

# "EAST SIDE" NUMBER.

## REAL ESTATE RECORD AND BUILDERS' GUIDE.

ESTABLISHED MARCH 21<sup>ST</sup> 1868.

Entered at the Post-office at New York, N. Y., as second-class matter."

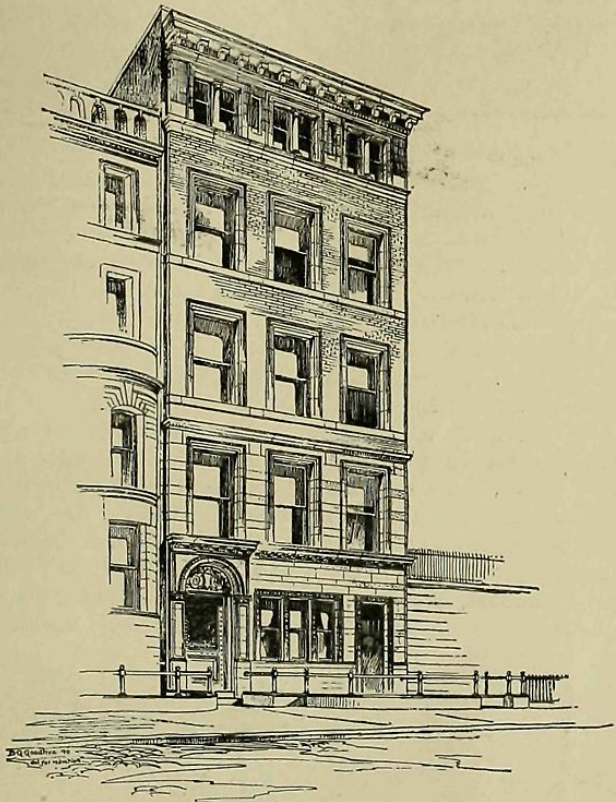
VOL. XLV.

NEW YORK, MAY 3, 1890.

SUPPLEMENT.

### The East Side—Its Streets and Buildings.

Now that so large a proportion of the civilized populations are concentrating in cities, the proper making and management of these centres are creating problems, the importance of which is equaled only by the grave responsibility which rest on thinking men for their successful solution. It is not part of our present purpose to give a comprehensive enumeration of these problems, the relation they bear one to another, their comparative importance, or even the aspect under which they present themselves in this city; but the condition of that part of the city, which we intend to treat of in this article is in many respects so far from what it should be, that it is not inappropriate to embody in a description of the east



No. 804 Fifth Avenue.

side some few suggestions as to what this section of the city might be, or have been, if there had existed a clearer appreciation in the beginning of the possibilities of city making, and consequently a more intelligent effort to lay out the streets which it would have been a pleasure to live upon, and build houses which it would have been a pleasure to live in. And if, in so doing, we seem to place the standard too high, and find faults, where we might just as well have instanced virtues, or at least improvements, it will be because the deficiencies which we point out are so little appreciated that it is not unfair to emphasize them.

We are most of us familiar with the susceptible creature who takes a trip to the country, becomes intoxicated with the odors of verdancy; the "crowing of the chanticleer," the "soft sighing of the breezes," and other rural phenomena, and thereupon sits down and writes a poem or a rhapsody on the sweet sensuous contentment of country life, compared with the jarring bustle, and the inevitable stone walls of the city. And being familiar with him we generally try to avoid him, for he belongs to that manner of man who wax eloquent over comparisons which it is unnecessary to make and grow didactic over superficial distinctions. Nevertheless, like many of the muddle-headed he mingles a certain proportion of truth with an inconceivable amount of shiboleth. An American city is a most perfect illustration of how mathematically-minded a creature man is. A city is "all made up" of straight lines and corners. Simplicity of arrangement is necessary; and to

the untutored simplicity always becomes uniformity. It is just this deadly uniformity which is our first objection to the east side, as at present arranged. The engineers who are responsible for our street system in general committed this fault wherever possible; and on the east side it was indefinitely possible; for neither the configuration of the land, nor previously existing roads had to be regarded in making street parallel to street, avenue parallel to avenue, and the streets and avenues invariably at right angles. Some streets are made broader than others; but otherwise they are in themselves exactly alike, a characteristic which, we believe, is admirable in peas, but objectionable in streets.

Such uniformity must render a district commonplace. The east side may be compared to a Chinese play, which has neither beginning, middle nor ending, which possesses neither unity as a whole nor distinction in its parts. A street leads nowhere except to the next avenue, and an avenue nowhere but to the next street. No opportunity is provided for architectural display, because no one location is more central, more inevitable, more impossible to avoid seeing than another. If one street is lined with a better class of houses than its neighbor—assuming both to be of the same width—it is due to the accidental circumstances rather than to a design, which made one locality more desirable. The only possible advantage of this dreary uniformity, so far as we can see, is that it makes

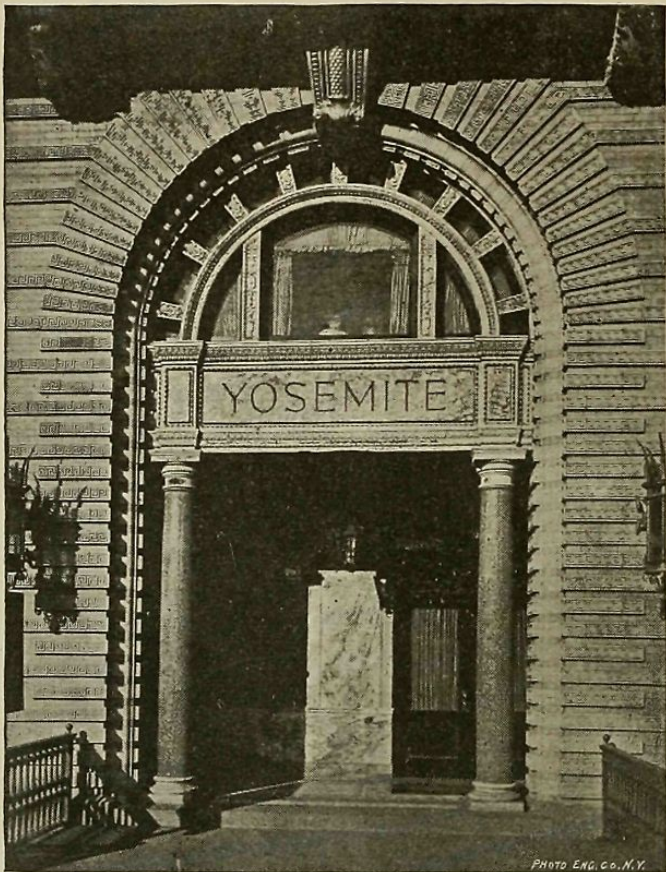


Yosemite Flats, Park Avenue, bet. 63d and 64th Streets.

it impossible for anyone to get lost, provided that one has eyes to see the signs on the lamp posts; and in its conception it must have been the outcome of a sad lack of originality among the engineers who are responsible for the design. Any child can draw a rectangle and surround it with similar rectangles; and our engineers did nothing more. It is singular that a protest has not been raised against the system, by intelligent people. Suppose that Mr. Olmstead, when he designed our beautiful Central Park, had made every walk and carriageway parallel or at right angles to every other walk and carriageway; suppose he had planted his trees in

rows, at distances of say ten feet apart; suppose he had made his lake like a reservoir and his bushes like hedgerows, what a howl would have been raised! People would have cried that there are no straight lines in nature; that mountains do not follow the parallels of latitude, nor do rivers take their course from longitudinal lines.

The analogy may seem fallacious, for it would be manifestly absurd to situate houses on the same principle of intelligent promiscuity which is used in planting trees by landscape gardeners; but, however inadequate the illustration, we consider that the engineers who designed—the word implies too much—our street system have made practically the same error as Mr. Olmstead would have made if he had laid out the park on the mathematical principles mentioned above. For the method of grouping details so as to suggest the individuality of each part, while combining all parts into a nicely adjusted whole, would, if carried into the sphere of street planning, have produced something very different from the mechanical regularity of the present arrangement. Properly speaking, a street system should be constructed on the same principles as a genealogical tree. In the first place there should be a central square—the Rome to which all roads would lead—and as nobody could possibly escape running across this square in the course of any perambulations around the city, it would naturally be the site, in the first place, of all the public buildings and of all the important private structures, for the location would stimulate architects to design buildings worthy of the site, and the value of the property would give owners the required inducement to spend all necessary



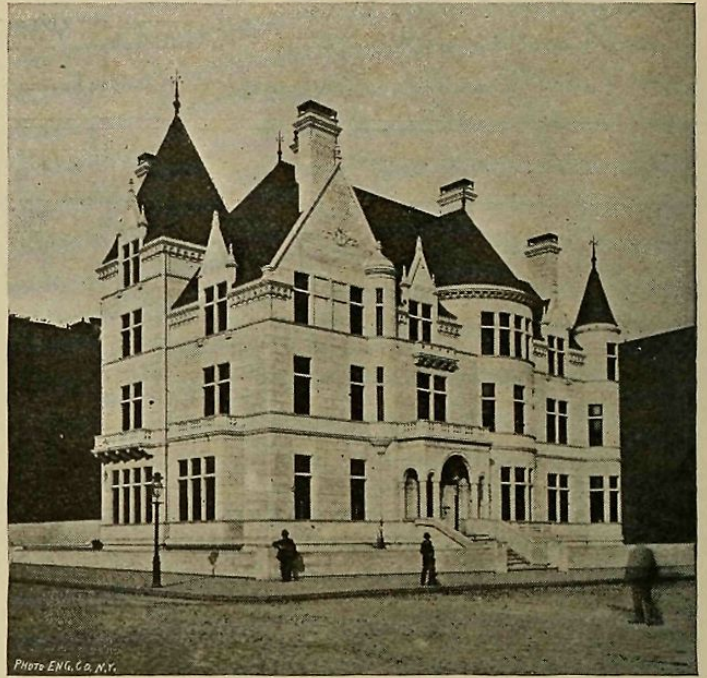
*Entrance to Yosemite Flats.*

money. Leading away from the avenue should be broad and beautiful boulevards—like the Unter den Linden in Berlin—which proximately might well be the business part of the city and ultimately the sites for the finest residences. These boulevards, furthermore, should every once in a while grow into small parks and squares, which themselves would become the centre from which smaller but in their way equally tasteful streets could radiate. The parks in such a city would be brought as it were to the very doors of people's houses. Instead of having one big pleasure ground, situated for no particular reason between 59th and 110th streets, there would be numberless small parks which could be reached by a few minutes' walk, and which in their situation are the necessary outgrowth of the street system.

#### WHAT MIGHT HAVE BEEN DONE.

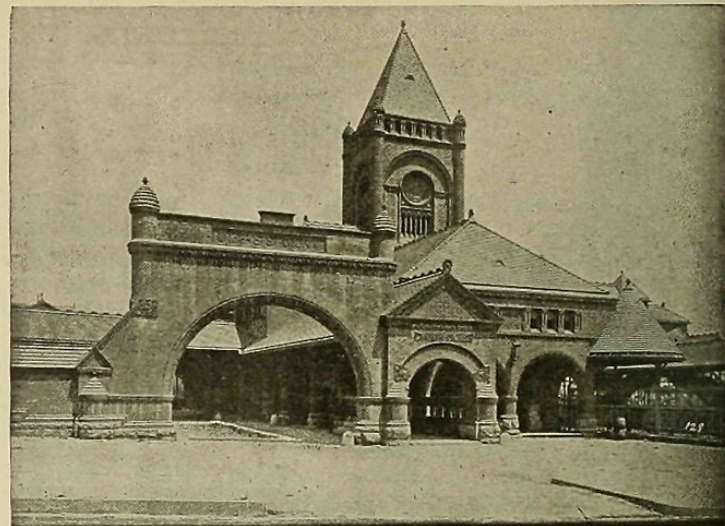
It is perfectly true that at no time would such an arrangement of streets been possible in New York, situated as the city is on an island, and that at no time would it be possible of complete realization in any city, simply because any city which could afford such a street system would probably be so well built up that vested rights would be too much interfered with. But it appears to us obvious that some such method of arrangement should be followed, wherever permissible, in opening up new sections; and it is sincerely to be hoped that the Street Commissioner of the 23d and 24th Wards, if the office is ever constituted, will not fall into the errors which have made New York, south of the Harlem, an eye-sore, and a trial

to the spirit. The arrangement of the streets in the district east of Central Park is unfortunately but the necessary outcome of the same plan of arrangement south of 59th street, and in finding fault with the former we implicitly do the same for the rest of the city north of 14th street. South of 14th street the streets for the most part have frequently not even the advantage of regularity; and we are in doubt which method is productive of the worst results—the one which leaves their arrangement to the accidents of building, or the one which leaves it to the stupid lack of imagination in city officials. But whatever the method the results in both cases are



*Northeast Corner 5th Avenue and 79th Street.*

very similar. New Yorkers live in depressing surroundings, do an extraordinary amount of unnecessary walking and riding, and waste large sums of money, because the uniformity or promiscuity of the streets, giving as it does one section no advantage over another as a location for a particular kind of building, leads to transitoriness in the use to which given districts are put, and consequently necessitates a large amount of useless tearing down and reconstruction. Not only this, however, but the city is put to the expense of buying improved property for the purpose of making parks in the districts which are overcrowded, and in which no sufficient provision was originally made for breathing places—a process which, it may be remarked, tends to increase the overcrowding. This mistake has not been made in the upper wards to the same extent; and the western half of the district under consideration is supplied in a clumsy way with sufficient park room. It may be doubted, however, if the section east of 3d avenue is adequately so provided; and considering that the streets are largely



*Mott Haven Station.*

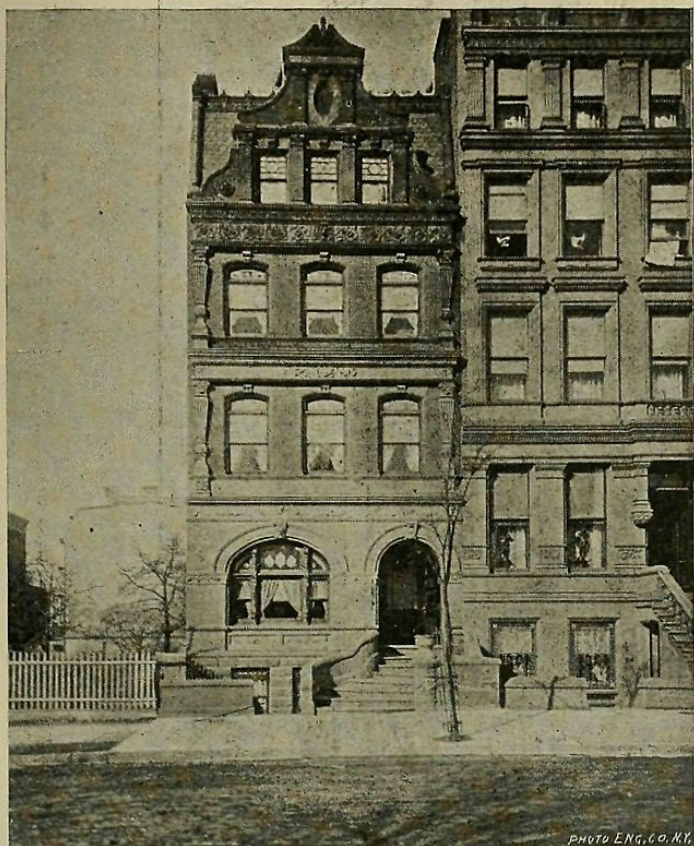
if not exclusively lined with tenements, it is quite possible that if a couple of small parks are not put there at present, when there is sufficient vacant space for the purpose, that ultimately the city may not be put to the same unnecessary expense as it has been in the lower wards. The best solution of the matter would probably be the laying out of a park something similar to the Riverside on the North River.

