

# REAL ESTATE RECORD AND BUILDERS' GUIDE.

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SUPPLEMENT.

— EXAMPLES OF —

## Recent Architecture, — at home.



*Residence of Thomas Adams, Jr., Eighth Avenue and Carroll Street, Brooklyn.*

Chas. P. H. Gilbert, Architect.

**The Morgenthau Syndicate's Purchase.**

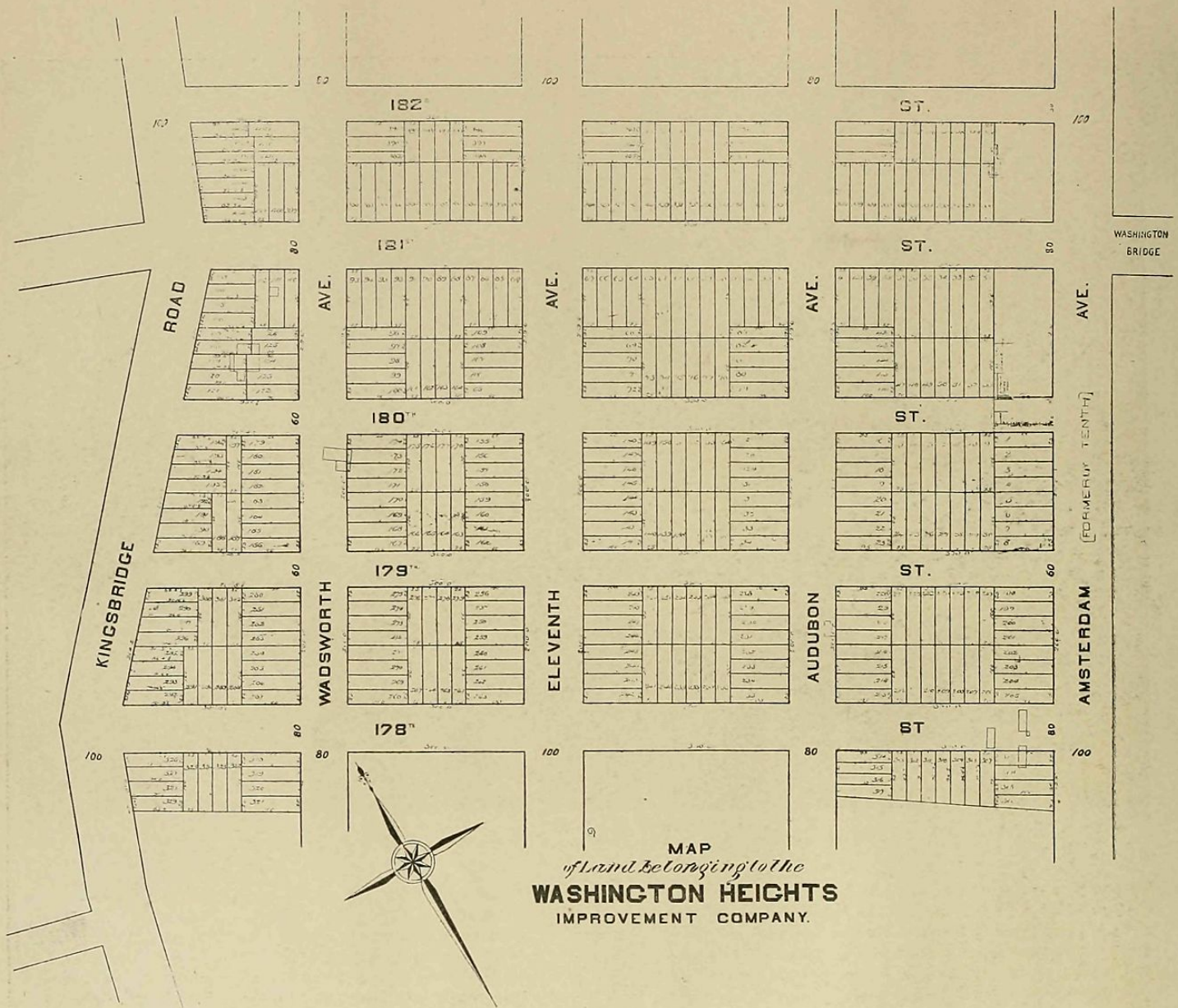
[COMMUNICATED.]

