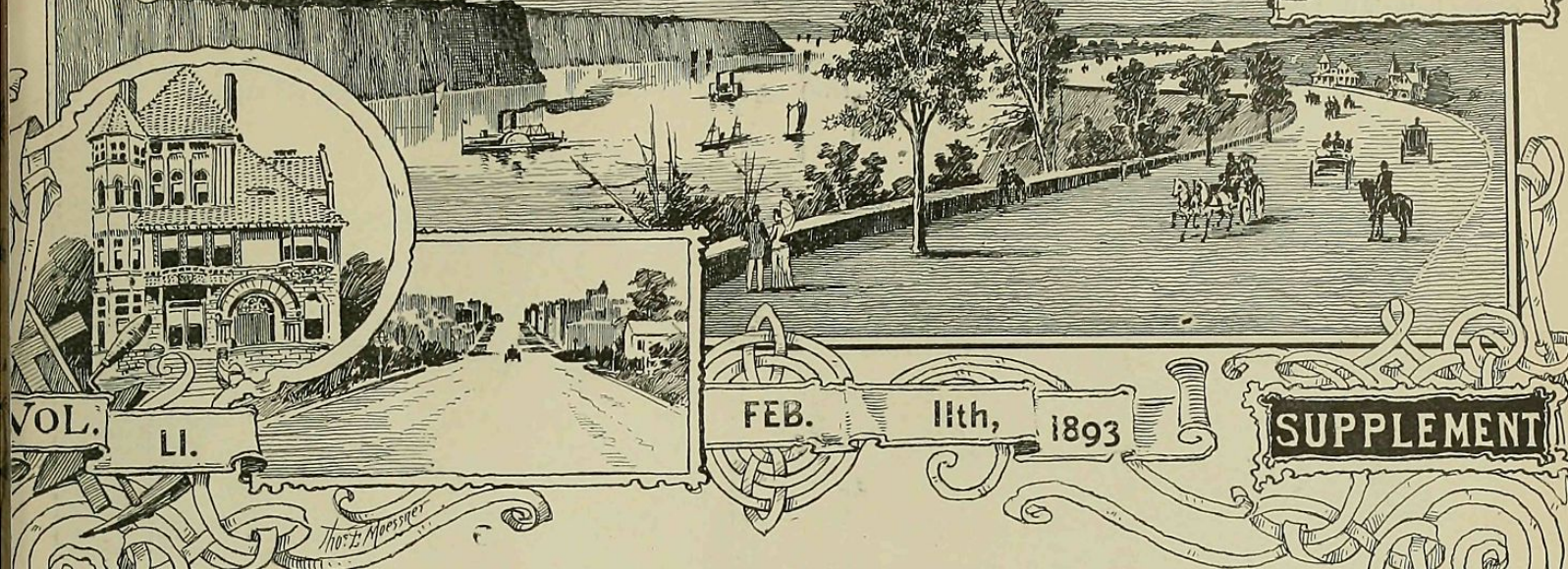


# WEST SIDE" NUMBER RECORD AND BUILDERS' GUIDE



Five residences on Seventy-sixth Street, near Central Park West, now building,

C. W. Luyster,  
Owner and Builder.



## THE WEST SIDE.

THIS is the third review of the condition of what may be called the "House Market" on the West Side which THE RECORD AND GUIDE has published, and it may not be amiss to premise what we have to say by an announcement that it is of considerably greater import than the previous two, not only for the Builder, the real estate owner and the many others who are commercially dependent upon the Builder and the Real Estate Owner, but for every citizen whose interests are centered in the Metropolis. Let us make this matter plain: The tables of figures that follow are of course in their first purpose a market report. They cover a period of two years, or rather they cover two periods each of a year—(1) 1890-91, and (2) 1891-92. They show, according to the filings at the Building Department, how many structures (with the cost thereof)

Manhattan Railroad is very far from being our ideal of a corporation, but it has in our eyes this one advantage; it is in the field, it occupies the ground, and other corporations are not and do not. With the construction of a third track and an extension of terminal facilities it can, within a moderate length of time, give the city a rapid transit service which, if not perfectly adequate, will for a short time furnish the city with a measure of accommodation it cannot so quickly get from any other source."

This was written more than two years ago, at a time when every other journal in the city was frantically and fanatically hostile to the Manhattan Company. It has taken the miserable experience of these two years to alter the opinions of "our contemporaries." Their folly has turned a somersault. Their position is now the upside down of their position two years ago. They are clamoring to commit the city to the reverse of their old mistake. They are



*Cathedral of St. John the Divine.*

Heins & Lafarge, Architects.

were planned for, to be erected on the West Side, between 59th and 125th streets, 8th avenue and the Hudson River, between (1) April, 1890, and April, 1891, and (2) between April, 1891, and April, 1892, and of the number how many were:

- (1) Unfinished.
- (2) Not for sale.
- (3) Sold.
- (4) Finished, but still on the market on the first day of October, 1892.

A supplementary table brings these statistics up to the date of publication. The value of these figures for trade purposes is manifest, but beyond the commercial significance the attentive reader will discover a further one which makes our statistics in a sense indices of the present condition of the metropolis.

In our last West Side Review, published in December, 1890, we said:

"The activity of the past three or four years cannot be maintained without danger, as the records of this and last year's unsold houses demonstrate plainly enough. The West Side is destined to be the great choice residential section of New York City. Its growth in the past has been phenomenal, and the result is on the whole most satisfactory. But the end of what may be called the first period has been reached, and before the next step forward can be taken there must be better rapid transit. Builders and property-owners on the West Side cannot recognize this fact too soon, or too speedily set about remedying the present defective condition of things. To wait [without addressing ourselves to the bettering of our condition temporarily] for the coming of a perfect system of transportation is, we believe, under the circumstances, folly. The

ready now to sell out to their old enemy, for nothing, the incalculable future interest of the metropolis in this matter of Rapid Transit. But this is not the point we have in mind at present. We desire to impress the reader with what our figures this year demonstrate, viz.: That not only the first period [of growth on the West Side, which we spoke of two years ago, has been reached, but that the entire city has attained the limits of possible expansion and that further considerable growth is not to be looked for reasonably until 104th street and all the district lying north of that line is at least fifteen minutes nearer to the City Hall than it is to-day for everybody. Up to 1883, the West Side was a region of scattered settlements of which the several elevated road stations formed the centre. In the seventies and the early eighties the East Side was the seat of the Speculative Builder's activity. There had been a boom in West Side lots in the early seventies, but it culminated in the panic of 1873 without producing many improvements. Even in 1879 many of the more important cross streets, such, for instance, as 81st street, had been opened only in parts. 1880 is the date of the real beginning of the West Side, but progress was slow, very slow for some years, and developments were scattered. In 1881 only 139 plans were filed for buildings on the West Side, and the cost of these structures was but a trifle over two million dollars. On the East Side, during that year, 1,166 buildings were planned for, and the cost of them was more than sixteen million dollars. The year 1884 saw the beginning of activity on the West Side. Operations even then and for some time to come were scattered, but by degrees the centre of development became fixed around 72d street and along Amsterdam avenue. Operations since have been moving slowly northward. In 1888-89 the centre was about 81st

