

THE

Graves Estate Illustrated.

A FINE ESTATE COMPRISING A SEVEN-STORY BUSINESS BUILDING ON FIFTH AVENUE; A COSTLY AND PALATIAL RESIDENCE IN A FASHIONABLE QUARTER OF BROOKLYN; A LARGE FACTORY AND OTHER IMPROVED AND UNIMPROVED PROPERTIES.

A Description of the Estate That Will Interest Intending Bidders.

The New York Property.

One of the most important sales of real estate which has been announced for some time will take place next week. It comprises a number of parcels of realty situate in the cities of New York and Brooklyn, some of which are illustrated in the supplement presented herewith. The property belongs to the estate of the late Robert Graves, and is to be sold under the hammer, by order of the Supreme Court in partition. The sale takes place on two days, March 5th and 6th. On the latter day the second portion of the estate will be sold, comprising the New York part of the property, the sale taking place at the Real Estate Exchange, Liberty street, New York; on the former day the first portion of the estate will be sold, comprising the Brooklyn part of the property, the sale taking place at the Brooklyn Real Estate Exchange, No. 393 Fulton street, Brooklyn. The property will be auctioned off in both cities by Richard V. Harnett.

The property to be sold at once commands the attention of investors, dealers and others, on account of the fact that it is all well located and easily accessible to the centre of business activity in both cities. It also commends itself to their special attention from the fact that it is to be offered in partition. Real estate investors generally understand the difference between an ordinary auction sale of realty and one where the estate is offered by order of the executors, or in similar proceedings. They are fully aware that in the former case circumstances are often likely to occur wherein bidders are not always able to secure property at a figure which will warrant an early increased value, whereas in the latter case they know that the property will be sold without reserve. Under these circumstances many bidders appear in front of the auctioneer's stand and eagerly compete for the possession of property which they are all desirous of purchasing, and the result is that some one gets "a good thing," while the estate which disposes of the property is, on the whole, satisfied with the result.

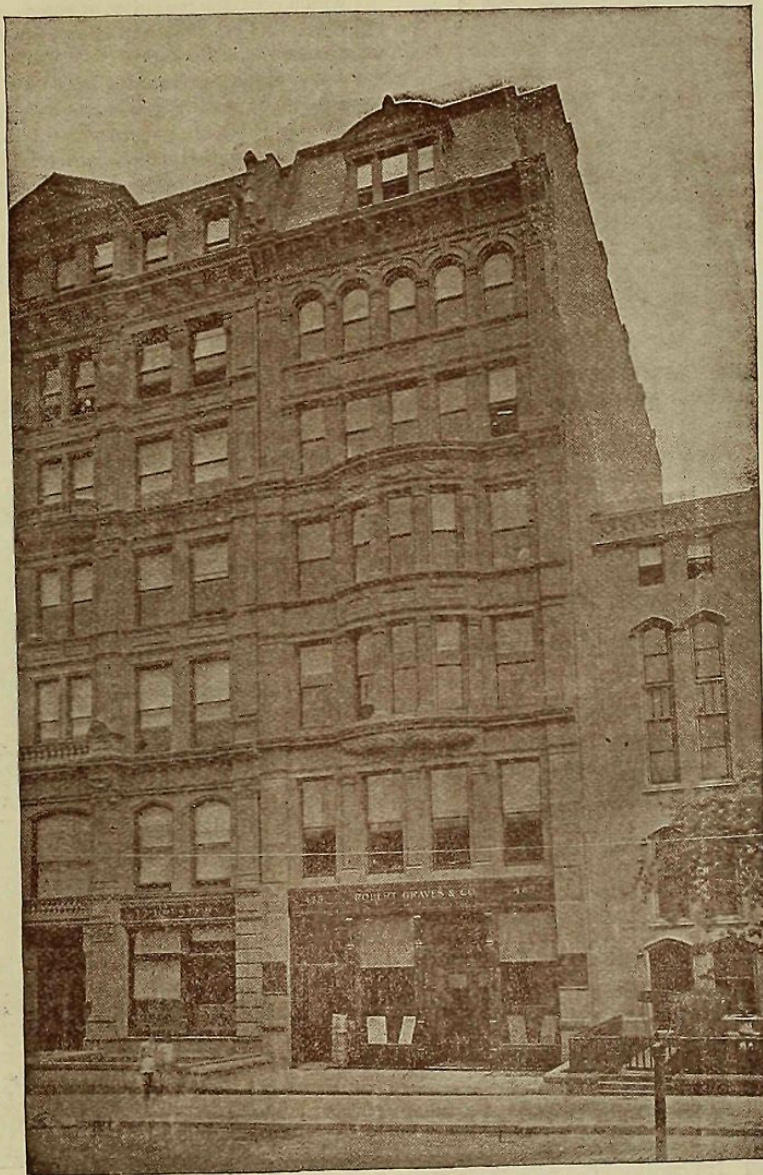
Such, indeed, is the case with the Graves estate. The late Mr. Graves had traveled abroad for years. He was a man of great judgment and knowledge, besides having an artistic taste rarely surpassed among New Yorkers. This is seen in his Brooklyn palace, which is described further on in this article. He selected property in places where he felt a certainty of

its increased value, or at least of a retained value, and he had the great fortune to hold every parcel of property free and clear of mortgage, a rare case nowadays with such a large estate. Unfortunately he did not live to see the full fruits of his work, nor to occupy the superb residence which he built in Brooklyn, and his untimely decease has thrown upon the market a number of properties free and clear, which, when sold, will aggregate, it is estimated, in the neighborhood of \$1,000,000. To the

scores of investors and others who will be interested in this important sale a full description of the principal parcels is given herewith. Let us take a glance at what these properties are like.