ITS SUPERB SITUATION—THE PROPERTY TO BE OFFERED AT AUCTION ON THE REAL ESTATE EXCHANGE WITHOUT RESERVE—SIXTY-FOUR CORNER LOTS TO BE SOLD—ILLUSTRATION OF WASHINGTON BRIDGE AND A DIAGRAM OF THE BLOCKS.

If Washington and his military contemporaries could return to Mother Earth and witness the transformation which has taken place on the Heights where they had many a brush with the British soldiery more than a century ago they would indeed be amazed. In place of a wide expanse of country largely devoted to agricultural purposes there have arisen hundreds of buildings, many of them of a character undreamt of in their day. They would stand on the terrace at Highbridge and see the shipping of the great metropolis brought from all parts of the world up the river which their forces had frequently crossed in boats, and they would see the steam-cars rush by, whirling passengers and freight northward at the rate of forty miles per hour. They would turn westward and come upon the cable-cars, noiselessly and without any apparent motive force making their way rapidly along Amsterdam avenue filed with citizens

GROWING FROM HILL TO HILL.

It is a curious fact, and the circumstance was commented upon by an old real estate dealer recently, that the city has grown from hill to hill in its desirable residence localities. The cream section for fine homes in New York City was first on Murray Hill, which even to this day holds its own as an unsurpassed residence quarter. The next cream section was created on Lenox Hill; then came Prospect Hill, and later on Washington Heights. By the same natural selection for high ground Inwood Heights became the home of our richest men, and now, by an equally natural selection, Washington Hill, as it is in future to be called, is being singled out by shrewd real estate men as the next centre of residence. Washington Hill is most appropriately named, not only on account of its proximity to the beautiful bridge, of which an illustration appears in this article, but also on account of its historic associations, which, probably more than any other section of the New York of our day, connects it with the great soldier and patriot who delivered this country from the yoke of British oppression during the last quarter of the Eighteenth Century. Washington Hill may be said to commence at about 175th street on the south, and to run to about 18th street on the north, taking in the high ground between Kingsbridge road, now Broadway, and Amsterdam avenue, between those streets, east and west.



MAP of Land Belonging to the WASHINGTON HEIGHTS IMPROVEMENT COMPANY.

on business or pleasure bent. They would then set spur to their horses and coming upon the Washington Bridge they would marvel at the beauty and solidity of its construction. Then, casting their eyes in the opposite direction, upon the ridge west of Broadway or Kingsbridge Road, they would observe the costly homes of prominent New Yorkers who prefer to live in this high and healthy section rather than in the more southerly parts of the city where the ground is at a lower altitude and where block after block is solidly built up with all manner of buildings.

And, in truth, there would be much cause for astonishment, for New York has made wonderful strides since then. In those days acre upon acre could have been bought on Washington Hill—where the Morgenthau syndicate purchased—for a few English shillings per acre. But the population, which then numbered its thousands, now numbers its hundreds of thousands, and the precincts of the city, then bounded by about the City Hall Park, or at the utmost Canal street, on the north, have since been extended to 220th street and beyond up to Dyckman's Cut, while on the east side of the Harlem the municipal limits end only with the boundary line of Yonkers. In those days a stage journey to Washington Hill occupied the better part of a day; now, steam and cable enable us to get there from the great centres of population and business in the better part of an hour.

WHERE THE SYNDICATE HAS BOUGHT.

It is on about the finest section of this territory that the Morgenthau syndicate have purchased their tract of 411 city lots from Vice-President Levi P. Morton and Geo. Bliss for \$1,000,000. The property, as will be noticed in our map, runs between 177th and 182d streets on the north and south and between Amsterdam avenue and Kingsbridge road on the east and west. The syndicate is understood to consist of Messrs. Henry Morgenthau, the well known lawyer and real estate owner; R. Clarence Dorsett; J. Goldsmith, of Goldsmith & Plaut; John Whalen, President of the Board of School Trustees of the 12th Ward, and several other gentlemen equally well known. Since purchasing the property they have received numerous offers to sell lots and plots, but have declined, their intention being to offer the entire property at public auction on the Real Estate Exchange on the 26th inst.

SIXTY-FOUR CORNER LOTS.