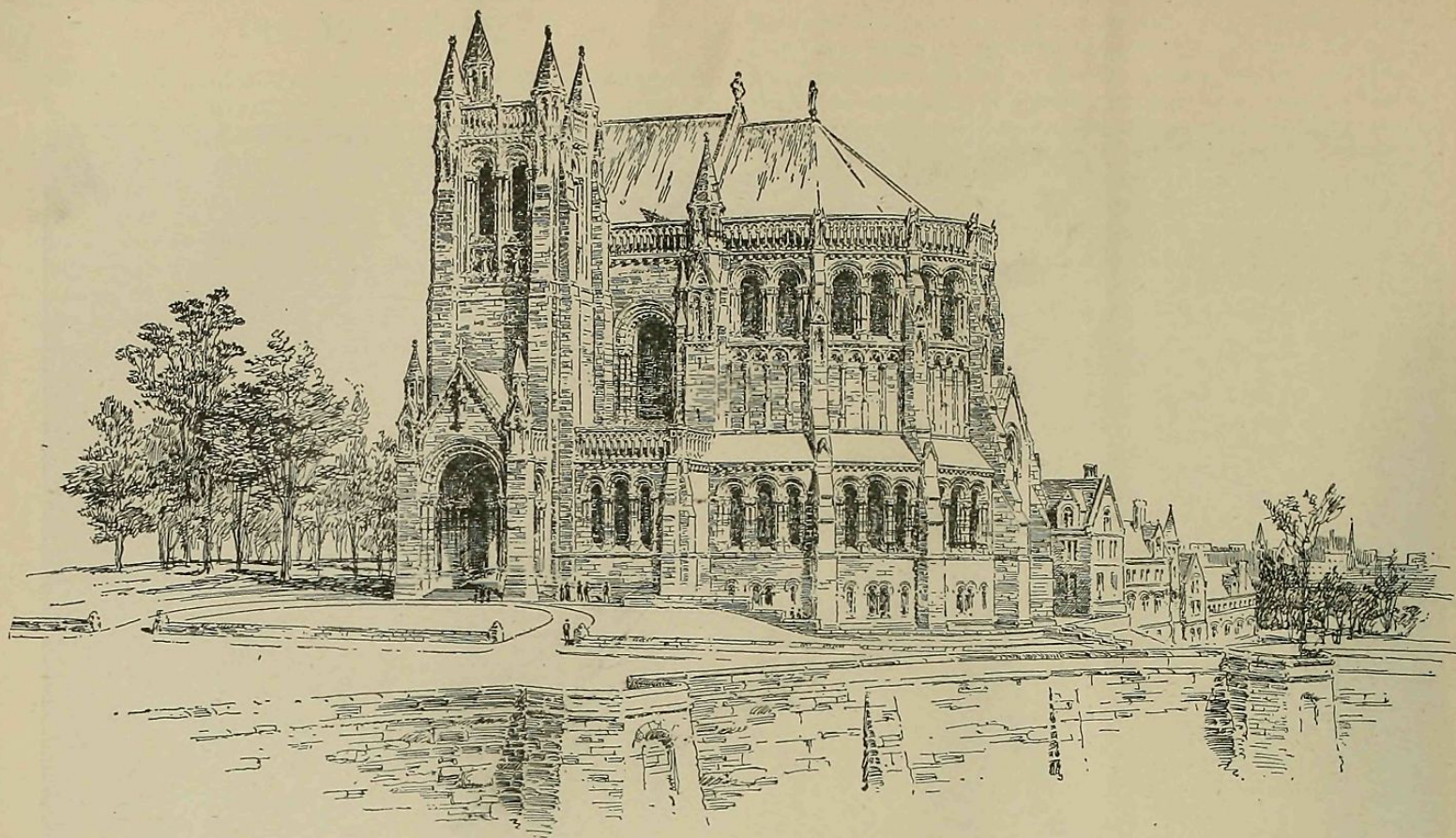




Renwick, Aspinwall and Renwick, architects.

*Christ Church, Boulevard and 71st Street,  
(Showing building as it is to be.)*





View of Choir.—Cathedral of St. John the Divine.

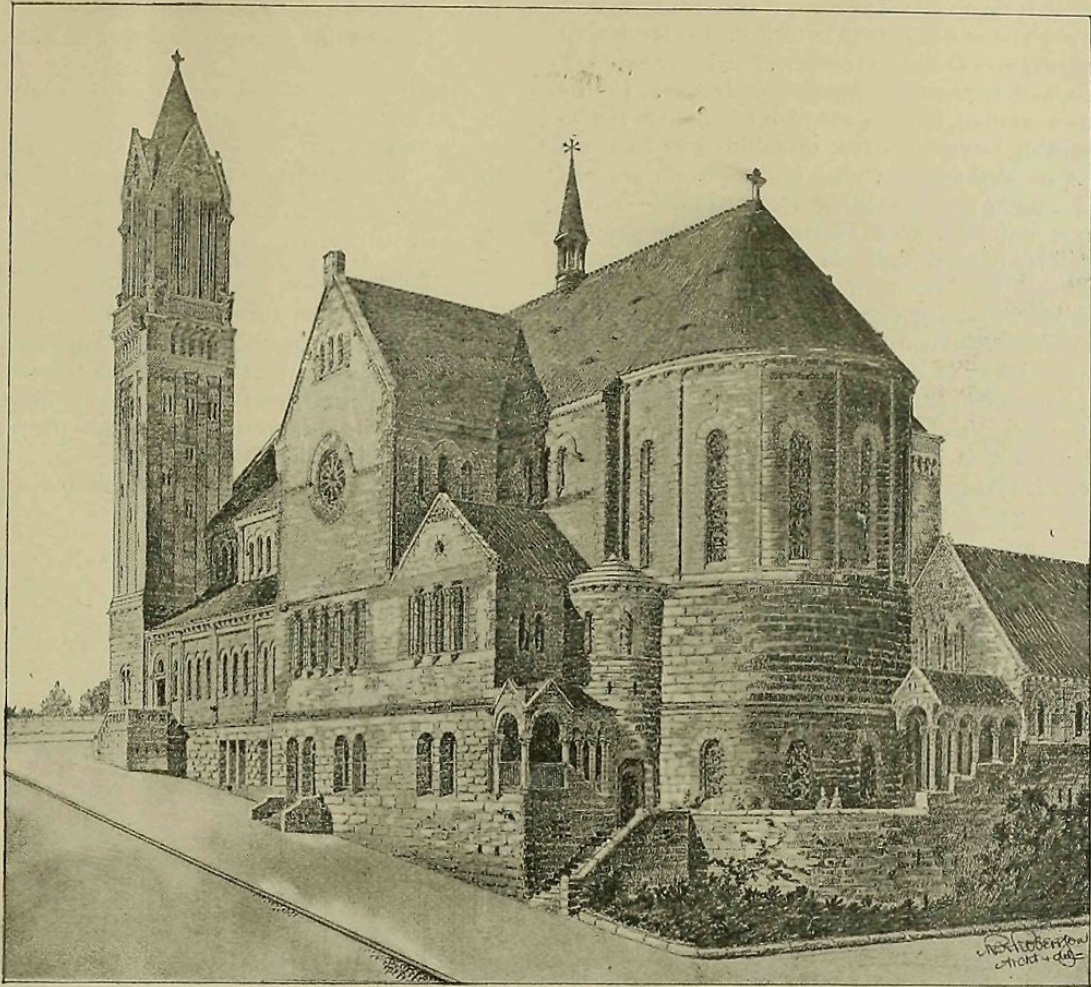
Showing part of building to be erected first.