ONE OF THE HIGHEST BUILDINGS ON FIFTH AVENUE.

The most valuable of the New York parcels is the seven-story and basement building at Nos. 483 and 485 5th avenue, between 41st and 42d streets. It is an imposing structure, and strikes the attention of every passer-by on this great avenue. It stands between two well-known buildings, the one the quaintly-architectural residence of Mrs. Julia A. Chase, the other the Pottier & Stymus building. On the same block is the Columbia Bank building and other business structures. Indeed, this block is at present the most important and probably the most valuable of the business blocks on 5th avenue, and is destined to be much more valuable on account of its central location and its proximity to the Grand Central Depot, the various elevated roads, cross-town cars, and other street-car lines. The building has a frontage of 33.6 feet on the avenue, and an extreme depth of 100 feet. The first story is of iron construction, with large plate glass show windows. The front above is of brown stone. The sidewalk is of unusual width, being about 27 feet in distance from the entrance to the line of the curb. The entire building is leased by the successors of Mr. Graves, who pay an annual rental of \$12,000, besides paying taxes, Croton, etc. This rental is equivalent to 5 per cent. net per annum on a valuation of \$240,000. The property is leased till May 1, 1891, and the present



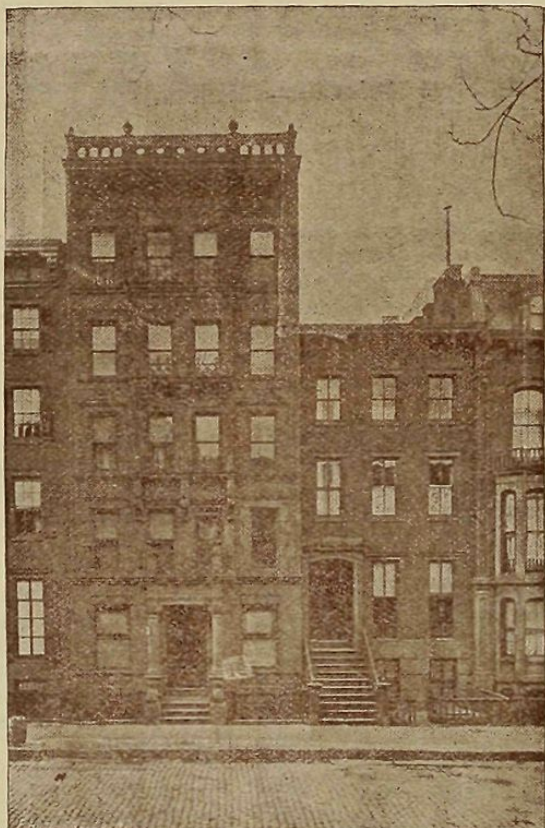
Nos. 483 and 485 Fifth Avenue, New York.

occupants are desirous of renewing their lease when it expires. The first floor is used as a salesroom. This story is in English quartered oak and is finely carved throughout. It comprises one immense room, the main feature of which is a picturesque alcove, with a dome roof, and a colonnade of arches on either side. The floor, although so deep, has excel-

lent light in the rear. This is due to a courtyard 13.6 feet wide and 50 feet in depth, which divides the building from the Pottier & Stymus building. This courtyard, by the terms of the deed of sale, is to remain open. The result is that on every floor, from the first to the seventh, there is splendid outside light in the rear as well as in the front. This light is further enhanced by the fact that there is no building opposite except the reservoir, so that above the second floor the western light streams through with a flood of glory, and this light will never be impeded by high buildings on the other side, as Bryant Park is opposite. Besides this a bill is now pending before the Legislature for the removal of the reservoir, and when this is accomplished the building will have a park frontage opposite, thus giving a perpetually unsurpassed western light. In addition to the courtyard referred to there is an alleyway, 30 feet long and 4 feet wide, leading through from the rear to 41st street, near 5th avenue, and this is of considerable value to the property as a rear entrance for the arrival and departure of goods.

Taking the Otis elevator and ascending to the upper floors it is seen that the second and third stories are, like the first floor, also in oak. The ceilings, however, are all decorated in different designs. The floors are similar in size to the first story, as are all the floors above. Each story is devoted to a different purpose and the floors above the third story are all constructed very much in the same style.

Descending to the basement we find a compartment which, including the vaults under the sidewalk, is 124 feet long and 32 feet wide. Here are stored the boilers, pumps, etc., including a New York Safety Steam Company's upright boiler, a Worthington pump, a steam pump which



No. 140 West Thirty-sixth Street, New York.

supplies water to a tank on the roof, Baker, Smith & Company's boiler, which supplies heat to the floors above, etc. The basement has a good light on even dark days. The building is of fireproof construction throughout, and a noticeable feature is the unusual height of each floor. The district will certainly be very much improved by the probable removal of the reservoir, as noted above, for aside from the fine western exposure, which this removal will supply, it will render all property thereabouts more valuable.