A glance at the map shows that the property to be offered will include no less than 64 corners. This will afford an unusual opportunity to those who make a point of investing their money in choice New York corner lots, having a greatly increased value in prospect. Five of these corners front on the cable road (Amsterdam avenue), 17 front on Audubon avenue, the

next avenue west; 16 on 11th avenue, which is a continuation of the Grand Boulevard; 17 on Wadsworth avenue, and 9 on Kingsbridge road. It may be added that 14 of these corners are on 181st street.

THE STREETS, AVENUES AND BLOCKS.

Of the total number of inside avenue lots 15 will front on Amsterdam (10th) avenue, 39 on Audubon avenue, 36 on 11th avenue, 39 on Wadsworth avenue and 27 on Kingsbridge road. This gives a total of 156 inside lots fronting on the five avenues, counting Kingsbridge road as an avenue, and gives a grand total of 220 lots fronting on avenues, including the 64 corners. The balance of the lots are on streets, and of these 32 are on 178th street, 39 on 179th street, 55 on 180th street; 68 lots on 181st street, and 17 on 182d street. This gives a total of 191 lots on the five streets, as against 156 lots on the five avenues. Experience will have to search very far to find so successful a readjustment of vacant property. It cuts up the ground to extraordinarily good advantage. In all there are fourteen full blocks and four parts of blocks.

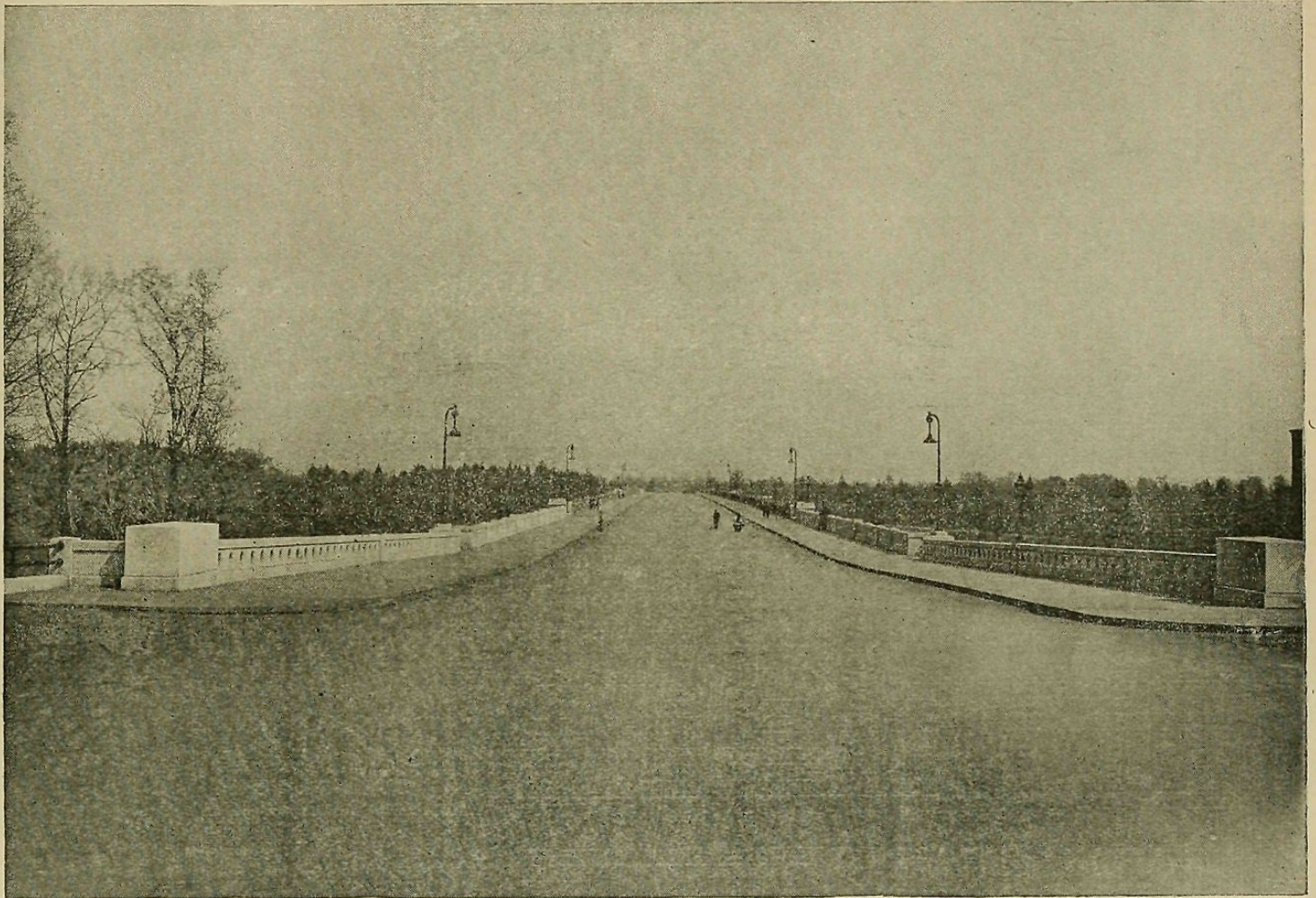
WIDTH OF THE STREETS AND AVENUES.

