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## THE WEST SIDE.

Mr. Simeon E. Church's Paper on  
Street Openings.

Proceedings of the West  
Side Association.

Mr. Cammann on the Removal  
of Shanties.

The meeting of the West Side Association, on the evening of Saturday, December 6, was an exceedingly interesting one. Numerous property owners listened attentively to the proceedings, and encouraged the officers and speakers by constant applause in their laudable efforts to improve everything connected with the west and northwest side of our city.

Owing to the unavoidable absence of President Dwight H. Olmstead, Mr. H. H. Cammann presided, who called upon Mr. Simeon E. Church to read his report on Street Openings.

### STREET OPENINGS.

Paper read before the West Side Association, by S. E. Church.

Among the duties which this Association, as a body, has undertaken to perform toward its members, is that of "Caring for, protecting and promoting the proprietary interests of the Owners of Real Estate," within the district known as the West Side.

To shield our property against unjust and oppressive taxation and assessment is obviously among the highest interests thus to be protected. It is obvious that so far as it tends to the improvement of real estate and the building up of the waste places of the city it is not only in the interest of the particular lot owner whose property is improved but also of every taxpayer of the city, since it relieves him of paying taxes by just so much as somebody else will pay them upon improvements which they are thus encouraged to make. If a vacant lot is worth \$1,000, the tax revenue derived from it at 2½ per cent. is \$25. If by good laws and a careful and faithful administration of them and by the encouragement of surrounding improvement and development the lot comes to be worth \$10,000 the owner of the lot is a great gainer, but so is the public, for the tax revenue now derived from it is \$250 instead of \$25 and if the owner by these same surrounding improvements, is encouraged to build a house upon it worth \$10,000 more, the tax revenue now derived from it becomes \$1,250 instead of the original \$25, and the whole city and every taxpayer in it is a gainer by just so much, in a strictly money point of view, to say nothing of the general influence which such improvements make upon the general growth, advancement and prosperity of the city. If our West Side had felt the influence of

these improvements, as has the East Side, by the wise and proper encouragement of improvements by the several departments of the city government, charged with its interests, it would to-day have been yielding a tax revenue to the city treasury of over \$3,000,000 instead of a beggarly three-quarters of one million, as now, and I estimate this loss to the people of this city of over \$2,000,000 a year as the price they pay for departmental administrations which either do not or cannot comprehend the wants of these portions of the city, or, with ample legal power, cannot find the way or means to meet them. I think we are justified in saying this, when rapid transit, fully accomplished, rendering our whole West Side more accessible than was Fourteenth street before, finds us without a single street or avenue in the whole district completely finished, and ready for improvement—many of them as we shall see hereafter, not even opened. And I think we may feel the more ready to say it when after much effort by this Association to get the Common Council to pass the necessary ordinances for regulating, paving and sewerage certain streets which are imperatively required for immediate building improvement we find the Mayor of the city, under the lead of the Commissioner of Public Works, now engaged in vetoing them.

The rule under which these departments profess to act of requiring such street improvements to be preceded by a petition of a majority of the lot owners, is a rule of obsolete utility. It may have had some apology before rapid transit was accomplished, but now, when every street is required for improvement, when building is only kept back because the streets are not ready for it, to insist upon enforcing such a rule argues an entire want of appreciation of these departments that this portion of our city has undergone any change. "It must be easy," these gentlemen tell us, "to get a petition signed by a majority of the lot owners, if they want a street opened or improved," but if they think so, they manifestly have had but little experience of what they speak. A block of ground ordinarily contains sixty-four lots, of which by subdivisions of titles, there are oftentimes more than a hundred owners. They do not reside on the land; their names are rarely found correctly upon the tax or assessment books. To hunt these up—to find where they live, to explain what is wanted, and to get their signatures, imposes an amount of labor oftentimes extending into months, which few can comprehend, except him who undertakes it. It will serve to illustrate this by a case in point. The Board of Health, moved by the action of this Association, have been actively engaged for the past four weeks in the effort to find who are the owners of eight lots on Ninth avenue between Eighty-second and Eighty-third street, upon which and in front of a row of brick dwellings is a pestilence breeding pond of stagnant water, formed by damming up a city drain in order to make a floating place for ducks, with the intent that the nuisance shall be abated; but, up to this time, their labors have been in vain, the owners are "still unknown," and the nuisance continues. If it takes a whole department with all its facilities a whole month to find who are the owners of eight lots, how long should it naturally take private individuals to hunt up the owners or a majority of them of half a dozen blocks, in order to get their signatures to a petition for the opening or sewerage or paving of a street. The time and labor is none the less though every signature, as it usually is, is cheerfully given when the owner is found. The labor usually falls upon the most enterprising and striving of our citizens and is, by just so much, a punishment for enterprise, and a penalty for improvement.