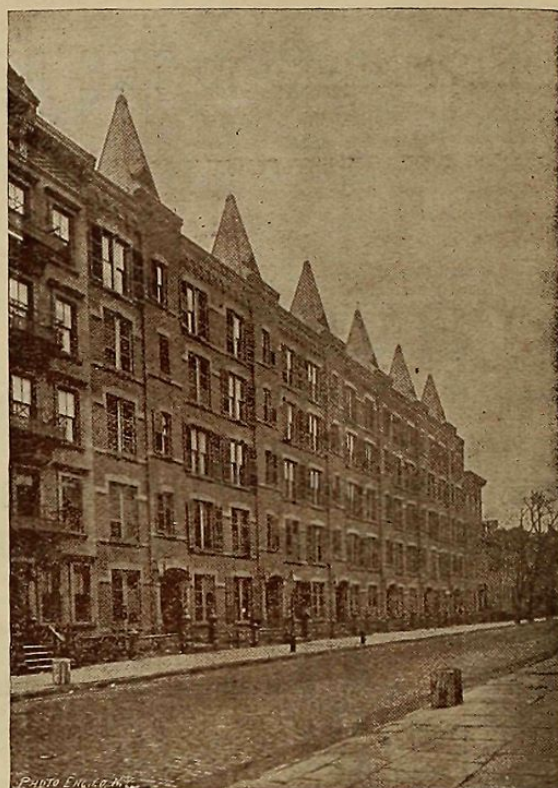
AN APARTMENT HOUSE NEAR BROADWAY.

Leaving the fashionable district of 5th avenue, attention is attracted to a property of another style, some ten minutes' distance away. It comprises the five-story apartment house at No. 140 West 36th street. It has a front of brown stone and is 25 feet wide, though it is in appearance somewhat wider. It rents, at full, for a total of \$5,160 per annum. It has two suites per floor, each having six rooms and bathroom. The parlor is decorated and contains a mantel and mirror. Adjoining is a bedroom, which contains a separate entrance to the hallway, and has a window opening on a lightshaft. The third room is a bedroom, also opening on a light-shaft. A bathroom here intervenes. A dining-room, a kitchen and a servant's bedroom complete the suite. The floors above are all a *fac simile* of this suite. The halls and stairways all over the house are carpeted and the vestibules have marble floors. The building is near Broadway and within a few minutes' walk of the Sixth Avenue "L" road station at 33d street.

A SEXTET OF APARTMENT HOUSES.

The next property visited was a row of six apartment houses at Nos. 417 to 427 West 18th street. They are all five stories high with gable roofs. They cover a frontage of 154 feet, and their exterior is of brick, with stone trimmings. They are rented on a basis that would give a gross rental of \$14,544 per annum. With first-class management and with some repairs they ought to bring \$18,000. They are known as the "Greenwich" apartment houses. They contain two suites per floor, each having five rooms and bathroom. There is a parlor, three bedrooms, a kitchen, bathroom,

etc. They are within a few minutes' walk of the Ninth Avenue "L" road stations at 14th and 23d streets. The records show that they were



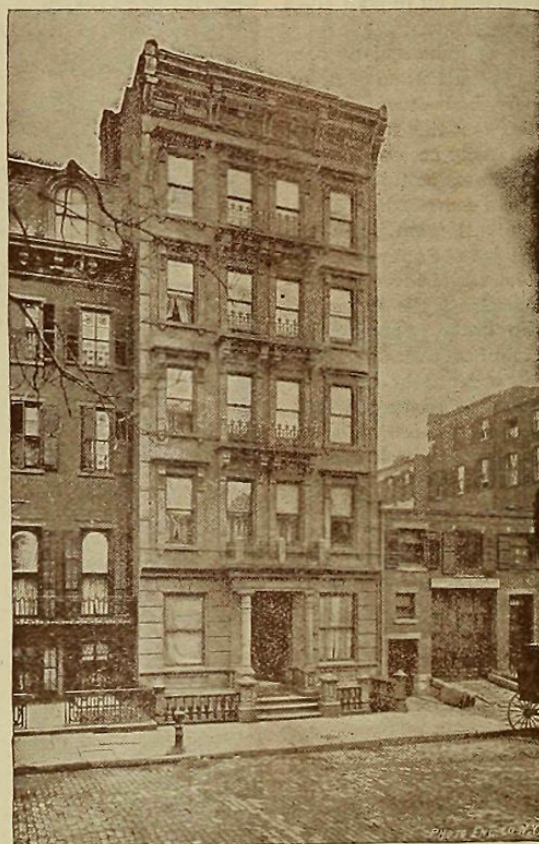
Nos. 417 to 427 West Eighteenth Street, New York.

transferred in 1883 to Robert Graves at \$144,000, but they could not be duplicated, if built to-day, at that figure, including the cost of the ground.

THE "ST. MATHILDA" FLAT.

A superior style of building is the five-story brown stone front flat, No. 158 West 15th street, between 6th and 7th avenues. It has a portico entrance, and carved stone fronts. There is not a vacancy in the building, which contains ten suites of rooms, and if each suite is kept as neatly as that seen on the first floor west, the house is well taken care of by the tenants.