Thus far we have endeavored to show that a fundamental mistake was made in the designing of the street system of this and other parts of the city. And we are sorry to say that the same disregard of æsthetic considerations has been exhibited in the

arrangement of the houses in their relation one to another and to the streets. Here again we must bring in our susceptible friend, to whom the monotony of city streets is a sore trial to the flesh; and we must admit that whatever his wealth of epithet, it would be difficult for him to describe the utterly depressing character of the present method of building and placing houses. The same considerations which led us to suggest a system of streets which would be a constant succession of surprises, rather than an unspeakably dull uniformity, would lead to further suggestion as to the arrangement of each particular street.

In every block in the newer portions of the city devoted to residential purposes there is a certain amount of space which is unoccupied. This proportion is larger in the case of dwellings, and smaller in the case of tenements and flats. The whole question of the arrangement of houses in relation to the streets and to one another, so that a maximum of comfort may be obtained for those who live in them, turns on the use to which this vacant space is put. In this city, and on the east side, as elsewhere, it is used to no good purpose whatever. With the exception of some few localities on the west side of the city, in nearly all our streets, houses are erected as near as permissible to the curb line, and the space in the rear is devoted to a back yard, in which for the most part people do nothing but hang out their washing to dry. Consequently there is but little room in front for the planting of trees and grass which would give to the street suburban freshness to the outlook, and a pleasant variety of appearance. In the case of tene-

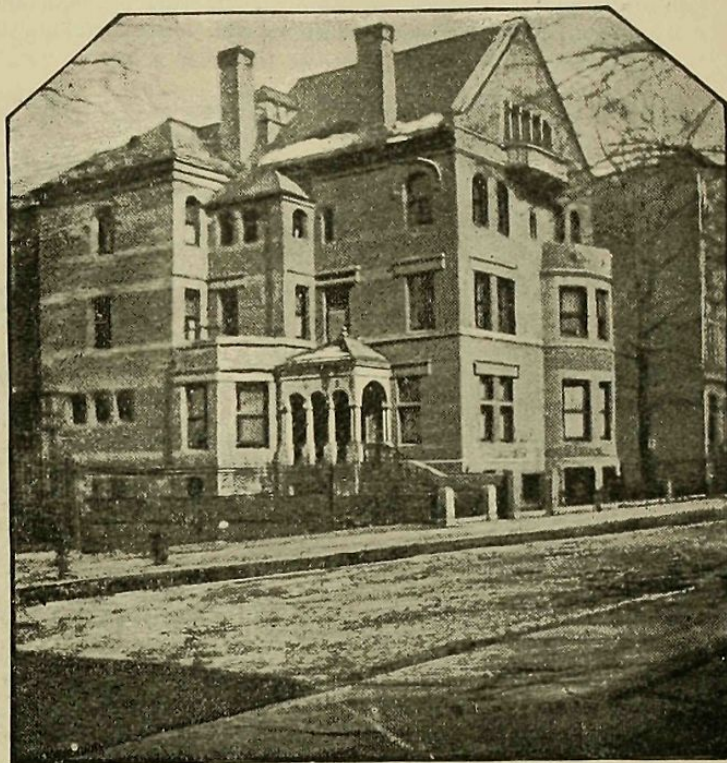
tion is a hazardous one to make, if only for the reason that, obvious that it is, it has never been tried in this city. We have indeed our private parks, but they are not part and parcel of the residences. There are, doubtless, many difficulties in the way of any such arrangement. The amount and the apportionment of the expense, the rights an individual owner would have in the property after he had surrendered it to his neighbors for use in common, the impossibility of convincing a number of individual owners of the desirability of the change, the necessities householders would be under to protect the backs of their residences even as they



5th Avenue, near 124th Street.

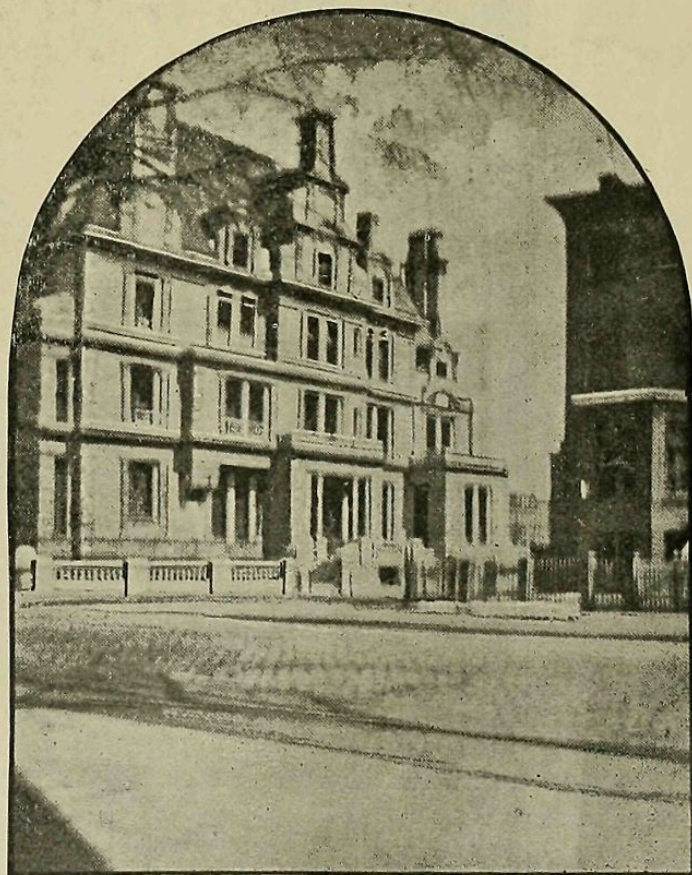
ments, furthermore, there is so little room remaining in the rear—in most cases less than 15 per cent. of the lot—and there are so many uncleanly people who have a right to its use, that the back yard, far from adding to the attractiveness of the building, rather detracts from it. This space may be sufficient to give the inhabitants as much light and air as is necessary for health, but it certainly does not give all that is necessary for comfort.

Of course this stuffing of as many men and as many houses as possible in a given space is caused by the high price of land, which necessitates the erection of a building which will return as much money as possible. This aspect of the matter we will come to shortly; but it is noticeable that the same fact is not true to the same extent in dwellings. For the most part these structures are built just as tenements and flats are built, on lots, which are 100 feet deep; but as a rule they do not cover much more than 50 or 60 per cent. of such a lot—a proportion which leaves ample space for some patches of green in the front of the dwelling, for the planting of clinging vines which is so pleasant a feature of many Boston residences, and for an artistic arrangement of entrances. But even in addition to this it leaves a space in the rear, so large that if put to its best uses it might increase the attractiveness of the dwelling a hundred fold, and go far toward making a New York house bearable during the summer time. In what way, then, can this space be put to its best uses? Only, we answer, by tearing down fences, and throwing the whole area into a private park, to be used only by the occupants of the block, and to be paid for out of their pockets. The proposi-



North Side of 71st Street, bet. 5th and Madison Avenues.

do the front—all these objections would have to be considered, and in the mass they would probably constitute an effectual bar to any attempt to convert the back yards of any existing block into a park. But we believe the experiment might be successfully tried in new districts, where the property could be sold under restrictions. There is an increasing number of communities round about the city which have successfully combined for purposes similar to the



Northeast Corner 5th Avenue and 78th Street.

one outlined above, and there is no reason whatever why a block of houses could not be built under like restrictions in this city.

Such we believe to be probably the best use to which the back yards of dwelling houses could be put; but in cases where such an employment of the vacant spaces is not possible, it is foolish not at least partially to utilize the rest of the lot in an intelligent manner

by placing the houses farther back from the street line. No one can be held responsible for the lack of sense which is the most obvious characteristic of the present method of situating houses on the lot, simply because the responsibility is collective. Every one shares it who will buy or rent a house which is situated and built with such a disregard for the most obvious considerations of comfort. If New Yorkers demanded something better they would get it, and so it is with tenements and their occupants. The lower classes have neither the senses to feel keenly the wretched conditions under which they live any more than they have the imagination to conceive of better circumstances. In order to make them feel and demand the healthier conditions which their dwellings do

different matter to pass a law compelling a builder to erect his house so that the comfort of the occupant would be best secured. In the final analysis we believe that the necessity of this second class of laws could be demonstrated about as well as could the first, but it may be doubted whether the courts would see the question in the same light. Consequently the amelioration must come, if it comes at all, from a demand on the part of those who live in the houses that they shall be fit for the purpose. We find it impossible to believe, in surveying the long rows of sombre tenements and unspeakable dwellings which line the streets on the east side and elsewhere in this city, that there will not come a time when middle and lower class alike, becoming endowed with a nicer sen-



*The Fifth Avenue Apartment House, Southeast Corner 5th Avenue and 8th Street.*

FRED. WLNEMER, Architect.

not give them at present, attempts should be made to place examples of better arranged and situated buildings before them. This is done to a certain extent in the model tenements which philanthropists are erecting at various places; but although these model tenements may be perfect in their sanitary arrangements, we do not consider that sufficient. A workingman's home should be attractive as well as healthy.

#### HOW THE REFORM MUST COME.

Poor and mean as the lives of the workmen must necessarily be when living under such depressing surroundings, we should hesitate to recommend, under the circumstances, legislative action for their amelioration. It would be doubtful even if the Legislature has the power, either to condemn or restrict property on grounds other than those of public necessity. We can indeed condemn land for park purposes, not, however, because of the pleasure parks give, but because they are required for sanitary reasons, and in the same way we can force builders to conform to certain laws in building houses on the assumption that such laws are necessary for the health and safety of the occupants. But it would be quite a

sitiveness to their surroundings and a clearer perception of the tonic and refining value of a home which is a constant source of joy and relief, will revolt against the sinister monotony of their present dwellings. So much of the worth of a man's life depends upon his atmosphere, and so large a part of this atmosphere is made by his home that we assert with confidence that if the moral worth and productive power of the people are to be improved one of the first steps will be the introduction of a little variety and beauty into the situation and arrangement of their habitations.

#### EAST SIDE PAVEMENTS.

Thus far we have endeavored to show certain faults, unfortunately irremediable, in the street system, not, indeed, of the east side alone, but shared by that section with the rest of the city. We now come to a special consideration of the streets of that part of the city apart from any faults of general arrangement, or the situation of the houses in relation thereto, and here again we cannot consider their condition satisfactory. In so far as the paving is concerned it possesses the characteristics of roughness where the pavements have been laid and utter slovenliness where they have

not been. The pavements are uniformly made of either Belgian trap or granite block in a manner which will necessitate repaving wherever much used, and possessing the well-known faults of all such pavements, viz., noisiness and dirtiness. With the exception, however, on certain of the avenues the traffic on any of the thoroughfares is not likely to be heavy for some years to come; and we do not suppose that any attempt will be made to improve either the method or material of the paving until the district is well built up and people have come to realize the discomforts of rough streets. As to the condition of such of the streets and such parts of the avenues as have not already been paved, it is simply disgraceful. There ought to be some provision made for taking care of the streets before they are inhabited sufficiently to warrant pavement. If anyone thinks the word disgraceful too strong let him look at, say, Park avenue, on the east side of the railroad tracks, between 100th and 102d streets. There are ruts in the road which would not be tolerated in the most mountainous country district, and no light vehicle could pass along it except at the risk of the occupant's neck. In one sense the example is not typical, but in another it is, for it is an illustration of what may result from the present do-nothing policy of taking care of unpaved streets.

Such a total lack of intelligent care could be tolerated only by people who take no pride in neatness. Some of the paved streets also are filthy to an extreme degree. Old shoes, tin cans and refuse of all kinds are scattered about with profusion. This would be a good field for our new Street Cleaning Commissioner to make himself felt.