street. A year later it was around 93d street. That proved to be the limit of the area of expansion. Operations then retreated southward and a closer development of the older sections commenced. In 1890-91 the value of the cost of new buildings between 71st and 81st streets almost doubled compared with the year before. In the district between 81st and 93d the operations planned for in 1890-91 cost \$4,541,800 against \$4,542,000 in 1889-90, that is, they were practically unchanged in amount. In 1891-92—last year—the retreat was still further south, and as our tables show, the most marked activity was between 59th and 72d streets. One hundred and fifty buildings were planned for, to cost \$4,265,000, against 73, to cost \$2,375,250 in 1890-91; 130, to cost \$2,909,000 in 1889-90, and 133, to cost \$2,395,000 in 1888-89. This increase is all the more remarkable because it occurred in the face of a general falling off in operations elsewhere. This activity is, of course, due wholly to the opening of the new elevated station at 66th street, a fact which emphasizes the intimate connection between our transportation system and the growth of the city. But it emphasizes more than that. Read in connection with the figures we have just given and those to be found below it demonstrates that there is a pressure against the growth of the city northward, and that that pressure begins to exert its appreciable effect at a point between 93d and 104th street. There the builder's progress northward is impeded, not for lack of improvable property, for northward of 93d street lies the greater part of all the West Side not yet built upon. Land is cheaper there than southward. The great obstacle to operations is this: the district is not available because of inadequate Rapid transit. The limit of the time which business men can give without inconvenience to traveling to and from their offices daily is about overrun there, and north of 104th street the elevated road swerves off to the east and, consequently, does not even, in its inadequate way, serve the upper West Side as well as it does the lower section. It may be urged against the foregoing that the East Side is pretty closely built up, as far as Harlem. Indeed, Harlem, westward to 8th avenue, is really a continuation of the East Side. That is true, but it must be remembered that the East Side is served by three lines of steam transit, against the West Side's one, and that a far harder necessity governs the lives of the generality of people on the East Side and compels them to tolerate much that on the West Side would not be endured so readily. Besides, what may be called the local population is far more numerous on the East Side, which is the seat of industries not yet established on the West Side. But beyond all this there is the fact that affairs in the upper East Side are also in a very stagnant shape because of poor transit, and Harlem sleeps after a short period of spasmodic activity. These sections are not growing as they might grow and this in connection with the circumscription of operations on the West Side means that New York City is not growing as it might. The stagnation will continue until there is a great trunk line in operation which should extend from the Battery to the city line

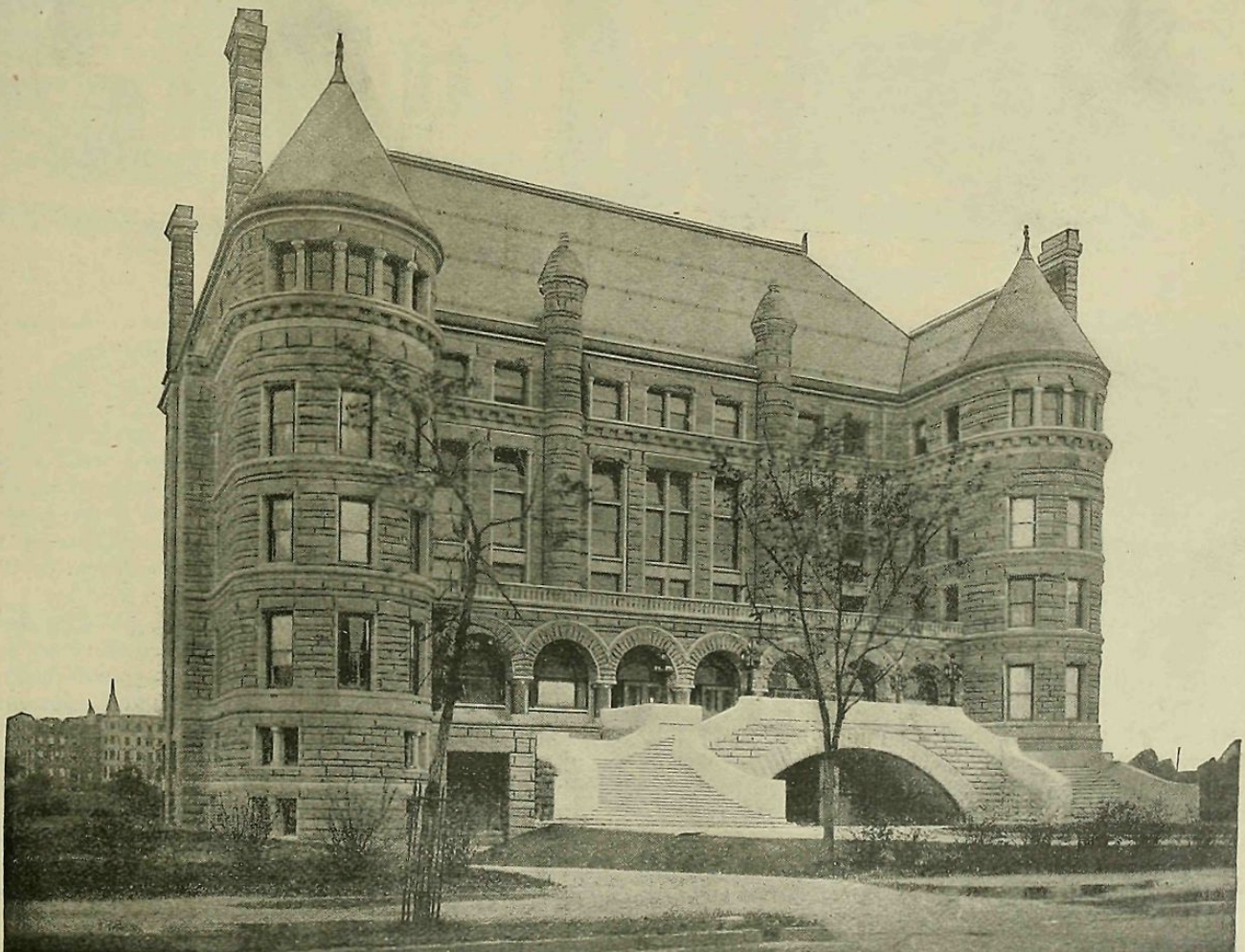
at Yonkers. People who talk of the cable cars or trolley roads or elevated roads as we know them to-day as solutions of the difficulty are infinitely wide of an adequate conception of the real needs of the metropolis. Makeshift expedients of that character are simply ridiculous. New York requires a great artery like the Pennsylvania Railroad. The city could grow more rapidly despite of narrow alleyways for streets than it can hampered with a petty, congested rapid transit system. If citizens have faith in the future of their city they ought to see that a transit system is constructed commensurate with the future of the metropolis. Other cities are circumstanced differently from New York. A number of little services supply them adequately with rapid transit. Growth with them is a many-sided expansion. New York must always grow at one end, and that there may be unrestricted growth at that end it must never be more than forty-five minutes from the chief business centre. Our rapid transit system must have enormous capabilities of development. The forty-five minute limit must year by year be pushed further and further northward and the capacity of the road must be of the greatest elasticity. The Rapid Transit system is to New York what the circulatory system is to the human being. Growth depends upon its ability to meet fully the demands made upon it. There are no such conditions in the world for the creation and maintenance of a railroad of gigantic capacity as there are in New York. Rapid Transit is in a very large sense the metropolis itself, and it is simply preposterous for the city to depend upon any private corporation for its transportation requirements. No private corporation can or will give the city what it really needs. The most that we can get from private enterprise is a temporary makeshift—and an eternal "Rapid Transit problem" continued from year to year with the growth of the city. Only the Municipality can supply the city with what it needs. The resources of the Metropolis and its position of independence from mere dividend making are necessary for the construction of the great transit system. No system that will pay from the beginning or even approximately from the beginning can be an adequate system.