To remedy this evil, in a great measure, was one of the objects of the formation of this Association. It is made up of property owners on the whole West Side. It reflects the sentiments and presents the wants of the whole West Side. Its past history and past influence in shaping the features of the West Side, are not unknown to the departments and to the public, and we think it but reasonable to ask that its call formally made for specific improvements, in specific streets shall be recognized by the departments, as some evidence that these improvements are needed. The rule requiring petitions preliminary to a street opening or grading, never had any legal authority or sanc-

tion. The duty of the departments is to use their legal functions so as to promote the interests of the whole city, and not to stay their action upon the appeal or remonstrance of a mere individual. It is a rule which has contributed largely to keep back the West Side to where it now is, and if still further enforced will tend to continue it in that condition for years to come. The departments should understand that since the advent of rapid transit, the whole West Side is wanted for improvement and cannot be put in condition for it a moment too soon. If there is anybody in a particular location who for a particular reason desires that his street should not be improved, it is surely time now to reverse the rule and require the obstructionist to himself take the laboring oar, and hunt up persons to sign a remonstrance against the improvement if he can find them, and we will make no objection to the department acting upon such a remonstrance whenever they shall see one.

It is passing strange that real estate, that species of property which pays nearly five sixths of all our taxes, or nearly \$26,000,000 out of the \$30,000,000 of our annual taxation, should seem to be selected as the property to be oppressed by either unjust legislation, or by weak, incompetent or downright maladministration of the laws. Personal property can hide itself or run away, when the assessor comes round, but real estate, never. It must always come to the front, and stand stripped of all disguises before the keen eye of that official, and be written down for all it is worth, in the sums necessary to maintain courts, schools, charities, police and fire departments, and all the machinery necessary to good government, and to the security which personal property enjoys under it, and from which alone it has any value. Yet it has been quite the fashion for some years past, more so than it will probably be for some years to come, for real estate to be scoffed at, kicked and loaded with all manner of oppressions which made it a burden and terror to him who unhappily held it. It is quite within the memory of most of us, that not many years since, when some of our property owners who had paid several million dollars for improvements which had never been made thought it right to ask that they should be either refunded their money or the improvements made, that a leading journal of this city met the demand by declaring that it was only a lot of "real estate speculators" who were complaining, and it served them right to let them pay, while it advised the city to do nothing. Yet these same real estate speculators had paid first and last into the city treasury \$63,000,000, one-half by direct assessments for improvements including the Central Park, and the other half by taxation upon increased valuations for improvements promised, but never made to this day—as the Morningside and Riverside Parks.

But this time is happily passing away. It is seen now that the only hope of any material reduction in our tax rate is in the large increase in the taxable wealth of the city, and that this must come almost wholly from the improvement of real estate. Rapid transit, and the "better times" that are coming upon us, are rapidly bringing about this result. What is now needed to complete the work is to free real estate from every form of legal obstruction and official oppression, and give to it the same encouragement we would give to any other public interest upon which so much of public good depends—to reduce elevated railroad fares, so that while dealing bountifully with these companies their rates shall not operate as an oppressive taxation upon the property and industry of the whole city—to lift these loads from us, and the energy of the people may be relied on to do the rest, and the work of increased property and reduced taxation will be speedily accomplished.

Begging pardon for so long an introduction, I come now to that, one special form of real estate oppression, from which we have so long suffered on the West Side, and which was made the special order for this evening.

### STREET OPENING.

Every public street in New York, before it could be built upon as such, or used for any purpose, has had to undergo the operation of what is called a street opening. What is a street opening?

It is that legal proceeding by which the title to the land required for a street is devested from its former owner and invested in the public. It is the acquisition of private property for a public use.

The Constitution of the State (Sec. 6) forbids that this shall be done except upon the terms of making compensation to the owners. It further prescribes how that shall be done, viz.: in the case of streets in a city, "the compensation to be made therefor shall be ascertained by a jury, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law." Until this is done, and until the commissioners have ascertained the amount of compensation to be paid to each owner, and until a report of their proceedings has been made to the court and confirmed by it, all parties being afforded a hearing, no title whatever passes; after it is done the title passes out of the owner into the city, and it is declared that "the Mayor, Aldermen and Commonalty of the city of New York shall become and be seized in fee of all the lands, tenements, hereditaments and premises in said report mentioned, and may immediately and at any time or times thereafter take possession of the same, or every part thereof, without any suit or proceeding at law for that purpose." Act 1813, Sec. 178.

Now, the City of New York was surveyed and laid out upon its present plan in 1807, and the present official map of the city was made in that year. It shows upon it, with few exceptions, all the streets and avenues as they now exist. What changes have since been made, have been made by laws simply altering the map of New York. These changes, as they affect the West Side, relate chiefly to our public drives and the newer parks.

But although the official map was thus early made, and all the present streets and avenues (with the exceptions named) are shown upon it, it does by no means follow that they are streets because they are shown there. Except where they have been acquired by the proceedings I have mentioned, and a few instances where the land has been ceded for streets by large owners, as in case of the Havson and Zabrowskie estates, the land then remains in private ownership, and the streets are not opened.