It is interesting to remark how the configuration of the land on the east side has impeded or aided building, according as the property was or was not in a condition for immediate improvement. The district round about 99th street and Park avenue seems to have suffered most from rock and such impediments. Improvements

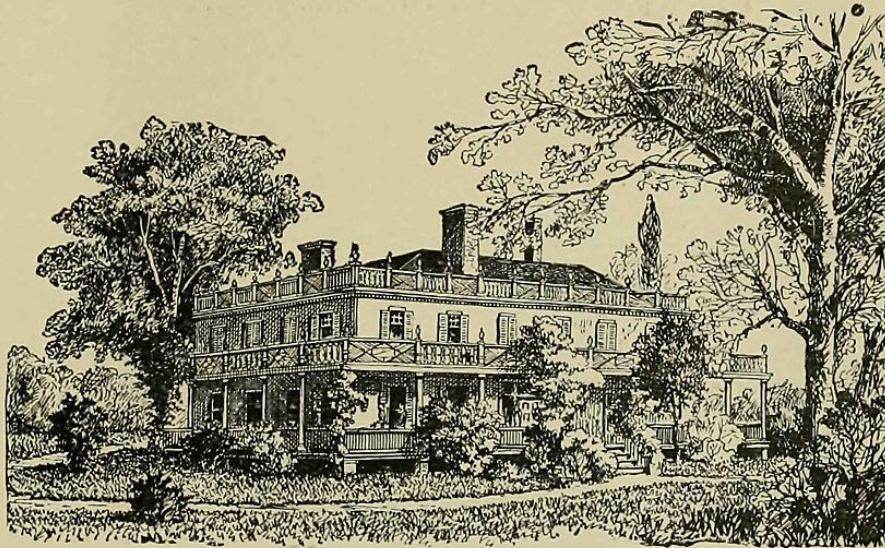
Such a line would be totally unnecessary, as there are already two elevated road structures. What the east side particularly needs is the addition to present facilities, which could be obtained by the third track, and additional terminal facilities. Another improvement, which will come in time, is an increase in cross-town street roads. At present there are no cross-town cars running on streets between 59th and 125th streets. It is probable that in the near future some connection will be made with the transverse road to be built through the park at 85th street; but this will not be enough. The residents along Madison and 5th avenues should have some means of transit to the elevated road on 3d avenue, and we believe that the streets at which the elevated stations are placed will be some time in the future transversed by cross-town tracks.

#### Some of the Principal Plans Filed.

A list of the plans filed during the year shows that the number of important buildings, while numerous, are not as many as might have been anticipated, considering that the section between 59th and 125th streets, between 5th avenue and the East River, takes in such a very large part of Manhattan Island. Still the list is not by any means a small one, and we give below the results of a canvass of some of the most important of the buildings, together with their present condition:

Nos. 103 and 105 East 59th street. Plans were recently filed for a five-story brick stable, 45x100.5, to be erected on this site, but at present the ground is occupied by two three-story, high stoop, private dwellings, and there is no evidence that a stable is likely to be built upon the spot, for No. 105 has the "To let" sign of F. Zittel on it, which does not look as though the building would be torn down. In the plans filed the architects named are MacGregor & Sons, and the lessee C. F. Frothingham.

At Nos. 801 and 802 5th avenue, between 61st and 62d streets, D. & J. Jardine, the architects, have been building two handsome brown stone front residences, one 22.10 and one 22.9x69, for Jabez A. Bostwick, president of the New England Road. The houses both have their plastering



*Residence of Archibald Gracie, East River, foot 89th Street.*

are very scarce in the vicinity—a fact that may be partially due to the noisy Manhattan car stables on the block bounded by 99th and 100th streets, 3d and Lexington avenues, but which must in the main be attributed to the rock, which increases the initial cost of putting up buildings to such an extent that speculators will naturally choose less obstructed localities for the field of their operations. Thus it is that in this district there is an interruption in the course of continuous improvement, the sections, both north and south, being far more occupied than the one of which we are speaking.

#### RAPID TRANSIT.

It may have seemed in the foregoing that we have adopted too critical an attitude toward the streets of the east side. If so, we answer that it was no part of our intention to present a brief in favor of the district, but rather impartially to consider if there were any signs of improvement in this newer part of the city over the section south of 59th street. As a matter of fact, we have not found any signs of such an improvement; but this much being said, it should be added that consequently the east side, place for place, and money for money, is probably just about as desirable for living purposes as any other arbitrarily selected district in the city. How desirable this is, our readers may judge from the foregoing, but whatever its disadvantages, they are as a general thing absolute and not comparative. Its rapid transit facilities are about as good, if not better, distance for distance, as those of any other part of the city; its streets are as well paved, its houses are as well built. Its industries are limited in number, but they are prosperous and permanent; and they are bound to increase in time. The east-siders, it may be noticed, are particularly interested in that solution of the rapid transit problem which THE RECORD AND GUIDE has been advocating. No plan which has as yet been proposed would give them the relief from overcrowding, which they require; indeed, nobody has proposed to run a new line up east of the park.

completed, and are ready for the interior decorations. They are estimated to cost a total of \$70,000.

Further along 5th avenue, between 65th and 66th streets, a bright-looking buff brick front dwelling is approaching the stage of occupancy. It has been built for William Jay, the well-known lawyer and club man, and is 25x71 in size, the cost being estimated at \$39,000. Rotch & Tilden, of Boston, are the architects.

On the northeast corner of 5th avenue and 66th street, H. O. Havemeyer's superb residence is nearing completion. It is a three-story and attic dwelling, 50.5x115.2 in size, and is by far the costliest private house now under way on the east side. It has a stone front, and the cost is estimated by the architect, C. C. Haight, at \$185,000.

On the north side of 67th street, 100 feet west of 3d avenue, a building of an entirely different character presents itself. It is the Hebrew synagogue, which is being built from plans by Schneider & Herter. The edifice is approaching completion, and while the exterior to a large extent displays uniformity of design, the architecture is not entirely what one might expect a place of worship to be, the religion of whose devotees had its origin in the Orient. The building is to cost \$75,000.

A few doors further west, on the same side of the street, and commencing 58 feet east of Lexington avenue, is a six-story building erected by the Mount Sinai Hospital, from plans by Brunner & Tryon. The building is massive in appearance, and is said to be of fire-proof construction. It is to be used as a training school for nurses, and contains many new features and conveniences with that object. The building is now about completed, and will cost over \$80,000. It is 57x90.5 in dimension.

Four striking private houses have just been completed on the northwest corner of Madison avenue, by Thom & Wilson, for David Hennessy. They have frontages varying from 20 to 25 feet, and have red brick and stone fronts, with one exception, the latter having a facade entirely of brown stone. The corner house fronts on the avenue, and the others front on the street. Their cost is estimated at \$120,000.

About two blocks further north, on the southwest corner of Madison avenue and 73d street, a stone front church is approaching completion. It is being built from plans by W. A. Potter. The building is 58x83.6 in size, and the cost is estimated at \$65,000.

On the southeast corner of 5th avenue and 85th street the six-story flat built by Philip Braender, for which plans were filed in the year here dealt with, has for some time been completed, and is now partly rented. The plans are by Fred. Wennemer, and the dimension of the building is 52.2x96. The cost is estimated at \$125,000.

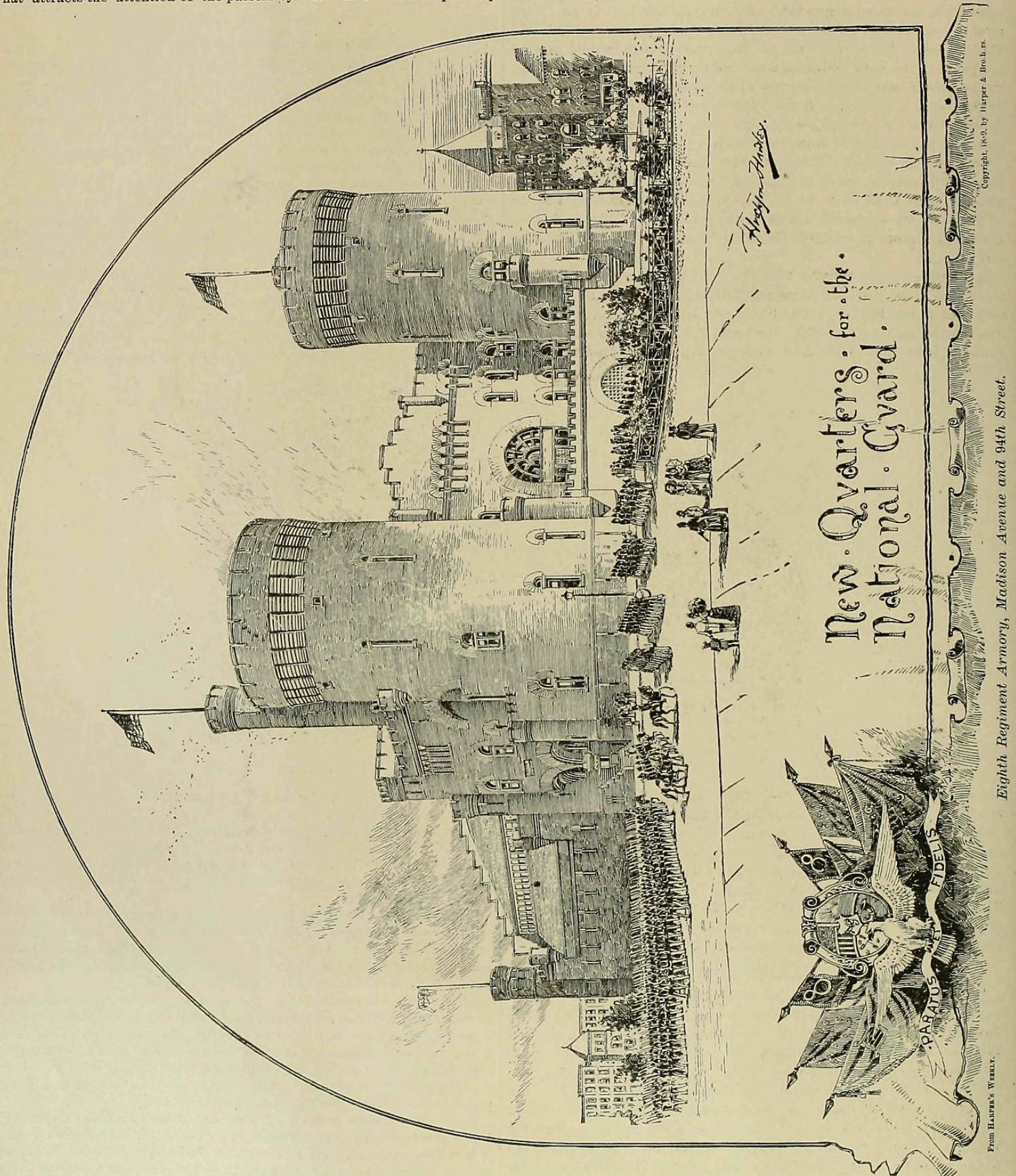
Elliott F. Shepard's stable, built for use of the horses and stages of the Fifth Avenue Transportation Company, on the north side of 88th street and the south side of 89th street, between Park and Madison avenues, has long since been completed and has been occupied for some two months. It has not by any means improved the value of surrounding property. The plans were drawn by McKim, Mead & White, and the cost was put down at \$50,000.

Between Lexington and Park avenues, on 82d street, No. 123, a five-story flat attracts the attention of the passers by. It was built from plans by

A five-story storage warehouse and stable, 100.6x90 in size, is being built on the south side of 88th street, just east of 3d avenue, for Hugo Gorsch, from plans by Kurtzer & Rohl. The building is up to the second story and it promises to have a plain exterior. It is to cost \$30,000.

A very nice-looking building is the five-story flat, built on the southeast corner of Lexington avenue and 91st street, from plans by Weber & Drosser. Here one sees the introduction of terra cotta to advantage. The material matches the buff-brick front, and the effect is cheerful and artistic. The building is now being rented, and the cost was about \$60,000. In size it is 96.8x45.

A building completed and occupied, having been commenced last spring, is that on the northwest corner of Lexington avenue and 93d street. It is 40x71.8 in size, and was built from plans by Ed. Wenz. The cost is estimated at \$45,000.



Ed. Wenz. The front is an unusual one, and is probably the only one of its kind on the east side. It has a first story and basement of red sandstone, the front above being of mottled brick, with stone trimmings to match, all with the exception of the windows. These are bays, running from base to roof, and they are of iron construction, painted in a mahogany color. The effect is unique, to say the least of it, and cannot fail to be noticed in the midst of a not very architecturally pretentious neighborhood.

On the southwest corner of 3d avenue and 81st street the masons are at work on the third story of a five-story flat with stores, which they are erecting on the site from plans by M. C. Merritt, 54.4x80 and 86 in size. The building promises to be plain and unpretentious, with a brick front, but very slightly relieved by the introduction of stone trimmings. It is to cost \$50,000.

A bright appearance has the buff-brick front flat, built from plans by Fred. Wennemer. It is five stories high, 27.6x96.8 in size, and cost \$31,000. It is now about ready for occupancy.

The foundations are being laid for a five-story flat, 36x96.6 in size, which Francis J. Schnugg is building on the southwest corner of Lexington avenue and 96th street, and for which plans were filed this season. The building is to be ready by the fall, and is to cost \$40,000. Fred. Wennemer is the architect.

A cheerful buff-brick front has the five-story warehouse, built by Wil-murt & Jarvis, on the north side of 100th street, 200 feet east of 3d avenue. The size is 50x90, and J. C. Burne, the architect, estimated the cost at \$35,000. It is now being rented.

At Nos. 22 and 24 East 91st street A. Balchun is building two five-story

brick flats, 30.7x90 and 20.6x88 in size, respectively, from plans by C. Stegmayer. They are up to the fourth story and will evidently be ready for the fall market

Plans were recently filed for a five-story brick and brown stone front flat, 30x96 in size, to be built by McDonough & O'Sullivan, on the northeast corner of Madison avenue and 116th street, from plans by T. P. Neville. The ground is of rock, and this is now being blasted out preparatory to the erection of the building, which is to cost \$60,000.

Plans were filed this winter for a seven-story stone front flat, 96x60 and 50, to be built on the southwest corner of Madison avenue and 118th street, by Carrie E. Meres from plans by A. B. Jennings. The modest sum of \$200,000 was named in the plans as the estimated cost of this structure. When the writer visited the spot a few days ago he found it covered with from 12 to 20 feet of rock, on the pinnacle of which several men were

ing of a similar character on the north side of 73d street, 113 feet east of 1st avenue, from plans by Vaux & Radford, which is to cost \$64,000.