The flat has a frontage of 25 feet and a depth of 103.3 feet. It rents for a total of \$4,560 per annum. Each suite contains six rooms and bathroom. There is a parlor which is decorated and contains a pretty chandelier and a white marble mantelpiece. There are two bedrooms, a light and cheerful dining-room, and a kitchen and servant's bedroom beyond. There is also a dumb-waiter and other conveniences. Plenty of closet room is to be found, and the rooms are generally decorated and have gas fixtures. There is hot and cold water, etc. The flat has a neat entrance. The hall floor is tiled and the wainscoting and walls are painted. The



No. 158 West Fifteenth Street, New York.

upper suites are similar to that described. The location of this flat is central, being near the Sixth Avenue "L" road stations at 14th and 18th streets, and within one block of one of the principal cross-town shopping thoroughfares. It is in a neighborhood where agents say they can always fill their vacancies directly they occur.

The Brooklyn Property.

Picture to yourself a residence superior to any in Brooklyn and surpassed in New York City only by such mansions as the Vanderbilt, Tiffany and Stewart palaces in the area which it actually covers, in the imposing character of its exterior and the richness of its interior. This, without exaggeration, will give the reader an idea of the character of the residence which the late Robert Graves was three years in building, and which he did not live to enjoy.

Cast your eye along the line of Clinton avenue and there are the Pratt, Hoagland, Houghtaling, Pease, and other handsome residences, but wander through the rooms of the finest of these homes, and then enter the noble structure left as a memorial by Robert Graves, and you will unhesitatingly yield the palm to the mansion, an illustration of which appears below. It should at once be stated that the illustration does not by any means give an adequate idea of the character of the building. One must stand in front of it and look at it from the opposite side of the avenue, to gain a conception of its true worth from an architectural point of view. But when one has done that, one has seen but the outside. It is on the inside where the fertile brain, the culture and the intelligence of an able mind makes itself seen.

But let us take the outside first. The mansion is about 80 feet wide, and is opposite Dr. McLeod's church on Clinton avenue. It has a grass plot in front, and is surrounded by handsome brown stone fences, with granite foundations. The conservatory is at once noticed, and can be seen to advantage from the avenue. The mansion itself is approached by a stone walk, running through a grass plot, about 30x77 in size. This walk leads to a box stoop, which has a grand stairway 7

feet in a frieze running to nearly the full height of the ceiling. The effect of this mantelpiece from the entrance is imposing.

Standing at an angle of about 30 degrees from the grand staircase a flood of light streams forth, and we are confronted with a glance of what appears unusual magnificence in a private residence. Attracted by the sight we move forward, until the whole thing bursts upon us with a feeling of pleasant surprise. We are in full view of the music chamber.

THE MUSIC CHAMBER.

This is a noble room. The first sight is like that of a dream, and one doubts whether one is in a Brooklyn house or in Elysium. The room is 42 feet high and 40 feet in length. Directly opposite the entrance are a series of stained glass windows running almost the entire height of the chamber. There are four in all, two containing male figures and two female. Each represents the different kinds of music—the stringed, the vocal, etc. One figure is gracefully drawing a bow across a violin, another is playing the flute, and so on. Under these are four musical instruments, one under each figure. On each side of these central windows are large side windows, also in stained glass, one containing a bust of Wagner and on the other a bust of Liszt. These windows are all part of an alcove division from the main room. It was intended that an organ should be placed in the centre of this alcove, and that the beautiful stained glass windows should appear above it, and this would have been carried out if the deceased millionaire had lived. To the right of the chamber is a hand, some mantel and mirror in white maplewood with satinwood panels—elegantly carved, and tiled a firegrate. To the left is a wall with an upper colonnade containing six archways with columns, the latter being of pale Mexican onyx set in solid brass stools and caps. These archways are each



Nos. 335 to 345 Clinton Avenue, Brooklyn.

feet in width, at the head of which is a platform, which, it is said, is composed of the largest piece of brown stone ever shipped into Brooklyn. The portico ceilings are in panels of the same stone. The three first floors of the facade have large bay windows, both on the avenue and the side courtyard. There is very considerable carved work apparent in the front, which is in the Romanesque style.

At the entrance to the hall one begins to catch a glimpse of the beauty inside. There are three immense doors which bar the way to the hall entrance. They are of massive antique oak. One is a storm door of oak, with large plate glass windows; the second and main door is of similar character, containing an old-time brass knocker of quaint conception and workmanship and a centre piece of carved copper. This door opens on the vestibule, which has a flooring of rich marble and a ceiling of oak panels. The third doorway is about 8 feet wide and enters upon the hall. This hall is large enough for a carriage and pair to drive through, to use the old homelike phrase. It is surrounded by oak, most elaborately carved, ceilings, dado—everything, in oak. The floors are parqueted in a special design; the ceiling is in panels, containing centre subjects in shields, flowers, etc., all the carving work having been done by hand. At the end of the hall is a mantelpiece which is almost a masterpiece in design and workmanship. It stands 16½ feet high, and is a profusion of elaborately-carved oak. The fireplace at its base has a grate of tile, with a background of bronze metal work in relief; the mantelshelf is nearly seven feet high, and is capped by a superstructure which has a handsome floral design as a central piece, double rows of columns as sidepieces, and

about 3 feet high, and through their openings a glimpse is caught of the picture gallery, which adjoins the music room. The value of these open archways is apparent, for it enables the music to be heard by the guests who may happen to be wandering among the pictures. The music room is surmounted by a dome ceiling which materially enhances the general effect.