Let no one congratulate himself upon this ownership. As the law has been administered for many years past, this ownership has become a fearful incumbrance upon him and upon his other property. What the constitution intended as a protection to him, the law and its administration has made a judgment upon him. Happy would he be if he could give his land up at once and call it quits, but the constitution is kinder to him than he desires, and insists that he shall be paid. To effect this, and ascertain how much he shall be paid, the law lets in upon him a whole horde of commissioners, surveyors, map makers, appraisers, clerks, bill posters, which, in due time, that is, after one or two or three or more years, inform him that his land taken, whether he owns one lot or fifty, is worth \$1, but that the expenses of making that wonderful discovery and performing that singular act of justice towards him, including office rent, &c., have amounted to \$50 or more, which has become an assessment upon each and every lot he owns. This is street opening in New York. It has for half a century been a mine of incalculable wealth to those who manage our public affairs in this city, and most industriously has it been worked. It seems incredible that such a state of things can exist in an intelligent and law making, as well as law abiding community, but so it is. So accustomed have we become to this administration of the law by which we pay \$50 for expenses upon each lot, of ascertaining that we are entitled to \$1 for compensation for land taken from any number of lots, that we no longer think of murmuring or questioning its rectitude, but look meekly up to the hand that inflicts the blow, and ready to exclaim, in the language of Balam's beast, "Am I not thine ass, upon which thou has ridden these many years, why smitest thou me?"

Why do we get but \$1 for the lands taken? It is said that it is because the lands embraced in the streets shown on this ancient map are "condemned." I confess I do not understand the meaning of that term. If the mere filing of a map upon a man's property condemns it, so that it may be afterwards taken from him without paying him for it, I can only say that it is a method of acquiring property for public use unknown to the constitution, and I think unknown to the law. Such, however, has been the practice ever since the map was made. It has been so uniform and for so long a time as to have derived at this time all the force and sanction of law. No lot owner in the case of any of these map streets expects anything more than his dollar (and doesn't get that), and no one thinks of asking anything more. It is a process of stripping a man of his property for the public use without any practical compensation, so long continued that we have now ceased to complain.

And perhaps there is another view of the matter which in most cases should remove just ground of complaint. The land, in the early history of the city, may have had but little value, and perhaps at the present day, where the lots abutting upon it can only be reached and made available by opening the street, the value of the lands taken may be absorbed in the increased value of the lands left, so as to make a nominal award for damages proper. But, whereas in the case of the opening of Seventy-second street, and the widening of the boulevard at Seventy-second street, both of which took place at about the same time, under the same constitution, by the same legal process, a piece of land 25x66, taken for the widening, was paid for at the rate of \$7,000, while another piece of land adjoining it, twice its size, taken for the street, both pieces belonging to the same owner, and both fronting equally on the boulevard, was paid for at only \$1, because one was said to be "condemned" and the other not, I confess, passes my comprehension as a lawyer and confuses my common sense as a man.

We must take it, then, that the law now is sanctioned by long practice, that for all the lands embraced in the streets yet unopened on the West Side, the owners will receive just one dollar each when they come to be opened as streets. No more, no less. And that to effect this award and opening the usual assessment of \$50 or more for expenses upon each lot will be laid.

To the owner of a number of lots together upon a single block this becomes a serious charge, and it is not to be wondered that, in the presence of such a threatened judgment, many owners have heretofore preferred to have their streets remain unopened, and that all improvement has thus been delayed and kept back.

One or two illustrations will show the actual value of this system of street opening in this city. Seventy-second street was opened a few years since from the Boulevard to the Hudson River—two blocks. Three years' time was consumed in the operation. There were eighteen owners of the land taken. The whole amount awarded to them for their land taken was \$18—one dollar apiece. The whole cost of the proceeding was \$5,213.52. Of this there was taxed:

For Commissioners fees .....	\$900 00
Surveyors' fees .....	1,772 80
Clerk's fees .....	1,000 00
Appraiser .....	200 00
Collector .....	200 00
Printing .....	750 00
Posting notices .....	200 00
Rent of office .....	100 00
Other expenses .....	90 72

Total costs .....

\$5,213 52

For this expenditure the lot-owners received in return for their land \$18. One owner received \$1, and was assessed \$500. Another received \$2 for two parcels, and was assessed over \$1,000.

More recently Eleventh Avenue was opened from Fifty-ninth street to One Hundred and Sixth street, its junction with the Boulevard. The total amount of \$1 awards each to lot-owners was \$765. The total assessments were \$31,762. The total taxed costs were \$22,695.63.