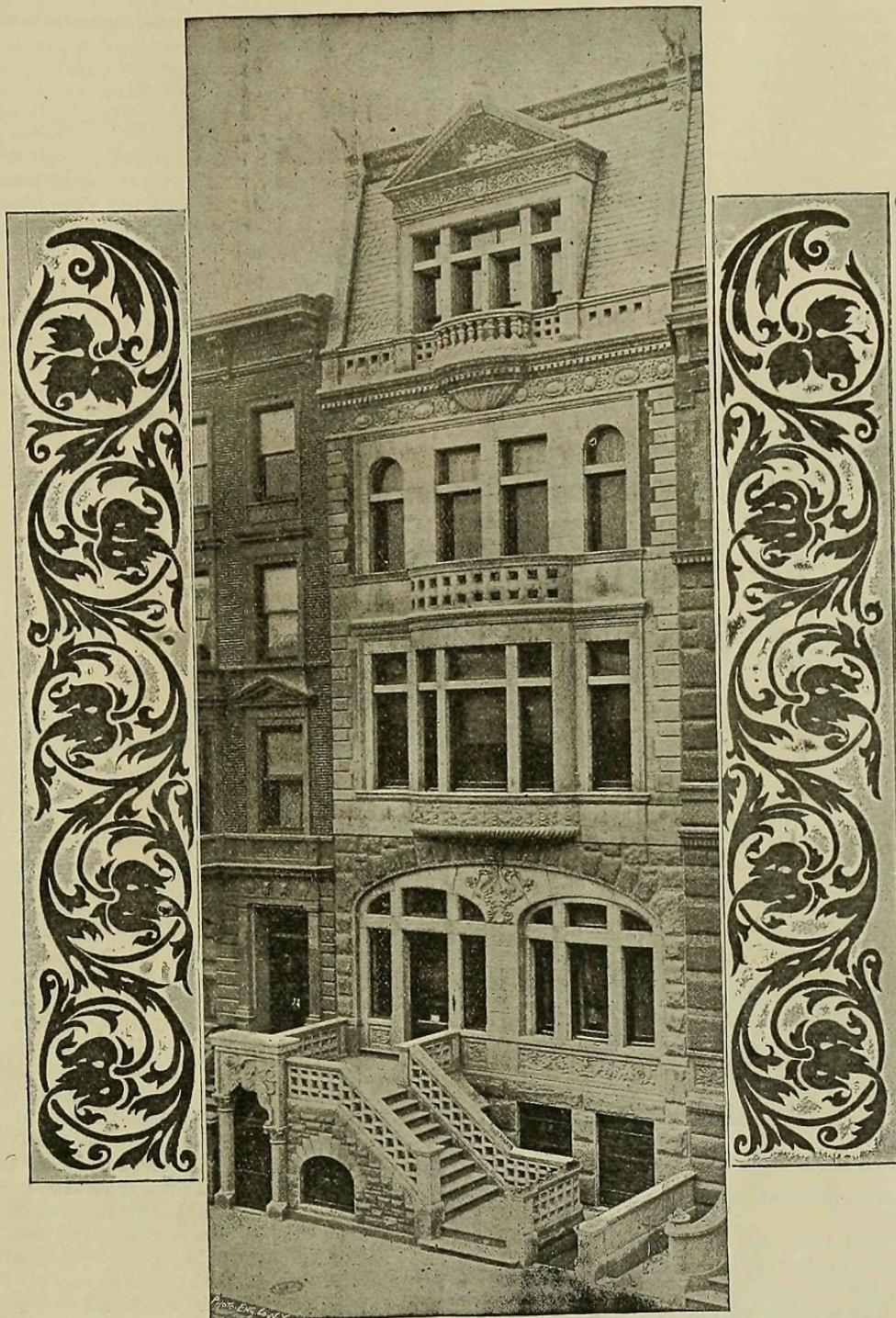
The three-story brick school being built at Nos. 437 and 439 East 115th street is from plans by L. J. O'Connor. It is to cost \$30,000 and will be ready for the fall term. It is now approaching completion.

The three-story brick dormitory and laundry, 118x101, for which plans were filed, to be built on the northeast corner of Avenue A and 89th street, is from plans by William Schickel & Co. It is to cost \$50,000.

An Analysis of the Buildings Planned.

HITHERTO UNPUBLISHED FIGURES—A TABULATED LIST, SHOWING THE DIFFERENT CLASSES OF STRUCTURES PLANNED DURING THE YEAR.

We will now take a glance at the character of the new buildings pro-



No. 6 East 78th Street.

ALFRED ZUCKER, Architect.

lazily reclining in the sun. There was no evidence that any preparation was about to be made to put up a \$200,000 building on the site.

On the southeast corner of Lexington avenue and 124th street Chas. Mierisch has completed a five-story brick apartment house, 37.8x96.11 in size, from plans by Douglas Smyth. The building is a plain one, and the cost is placed at \$35,000.

On the north side of 124th street and the south side of 125th street, running through, between Park and Lexington avenues, Oscar Hammerstein, editor and theatre proprietor, is building two structures of a totally different character. The one is for pleasure and the other for business. The former is on 124th street, and has its walls up about 20 feet above the ground, while the latter is on 125th street, and is up to the second story. The one is to be a theatre, 100x126.10 in size, to cost \$150,000, and the other a four-story brick, stone and terra cotta front office building, 100x75 in size, to cost \$80,000. Both are from plans by J. B. McElpatrick & Sons, and both are to be ready by the fall.

On the south side of 88th street, 100 feet west of 1st avenue, a four-story building is up to the first tier of beams. It is a boy's lodging house and school, belonging to the City Mission, and is from plans by Vaux & Radford. It is 36x96, and is to cost \$47,000. Plans were also filed for a build-

jected in the "East Side" District. In addition to this, other figures are given, so as to make the tables as comprehensive and interesting as possible.

In the first place, we will take the number and estimated cost of the new buildings for which plans were filed during the years 1886 to 1889 inclusive. From these, which are given below, it will be seen that the large sum of \$47,815,636 was expended in new buildings during these four years, the number planned being 2,866. This is exclusive of expenditures made in alterations, which involved several millions more; but allowing for a number of building plans filed and abandoned, it is safe to say that the figures given represent at least the amount expended, and if the actual cost could be obtained it would probably exceed \$50,000,000. It will be noticed that the largest number and estimated cost of the buildings planned was in 1887, which in reality was the high water mark year for the east side—a great many builders in that part of the city having in 1888 and 1889 transferred their operations to the west side, the result of which is shown, in a subsequent table below, in the comparison made between the two sides of the city, which is favorable to the latter section. The following is the table above referred to, which shows that the years 1887, 1886, 1889 and 1888 come in the order of precedence in the number and estimated cost of the

buildings planned in the district between 59th and 125th streets, east of 5th avenue:

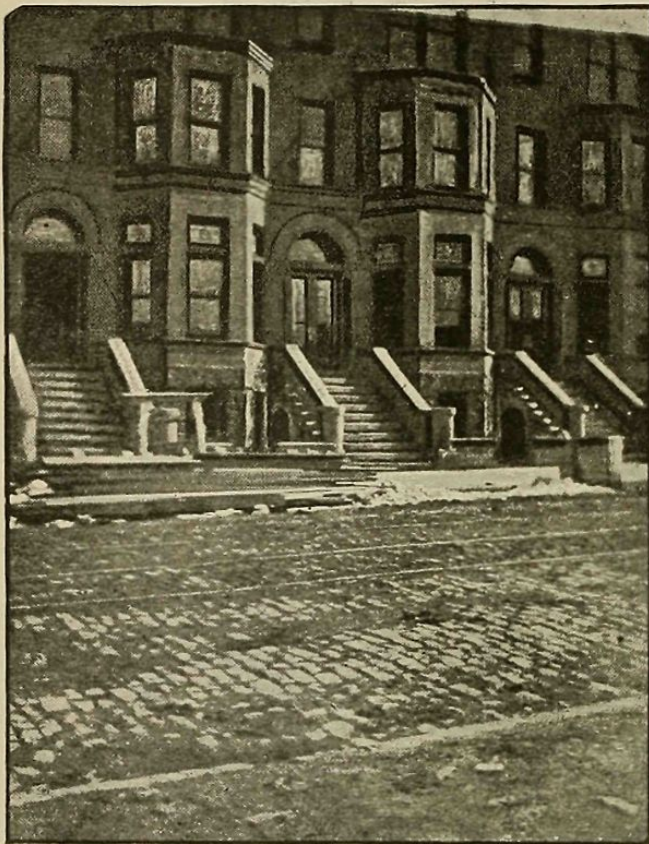
TABLE I.

BUILDINGS PLANNED BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.		
	No.	Estimated cost.
1886.....	853	\$12,917,875
1887.....	888	15,752,963
1888.....	537	9,537,293
1889.....	588	9,607,505
	2,866	\$47,815,636

The second table will be found very interesting, giving as it does a comparison of the different classes of buildings erected on both sides of the city. It has been generally known that more private dwellings have been built on the west side than on the east side, but to what extent was never ascertained. The figures which we now give, published for the first time, shed a clear light on the matter, and enable us to ascertain exactly to what extent the west side shows up better than the east side, as a whole.

In one particular both sides of the city correspond, viz.: they show that the largest amount expended is in flats and tenements. These buildings, curiously enough, are within a few units of being exactly the same in number. But it is in their total amount that the difference displays itself, for while the 375 buildings on the east side cost \$7,080,200, the 379 buildings on the west side cost \$10,973,500. This gives an average of \$18,880 per building on the east side, and \$28,953 on the west side, which tends to show that the buildings, on an average, have been more costly in construction in the latter section than in the former.

Another point, very forcibly illustrated in the figures, shows to what a large extent private house building has been undertaken on the west side, as compared with the east side. In 1889 the sum of \$8,372,000 was the estimated cost of the 420 private houses planned in the former section



East Side Madison Avenue, bet. 91st and 92d Streets.

while only \$1,502,500 was the estimated cost of 101 buildings planned in the latter section.

The dwellings planned on the west side numbered more than four to each one on the east side, while they cost about five-and-a-half times as much. In other words, the average cost of each private dwelling, grouping the three and four-story houses together, was \$14,876 on the east side, while on the west side it was nearly \$20,000. These figures demonstrate that in the former section the houses, on an average, were less costly in construction than in the latter section.

Still another point of comparison. The east side, in churches, hotels and store buildings, shows a smaller number and a lesser cost in 1889 than the same character of buildings planned on the west side, and they averaged more in cost in the latter section, as the table below shows. Again—and it is a very strong point in favor of the west side—the number of stables, factories and other structures of a character that are objectionable in residential localities, were more numerous planned on the east side than they were on the west, there being no less than 104 of such miscellaneous buildings erected on the east side against but 28 on the west side. The only offset to this is the fact that the average size of the buildings in the latter section was larger, and the cost greater, than in the former section. It should be added, however, that these miscellaneous buildings on the east side were almost entirely confined to the section east of 3d avenue, the district between 3d and 5th avenues being comparatively free from them.

The second table also gives the figures for the first quarter of 1890. From these it will be seen that on the east side the number of apartment buildings planned somewhat exceeded those on the west side, while the estimated cost was considerably less. In private houses the east side continues, as in 1889, to make a much smaller showing, the comparison, in number, being as about as four to one in favor of the west side, and in cost about as three and a-half to one. In hotels, churches, etc., the east side shows up better

than the west, while in miscellaneous buildings, those of a non-residential character, the east side continues its reputation for superiority, the number being about as three to one, and the cost about as two and a-half to one. The following is the table:

TABLE II.

BUILDINGS PROJECTED FROM APRIL, 1889, TO APRIL, 1890.									
		Flats and Tenements		Private Dwellings		Hotels, Stores, Churches, &c.		Miscellaneous, Stables, Factor's, &c.	
No.	Cost.	No.	Cost.	No.	Cost.	No.	Cost.	No.	Cost.
1889—January to December inclusive.									
Bet 59th and 125th sts, east of 5th av.....	375	\$7,080,200	101	\$1,502,500	8	\$322,000	104	\$702,805	
Bet 59th and 125th sts, west of 8th av.....	379	10,973,500	420	8,372,000	12	1,816,800	28	411,900	
1890—January to March inclusive									
59th and 125th sts, east of 5th av.....	91	1,911,000	28	539,500	5	312,000	22	145,350	
59th and 125th sts, west of 8th av.....	77	2,328,000	107	1,888,000	2	188,000	7	58,900	

The third table shows the number and cost of the different classes of buildings projected in the territory described from the beginning of April, 1889, to the beginning of April, 1890. It shows that the number of tenements exceeds in the proportion of about three and three-quarters to one the number of three and four-story dwellings, and in cost in the proportion of over four to one. Indeed, the number of tenements is 108 larger, and their estimated cost \$3,541,020 greater than all the other classes of buildings combined. This would be very extraordinary were it not for the fact that the records of conveyances show that the number of tenements sold is extremely large, proving that the supply is only made to meet the demand. The number of three-story houses planned was somewhat in excess of the four-story dwellings, though the cost of the latter was two-thirds greater than the former. The number of miscellaneous buildings for which plans were filed was very large, being fifteen more than the three and four-story dwellings and flats combined, though their cost was only half. The number of flats were small, their estimated cost averaging less than \$50,000 each. By flats improved tenements are not meant, the latter being in nearly every case designated as "flats" in the plans filed. The following is the table:

TABLE III.

Buildings projected from April, 1889, to April, 1890.									
BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.									
Three-story dwellings		Four-story dwellings		Flats		Tenements		Miscellaneous	
No.	Cost.	No.	Cost.	No.	Cost.	No.	Cost.	No.	Cost.
48	\$634,000	37	\$1,037,800	11	\$517,000	315	\$6,765,600	111	\$1,065,780

Lots Improved and Unimproved.

STATISTICS THAT WILL BE READ WITH INTEREST.