Of the five streets two are 60 feet in width, a third 60 and two 80 feet, the latter being 178th and 181st streets. Of the five avenues, Amsterdam,

this one of the strongest points in purchasing the property. Not only is it healthy ground on account of its height, fanned, as it is, by the cooling breezes on a warm day, but it affords unsurpassed drainage. It was recently stated by a real estate operator that this very section would some day be the home for many business men in Harlem, who, instead of building handsome residences on the low ground in the neighborhood of Harlem proper, would purchase ground and build their houses on the high lands near where the Washington Bridge is situated. And now that the cable road enables them to get from 2d, 3d and 8th avenues, and all parts of 125th street to the vicinity of Washington Bridge within fifteen to twenty minutes, it would not be unwise to take advantage of the very low prices prevailing in that vicinity, instead of paying three or four times as much for lots in much less desirable—certainly less healthful—localities.

ONE HUNDRED AND EIGHTY-FIRST STREET AS A BUSINESS ARTERY.

"Did it ever strike you," said a real estate broker to the writer, "that 181st street is destined to become the next business thoroughfare north of 125th street? Just stand at the corner of that street and Amsterdam avenue, and note the driving that goes by. You will see that nearly all this driving, when it leaves Washington Bridge, does not turn down



View of Washington Bridge from the Morgenthau Syndicate's Property.

11th and Kingsbridge Road are 100 feet in width, while Audubon and Wadsworth are 80 feet in width. The full blocks are arranged on a scale 200 feet in width and from 300 to 370 feet in length, with the exception of those fronting on Kingsbridge Road and the blocks between 180th and 181st streets, which are 219.6 in depth, making many of the lots on the south side of 181st street 119.6 feet deep.

THE VIEW FROM WASHINGTON HILL.

The outlook from the property is both extensive and picturesque. To the west is the Washington Bridge with the Harlem River coursing its way below, and Morris and Fordham Heights in the distance. To the south the tower at Highbridge is to be seen, while Highbridge Park skirts the property to the east. To the west the high ridge appears, along which some of the handsomest residences up town are to be seen, including those of J. Hood Wright, of the banking firm of Drexel, Morgan & Co., the Hosea B. Perkin's residence, the New York house of James Gordon Bennett's, proprietor of the *Herald*, the well-known "Richard's Place," a stately pile built during the last generation, and once owned by A. T. Stewart; the Junel mansion, the residence of James McCreery, who has recently been investing so largely in real estate; the Charles O'Connor Place, the marble palace of Lawrence Drake, once known as the "Seaman Place"; the home of Wm. A. Wheelock, of the Central National Bank; the residences of Joseph Keppler, proprietor of *Puck*; R. Carman Combes, President of the Exchange Fire Insurance Company, and others.

