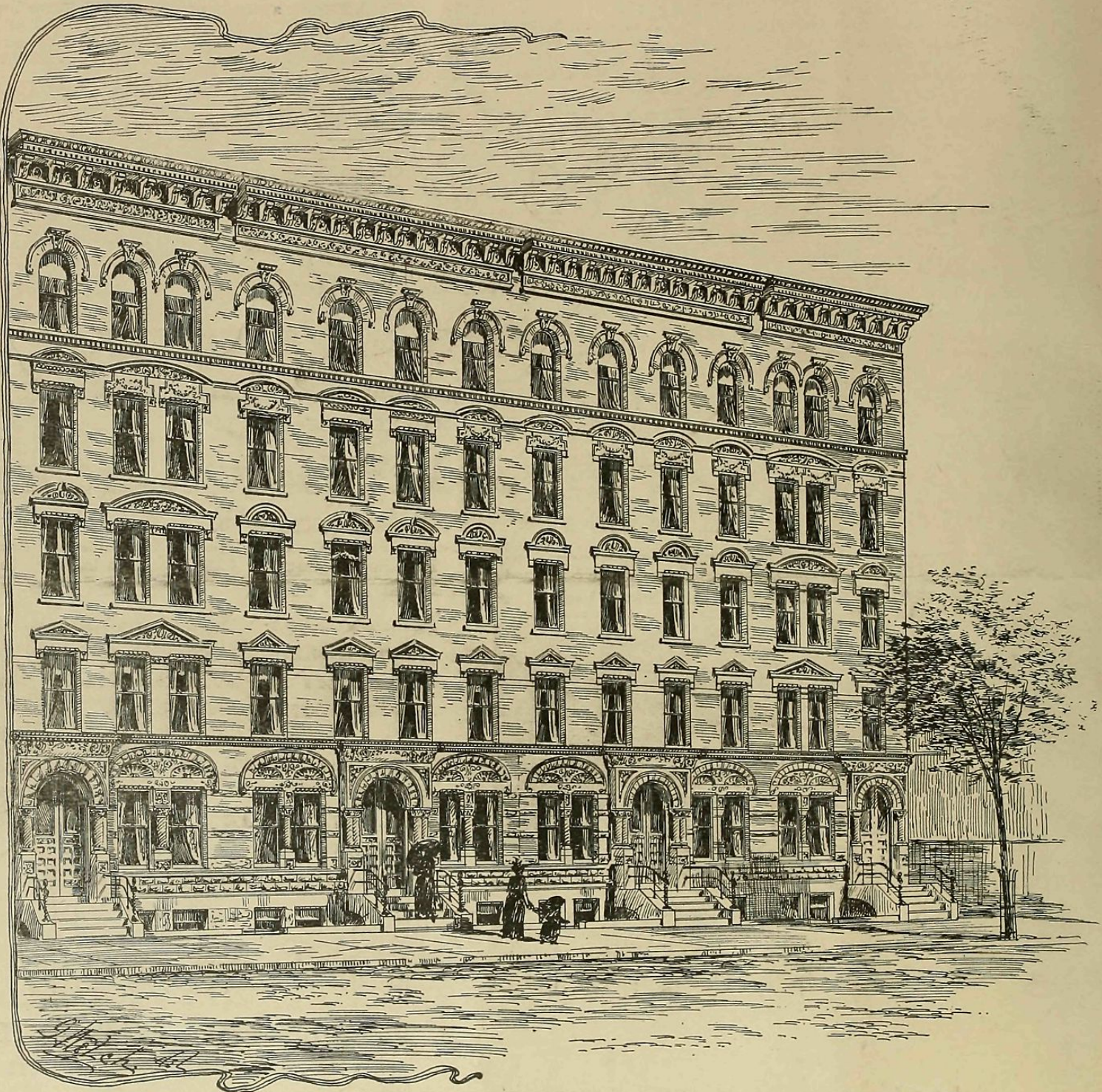
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P. McMorrow and Thos. Graham, owners. —

—Thos. Graham, architect.