Table IV., dealing with the vacant and improved lots in the territory under consideration, section by section, is of considerable interest. We first see that there are 20,633 lots between 59th and 125th streets, east of 5th avenue. Of these 12,466, over 60 per cent, or about three-fifths, have been improved. This will be quite a revelation to those who have an impression that the east side is nearly all built up. There are still 8,167 lots vacant and unimproved at the present time. The section showing the most number of lots improved is between 72d and 86th streets, where there are 3,249 lots built upon, the section between 59th and 72d streets coming next with 2,784 lots, and the section between 110th and 116th streets coming last with only 1,125 lots improved. The number of lots vacant and unimproved is largest between 96th and 110th streets, and smallest between 110th and 116th streets. In 1886 the total number of such lots in the territory dealt with was 9,656. Since then 1,489 more lots have been improved. Of course these lots do not each represent one building, for a large number of structures cover several lots, while others cover a frontage of only two-thirds or four-fifths of a lot. It should be added, also, that the list, when made out in 1886, did not include, among the vacant lots, any three-story frame buildings, whereas in the list for 1890 all frame buildings, of whatever character, as well as all small brick buildings not of a permanent character, were included in the number of lots unimproved, under the heading of "vacant," otherwise the number of lots improved since 1886 would have shown up considerably larger than 1,489. It will be seen that the section which has been most improved since 1886 is that between 96th and 110th streets, between 86th and 96th streets coming next; while the sections between 116th and 125th streets, and between 59th and 72d streets, stand at the bottom of the list. The table is quite an instructive one:

TABLE IV.

VACANT LOTS, ETC., BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.				
	Total No. of lots improved and unimproved.	No. vacant in 1886.	No. vacant at present time.	Lots improved since 1886
59th to 72d st.....	4,199	1,442	1,415	27
72d to 86th st.....	4,648	1,645	1,399	247
86th to 96th st.....	3,092	1,989	1,491	498
96th to 110th st.....	4,194	2,753	2,157	596
110th to 116th st.....	1,818	794	693	101
116th to 125th st.....	2,682	1,033	1,012	21
	20,633	9,656	8,167	1,489

An extremely interesting table is that which follows. Builders and others interested in building operations will scan it eagerly. It shows how many vacant and unimproved lots there are on each avenue between 59th and 125th streets, 5th avenue and Avenue B, on each side of the avenue, and between certain streets, divided into sections. To elaborate upon this very useful table would be unnecessary. A few points, however, are worthy of notice. The table shows us that there are more lots vacant on Madison avenue, between 59th and 125th streets, than there are on any other avenue, their number being 458, of which 245 are on the west side and 213 on the east side. Park avenue has 335 vacant lots and 5th avenue (one side) 389, while 3d avenue has 180, and 2d avenue 194, Avenue B having the least of all, namely, 89, owing to the irregular lines of the river, which runs to the avenue at certain points.

A glance along the totals between each section shows that there are more



vacant avenue lots between 96th and 110th streets than in any other section, namely, 705. The section between 86th and 96th streets comes next with 544 lots, that between 110th and 116th streets showing the least number of avenue lots vacant unimproved. But the figures tell the story in detail:

TABLE V.

VACANT AND UNIMPROVED LOTS.

	Bet. 59th and 72d sts.	Bet. 72d and 86th sts.	Bet. 86th and 96th sts.	Bet. 96th and 110th sts.	Bet. 110th and 116th sts.	Bet. 116th and 125th sts.	Total av lots
5th av.....	49	81	71	112	44	32	389
Madison av. } w s.....	13	35	63	88	14	32	245
} e s.....	13	26	56	82	8	28	213
Park av.....	21	37	26	76	11	18	189
} w s.....	8	36	24	40	16	22	146
} e s.....	0	19	15	24	9	28	95
Lexington av } w s.....	10	19	17	34	10	23	113
} e s.....	9	15	5	12	12	21	74
3d av.....	10	26	24	24	8	14	106
} w s.....	35	2	36	7	5	13	98
} e s.....	19	3	28	37	4	5	96
2d av.....	34	8	45	69	7	22	185
} w s.....	37	5	52	92	10	17	213
} e s.....	74	20	21	8	34	40	197
1st av.....	84	44	22	River	31	15	196
Av A.....	0	14	15	River	River	River	29
Av B.....	0	36	24	River	River	River	60
Total.....	416	426	544	705	273	330	2,644

An almost equally interesting table is that which follows. It shows the number of vacant and unimproved lots on the streets, between the different avenues, section by section. From this it will be seen that there are more street lots unimproved between 1st avenue and Avenue A than between any other avenues in the territory here dealt with, namely, 1,276, and that the least number of unimproved lots is between Lexington and 3d avenues, where there are only 280. The section containing most unimproved street lots is between 96th and 110th streets, namely 1,452, while that containing the least is between 110th and 116th streets, where there are but 470. The total number of street lots, unimproved, is 5,523, and the total number of avenue lots 2,644—less than one-half the former. The following is the table:

TABLE VI.

VACANT AND UNIMPROVED LOTS.

Streets from	Bet. 5th and Madison avs.	Bet. Madison and 4th avs.	Bet. 4th and Lexington avs.	Bet. Lexington and 3d avs.	Bet. 3d and 2d avs.	Bet. 2d and 1st avs.	Bet. 1st av and Av A.	Bet. Avs A and B.	Total.
59th-72d.....	68	10	15	19	97	135	308	347	999
72d-86th.....	107	56	40	31	73	72	125	469	973
86th-96th.....	130	77	48	50	164	257	174	47	947
96th-110th.....	217	168	99	67	126	299	476	River	1,452
110th-116th.....	78	22	40	22	71	85	85	65	470
116th-125th.....	57	60	66	91	88	87	108	125	682
Total.....	657	393	308	280	619	937	1,276	1,053	5,533
Addendum: Total avenue lots.....									2,644
Total street lots.....									5,523
Total.....									8,167

A Year's Conveyances Tabulated.

STATISTICS SHOWING THE NUMBER, CHARACTER AND COST OF THE PROPERTIES SOLD FROM APRIL, 1889, TILL APRIL, 1890.

Table VII., which follows, is the result of a laborious and painstaking effort to get at the particulars of the sales of real estate for the period named above, together with the number, cost and character of the various properties sold or conveyed during that time. It shows the number and amount of the properties transferred, together with the number conveyed for nominal considerations, as well as the number reconveyed, for the year ending April 1, 1890.

This is the first time a table of such a character has ever been made, and it will therefore be perused with some interest. It is worth studying, from an investor's point of view, and will also have considerable value for builders. It will be seen that 437 three-story private houses were purchased or conveyed during the year on the streets between 59th and 125th, east of 5th avenue, and 272 four-story houses, 28 flats and 1,072 tenements. These buildings all front on streets.

The number of three-story houses conveyed which front on avenues was 101. These have mostly been on Lexington, Park and Pleasant avenues. The four-story avenue houses number 52, the flats 8 and the tenements 537.

Perhaps the most notable surprise to the reader in perusing this table will be the unexpectedly large proportion of the whole number and cost which the tenements occupy. It has been generally supposed that a good deal of money is put into east side tenements, but that so large a number as 1,609 were conveyed, of which 1,182 cost \$25,476,227 would scarcely have been surmised. Now, 1,072 were tenements fronting on streets, and 537 fronting on avenues. The tenements are not far from double the number of the flats and three and four-story dwellings combined. This goes far to show that builders are not necessarily unwise in putting up such a large number of tenements on the east side, for, when so many millions of dollars are invested in them, builders are erecting structures to meet a very large demand. In using the word "tenements" it should be added that in a great many instances these buildings are named in the conveyances as flats or apartment houses, but the amounts at which they were conveyed shows clearly that they were tenements, although a great many of them are evidently of the better class, and contain various improvements. This explanation is necessary, for the word "tenement" has been much misconstrued, and the tables may be used to institute comparisons with other sections of the city to the disadvantage of the east side, when such a comparison might be incorrect and unjust.

The vacant lot table of conveyances during the year is one of considerable interest. It shows that nearly \$12,000,000 has been placed in real estate of a vacant and unimproved character. The number of lots under

the heading of "Vacant and Unimproved" include all frame dwellings of whatever character, as well as old one and two-story brick buildings and other structures that cannot be classified under any of the other headings. These properties have, in the vast majority of instances, been purchased for improvement, and most of those not acquired with that object will no doubt within a comparatively short time be used for building purposes. The unimproved properties transferred cover 1,950 lots, averaging 25x100, of which nearly 1,200 were on streets and 758 on avenues. Of the total amount for which those properties were transferred nearly six and three-quarter millions was for street lots and over five and a-quarter millions for avenue lots. It should be added that in the transfers many of the single lots have frontages of various sizes, from 16.8 to 25 feet, but these have been entered as two-thirds of a lot, or otherwise, according to their size, so that the total number of lots given in each case represents actual average lots of 2,500 square feet each. Where, for instance, a transfer appears of 230x100 it has been entered as 9 1-5 lots in the detailed tables, and this accounts for the fractional figures in the totals.

The properties sold of a miscellaneous character numbered 63, of which 57 were on streets and 6 on avenues. These include factories, stables, one or two churches and other buildings not of a residential character. The total amount at which 33 of these were conveyed was \$1,490,410, a comparatively small sum in the grand total.

There are two items in the tables which require explanation as well as comment. These are the properties conveyed for a nominal consideration and those reconveyed. The "No. nominal" include every transfer where the price is not named in the deed, or where the amount stated is not the proper value of the property, such as "\$1," "gift," "exchange," etc. Such transfers are in no case included in the amounts given. For instance, although 1,609 tenements were transferred in the territory named, the number conveyed for nominal considerations was 427. The amount in the same column, namely, \$25,476,227, represents the price of the 1,609 tenements, minus the 427 conveyed at a nominal figure; that is, 1,182, which gives an average of \$21,553 per tenement. In the same way the number of four-story dwellings which were transferred for \$5,657,720 was 324, minus 92, namely, 232, an average of \$24,386 per house; the number of flats transferred for \$2,059,971 being 29, an average of over \$70,000 per building, and the unimproved lots conveyed for \$11,990,016 numbering over 1,349, an average of about \$8,888 each. In the same way the average in each case can be obtained of each class of building, both on the streets and avenues. It is worth adding that if it were possible to obtain the value of each parcel conveyed for a nominal consideration the total amount—which would then be the actual figure at which the properties were transferred—would, in the same proportion, be \$72,460,688. For, if 3,254 buildings and lots are conveyed for \$52,162,910, then 1,266 parcels—the number conveyed at nominal figures—would amount to \$20,297,778, which would give a grand total of \$72,460,688 involved in the properties conveyed between 59th and 125th streets, east of 5th avenue, for the year ending April 1, 1890. This total, while theoretical, is probably not far from correct.

The second item requiring some explanation, namely, the parcels reconveyed, has reference to the number of properties which were resold or reconveyed by parties of the second part, either for the same amounts as paid to the parties of the first part, or at an advance, or for a nominal consideration. The number of reconveyances given do not include every parcel that was sold or conveyed more than once during the year, but only such parcels as were on the same day, or within a very few days, reconveyed. They represent the largest part of the total number, so reconveyed, but no attempt was made to get at the exact number, for that would have taken several weeks' work to ascertain, and the result would scarcely have been commensurate with the labor involved. But the numbers named in the tables represent probably three-fourths of the number of properties conveyed more than once during the year, and they therefore teach us something. Of these reconveyances, as we have called them, there were 220 properties of an improved character. As the total number of buildings transferred was 2,570, the reconveyances represent over 8 1/2 per cent. of the whole. In the unimproved lots they represent nearly 9 1/2 per cent. of the whole. This we know positively, but it is not improbable that somewhere between 12 and 15 per cent. of the total number of properties sold or transferred were reconveyed during the year.

The importance of the real estate transactions in the territory here dealt with will at once be seen at a glance of the total figures of the street and avenue properties conveyed. These amount to over \$52,000,000. Of this amount properties were sold and conveyed in strictly private dwellings to the extent of over \$11,000,000; in flats and tenements of over \$27,500,000, and in vacant and unimproved properties nearly \$12,000,000, the balance being in buildings of a miscellaneous character. These figures do not, of course, include the parcels conveyed for nominal considerations, as explained above. The table, which is well worth studying, speaks for itself:

TABLE VII.

CONVEYANCES FROM APRIL, 1889, TILL APRIL, 1890.

Between 59th and 125th streets, east of 5th avenue.

	STREET PROPERTIES.						Miscellaneous buildings.
	Three-story dwellings.	Four-story dwellings.	Flats.	Tenements.	No. lots vacant and unimproved.	Miscellaneous buildings.	
Number.....	437	272	28	1,072	1,182	57	57
*Amount.....	\$4,530,196	\$4,448,070	\$1,572,971	\$15,095,476	\$6,739,415	\$1,227,910	\$1,227,910
No. nominal....	74	79	7	289	313	29	29
No. reconvey'd	54	33	4	63	109	11-26	12
AVENUE PROPERTIES.							
Number.....	101	52	8	537	758	2-5	6
*Amount.....	\$98,370	\$1,209,650	\$487,000	\$10,380,751	\$5,250,601	\$262,500	\$262,500
No. nominal....	35	13	0	193	287	4-5	1
No. reconvey'd	3	4	1	47	76		0
TOTAL STREET AND AVENUE PROPERTIES.							
Number.....	538	324	36	1,609	1,950	13-20	63
*Amount.....	\$5,488,566	\$5,657,720	\$2,059,971	\$25,476,227	\$11,990,016	\$1,490,410	\$1,490,410
No. nominal....	109	92	7	427	601	9-20	30
No. reconvey'd	57	37	5	109	185	11-20	12