THE PICTURE GALLERY.

The late Mr. Graves had intended adorning its walls with pictures of rare value. Now one sees the walls bare. They are not yet even decorated, and it is left to another to complete the work. The room is in ebony trim, and there is a mantel at one end carved in that wood. Two radiators are in the centre of the room to give warmth to the gallery. The roof is of glass, and it covers almost the entire room, and the room is 62 feet long. Thus a good light will be shed upon the pictures that shall some day adorn these walls.

THE DINING-ROOM.

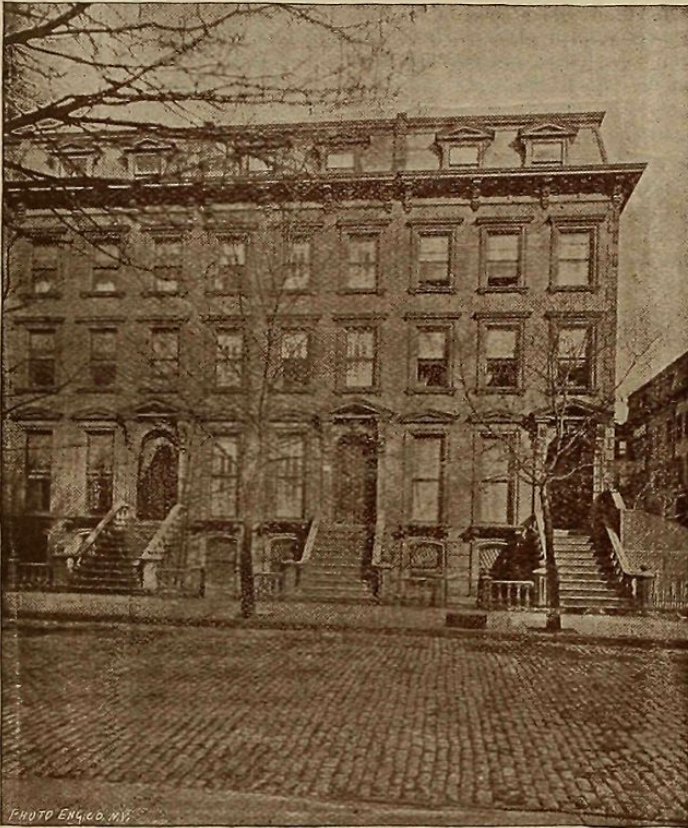
Passing through to the hall we enter the dining-room. This chamber is literally surrounded by antique oak, carved in the most elaborate manner. A large bay window on one side, and a glass skylight on the other, give excellent light, the latter covering an extension to the room, which is divided by two large columns, one on each side. The ceiling is a superb piece of oak carved work in panels. A very handsome sideboard is a feature of the room. From this dining chamber we pass into the butler's

pantry, which is very spacious, has abundance of closet room, and opens on the side courtyard.

THE LIBRARY AND OTHER ROOMS.

Returning, we come upon the library, which fronts on Clinton avenue. It has two large bay windows, one of which fronts on the avenue, the other fronting on the side courtyard and giving an oblique view along the avenue. The room has a mantel, bookshelf and wainscoting of Mexican mahogany, with curiously inlaid work of a Spanish wood.

The drawing room, which is directly opposite, is in white and gold and fronts on the avenue. The intention was to decorate this room in Louis



Nos. 215 and 217 Lafayette Avenue, Brooklyn.

XV. style, and provision has been made for this purpose in the mirrors and panels which are seen in the room. From this room we enter the conservatory, which also fronts on the avenue and which can be seen by the passer-by outside. It is a handsome inclosure about 18 feet square. It is entirely in Erdolithic marble. All the walls, as well as the flooring, are in this marble, and the former are covered in subjects of a pastoral character. Numerous cherubs are seen in the chase; others are gambolling through the trees in search of game, and all the animals of wood and dell—the hare, the squirrel and others—all are there, with the trees, the boughs and the leaves, to make up a pretty scene of rural beauty, in keeping with the leaves and flowers which are to adorn the conservatory.

THE GRAND STAIRCASE.

Retracing our steps, we leave the main floor and ascend the grand staircase. This staircase runs to the third floor and from it spread two other staircases, one for ascending guests, the other for those descending, which obviates the inconveniences of a crush. Thus three staircases are on each of these landings, and they occupy a hall space of some 20 feet in width. In ascending the grand staircase leading to the second floor our attention is at once fixed to the large stained glass windows at the head of the first flight of stairs. These contain a central window representing an almost life-size figure of Columbus. On each side of the great discoverer are windows, in one of which is seen an anchor and in the other a compass, with the points of the compass clearly marked. In passing to the second flight one should not forget to notice the solidity of the staircases, and especially the newel posts, the whole being in oak and elaborately carved. The very ceilings of the staircase are also in carved oak panels.

THE MAIN BEDROOM FLOOR.

We are now at the main bedroom floor. To describe this and the upper floors as they deserve would occupy too much space, so we will just take a running glance through them.

The principal bedroom in the suite is in satinwood and white mahogany, the floor being parqueted. It has two bay windows, one of which has a central mantelpiece, over which is a stained glass window of a very attractive character. This contains a peacock in all the beautiful colors of its plumage, surrounded by foliage, on the boughs of which a little cherub rests, gazing with interest on two doves who are interchanging their love notes one with the other.