Now, Mr. Edward Clark, a distinguished member and officer of this Association, who is contributing very largely to the building interests of the West Side, proposes to erect a very expensive and magnificent building, covering several lots, at the corner of Eighth avenue and Seventy-fourth street. His plans are prepared and he is ready to begin operations at once, but, lo! he finds that Seventy-fourth street is not yet even open, to say nothing of sewerage, regulating, grading, paving, etc., and that he has no right to be there. An investigation follows, which shows that proceedings were commenced to open the street twelve years ago, and have been pending ever since. They have recently been revived by fresh steps taken, and if prosecuted vigorously, it is to be hoped the street will be opened within the next twelve years to come—possibly they may be completed in two years, hardly sooner. Meantime, we must go without this improvement, and the stimulus which it will give to other improvements in its neighborhood, and the city, must go without its tax revenues, which would otherwise be drawn from them. And when the proceeding is finally completed and the street opened, what is the result? Mr. Clark will get one dollar for his land, and as he is the owner of some thirty or more lots on the street, will be assessed from \$1,500 to \$2,000 for expenses in awarding that dollar, and for his temerity in asking for the opening of that street.

Such is the encouragement we extend to the owners of property, and to our builders who are contributing by every stroke to the relief of the overburdened taxpayers of this city. [In Mr. Clark's case, who with two or three others, owns most of the land upon the street to be opened, it is undoubtedly the shortest cut to procure the opening by a direct cession of the land, and the

Corporation Counsel will, no doubt, gladly extend to him the necessary aid to that end].

But, now there are yet unopened the following streets, besides this, upon the West Side, viz.: parts of 59th, 60th, 61st, 62d, 65th and 66th streets; the whole of 74th street; parts of 81st, 88th, 89th, 91st, 97th and 98th streets; the whole of 102d street; parts of 103d, 104th, 105th and 106th streets; the whole of 107th street; parts of 108th and 109th streets; the whole of 111th and 112th streets; parts of 116th street; whole of 117th, 118th, 119th, 120th and 121st streets; parts of 123d, 124th, 125th and 126th streets—in all thirty-four streets—below One Hundred and Thirty-fourth street, which must undergo this operation of opening before the first stroke of improvement can be made on any of them.

If these are to be opened one after another, as we have been in the habit of doing, and they each consume the same time as in Seventy-fourth street, it will require about two hundred years to complete the work; and if they are to cost at the same rate as in the Seventy-second street and Eleventh avenue openings, the expense will be several hundred thousand dollars.

There must be some remedy for this great abuse, and there is. A new law is required. It may be very short and simple in its provisions and requirements.

1st. The Constitutional requirements must be respected—commissioners must be appointed, and they must make appraisals, and awards, and assessments, and the Court must confirm. But one set of Commissioners only need be appointed, and they may be authorized to open all the unopened streets shown on the city map (the condemned lands) within a given district, at one time, and in one proceeding. If Commissioners can now open one street they can open two, and if they can open two they can open the whole. It is a question of labor merely, and the labor, as we shall see, will be very short.

2. Abolish all surveyors, map makers, clerks, appraisers, office rents, and the whole paraphernalia of the present system, and direct that the awards be made upon the present City maps in the Tax Office. All map making under the present system is but a mere copy of these maps. We bear our taxes by them for fifty years, and they are ample for every purpose. The act of 1874 says the Commissioners may use them—the new act should say they shall use them.

3. Forbid any assessment greater than the award. No restriction can be placed upon the Commissioners in respect to the awards, but the act may assume that the awards under it, for condemned lands, will be hereafter as they have been heretofore, \$1 per lot. It may direct that the Commissioners may make a specific award for each parcel of ground in the street in front of or belonging to each lot in the street, as shown on the map, and may assess an equal amount on the lot, and cancel one with the other so that no lien for assessment shall appear.

4. Give notice, by publication for three weeks to all owners within the district, of this award and assessment, with notice when and where objections may be filed and heard, and when and where the report will be presented to the Court for confirmation, and hear objections and confirm in the usual way.

5. Tax no costs, but charge the expense of publishing this notice, and a reasonable compensation, to the Commissioners, for a week's labor, or not exceeding \$1,000 in all, to the street fund, as a necessary part; and but an insignificant part of street expenses.

It is submitted that under such an act, administered by the President of this Association, with two others like him, every one of these streets will be legally opened in 60 days time, without other delay and without a dollar expense to any owner.

Mr. Clark will then be in possession of his Seventy-fourth street, and may commence his building operations at once, and this long abiding terror to property owners, of street opening, will be abolished forever.

I beg leave to submit herewith a draft of the act in question.

S. E. CHURCH.

#### THE REMOVAL OF SHANTIES.

After reading of Mr. Church's report, Mr. H. H. Cammann, the acting president of the evening, spoke as follows:

"At the meeting of the Association two weeks ago, the Committee on Buildings were directed to consult with the proper departments and see what action could be taken towards the riddance of the shanties on the West Side. The Committee are not prepared to make a formal report this evening, though they have not been idle during the meantime. They have had corre-

spondence with the Department of Buildings and particularly in regard to one building that has been put up lately. Last June the Department pledged itself not to grant any permits to erect shanties on the West Side, and, if any were erected without their heir permission, to take action for their immediate removal. The first case, so far as we know of, requiring the action of the Department, was on Eighty-first street. It was with a man whom I had put off of my own lots. He immediately hired a lot on the southwest corner of Eighty-first street and put up a one-story frame building. The attention of the Department was called to the matter and they were requested to take immediate action and make a test case of it. We intend to hold the Department to a strict accountability. Yesterday, I received this letter from Superintendent Dudley:

DEPARTMENT OF BUILDINGS,  
OFFICE, No. 2 FOURTH AVE.,  
December 4, 1879.