The advent of real rapid transit would not only enormously stimulate building on the West Side, partly by extending the area available for operations, but it would fix, if not determine, the character of several of the avenues. Obviously the future of the Boulevard depends upon the nature of the solution of the rapid transit problem ultimately hit upon. The Boulevard has been a street of great disappointment. It was laid out to meet grandiose expectations, which at the time it was constructed seemed close enough at hand. Its projectors decided that it was to be the great thoroughfare of the city, if not of the world; the Caesarian street of the metropolis, lined from end to end with stately edifices. These dreams even yet linger. Indeed, the "future" of this avenue has always been so great that it has been denied a "present." Anticipation has choked realization and the street after ten years of active development on the West Side elsewhere still awaits its





R. H. Robertson, Arch't. *Rear of St. Luke's Church, Convent Avenue and One Hundred and Forty-first Street.*



J. C. Cady & Co., Architects.

*Museum of Natural History, West Seventy seventh Street,*



fate. What this fate is to be depends, one may say, entirely upon what sort of rapid transit road is built. Whatever system we may get, it will certainly follow the line of the Boulevard, and it hardly needs to be said that if it be an elevated road, it will consign that thoroughfare to purposes more useful than beautiful. The Boulevard will be another Amsterdam or Columbus avenue, lined with a dreary length of tenements and second-class apartment houses. On the other hand, if the new system be an underground one the Boulevard will most probably become a street of buildings of a semi-public character. A decidedly higher class of improvements will arise along it than would be possible with an elevated road—hotels, club-houses, theatres, churches, good apartment houses and the better sort of stores. We have an example of what we may expect in the improvements that now front on Sherman square, none of which would be possible with an elevated road. The danger is that owners of property on the Boulevard have waited so long for the "future" that they are ready to deliver the "possibilities" of the avenue to the first comer who will do anything for the "present." Sherman square is the only result of the last two years' operations. For the rest, the Boulevard is still an open field, though the character of the lower end is perhaps in a large degree determined by

116th streets, and 116th and 125th streets, respectively. Only 18 new buildings were planned for between 104th and 116th streets in 1891-92.

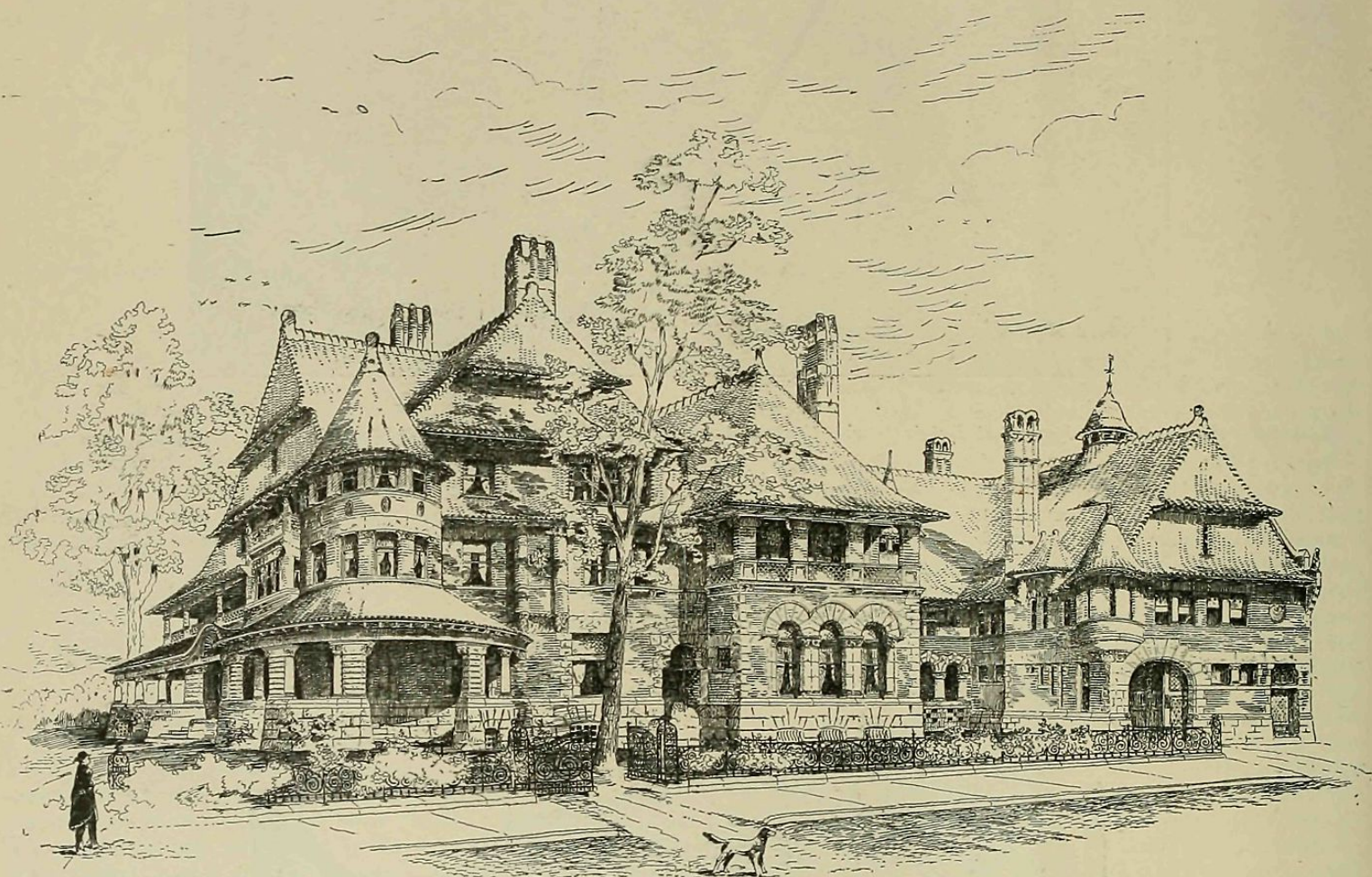
Turning to general results, our tables show that the following number of buildings were planned for:

	No.	Cost.
1890-91.....	703	\$15,747,050
1891-92.....	663	15,717,982
Total.....	1,366	\$31,465,032

Of these there were sold on the first of October last:

	No.	Cost.
Of 1890-91.....	312	\$6,612,200
Of 1891-92.....	187	3,618,650
Total.....	499	\$9,780,850

To these should be added the yet uncommenced, or yet unfinished, buildings, 97 in 1890-91, and 176 in 1891-92; and the buildings not for sale 75 in 1890-91, and 26 in 1891-92. This leaves yet to be sold 180 buildings from 1890-91, and 251 from 1891-92—431 buildings in all. In considering these figures the reader must not overlook the fact that the 1890-91 buildings have been on the market one year longer than those of 1891-92, and that is one of the reasons



• Residence of Mr. John Matthews  
• Riverside Drive and Ninetieth St. • New York •

• Lamb and Rich • Architects •

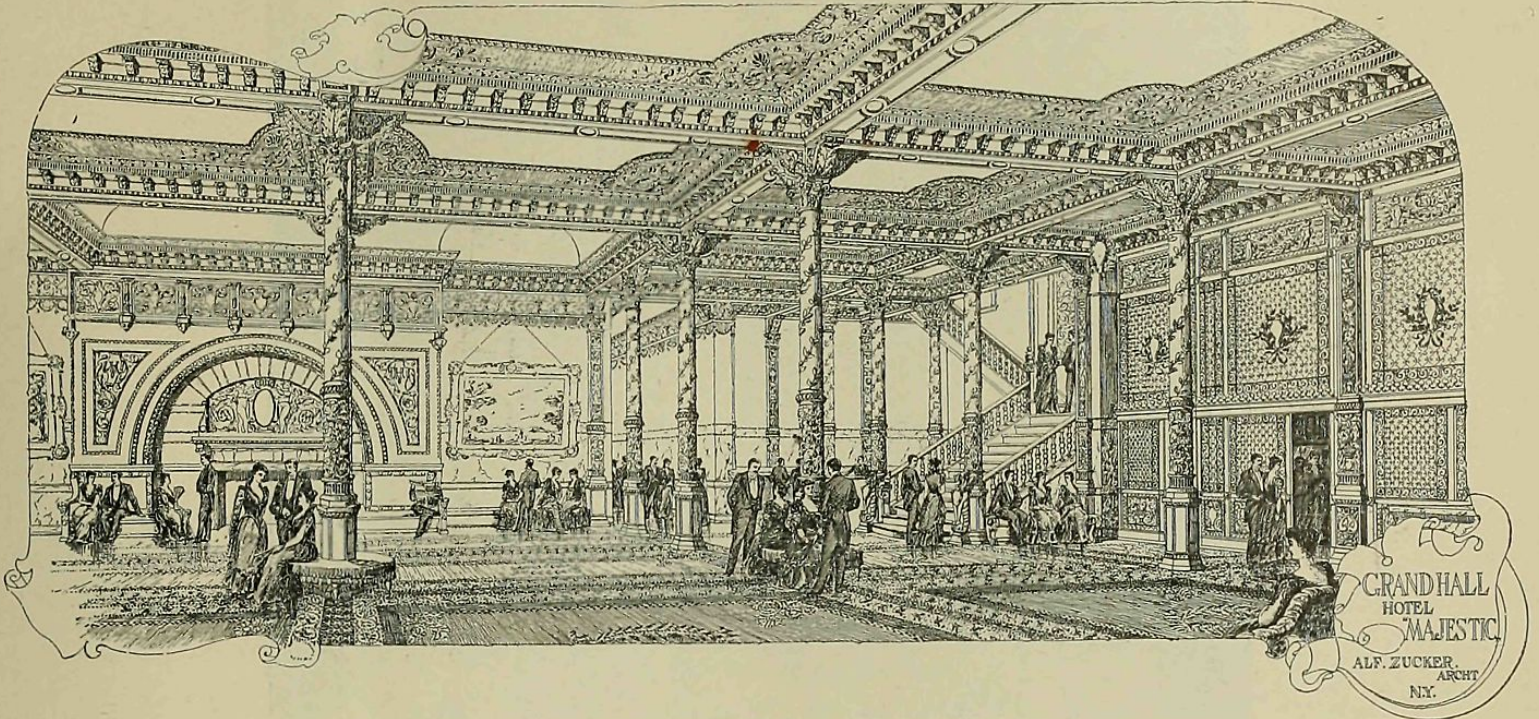
the adjacent improvements. But all the rest awaits rapid transit. Central Park West is another of the undeveloped avenues on the West Side. Its future, also, was too big to permit it to have a reasonable present. It fell asleep waiting for its possibilities. Scarcely anything was done on the avenue during the two years now under review, certainly nothing of a determining nature. High prices and the lack of restrictions hold the thoroughfare from the builder's hand. Around 103d street some decent flats have been built recently, and these have probably settled what the street will be north of that point.

The chief seats of operations on the West Side during the last two years were (1) in the neighborhood of the 66th street station, (2) at 104th street and West End avenue, (3) on 96th, 95th, 90th, 89th, 88th, 87th, 82d, 76th, between Central Park West and Columbus avenue, and (4) on 76th, 77th and 78th streets, between West End avenue and Riverside Drive. How little has been done north of 110th street is shown by the tables of vacant lots given below. On the West Side there are 13,931 lots all told, improved and unimproved. Of these there are to-day 5,873 improved; the remainder await the builder. Of the 5,873, 1,279 were built upon between October, 1890, and October, 1892, distributed as follows: 148 between 59th and 72d streets; 420 between 72d and 86th streets; 364 between 86th and 96th streets; 236 between 96th and 110th streets, and only nine and one hundred and two between 110th and

why a larger proportion of them have been sold. Of the 1890-91 buildings put on the market 63.41 per cent have been sold, and of the 1891-92 buildings 42.69 per cent. This is an excellent record for the latter year. In 1889-90—a prosperous year—37 per cent of the structures offered on the market had been sold by October 1st, and in 1888-89 only 29 per cent.