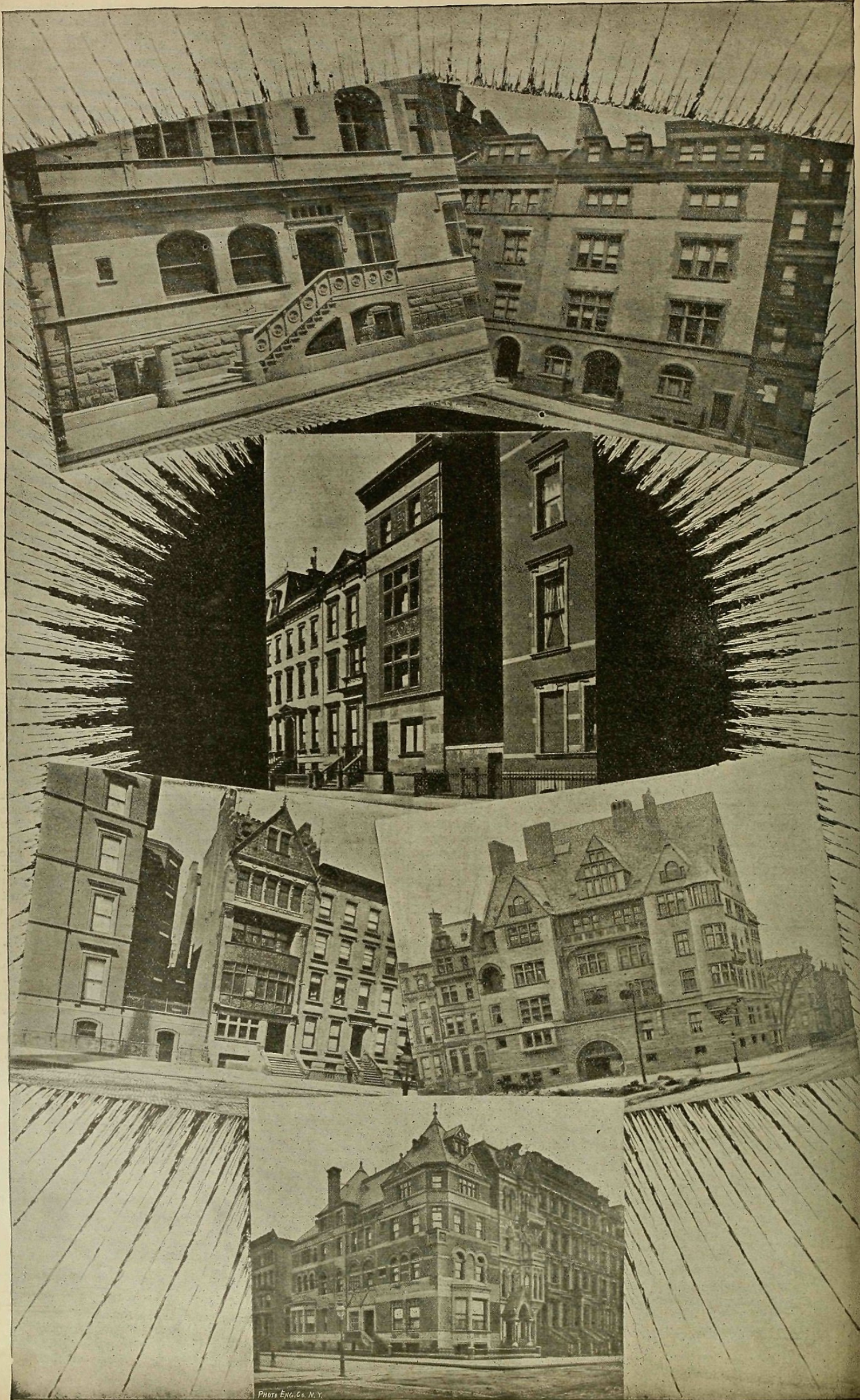


Photo Eng. Co. N.Y.

1-Northwest Corner of 68th Street and Madison Avenue. 2-Nos. 31 and 33 East 50th Street. 3-Madison Avenue and 83d Street. 4-No 600 Madison Avenue. 5-317 and 319 Madison Avenue. 6-Northwest Corner 72d Street. 6-No 817 5th Avenue.

GRAND TOTAL.

	No. buildings.	*Amount.	No. lots vacant. &c.	Amount.	Total am't improved & unimprov'd
Street properties.....	1,866	\$26,874,623	1,192 1/4	\$6,739,415	\$33,614,038
Avenue properties.....	74	13,98,271	758 2-5	5,250,601	18,548,872
Total.....	2,570	\$40,172,894	1,950 13-20	\$11,990,016	\$52,162,910

\* The amount includes the total number of properties transferred, minus the number transferred for normal considerations. For instance, in the street properties \$4,530,196 represents the cost of the 437 three-story dwellings, minus 74, which would leave 363 as the number conveyed for \$1,530,196.

Foreclosures on the East and West Sides.

We give herewith a list of the foreclosure suits commenced during the first three months of 1890 on the east and the west sides. It will be seen that they number about the same in both sections, there being fifty-seven on the east side and sixty-two on the west, and that, furthermore, in both

28—120th st. s s, 175 w Pleasant av, 16.8x100. An Association for the Relief of Respectable Aged and Indigent Females agt Elijah W. Gardiner et al.....	3,000
25—126th st. n s, 183.4 w Park av, 16.8x100.11. Met. Life Ins. Co. agt Henry J. McGuckin et al.....	10,500
25—120th st. n s, 150 w Park av, 16.8x100.11. Same agt same.....	10,500
21—Lexington avenue, n e cor 105th st, 25.11x77. Francis W. Pollock agt John C. Graham.....	Mar. 3, '88
21—Same property. 2d mort. Same agt same.....	July 3, '88
21—Park av, w s, 75.11 s 112th st. 25 feet front. Katie Gordon agt Sophie Dittenhoefer.....	3,500
23—1st av, s w cor 93d st, 100.8x100. Jonas Weil and Bernard Mayer agt Kate Muldoon et al.....	15,797
14—1st av, e s, 75.5 s 124th st, 25.4x100. Philip Bohnet agt Mary L. Harvey and ano.....	5,500
21—2d av. s w cor 96th st, 100.11x176.5. Francis A. Clark agt Wm. A. Middleton et al.....	36,000
14—4th av, e s, 67.7 n 82d st, 2 lots, each 34.7x100. Gottlob Gunther agt John C. Umberfeld et al..... 2 mortg., each	10,000
FEBRUARY.	
3—59th st. s s, 100 e 5th av, 50x100.5. George R. Fearing trustee agt Vernon K. Stevenson.....	22,500
5—64th st. n s, 190 e Madison av, 20x100.5. Charles G. Pease exr. C. E. Pease agt Clara M. Egan.....	18,000



Progress Club—Fifth Avenue and Sixty-third Street.

sections there were proportionally more foreclosure suits during the month of February than during either of the other two. Taken all in all, the exhibit must be regarded as very favorable. Considering the speculative character of much of the building done, the small margin on which builders have carried on their operations, and the fact that many houses remain unsold, it is singular that so few have been unable to meet their obligations.

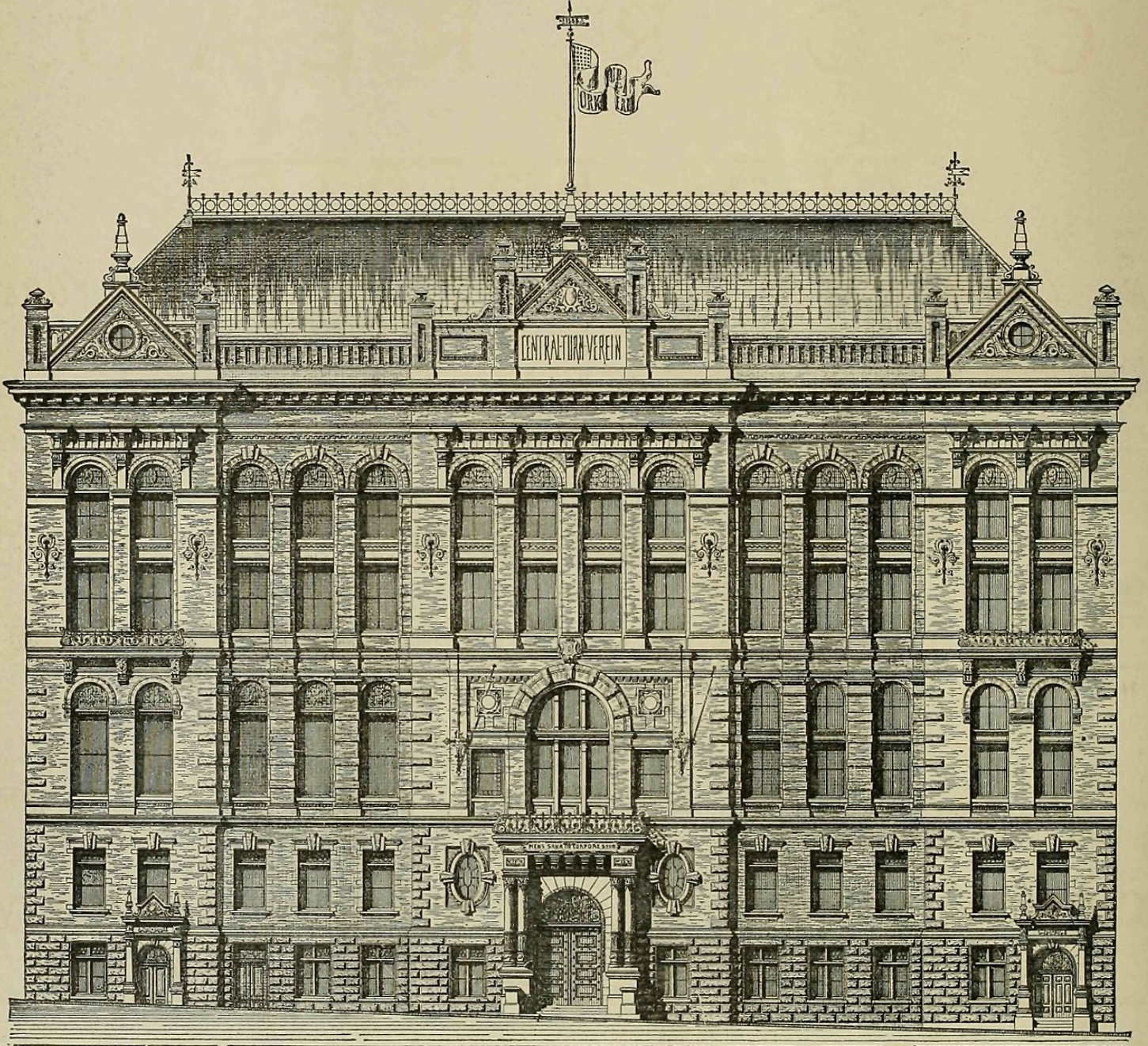
BETWEEN FIFTY-NINTH AND ONE HUNDRED AND TWENTY-FIFTH STREETS, EAST OF FIFTH AVENUE.

Date of filing.	JANUARY.	Amount or date of mortgage.
30—81st st, s e cor Lexington av, 70x104.4. Germania Life Ins. Co. agt Bernard Spaulding et al.....	May 14, '83	
17—85th st. s s, 155 e 3d av, 25x100. Em. I. S. Bank agt Patrick Sullivan et al.....		\$1,000
22—95th st, s s, 235.6 e 4th av, 40.2x102.2. Caroline L. Macy agt Bartholomew Breton et al.....		40,000
24—105th st. n s, 125 e 4th av, 25x100.11. Edward F. Robinson agt Ann M. Smith.....		2,850
22—117th st, s s, 180 e 3d av, 20x100.10. Sarah M. Shotts agt Wm. C. Traphagen et al.....		6,000

8—71st st, s s, 216.3 w 3d av, 16.8x100.5. Equitable Life, &c., agt Thaddeus B. Wakeman.....	10,000
5—73d st. s s, 235 e 3d av, 25x102.2. Richard H. L. Townsend agt Isabella McQuade.....	Feb. 1, '81
15—73d st, n s, 115 w Lexington av, 17x102.2. Abraham M. Delaney agt Annie McGuire.....	7,000
1—79th st, s s, 75 w Av A, 19x79. Henry Greenbaum agt Kate Muldoon.....	2,600
11—84th st, s s, 237 e 4th av, 40.3x102.2. Jacob L. Toch trustee agt George H. Collins.....	27,500
10—85th st, s s, 155 e 3d av, 25x100. Emigrant Indust. Savings Bank agt Pat'k Sullivan.....	1,000
26—105th st, n s, 50 e 4th av, 16.8x80. William H. Willetts exr. Pat'k Tallon agt Mary Reed.....	8,300
18—114th st, s s, 150 e 5th av, 25x100. Marcus A. Frank agt Peter Behrens.....	2,000
18—114th st, 175 e 5th av, 25x100. Same agt same.....	2,000
18—114th st, 200 e 5th av, 25x100. Same agt same.....	2,000
13—115th st, s s, 245 e 5th av, 100x100.11. Marx and Moses Ottinger agt Joseph Bielmeier.....	17,400
3—119th st, n s, 3 e Av A, 20x110. Elizabeth Kimberly agt James Meagher.....	July 18, '73
26—119th st, n s, 30.3 e Av A, 20x100.10. Elizabeth Kimberly agt James Meagher.....	July 1, 1873
5—123d st, n s, 143.9 e 1st av, 18.9x100.11. Frederick Middendorf agt Thomas D. Macguire.....	500

4—Eastern Boulevard, w s, 95 4 s 71st st, 25x100. William P. Burr agt Daniel G. McGowan	
21—Eastern Boulevard, w s, 95.4 s 71st st, 25x100. William P. Burr agt Daniel G. McGowan	
26—Lexington av, e s, 85.2 s 74th st, 17x93.9. John B. Smith agt William F. Lennon	
5—Lexington av, w s, 34.3 n 104th st, 16.8x55. Corporation for Relief of Widows and Children of Clergymen of Protestant Episcopal Church agt Rachel Mayer	
27—Madison av, n w cor 75th st, 102.2x100. Charles L. Tiffany agt Louis M. Mowbray	
5—Madison av, n w cor 105th st, 100.11x70. Heilner & Wolf agt Valentine Lora	
20—1st av, n e cor 123d st, 26x75. Wm. H. Beadleston agt Jennie O'Grady	
3—4th av, e s, 72.8 s 81st st, 28x96. James H. Redman and ano. trustees Charles H. Redman agt Chas. T. Middlebrook	
18—4th av, s e cor 112th st, 75.11x26.3. R. L. Reade exr. R. Reade agt Helena Maccabe	
7—5th av, n e cor 98th st, 50.11x100. Alfred Roe agt Henry J. McGuckin	
10—5th av, n e cor 98th st, 50.11x100. Mary E. Hyer agt Hy J. McGuckin	
MARCH.	
11—65th st, n s, 175 e 5th av, 25x100.5. George Law and ano. trustees George Law agt Charles Donohue	
25—75th st, n s, 100 w 1st av, 25x97 2x35.4x33. Emanuel Heilner and Moses J. Wolf agt Frank Nickerson	

97—69th st, n s, 70.8 e 9th av, 3 lots, abt 18x100.5 each. Frederick J. Middlebrook agt John C. Shaw et al. 3 morts., each	3,900	2,000
27—70th st, s s, 70.8 e 9th av, 2 lots, abt 18x100.5 each. Same agt same. 2 morts., each	3,200	3,600
27—71st st, n s, 53 e West End av, 17x102.2. Mary A. Astor Woodcock agt Wm. K. Mills et al.	5,250	15,000
22—92d st, n s, 225 e 1 <sup>th</sup> av, 70x100.11. Riverside Baptist Church agt Joseph W. Bates.	5,000	April 6, '88 Sept. 25, '86
22—92d st, n s, 295 e 10th av, 30x100.11. Chas. Emmons agt same	163,500	6,000
7—94th st, n s, 80 e 9th av, 20x100.5. Bradley & Currier Co. (Lim.) agt Francis McQuade et al.	35,000	21,000
14—94th st, n s, 100 w 9th av, 50x100.8. Jacob Korn agt John H. Babcock	6,000	65,000
24—97th st, s s, 100 e 10th av, 75x100. German-American R. E. T. G. Co. agt Gerrit J. W. Vanslingerlandt et al.	16,000	13,000
7—97th st, s s, 175 e 10th av, 18x100. John H. Bradford et al. agt Jas. C. Cauldwell et al.	20,000	12,500
7—97th st, s s, 193 e 10th av, 17x100. Corporation for the Relief of Widows and Children of Clergymen of the P. E. Church agt same	20,000	12,500
7—97th st, s s, 316 e 10th av, 17x100. Robert L. Reade exr. agt Jas. C. Cauldwell et al.	July 2, '89	12,500
17—98th st, n s, 100 e 10th av, 325x113.2x—x129. Julius Lipman agt John C. Wilson	30,000	57,538
25—98th st, n s, 243.6 e 10th av, 156.6x113.6x irreg. x—. Geo. F. Johnson agt John C. Wilson, Jr.	20,000	15,000
29—107th st, s s, 175 e 10th av, 25x185.5x—x157.2. John Watts De Peyster agt John Watts De Peyster Toler	2,500	1,500
30—Same property. Same agt same.		1,500



The Central Turn Verein.