H. H. CAMMANN, Esq.:

DEAR SIR—Your letter of the 3d inst., relative to frame building on south side of Eighty-first street, 100 feet west of Ninth avenue, was received.

In reply, I would state that at the expiration of ten days from the service of the notice (which will be in a couple of days) the case will be referred to the attorney of this Department to apply to the Court for an order to remove the building.

Yours truly,

WM. H. CLASS, Recording Clerk. HENRY J. DUDLEY, Supt. of Buildings.

The Superintendent told me that last winter that he tried to get an act passed by which these buildings could not be put up in any part of the city, but he was unable to do it. I think, if necessary, with the assistance of the Association, if the Department is really in earnest in the matter, we could probably get some act passed this winter, but it may not be necessary. The squatters, who are on these West Side lots, that is, those occupying the land without permission of the owners, can be easily removed. Even under a written agreement you can get them off at a stated time, but verbal agreements are a different matter. If they are there simply as squatters, there was a law passed in 1857 entitled "An act to punish nuisances and malicious trespassers on land." The meaning of this act is that by giving notice, if the parties do not remove you can get judgment and have them put off your lot. In the case of a written lease the terms are generally explicit, and you can very easily see what can be done. If for a year you must let it run to termination. The greatest trouble however, is where they are simply occupying the lot under a verbal agreement with the owner. They may agree on a few days' notice to give up possession of the lot when required. You give them due notice and tell them you want possession of your lot. They are advised by a lawyer that they cannot be put off. According to the law of this State, a verbal lease, where no specified time is mentioned, runs from May to May. You want the occupant of a shanty removed, and take the matter into court. They are aware that the judges, as a general thing, have a little leaning towards a tenant. It seems to be a pretty hard case to put a man off at a moment's notice, and you may be put back in getting possession of your land. If you want to build upon your property and, cannot get possession, you may be put back another year; or if you want to sell, the purchaser requires a clear title, and you cannot give possession. Three days ago the purchaser of several lots on Seventy-ninth, Eightieth and Eighty-first streets refused to take title to property that he had bought until all the shanties were removed. It will take the owner some time, perhaps months, before he can get all these buildings off. Quite a number of brokers down town have agreed to recommend to their clients, and a good many owners hereafter are going to require, before they take title to any property, that all squatters be removed, and I think it will have a most excellent effect on the West Side. A large number of property owners have promised to join with the Association, and have all squatters removed from their property. Some have already commenced, and I think by next spring we shall have most of the West Side cleared. This Fall I commenced to put off squatters from my property I had told these people last May or June to move from the lots, and if they did not I would compel them. I had also written to several of them, but they told me they would not move, and that I could not put them off. I commenced operations in August, and have been working at it since, and before the end of this month I think I shall have got off sixty buildings, and I am not going to stop until I get everyone of them off.

At the conclusion of Mr. Cammann's remarks,

General Viele moved a vote of thanks to Mr. Church for his able and elaborate paper, which was carried unanimously.

The meeting soon after adjourned.

FATE OF THE WEST SIDE.

A writer in a recent number of the *Tribune* advises the erection of workingmen's houses upon the West Side of the city. He argues that the streets are there; that such houses are needed, and that it would be well for builders to supply the demand. This is not the kind of entertainment to which owners of property on the West Side expected to be invited. As the West Side of all the capitals of the world are the most aristocratic, it was supposed that New York would follow the fashion which seems to obtain in every other capital, and that its richer quarter would eventually be west of the Central Park. But it is difficult to change the current of events, and the finest houses having been established upon the back bone of the island, that is, Fifth avenue, they have so far continued on that thoroughfare and the adjoining one, Madison avenue. It would be a direct break for the fashionable houses to be erected at the lower portion, west of the Central Park. The Zoological Garden that is sometime to be established in that quarter is another drawback to fine houses. It is probable that, as a distinguished ex-city official told a representative of THE RECORD a short time since, that the West Side movement would not commence until Fifth and Madison avenues were built up as far as One Hundred and Tenth street. Then he thought the fine houses would take a surge westward, and that eventually the most costly would be built upon Riverside Drive, the Boulevard, Morningside Park and especially St. Nicholas avenue. Once on the West Side, houses would be built down towards Fifty-seventh street, as well as up towards One Hundred and Fiftieth street. All this seems probable, but it would be intolerable were a lot of poor workingmen's homes to be erected on our West Side, after all the costly improvements which have been made in that quarter. The West Side Metropolitan Road being so much more comfortable than the East Side Road, ought of itself to build up a better population west of the Central Park, than we now find east of Lexington avenue. We have an abiding faith that sometime or another the West Side will be filled with noble mansions, of a superior type to any which now exist south or east of the Central Park.