Two years ago THE RECORD AND GUIDE called its readers' attention to the fact that the demand for three-story houses was neglected by the builder, that the market was not adequately supplied with that class of improvements. The hint apparently hit the mark, for in the past two years there was much activity in the erection of the smaller dwellings, and builders have sold this class of house more quickly than any other. The exact figures are given below. In 1890-91 the greater number of the three-story dwellings were erected between 81st and 93d, but in 1891-92 between 93d and 104th streets. The reverse of this is to be noted in connection with the four-story building. As in 1890-91, the centre of operations in this class of buildings in 1891-92 was between 72d and 81st, but the general direction of activity was southward instead of northward. One hundred four story dwellings were put up in 1890-91 between 72d and 81st, and in 1891-92 sixty. But in 1890-91 only twenty-nine were erected between 59th and 72d, and twenty-seven between 81st and 93d. In 1891-92 the number between 59th and 72d was fifty-six, and between 81st and 93d forty-one. Three-story





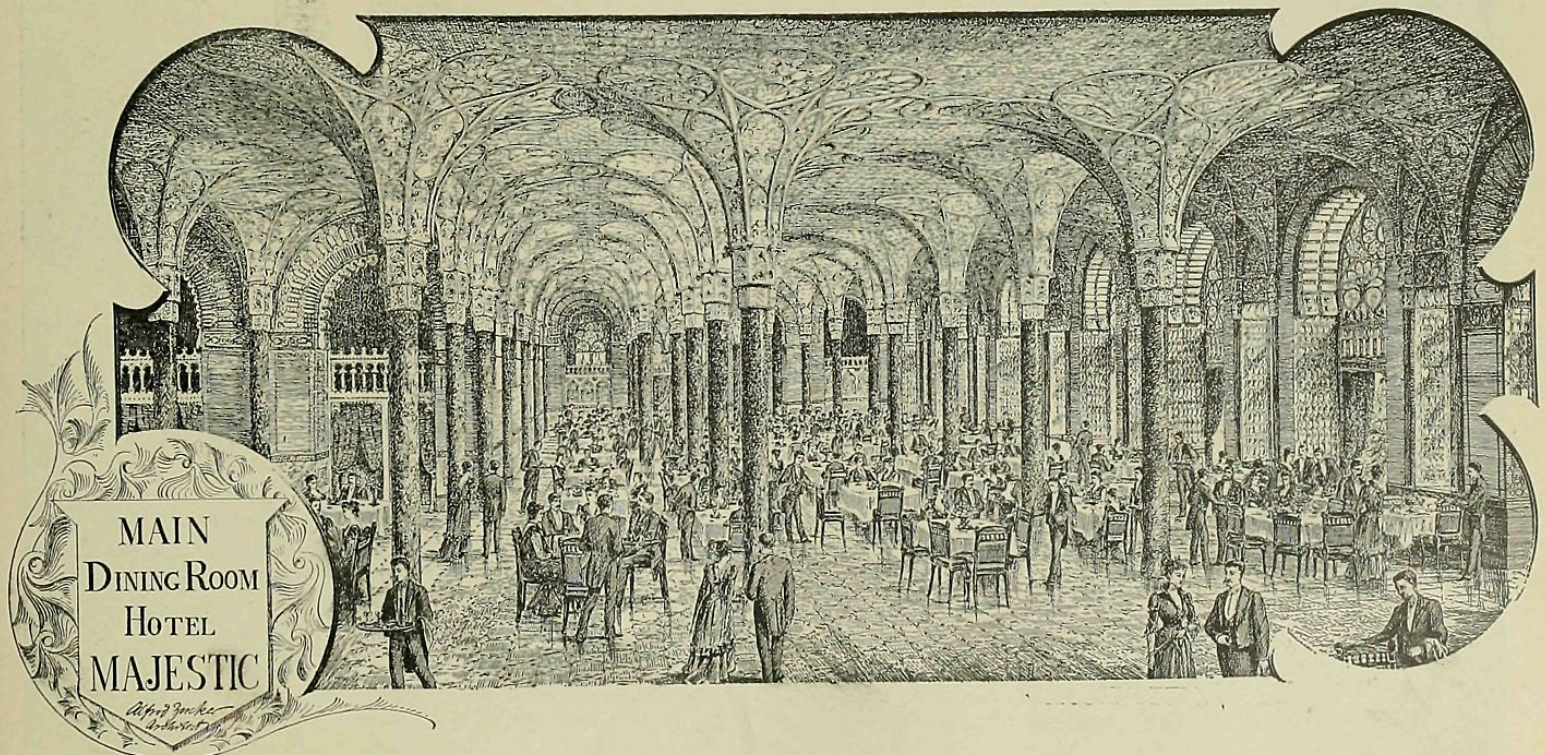
*Now erecting on Central Park West at Seventy-second Street.*

buildings sold better than any other class, both in 1890-91 and 1891-92. After these came flats and tenements, and last of all four-story dwellings.

The southward trend of the market is shown by another fact apart from those mentioned in the foregoing. In 1890-91 three story houses sold best in the district between 72d and 81st streets; in 1891-92 in the district between 59th and 72d streets. In 1890-91 four-story dwellings sold best between 93d and 104th streets, a year later between 72d and 81st streets. In 1890-91 flats and tenements sold best between 104th and 116th streets, and in 1891-92 between 81st and 93d streets. The section wherein the greatest success was achieved in 1890-91 was between 104th and 116th streets. In 1891-92 it was between 81st and 93d streets.

It is needless to point to all the suggestions, inferences and lessons of our tables. They will disclose themselves readily enough to our readers. The chief fact that they point to is the fact which we set

forth at the beginning of these remarks, viz.: the pressing need for an adequate system of Rapid Transit and the utter futility of looking for any great activity on the West Side until a better service than the elevated roads give to-day extends the area available for operations. The future of the West Side is assured, even the predominate characteristics of the region are already determined, but further growth and development must lag behind the rapid transit matter. It cannot be said that further delay will adversely affect to any serious extent what has been done, it will simply lethargize the market, impede progress, and perhaps bring loss to weak holders of property. The great events which have happened on the West Side in the last two years have not yet been productive of effect, we mean the location of the Cathedral of St. John the Divine, Columbia College and St. Luke's Hospital on Morning-side Heights, and the proposed introduction of the cable cars by the Metropolitan Traction Co.