Adjoining is a dressing-room in mahogany, from which one can step through the window on to a spacious balcony and hear the birds singing in the early morn. Adjoining the dressing-room is one of the largest and best appointed bathrooms which the writer has ever seen, containing large and small baths and all possible conveniences.

The other bedrooms are too numerous to mention in detail. One, however, is worth noting, for it is unique in conception. It is called the "bamboo room." It is a bedroom trimmed in white mahogany, the wood being so manufactured that the entire room looks as though it had been trimmed in bamboo canes—the doors, the mantels, etc.

There is also a "cedar room," which is worth speaking about. It is com-

posed entirely of cedar wood, and contains a number of large closets, in which to store away costly clothing, without any apprehension that the moths will get at it. The odor, on entering this room, is very pleasant to the senses, besides being of such utility.

Then there are five housemaids' closets, and other conveniences and appointments galore, and there are numerous bathrooms and other toilet conveniences.

A few words should be said about the basement. It contains a bowling alley 70 feet long; a billiard room in oak; a laundry, with porcelain tubs and a superb range and steam dryers; storeroom for 200 tons of coal; Baker, Smith & Co.'s Nos. 3 and 4 bracket boilers, and other accessories.

Among the general features of the house we may mention that every room on the first story has parqueted floors, each in a different design; there is a complete set of electrical annunciators, and apparatus for electric lighting, and an interesting point to be noted is the fact that twenty-four different kinds of woods are used in the building, among them being white mahogany, satin, olive, white maple, ash, cherry, black walnut, chestnut, etc. There is also an elevator in the house and a separate stairway for servants, running from basement to roof.

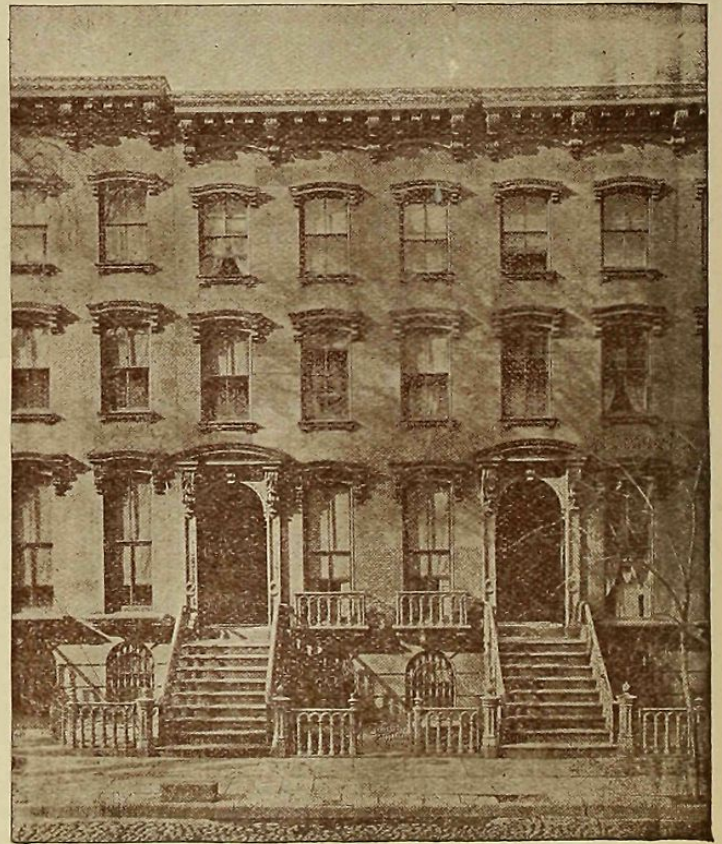
It may here be appropriate to mention the stables in the rear. These are five in number. They are of brick and two stories high, and each contains three stalls and a box stall on the first floor, with a hayloft and oat pens above, as well as three rooms for the coachman's quarters. There is a speaking tube which communicates with the house, and an elevator in each stable enables carriages to be hoisted to the lofts when necessary. It should also be added that a frame house, which it was the intention to remove, stands on the corner. It is part of the property, and with the ground cost, alone, about \$40,000. The entire plot belonging to the mansion covers a frontage of 119.2 feet on Clinton avenue, 200 on Lafayette avenue, 126.8 on Waverley avenue x 205 on the southerly side, the whole covering an area of nearly 25,000 square feet.

Having thus given a fair idea of the Graves mansion and its appurtenances, let us turn our attention for a few moments to some of the other properties to be sold.

SOME PRIVATE DWELLINGS.

Two of these are four-story, high stoop, brown stone front dwellings, 22 and 23 feet wide respectively, at Nos. 215 and 217 Lafayette avenue. Both of them have been resided in by members of the Graves family, and they are both well appointed and handsomely decorated houses. The parlors contain handsome chandeliers and sidelights, and the ceilings are decorated. They also have white marble mantelpieces. The dining-room adjoining has a dado in relief paper, a decorated ceiling and a handsome chandelier. It leads to the butler's pantry, which also enters upon the hall. The upper floors contain cheerful front and rear bedrooms. The former has an alcove, which can be used as a library, and which, indeed, has been used for that purpose in one of the houses. The rear bedroom is decorated in good taste, while beyond is a spacious bathroom. The third floor is almost similar to the second floor. There are four bedrooms and a storeroom on the next floor, the former having running water. The basement contains a billiard-room, kitchen, laundry, etc., with all the necessary conveniences. These houses are comfortable and well arranged and will make delightful homes for two families of refinement.