NEW RAILROADS.

The opening of the road from High Bridge to Brewster's Station has not attracted the attention which its importance merits. This road is the old New York, Boston & Montreal scheme revived. It is intended to connect with Boston, and eventually to push its north stem, now in the process of construction, towards Montreal. Trains will soon be running regularly between High Bridge and Brewster's Station, along Saw-Mill Creek, and the valley of the Nipperham. This will be remembered as the scene of Washington Irving's most charming romance.

This new road will connect with the New York & New England road, which is being constructed west from Hartford, and is now within a few miles of Brewster's Station. This will be another route from New York to Boston, 27 miles nearer than the New Haven road; a route, by the way, that connects with the West Side Metropolitan road. This New York & New England Railroad is to be extended shortly to Fishkill. It will thus be seen that it crosses the Harlem, the new road from High Bridge to Brewster's Station, and the Hudson River tracks. This will furnish a new route to the northwest for Eastern people, who need no longer

come to New York in their journey westward. It will also furnish Eastern people a new entrance into New York, one in which they need not use the Grand Central Depot. As an outlet for New York, north and east, it will be very important. There is a good deal of real estate along this route, which is destined some day to command very high figures, for the whole valley through which this road runs is well adapted for towns and villages all the way up to Brewster's Station. The river front will always have the advantage in point of location, because of the water view and the picturesque scenery of the Hudson. It will be a poorer population that will settle in these valleys, but it is likely to be the scene of many industries which will find a market in New York. Mr. James Gordon Bennett owns a great deal of land this side of Yonkers, on the line of this road, and he is credited with some scheme which looks to the erection of houses for the poorer part of our population. It would be a worthy enterprise for the editor of the *Herald* to be engaged in. We have long held that the extension of our extra-mural railway system was the tone corrective of the abuses of the tenement house nuisance. When all the various railroads are built which will connect New York with the suburbs in every direction, there will no longer be any need of crowding people in unwholesome rookeries. There is ample scope and verge enough for even the poorest workingman to have a little cottage, with outlying grounds, of his own. This will be one advantage derived from the opening of the new line which runs from High Bridge, midway between the Hudson and Harlem roads, to Brewster's Station, and which will connect east and north with important railway centres.

HOUSES AND GROUNDS.

It is pleasant to note that so high an authority as Mr. Calvert Vaux warmly approves of the views which have been repeatedly advanced in THE REAL ESTATE RECORD, respecting the necessity of enlarging the grounds of the houses to be built hereafter on the West and North sides of the city. In repeated articles we have pointed out that the railroads would render available vast sections of land which could not be utilized in the omnibus or horse car eras; that inevitably the rich would build villas, palaces even, with outlying grounds, and that those in more moderate circumstances could afford garden patches with trees and foliage at the same cost they now incur for renting an ordinary house upon a street lot. We have shown that the tall houses in the ancient part of Edinburgh and Paris, as well as other European cities, was due to the necessity of people utilizing the ground, where they had to live near their places of business. If a city cannot spread latterly, it will go up, and story upon story will be erected to accommodate a great number of persons upon a limited space of ground. But railways have changed all this. Indeed we question whether the apartment, or so-called French flat, will not have to give place to blocks of houses having garden patches and outlying grounds.

Another point endorsed by Mr. Vaux is the use of brick with stone trimmings instead of the eternal brown stone front. It is true that some very noble and artistic effects can be created by the use of brick with various colored stone for ornamentation. Some of the most picturesque houses in New York are so constructed, and we believe that the time is not far distant when the brown stone house will be regarded as second class.

MORE COMPLIMENTS FROM BANKS.

The cashier of the West Side Bank, while paying his subscription to THE REAL ESTATE RECORD, said to our collector: "It is a very useful paper, too valuable to be without a single day. No bank should be without it, and I am glad to see that you are always making improvements in the paper. It is fully worth all it costs."

## TO PROPERTY OWNERS AND BUILDERS.

The Superintendent of Buildings requests us to publish the following notice, for the information of property owners and builders:

DEPARTMENT OF BUILDINGS, OFFICE OF SEPT., )  
No. 2 FOURTH AV., N. Y., Dec. 1879. }

For the protection of their interests, property owners and builders are requested to refuse admission into their buildings to any officer of this Department who does not show his proper badge of office, on demand.