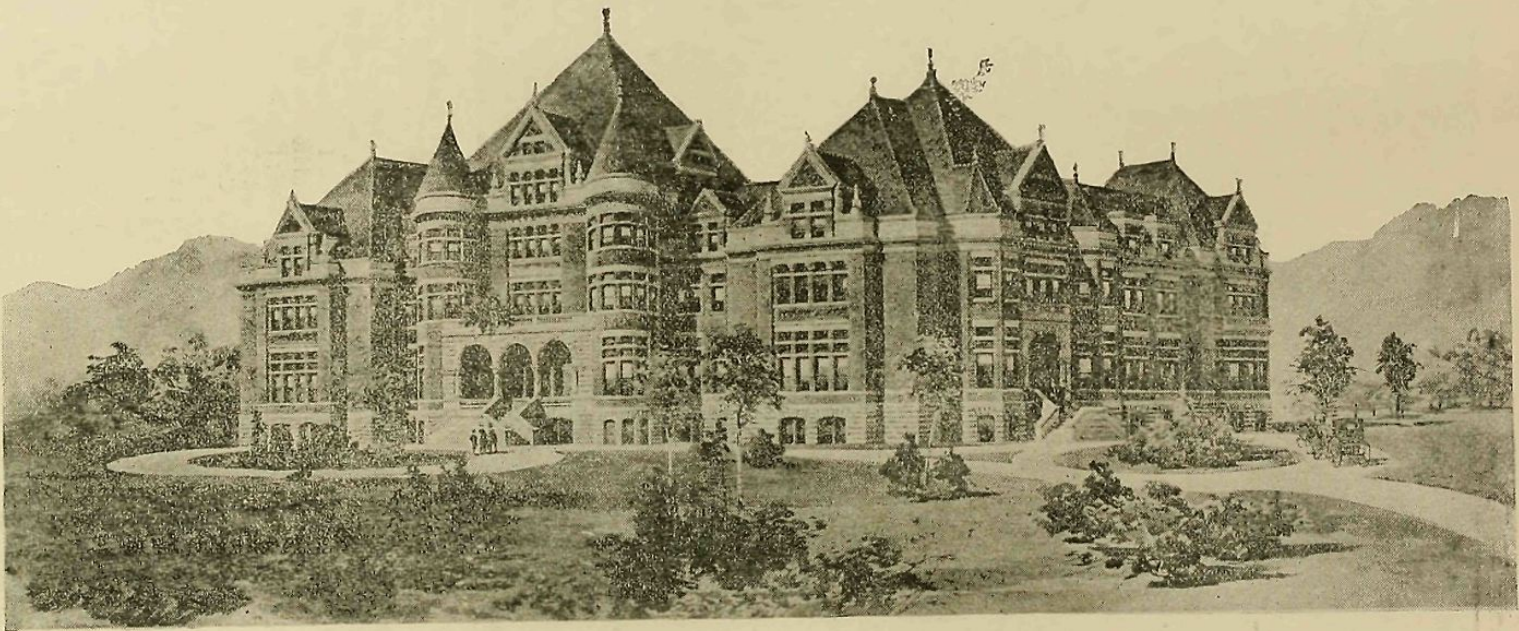
A SUGGESTION TO HARLEM BUSINESS MEN.

It is not generally known that the territory that has been designated as "Harlem Plains" is only about 25 feet above tide-water. Business men on 125th street, and 2d, 3d, 8th and other avenues, near 125th street, will be interested to learn that the ground in the neighborhood of Washington Bridge is at 185 feet above tide-water. The Morgenthau syndicate considered

Amsterdam avenue, for the cable road puts an end to driving on that thoroughfare. No, sir, the driving all turns along 181st street, and then goes down Kingsbridge road, then down the Grand Boulevard, and then down 7th avenue into the Central Park. Or you will find the stream of carriages go along 181st street down Kingsbridge Road, along the Boulevard, past Grant's Tomb, then along Riverside Drive to 72d street, and thence through Central Park and home. Now, it is a settled fact that wherever most people pass by there the property is sure to be most valuable, and as 181st street is the great artery for travel, my conviction is that it is bound to be the next great business street north of the Harlem. Of course, 181st street would never have been so important a thoroughfare if it had not been a continuation, as a thoroughfare, of Washington Bridge. This bridge attracts thousands of people every fine day, and is the connecting link between that part of Manhattan Island and the 23d and 24th Wards. Jacob Lorillard, who was one of the Commissioners, spent several months in Europe purposely to see all the principal bridges, so as to give New Yorkers the benefit of them, and he now says that the Washington Bridge is not only one of the handsomest bridges in the world, but that it is one of the very few public improvements put through without the word 'job' getting into it." The Commissioners, it may be added, were Jacob Lorillard, Vernon H. Brown and David H. King, and the improvement cost over \$3,000,000. By an act of the Legislature passed March 5, 1888, land on both sides of the bridge was to be acquired for a park, but owing to difficulties in obtaining this land the Commissioners have not yet been able to acquire title thereto.

An improvement of an equally important character is that of the viaduct along 155th street, which will not only increase the value of property in and around that street, but will give new drives up St. Nicholas avenue

Recent Architecture,—at home.



*Masonic Building at Utica, N. Y.*

W. H. Hume, Architect.