12—76th st, s s, 350 e 2d av, 25x102.2. Jonas Weil and Bernhard Mayer agt Lydia Wren	Nov. 7, '89	
14—78th st, n s, 54 e Lexington av, 16x82. Hester A. Cowing agt Sarah J. Collins	7,500	
29—95th st, s s, 217 e 4th av, 18x100.8. Mutual Life Ins. Co. agt Mary E. Schoen	Aug. 22, '89	
15—103d st, s s, 100 w 3d av, 225x100.10. Herbert C. Peil agt Stephen H. Thayer	Nov. 22, '89	
7—110th st, s s, 345 e 1st av, 109x100.10. John C. Orr agt John Cairnes	3,473	
25—12th st, n s, 150 w 4th av, 16.8x100.11. Metropolitan Life Ins. Co. agt Henry J. McGuckin	10,500	
25—12th st, n s, 183 4 w 4th av, 16.8x100.11. Same agt same	10,500	
15—122d st, s s, 181.6 w 4th av, 20.6x100.11. James Lyman agt George H. Finck	8,000	
11—123d st, n s, 177.3 w 4th av, 19.5x100.11. Henry Wittkowski agt Morris Silberstein	7,575	
8—2d av, e s, 80.10 s 116th st, 20x80. S. Charles Welsh trustee agt Elizabeth Schoen	9,000	
24—4th av, e s, 23 n 82d st, 69.2x100. Clara M. Underhill agt Wm. R. Martin	5,500	
29—4th av, w s, 81.3 n 91st st, 16.2x77.4. Mutual Life Ins. Co. agt Mary E. Schoen	Aug. 22, '89	
BETWEEN FIFTY-NINTH AND ONE HUNDRED AND TWENTY-FIFTH STREETS, WEST OF EIGHTH AVENUE.		
JANUARY.		
29—61th st, s s, 270 w 10th av, 25x100.5. German Savings Bank agt John H. Judge et al.	11,500	
2—61st st, n s, 350 e 11th av, 2 lots, each 25x100.5. John R. M. Herz, exr., &c., et al. agt Adolph Keppich et al. 2 morts., each	15,000	

30—Central Park West, w s, 75 n 106th st, 75x100. Henry D. Winans agt V. K. Stevenson et al.	10,000	
9—Central Park West, w s, extends from 103d st to 104th st, 201.10x100. Simon Herman et al. agt Waldo E. Fuller et al.	70,000	
14—9th av, n w cor 60th st, 100.5x100. Wm. Rankin agt Rosalie Steinhardt	7,900	
6—9th av, s e cor 103d st, 25.11x80. Morris Mayer agt Frank E. Smith et al.	7,000	
6—9th av, s e cor 103d st, 100.11x100. Same agt same	10,000	
27—10th av, s w cor 114th st, 25.11x100. Soc. of the N. Y. Hospital agt Alex. McSorley et al.	6,200	
FEBRUARY.		
13—74th st, s s, 482 w 9th av, 18x102.2. Robert Power agt Adam Faeger	1,600	
6—76th st, n s, 57 w 9th av, 18x102.2. Corporation for Relief of Widows and Children, &c., P. E. Church agt J. Altschul	19,000	
14—97th st, n s, 154 e 10th av, 14x160.11. Thos. D. Mason agt John J. Dennis	9,000	
11—98th st, s s, 475 w 8th av, 50x100.11. Charles M. Klebisch agt John Carter	10,852	
19—105th st, s s, 142.10 e 9th av, 21.6x100.11. Charles M. Charnley agt Charles Bryant	5,000	
27—115th st, s s, 86.8 e Manhattan av, 16.8x100.11	7,000	
115th st, s s, 104.4 e Manhattan av, 16.8x100.11	6,500	
115th st, s s, 120 e Manhattan av, 16.8x100.11	6,500	
115th st, s s, 136.8 e Manhattan av, 16.8x100.11	6,500	
115th st, s s, 200 w 8th av, 16.8x100. Equitable Life Assurance Soc. agt Jacob M. Taylor	6,500	
15—117th st, n s, 150 e 8th av, 75x100.11. Edwd. B. Cobb agt James Walker	2,000	

		MARCH.	
3—Central Park West, s w cor 75th st, 25.8x100. George R. Fearing and ano. trustees A. R. Sheldon agt Vernon K. Stevenson	22,500	12—61st st, No. 212 W., s s, 175 w 10th av, 25x100.5. Louis S. Samuel agt Charles E. Rand	6,000
7—Central Park West, w s, 50.11 n 106th st, 25x100. Corporation for Relief of Widows and Children, &c., of P. E. Church agt Wm. Lalor	7,500	13—61st st, No. 531 W., n s, 325 e 11th av, 25x100.5. George de F. Lord trustee agt S. H. Thayer	14,000
7—8th av, w s, 25.11 n 106th st, 25x100 Same agt same	7,500	7—65th st, s s, 150 e 10th av, 24x100.5. George L. Kingsland et al., trustees A. A. Kingsland agt Edgar C Fuller	20,000
20—Central Park West, w s, 75.11 n 106th st, 75x100. Henry D. Winans agt Abm. Schwartz	10,000	17—88th st, n s, 325 e 10th av, 100x100.8. Francis Lynch agt Robert L. Wensley	July 13, '82
27—Manhattan av, e s, 80.9 s 115th st, 20.2x86.8	8,500	27—89th st, n s, 125 w 8th av, 50x100.8. Mutual Life Ins. Co. agt James C. Caldwell	Mar. 15, 1889
Manhattan av, e s, 60.7 s 115th st, 20.2x86.8	8,000	10—98th st, s s, 475 w 8th av, 150x100.11. Charles T. Barney agt John M. King	Feb. 26, 1889, Mar. 26, 1889
Manhattan av, e s, 40.5 s 115th st, 20.2x86.8	8,000	24—113th st, s s, 194.7 e Riverside av, 75x100.11. William J. Turner agt William L. Church	5,000
Manhattan av, e s, 20.3 s 115th st, 20.2x86.8	8,000	14—Central Park West, s w cor 103d st, 100.11x100. Hy. Hyman agt Jos. O'Connor	35,000
Manhattan av, s e cor 115th st, 20.3x86	10,000	17—Central Park West, e s, 247 s 112th st, 76.4x100. Dore Lyon agt Michael Reilly	18,000
Equitable Life agt Jacob M. Taylor		21—Manhattan av, n e cor 131st st, 100.11x95. Fannie L. Korn agt Samuel Bernard	19,200
5—9th av, s e cor 103d st, 28x80. Metropolitan Life Ins. Co. agt Frank E. Smith	21,000	17—10th av, n e cor 96th st, 80.7x150 on st x irreg. Ed. and Hy. Hirsh agt William Hennessey	27,500
5—9th av, e s, 75.11 s 103th st, 25x80. Same agt same	21,000	21—12th av, n w cor 96th st, extends to 13th av, x ½ block. Wallace C. Andrews agt Edmund Griffin	April 14, 1884
27—10th av, w s, 52.3 n 77th st, 25x100. Met. Life Ins. Co. agt Mary A. Stewart	Mar. 5, '89		
6—11th av, n e cor 61st st, 25.10x abt 100. R. Croker, Chamberlain, agt S. H. Thayer	20,000		
6—11th av, e s, 25.10 n 61st st, 25.1x abt 100. R. Croker, Chamberlain, agt same	15,000		
6—11th av, e s, 51 n 61st st, 25.1x100. Same agt same	15,000		
6—11th av, e s, 76.1 n 61st st, 25.1x100. Same agt same	15,000		

# G E O . R . R E A D ,

## R E A L E S T A T E ,

*No. 9 PINE STREET, . . . . . NEW YORK.*

(ASTOR BUILDING.)

S. F. JAYNE.

A. M. CUDNER.

# S. F. Jayne & Co.,

## Managers of Estates.

*254 WEST 23d STREET, Near 8th Avenue,*

*And 59-65 Liberty Street, Room 22A.*

(REAL ESTATE EXCHANGE BUILDING.)

**Collection of Rents and Fire Insurance a Specialty.**

Members of Real Estate Exchange and Auction Room (Limited).

## FOR SALE.

**Three Lots, 25x100 Each,**

ON THE SOUTH SIDE OF

**117th Street, 70 Feet East of Manhattan Avenue.**

**PRICE, \$6,500 EACH.**

Address

"H. D. C.," Office RECORD AND GUIDE, 191 Broadway.

**J. EDGAR LEAYCRAFT,**  
**REAL ESTATE,**  
 AGENT, BROKER AND APPRAISER,  
 No. 1544 BROADWAY, Near 46th Street.

TELEPHONE CALL, 39TH STREET—398.

Member Real Estate Exchange and Auction Room (Limited).

Special Attention Given to Renting and Collecting and Management of Estates.

**FRED'K SOUTHACK,**  
**REAL ESTATE.**

Special Attention Given to Renting and Selling of Property in the  
 Dry-goods, Importing and adjoining Wholesale Business Districts.

Main Office, 401 BROADWAY. Branch Office, 111 BRODAWAY.

**LEONARD J. CARPENTER,**

Firm--D. Y. Swainson, A. H. Carpenter, E. E. Carpenter.

**REAL ESTATE SOLD, EXCHANGED, RENTED AND APPRAISED.**

**RENTS, INTEREST, DIVIDENDS, ETC., COLLECTED.**

**41 LIBERTY STREET,**

*Opp. Mutual Life Insurance Co. Building.*

Branch Office, 1181 Third Avenue, Between 68th and 69th Streets.

**Cyrille Carreau,**  
**Real Estate,**

Grand Street & Bowery, under Oriental Bank, N. Y.

**FOR SALE!**

88th St., n s, 36.8 e Madison Av, 5 lots, each 25.6x100.8. Price, \$65,000. Free and Clear. Suitable Terms.

1st Av, n e cor 107th St., 100x117, vacant. Price, \$30,000.

# FOR THE PURCHASE OR SALE

OF

Palatial Residences (all sizes, different designs), Vacant Lots (choice locations, single or in plots), consult with

**JOHN J. KAVANAGH,**

(FORMERLY KAVANAGH & SON,)

**REAL ESTATE BROKER AND APPRAISER,**

**No. 1031 MADISON AVENUE,**

Corner 79th Street, - - - - - NEW YORK.

**TELEPHONE 456-39th.**

**LOANS NEGOTIATED.**

**INSURANCE EFFECTED.**

ALSO

*STORE, FLAT, TENEMENT AND COUNTRY PROPERTY.*

**WHAT HAVE YOU FOR SALE?**

**FURNISH PARTICULARS.**

G. J. MEAD.

ESTABLISHED 1859.

**Walter Lawrence,**

Northwest Corner 104th Street and 9th Avenue, N. Y.

**Real Estate Broker.**

The Sale of Improved and Unimproved Property in the Upper West Side District a Specialty.

**ALFRED E. MARLING,**

Real Estate Agent and Broker,

**No. 150 BROADWAY, NEW YORK.**

**ENTIRE CHARGE TAKEN OF ESTATES.**

Insurance Effected.

Money Loaned on Bond and Mortgage.

MEMBER OF REAL ESTATE EXCHANGE AND AUCTION ROOM (Limited).

# Daniel Birdsall & Co.,

No. 319 BROADWAY, NEW YORK,

## Real Estate Brokers,

Make a Specialty of Renting, Leasing and Selling of Property

In the Wholesale Dry-Goods Business Districts.

DANIEL BIRDSALL.

Telephone 291 Murray.

RICHARD A. BROWN.

C. F. HOFFMAN, Jr.

W. M. V. HOFFMAN.

## HOFFMAN BROS., REAL ESTATE.

MONEY LOANED on BOND and MORTGAGE.

LARGE AMOUNT OF TRUST FUNDS TO LOAN.

Nos. 4 and 6 WARREN STREET, NEW YORK,

ENTIRE CHARGE OF ESTATES.

EAST SIDE PROPERTY A SPECIALTY.

F. E. BARNES,

REAL ESTATE AGENT AND NOTARY PUBLIC,

No. 344 Fourth Avenue,

Northwest Corner 25th Street, - - - - - NEW YORK.

Member of the Real Estate Exchange and Auction Room (Limited.)