All badges issued from this office are shield-shaped, with the title of the officer, the name of this Department, and the number engraved thereon, and are numbered from 1 to 50. The following badges are lost or stolen: Inspectors' badges Nos. 4, 8, 9, 11, 12, 21, 22, 23, 25, 29, 32, 33, 35, 36, 38, 49 and 50; Fire Escape Examiners' badges Nos. 3 and 8, and Messenger's badge No. 7. All parties professing to be officers of this Department not provided with badges of the above description, or who attempt to use badges of the above named missing numbers, or an oval-shaped badge formerly used in this Department, are imposed, and the public are cautioned against recognizing such persons, and are requested to report the same to this office in any case that may come to their notice.

HENRY J. DUDLEY,  
Superintendent of Buildings.

## REAL ESTATE MARKET.

While business at the Exchange has not been very active for the auctioneer during the past week, the brokers all claim that for December, usually a dull month, the week has not only brought along considerable inquiry but more than ordinary activity. From the stands, but little of interest to outsiders could be gathered, though the Forty-second street lots, near the Eleventh avenue, attracted lively attention, and brought fully all they are said to be worth—over \$500 each. The Messrs. Ludlow sold at auction during the week a house in West Twenty-fourth street, between Broadway and Sixth avenue at the extraordinary low figure of \$11,550.

## GOSSIP OF THE WEEK

The brokers continue mysteriously silent in regard to the "numerous" transactions which they profess to have made. Nevertheless, this desire to keep their sales hidden from public gaze must be attributed simply to a determination of many Pine street gentlemen not to hand their new customers over to other rivals, for it is a fact that many of the recent sales have been made to new frequenters of the real estate market.

We hear of further large transactions in Riverside avenue property, but the firm most interested in this particular locality has not disposed of all the lots placed at its command for use in the market, and hence reserves to itself the right of refusing the details of sales already made.

Messrs. Mordecai & Bellamy are reported to have sold ten lots on Seventy-fifth and Seventy-sixth streets, between Madison and Fifth avenues, for \$250,000.

Four lots on Fiftieth street, west of Madison avenue, have been sold for \$77,000, at private contract.

Some more Eighth avenue lots near One Hundred and Twenty-third street have been sold for \$4,000 a piece.

The Clinton Hall Association has purchased for \$25,000 the southeast corner of Broadway and Thirty-seventh street, measuring 100 feet on Broadway by 125 feet on the street for the Mercantile Library. The new building will cost about \$200,000.

Quite a large tract of Brooklyn property, singular to say, has been sold by a well known broker, who has his offices in the Trinity Building, New York, but as he intends to sell to his purchaser more of the same kind, he declines giving the exact locality.

Lepinasse & Friedman have sold at private contract, during the week, four lots on the northeast corner of One Hundred and Twenty-seventh street and Seventh avenue boulevard, on private terms. They have also sold No. 269 West Twenty-second street, a three-story and basement brick house, for \$12,150.

Four lots on the southwest corner of Avenue B and Eighty-first street and seventeen lots adjoining on Eighty-first street have been sold for \$32,000.

## REAL ESTATE.

**FOR SALE.**—A VALUABLE CORNER ON FIFTH AVENUE, opposite the Park. HALL & NIXON, 3 Pine Street, and Broadway, cor 51st Street.

**SEVERAL PLOTS OF LOTS, BETWEEN EIGHTH and NINTH AVENUES, west of Central Park, for sale very low.** Apply to,

M. A. J. LYNCH,  
5 Pine Street.

**FOR SALE.**—BUSINESS PROPERTY ON BROADWAY, and other desirable locations; also Residences on and near 5th and Madison avs.; also on 60th to 200th st., at lowest prices. Apply to,

W. P. SEYMOUR, 171 Broadway.

**SLOTS ON 140TH AND 141ST STREETS, RUNNING through 200 feet west of 7th avenue; 8 lots on 6th av., bet. 140th and 141st sts., e. s., and 6 lots adjoining on 141st st.**

R. C. FERGUSON,  
111 Broadway.

**EIGHT LOTS NEAR GRAND BOULEVARD AND Metropolitan 125th St. station, \$16,000; sixteen lots near 116th st., east side L. station. All assessments paid, Clear of rock. JOHN E. BAZLEY, Real Estate Broker and Auctioneer, 14 Pine street.**

**JERE JOHNSON, Jr., 5½ PINE STREET, HAS A large number of New York vacant lots on all the leading streets and avenues for sale at reasonable prices. Several plots can be had on long contracts and on very reasonable terms.**

**WE OFFER FOR SALE AT LOW FIGURES:—**  
On East 41th st., near Madison av., 18.9x50x100;  
on East 46th st., near 5th av., 4 dwell'gs, 20x55x100;  
on East 55th st., near Park av., 16.8x50x75; on East 56th st., near Park av., 16.8x50x75; on 68th st., near 5th av., 18x55x100; on 75th st., near 5th av., 25x50x100; on 5th av., near 20th st., extra large house.

Also fine property in Cliff st., running through to Pearl st., 28.10x192.9. Also a large number of desirable lots above 59th st., on the east and west sides. COLES & HEISER, 38 Pine street.

A desirable water front, dock, &c., on East River, for sale cheap.