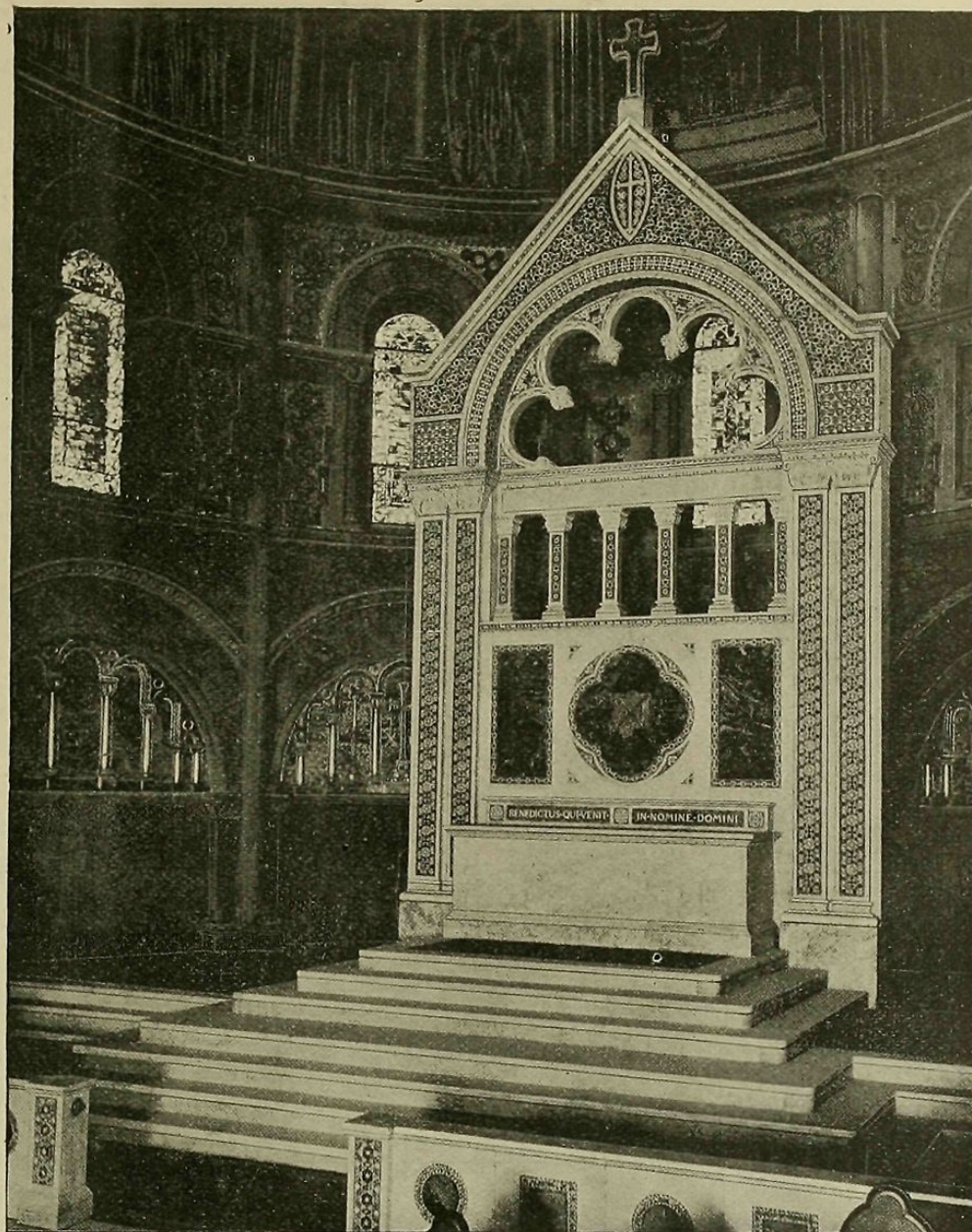
Wm. A. Potter, Architect.

*Nave and Chancel, St. Agnes' Chapel, West Ninety-second Street,*

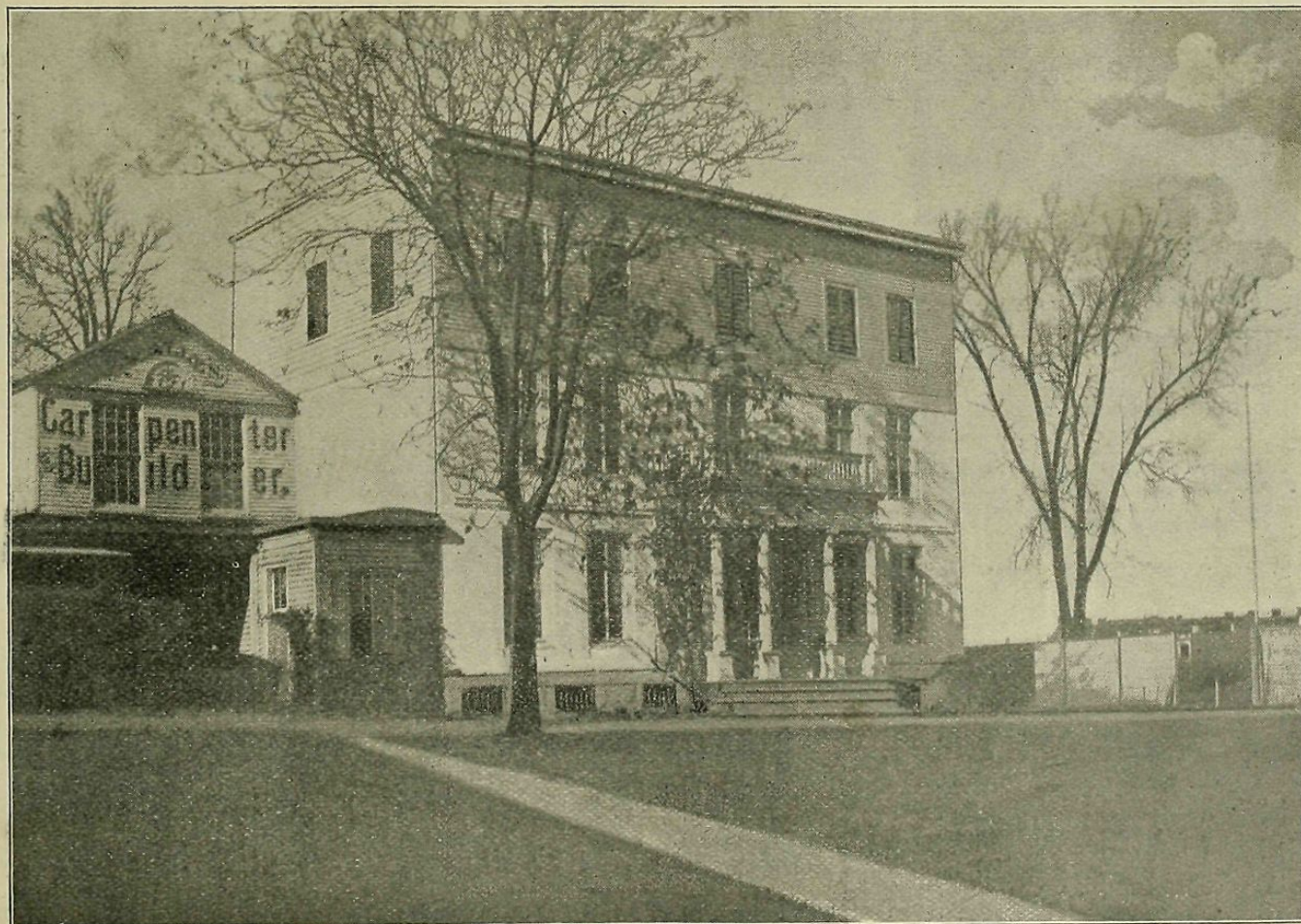


*West End Avenue, looking south from Eighty-fourth Street.*





*Altar in St. Agnes' Chapel.*



*Old Vanderhoven House, west side of Boulevard, between Seventy-eighth and Seventy ninth Street.*



TABLES OF BUILDINGS PLANNED BETWEEN APRIL 1ST, 1890, AND APRIL 1ST, 1891, SHOWING THEIR CONDITION ON  
OCTOBER 1ST, 1892.