The houses have a stable in the rear, which fronts on Vanderbilt avenue.



No. 248 Carlton Avenue, Brooklyn.

It is two stories high and has five stalls. It is at present rented to S. Cantoni, the banker, at \$500 per annum. Nearly opposite the houses are the foundation walls of the Catholic Cathedral which Brooklynites hope will some day be a rival to the New York Cathedral on 5th avenue.

Another private house to be sold is No. 248 Carlton avenue, between De Kalb and Myrtle avenues. It is a three-story, high stoop, brown stone

house in a very pleasant neighborhood. It is 20x50x100 in size, and contains a front and back parlor on the first floor, and two bedrooms, one with an alcove, on the second floor. These bedrooms communicate with each other by saloons. There is also a bathroom on the same floor. The third floor contains four bedrooms, there being running water on the top floor. The front basement is used as the dining-room, and a kitchen, closets, etc., complete the floor.

A LARGE FACTORY.

The seven-story salesroom and factory building now occupied by The Robert Graves Company is not by any means the least important of the properties to be offered. It is well known to Brooklynites, and has employed many hundreds of people in its day. The firm has, however, outgrown its former greatness and has hied itself to even larger quarters in South Brooklyn.

The factory and salesroom have a frontage of about 60 feet on Fulton street, taking in Nos. 774, 776 and 778, and 67 feet on Adelphi street, with a frontage of 100 feet on Carlton avenue. The salesroom is spacious and lofty, and its nine iron columns go to show how substantial is its construction. The ceilings are decorated and the room is 60x100 in size.

A courtyard separates the seven-story main building from the factory proper. The latter contains five floors, each 200 feet in length, with two elevators. There are three 75-horse power boilers to do all the steam work. There are wide stairways from the top to the bottom of the main building, in addition to the elevators, while the roof ends in a cupola, which is the principal architectural ornament of the facade. The entire salesroom and factory building covers an area of about twelve lots.

THE UNIMPROVED PROPERTIES.

Besides the various improved properties already described, there are a number of unimproved plots to be offered at the sale. These comprise twenty-one lots, located on Stone avenue, McDougal and Hull streets, taking in two corners. They are within half a block of the Elevated Road on Broadway. The streets are paved and graded, and the lots are ready for immediate improvement. There is considerable building in this vicinity and there is no section in Brooklyn where values are increasing more rapidly, due to the advent of the Elevated Road and the numerous improvements which have followed.

The sale of this estate will certainly bring together a great many investors, dealers, real estate agents and brokers, and others interested in the disposal of estate properties. It is not often that such a large amount of realty is placed upon the auction market by order of executors, and when it is offered the interest displayed is very marked. This has been seen in recent years when the Jones, Jumel and other estates were auctioned off. Of course there attaches a peculiar interest to different estates. For instance, the Jumel property was almost entirely composed of vacant lots, and that, too, in a section where it was expected

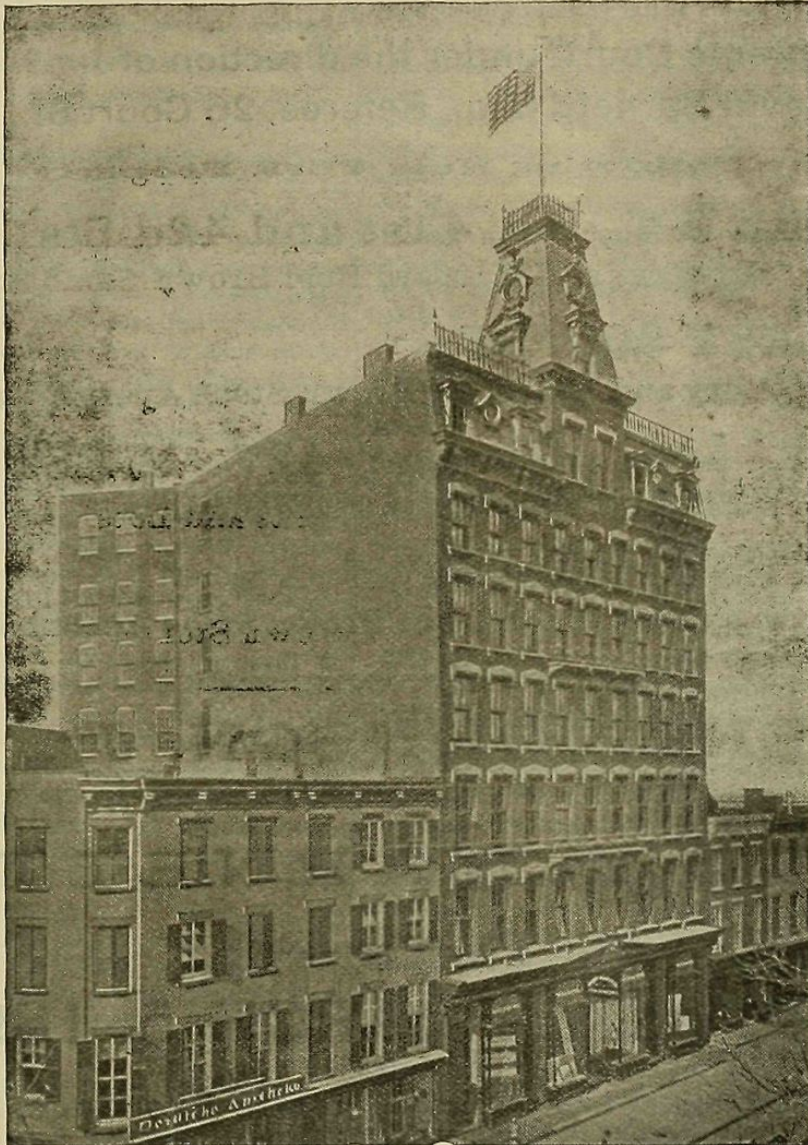
there would be considerable improvement, and hence an appreciable advance in values, within a very short time. This anticipation was realized, for lots which sold at that sale for a few hundreds of dollars have since realized thousands. And this is only about half a decade ago. Besides that there was an historical interest attached to the sale of the Jumel property. On the other hand, the Jones estate sale had a peculiar interest for the public of a different kind. The properties offered were both improved and unimproved, and they were located in the very heart of the line of improvement, as well as in the great down-town business centres. Everyone recollects how the Real Estate Exchange Salesroom was crowded on the memorable days of the Jones estate sale; how the very galleries and auction stands were packed with intensely interested onlookers, largely composed of the fair sex, and how the very floor of the Exchange itself was packed so that men struggled to catch, not so much the face of the auctioneer, which they could not discern through the sea of heads, but the voice of the auctioneer, which they could hear resonant above the subdued murmur as bid upon bid followed in rapid succession until the gavel fell.