Telephone 813-21st.

JACOB BISSINGER,

REAL ESTATE BOUGHT, SOLD AND EXCHANGED.

Commissioner of Deeds, Notary Public,

No. 15 BIBLE HOUSE,

8th Street, Bet, 3d and 4th Avenues.

NEW YORK.

Telephone Call, 412 21st Street.



# WM. S. ANDERSON,

- : - Real Estate Broker and Agent, - : -

No. 1242 THIRD AVENUE.

Near 72d Street.

Renting, Collecting and Careful Management of Property.

LARGEST AND BEST APPOINTED OFFICE UP TOWN ON EAST SIDE.

References on Application.

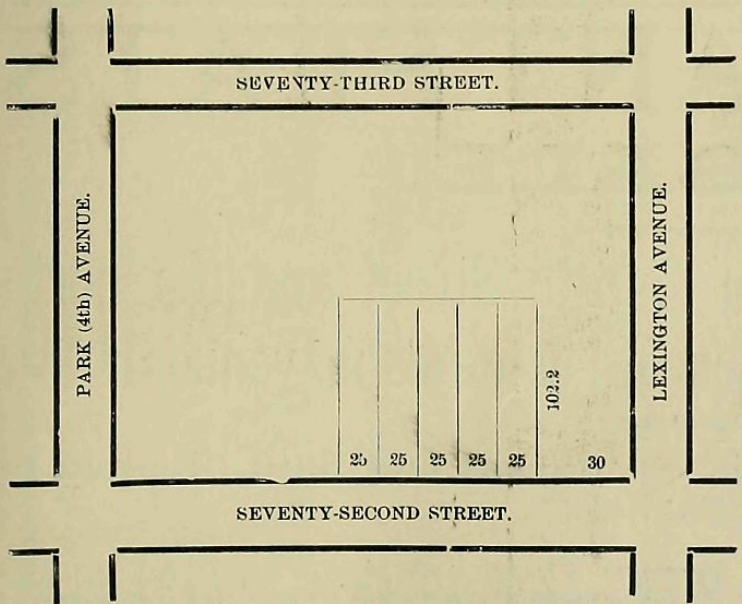
## FOR SALE.

No. 194 E. 101st St., 27x68x100.11, 4-story brick apartment	- - -	\$16,500
No. 224 E. 100th St., 25x83x100.11, 5-story brick apartment	- - -	21,000
Nos. 120 & 122 E. 102d St., 25x70x100.11, 5-story b'k apartments, each	- - -	20,000
Nos. 127 & 129 E. 101st St., 25x70x100.11, 5-story b'k apartments, each	- - -	20,000
No. 213 East 101st St., 25x68x100.11 4-story brick apartment	- - -	13,500
No. 327 E. 106th St., 25x87x100.6, 5-story apartment	- - -	19,000
No. 115 E. 81st St., 20x50x102.2, 3-story brick dwelling	- - -	22,000
111th St., near Lexington Av., 17 10x50x100. 3-story b'k & b. s dwelling	- - -	12,500

Apply to

**C. K. LEAVITT & CO.,**

No. 33 West 125th Street, New York.



### FIVE CHOICE LOTS

ON

## Seventy-Second Street,

ADJOINING LEXINGTON AVENUE,

**FOR SALE.**

Apply to Owners,

## HEILNER & WOLF,

165 and 167 Broadway.

## STEWART CERAMIC COMPANY,

312 Pearl Street, Corner Peck Slip, New York.

ONLY MANUFACTURERS OF THE CELEBRATED

### Solid White Crockery Stationary Wash Tubs.

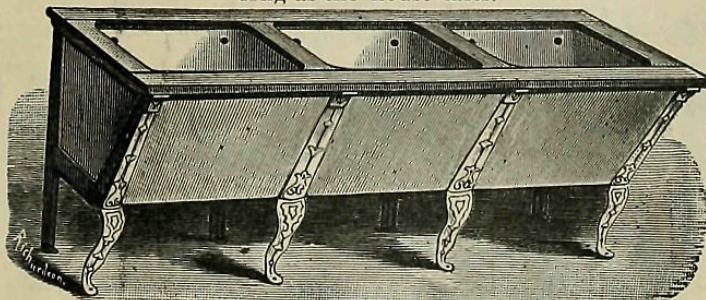
Without a rival, and pronounced by all competent judges to be *The Only Perfect Sanitary Tubs* now in existence. Not affected by Heat or Cold, and are Warranted by us for 30 Years against injury (violence excepted), and, we might say, as long as the house lasts.

Perfectly Glazed Smooth Surfaces.

EVERY TUB MOULDED IN ONE PIECE.

NO SEAMS TO OPEN.

Cannot Leak. Cannot Smell.



Absolute Cleanliness Secured Without Labor.

Are set up on Galvanized Iron Stands, with a well-seasoned heavy ash Frame on top (bolted to stands), the plan permitting the use of any number of tubes desired, securing strength, and affording no room for lodgement of filth or vermin.

Solid White Crockery Sinks. Kitchen, Butler's Pantry, Slop and Corner Sinks.

Liberal Terms to the Trade.

Made of same material as the tubs, and fully as strong. Always clean without labor. Send for Price List and Illustrations.

**SWARTWOUT & CO.,**

157 EAST 125TH STREET,

**Real Estate and Loan Brokers.**

IF YOU WANT TO BUY, SELL OR RENT HARLEM  
PROPERTY SEND FULL PARTICULARS TO US.

Telephone Call, 332 Harlem.

---

**C. E. HARRELL,**  
**REAL ESTATE.**


---

Renting, Managing and Selling Property  
in the **WHOLESALE DRY GOODS DISTRICT** a Specialty.

713 Broadway, Corner Washington Place, New York.

---

**FIVE ELEGANT FLATS**  
**FOR SALE.**


---

Situated on the south side of 109th Street and the north  
side of 108th Street, between 5th & Madison Avenues.

Sizes, 31.6x84.

Finely Decorated. Hardwood Finish, Six Rooms and Bath. Rented to  
Reliable Parties.

FOR PARTICULARS APPLY TO

**RADEBOLD & WENZ, 22 E. 109th St., or 1491 3d Av.****E. J. JOHNSON,**

MINER AND SHIPPER OF

**ROOFING SLATE,**

Office, No. 18 Burling Slip, New York. TELEPHONE,  
"NASSAU 362."

**SLATE BLACKBOARDS. SLATE FLAGGING.**

A First-Class Flagging at Prices Very Attractive, and especially to parties  
contemplating using quantities. Can refer to miles of this Flagging recently laid.

**STEPS, PLATFORMS, RISERS, URINAL SLABS.**

ESTIMATES GIVEN ON ALL SLATE WORK.

QUARRIES,  
Bangor, Pa.

MAIN OFFICE,  
18 Burling Slip, N. Y.

SLATE WAREHOUSE,  
Jersey City, N. J.

**GILLIS & GEOGHEGAN,**

Nos. 116, 118, 120, 122 Wooster Street,  
NEW YORK.

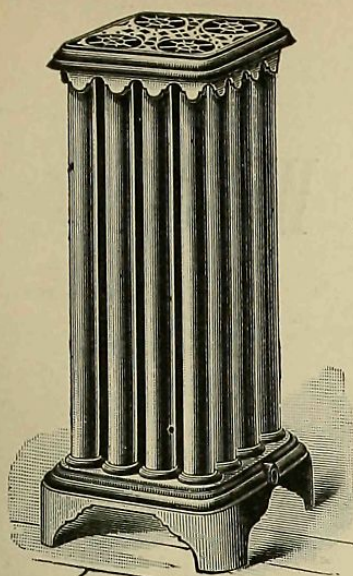
**Steam and Hot Water Heating Plants.**

ERECTED IN ANY PART OF THE COUNTRY FOR HEATING

Hotels, Hospitals, Public and Private Buildings.

STEAM ENGINES, PUMPS, TANKS, RADIATORS, BOILERS,  
and all appliances for steam engineering supplied.

Specimens of our apparatus may be seen in hundreds of large buildings in all parts of the country, including the Plaza Hotel, 59th Street and Central Park; The Normandie; Metropole; Union Square; Broadway Theatre (fan blower system); New York Life Insurance Company buildings at St. Paul, Minn., and Kansas City, Mo.; Roman Catholic Cathedral, New York; Public School House, Galveston, Texas; St. Joseph's Hospital, Mott Haven (pure warm air system); Potter Building, New York; Homœopathic College, 64th Street, New York (hot water circulation).



RADIATOR.

**J. & J. MORRISON,**

PLAIN AND DECORATIVE PLASTERING,  
**ARTISTIC MODELS & DECORATIONS**

In Plaster, Papier-Mache and Composition.

*MODELS made for Bronze, Wood, Brass, Stone, Etc., in an Artistic Manner.*

MANUFACTURERS OF PATENT FIRE-PROOF PLASTERING.

Nos. 231, 233 and 235 East 42d Street, and Nos. 234, 236 and 238 East 43d Street,

JAS. MORRISON, JR.

(Two blocks east of Grand Central Depot), NEW YORK.

JOHN MORRISON.

<p><b>JOHN MERRY &amp; CO.,</b> MANUFACTURERS OF, DEALERS IN</p>	<p><b>GALVANIZED</b></p>	<p>—AND—</p>	<p><b>BLACK</b></p>	<p><b>SHEET IRON.</b></p>	<p><b>TIN PLATES.</b></p>
<p>Sole Importers of</p>					
<p><b>"MERRY'S OLD METHOD"</b></p>					
<p>—AND—</p>					
<p><b>"MERRY'S BEST,"</b></p>					
<p><i>A superior coated Terne Plate. Every sheet is stamped, squared and guaranteed.</i></p>					
<p><b>CORRUGATED AND SPIRAL CONDUCTOR PIPE,</b></p>					
<p><b>"GLOBE" VENTILATORS.</b></p>					
<p>535 to 547 West 15th St. 80 to 84 11th A.venue, NEW YORK.</p>					
<p>Galvanizing and Tinning in all their Branches.</p>					

**Elegant Four-Story Private Residence,**

**No. 17 EAST 57th STREET, Bet. 5th and Madison Avenues,**

For Sale. Furnished or Unfurnished. In Splendid Order. Size 16x65x100.

Apply to LEWIS S. SAMUEL, 68, 70 and 72 Wooster Street.

**Richard R. Davis,**  
**ARCHITECT,**

247 West 125th Street, - - - NEW YORK.

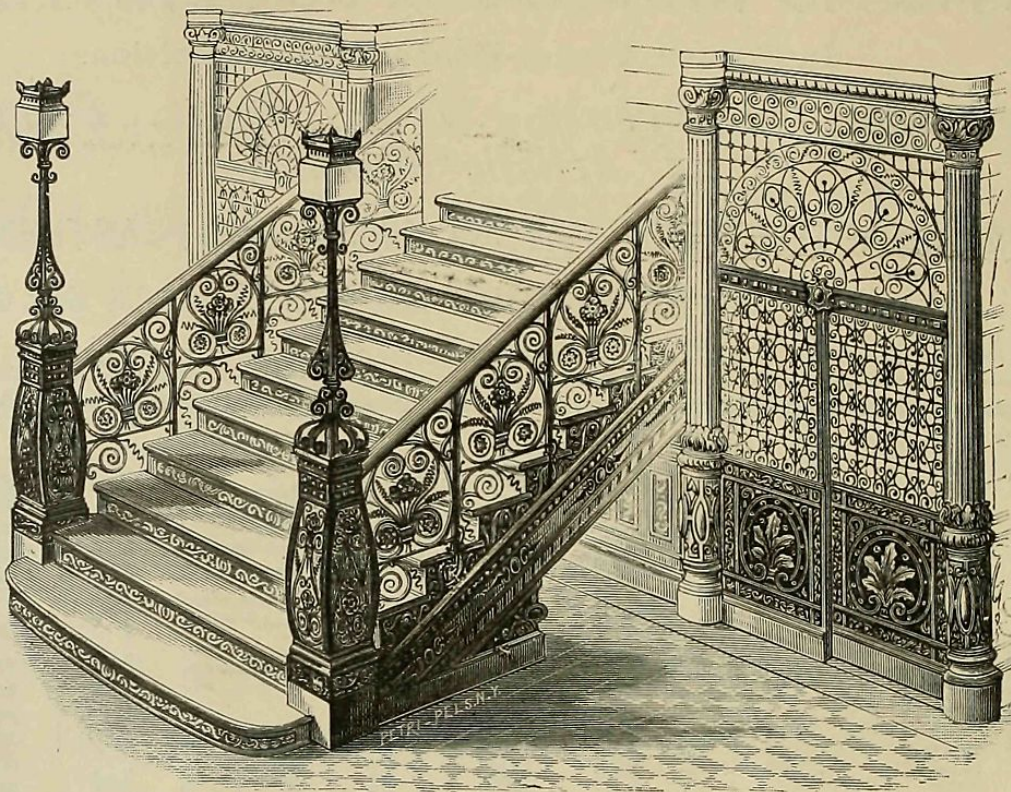
ESTABLISHED 1840.

# JACKSON ARCHITECTURAL IRON WORKS

FOUNDRIES AND SHOPS, EAST 28TH AND 29TH STREETS.

Office, 315 EAST 28th STREET, NEW YORK CITY.

MANUFACTURERS OF  
Structural and Ornamental Iron, Brass and Bronze Work.



*CONTRACTORS FOR THE FOLLOWING BUILDINGS:*

State, War and Navy Department Building, Washington, D. C.,  
 New York Mercantile Exchange,  
 Puck Building, Bloomingdale Bros., E. Ridley & Sons,  
 Young Men's Christian Association, Harlem, The Universal, Brooklyn  
 New York Catholic Protectory, Westchester, N. Y.,  
 Potter Building, Smith, Gray & Co., Brooklyn,  
 Excelsior Steam Power Co., Tower Building,  
 Loeser Building, Market and Fulton National Bank,  
 Cohnfeld Building, Amberg Theatre, Progress Club,  
 American Museum of Natural History, Lincoln Building,  
 Washington Bridge (Ornamental Iron and Bronze Work), Rouss Building,  
 New Criminal Court Building, Third Avenue R. R. Co.'s New Car Stables.