## LOTS FOR SALE.

Building lot, 82d st., 5th and Madison avs.  
Fine corner lot, 5th av., fronting Central Park.  
Eight lots, 133d st., near Boulevard.  
Nine lots on 68th st., near 8th av.  
Eight lots, 113th and 114th st. and Morningside av.  
Other lots, plots and whole blocks on Boulevard, Morningside and Riverside avs.

SCOTT & MYERS, 4 Pine street.

One lot, 143d st., near 8th av. .... \$2,000  
Two lots, 9th av. and 6th st. .... 5,000  
Three lots, 85th st., near 11th av. .... offer  
Four lots, 117th st., near 5th av. .... 2,500  
GILBERT SMITH & CO., Broadway and 34th st.

## WYCKOFF BROTHERS.

Real Estate Brokers  
132 FLATBUSH AVENUE, BROOKLYN,  
Prospect Park Houses and Lots a Specialty.

**O. G. BENNET,** Real Estate Office,  
Removed from 111 to 150 BROADWAY.  
Lots a Specialty. Loans on Bond and Mortgage.

**FIFTH AVENUE CORNER,** Below Central Park.  
EXTRA LARGE MANSION AND STABLE  
FOR SALE LOW.  
Richard V. Harnett, 111 Broadway, Basement.

ESTABLISHED 1796.

**E. A. Cruikshank & Co.,**  
Real Estate,  
68 Broadway.  
CITY PROPERTY ONLY.

**Adrian H. Muller & Son**  
AUCTIONEERS AND REAL ESTATE BROKERS,  
No. 7 Pine Street, New York.

Description of any Property which you may have for Sale or to Rent is solicited.

**Leonard J. Carpenter,**  
REAL ESTATE,  
56 & 58 EAST 23D ST., Y. M. C. A. Building,  
Entire charge taken of property.

## REAL ESTATE.

**1,000,000 ACRES OF THE RICHEST R. R. lands in America at \$6 to \$7 per acre, in Southwestern Minnesota and Northwestern Iowa. HEALTHIEST CLIMATE in the world. These lands are fast filling up with the most enterprising settlers, and are sure to advance in price. Having examined them personally, we can most heartily commend them. Correspondence solicited.**  
RULAND & WHITING,  
5 Beekman street, New York.

## "Brooklyn Real Estate."

**BROWN & SEYMOUR,**  
REAL ESTATE BROKERS,  
203 Montague Street, Brooklyn,  
(Successors to late S. HONDLOW. Established 1818.)

Offer for sale, bargains in  
PRIVATE RESIDENCES OR IN BLOCKS,  
IMPROVED AND UNIMPROVED,  
ON BROOKLYN HEIGHTS,  
ON THE HILL AND AVENUES,  
NEAR PROSPECT PARK, AND  
IN SOUTH BROOKLYN.

Intending purchasers for Residency or Investment can obtain valuable information at our office, or be taken personally to examine any property on our lists.

**GUERINEAU & DRAKE,**  
REAL ESTATE BROKERS,  
11 BIBLE HOUSE, NEW YORK

**EDW'D P. HAMILTON,** } Orange, N. J.,  
and neighborhood  
REAL ESTATE  
SPECIALTY.  
1½ PINE STREET, N. Y.

**C. B. Geissenhainer,**  
REAL ESTATE BROKER,  
293 BROADWAY.  
Money to loan on Bond and Mortgage.

**Robert Auld,**  
REAL ESTATE AND INSURANCE,  
940 EIGHTH AVENUE, near 55th street.  
Renting and Collecting a Specialty.

**F. G. & C. S. BROWN,**  
Auctioneers and Real Estate Brokers  
90 BROADWAY.

**R. McCAFFERTY,**  
REAL ESTATE OFFICE,  
507 MADISON AVENUE,  
Between 52d and 53d Sts. NEW YORK.

**WM. CRUIKSHANK,**  
REAL ESTATE,

OFFICES: { 37 Astor House,  
N. E. Cor. 6th Av. and 52d St.,  
NEW YORK.

General management of Real Estate solicited.

**FROELICH'S REAL ESTATE,**  
Office, 163 E. 54th St., West of 3d Av.

**HIRAM MERRITT,**  
Real Estate,  
Office, 53 Third Ave.,  
NEW YORK.

Description of any Property which you may have for SALE or to RENT solicited.  
Entire Charge taken of Property.

**BARTON & WHITEMORE,**  
106 BROADWAY, corner Pine street.  
MONEY to LOAN on Bond and Mortgage.

**C. CARREAU,**  
REAL ESTATE,  
419½ GRAND, NEAR CLINTON STREET.  
Special Attention paid to the Renting and Sale of Property, as well as the entire charge of Estates.

**J. EDGAR LEAYCRAFT,**  
Real Estate,  
1544 Broadway, bet. 45th and 46th sts.

Special attention given to the management of Estates, Renting of Property, Collecting of Rents, Ground Rents, Interest, &c. Refer to present clients.