The Graves estate possesses also its peculiar interest. It was accumulated by a gentleman who was known in New York business circles as well as he was known in Brooklyn business and social circles; a gentleman who

was related to some of the highest in the land, but whose demeanor was courteous to the humblest; one who, in his selection of real estate, brought to bear all his business acumen to acquire it to advantage. His private residence, fit for a king, does not come into the nature of an investment, and it is to be feared that the estate will not realize the hundreds of thousands of dollars spent on the building and the valuable corner plot on which it stands. Another case in point is the large Brooklyn salesroom and factory, which was built for use more than for investment, and which covers a large area of valuable ground. The other properties, as described, are mostly improved, both in New York and Brooklyn, and they comprise realty all the way from a 5th avenue business structure to five-story apartment houses.

The sale of such a considerable estate is sure to attract great attention, and the auctioneer's stands in Brooklyn and New York on Wednesday and Thursday next will no doubt be surrounded by an interested crowd of bidders and purchasers. To these the foregoing descriptions, with the accompanying illustrations, will no doubt prove of service, for it will enable them to get some points about the properties on which they may contemplate bidding.

The sale, it may be added, will be conducted under the direction of David Barnett, as referee, appointed by the Su-



Nos. 774 to 778 Fulton Street, Brooklyn.

preme Court. Both the Brooklyn and New York parcels will be sold at noon.

OBSERVER



Richard V. Harnett, Auct'r,

OFFICE, 73 LIBERTY STREET, NEW YORK.

SUPREME COURT PARTITION SALE. Graves against Graves and Others.

RICHARD V. HARNETT & CO. will sell at Auction,
THURSDAY, MARCH 6, 1890,

At 12 o'clock, noon, at the Real Estate Exchange and Auction Room, Nos. 59 to 65 Liberty Street, New York City.

By order of the Supreme Court, under the direction of

David Barnett, Esq., Referee, 26 Court St., Brooklyn, N. Y.

The Following New York Property:

483 and 485 5th AV., Bet. 41st and 42d Sts.,

Six-story and Mansard Roof Brown Stone Building and Lot.

140 WEST 36th ST.,

Five-story and Basement Brown Stone Apartment House and Lot.

417, 419, 421, 423, 425 and 427 WEST 18th ST.,

Six Five-story Brick Flats and Lots.

158 WEST 15th ST.,

Five-story and Basement Brown Stone Apartment House.

JERE. JOHNSON, Jr.,

BY

RICHARD V. HARNETT & CO.,

Will Sell at Auction,

WEDNESDAY, MARCH 5, 1890,

At 12 o'clock noon, at the Brooklyn Real Estate Exchange, 393 Fulton St.

The Following Brooklyn Property:

215, 217 LAFAYETTE AV., 331 VANDERBILT AV., 774, 776, 778 FULTON ST.,

440, 442, 444 ADELPHI ST., 437, 439, 441, 443, 445 CARLTON AV.,

248 CARLTON AV., N. E. COR. STONE AV. AND McDOUGAL ST., Vacant Lots,

McDOUGAL ST., SOUTH SIDE, NEAR STONE AV., Vacant Lots,

N. E. COR. HULL ST. AND STONE AV., Vacant Lots, 335, 345 CLINTON AV.,

LAFAYETTE AV., S. W. COR. WAVERLY AV., 330, 332, 334, 336 WAVERLY AV.

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Book maps and full particulars may be obtained at the Auctioneer's, 73 Liberty Street, New York City.