Streets.	Three-story.			Four-story.			Churches, Hotels, Stables, etc			Total.	Cost.
	Filed.....	Cost.		Filed.....	Cost.	Flats.	Cost.		Cost.		
59-72.	1	\$3,000	29	\$687,500	28	\$953,000	15	\$731,750	73	\$2,375,250	
	Unfinished.....	....	....	....	4	79,000	....	....	....	....	
	Not for sale.....	1	3,000	....	3	474,000	11	699,750	....	....	
	Sold.....	....	19	437,500	17	312,000	....	....	....	....	
	Finished, but not sold.....	....	10	250,000	4	88,000	4	32,000	....	....	
72-81.	21	303,000	122	2,840,000	32	1,087,000	9	286,000	184	4,511,000	
	Unfinished.....	3	30,000	13	318,000	5	149,000	4	133,000	....	
	Not for sale.....	2	36,000	9	248,000	3	55,000	5	153,000	....	
	Sold.....	14	207,000	56	1,242,000	19	708,000	....	....	....	
	Finished, but not sold.....	2	30,000	44	1,032,000	5	170,000	....	....	....	
81-93.	129	1,802,000	53	931,500	52	1,711,000	6	97,300	240	4,541,800	
	Unfinished.....	15	232,000	6	100,500	5	115,000	1	75,000	....	
	Not for sale.....	20	320,000	20	373,000	10	468,000	5	22,300	....	
	Sold.....	69	910,500	13	241,000	12	338,000	....	....	....	
	Finished, but not sold.....	25	339,500	14	217,000	25	740,000	....	....	....	
93-104.	51	624,000	8	208,000	62	1,387,000	6	333,500	127	2,622,500	
	Unfinished.....	20	289,300	3	80,000	10	263,000	1	35,000	....	
	Not for sale.....	....	1	28,000	3	62,000	5	298,500	....	....	
	Sold.....	22	301,000	4	100,000	38	790,200	....	....	....	
	Finished, but not sold.....	9	104,000	....	....	11	271,800	....	....	....	
104-116.	0	....	0	....	18	472,000	1	80,000	19	552,000	
	Unfinished.....	....	....	....	6	130,000	....	....	....	....	
	Not for sale.....	....	....	....	3	162,000	1	80,000	....	....	
	Sold.....	....	....	....	9	180,000	....	....	....	....	
	Finished, but not sold.....	....	....	....	....	....	....	....	....	....	
116-125.	10	110,000	0	....	48	985,500	2	49,000	60	1,144,500	
	Unfinished.....	....	....	....	7	155,500	....	....	....	....	
	Not for sale.....	....	....	....	....	....	2	49,000	....	....	
	Sold.....	3	33,000	....	17	312,000	....	....	....	....	
	Finished, but not sold.....	7	77,000	....	24	518,000	....	....	....	....	
Total filed.....	212	\$2,912,000	212	\$4,667,000	240	\$6,590,500	39	\$1,577,550	703	\$15,747,050	

\*Includes Arizona @ \$400,000.

BUILDINGS PLANNED APRIL 1ST, 1891, TO APRIL 1ST, 1892, AND THEIR CONDITION OCTOBER 1ST, 1892.

Streets.	Three-story. Cost.		Four-story. Cost.		Flats. <sup>†</sup> Cost.		Churches, Hotels, Stables, &c. Cost.		Total.	Cost.
59-72. Filed .....	41	\$645,000	75	\$1,578,000	21	\$452,000	10	\$1,590,000	159	\$4,265,000
Unfinished.....	29	469,000	18	377,500	8	169,000	5	1,425,000	....	....
Not for sale.....	....	....	1	18,500	....	....	4	125,000	....	....
Sold.....	11	130,000	15	317,000	5	96,000	....	....	....	....
Finished but not sold.....	4	46,000	41	845,000	8	187,000	1	40,000	....	....
72-81. Filed .....	21	344,790	87	2,103,250	17	835,000	2	170,000	127	3,453,040
Unfinished.....	4	80,000	23	533,000	3	180,000	....	....	....	....
Not for sale .....	6	68,790	4	108,250	3	280,000	2	170,000	....	....
Sold.....	2	40,000	35	868,750	2	40,000	....	....	....	....
Finished, but not sold.....	9	156,000	25	593,250	9	335,000	....	....	....	....
81-93. Filed .....	75	1,160,000	63	1,441,000	61	1,686,000	1	50,000	205	4,337,000
Unfinished.....	23	364,000	21	552,000	16	575,000	....	....	....	....
Not for sale .....	2	95,000	1	20,000	2	40,000	1	50,000	....	....
Sold.....	28	382,000	12	253,000	24	576,500	....	....	....	....
Finished, but not sold.....	22	319,000	29	616,000	19	491,500	....	....	....	....
92-104. Filed .....	65	949,000	15	269,000	40	951,000	2	186,000	117	2,355,000
Unfinished.....	1	10,000	....	....	9	265,000	2	186,000	....	....
Not for sale.....	....	....	1	24,000	1	40,000	....	....	....	....
Sold.....	32	473,500	5	87,400	9	202,000	....	....	....	....
Finished, but not sold.....	32	465,500	9	157,600	21	444,000	....	....	....	....
104-116. Filed .....	4	72,000	7	172,000	5	116,000	2	115,000	18	475,000
Unfinished.....	4	72,000	6	150,000	1	25,000	1	50,000	....	....
Not for sale.....	....	....	1	22,000	....	....	1	65,000	....	....
Sold.....	....	....	....	....	....	91,000	....	....	....	....
Finished, but not sold.....	....	....	....	....	4	....	....	....	....	....
116-125. Filed .....	12	152,500	....	....	8	570,000	6	110,442	46	832,942
Unfinished .....	....	....	....	....	10	178,000	....	....	....	....
Not for sale.....	1	15,000	....	....	3	72,000	5	92,442	....	....
Sold .....	1	12,500	....	....	6	140,000	....	....	....	....
Finished, but not sold.....	10	125,000	....	....	9	180,000	1	18,000	....	....
Total filed.....	221	\$3,323,290	247	\$5,563,250	172	\$4,610,000	23	\$2,221,442	663	\$15,717,982

HOUSES FINISHED AND HOUSES SOLD BETWEEN OCTOBER 1, 1892, AND JANUARY 1, 1893.

Streets.	—Three story dwellings—				—Four-story dwellings—				—Flats and tenements—				—Churches, hotels, etc.—			
	Finished.		Sold.		Finished.		Sold.		Finished.		Sold.		Finished.		Sold.	
59- 72.....	21	\$343,000	7	\$101,000	14	\$257,500	24	\$482,500	2	\$6,000	2	\$40,000	1	\$5,000	0	0
72- 81.....	0	0	0	0	15	318,000	24	500,500	0	0	2	60,000	1	100,000	0	0
81- 93.....	0	0	16	244,000	0	0	12	202,000	0	0	5	178,000	0	0	0	0
93-104.....	8	128,000	27	392,250	0	0	8	152,000	9	265,000	13	332,000	0	0	1	\$6,000
104-116.....	4	60,000	0	0	6	150,000	0	0	5	105,000	6	135,000	0	0	0	0
116-125.....	0	0	1	11,000	0	0	0	0	0	0	28	591,000	0	0	0	0
Total.....	33	\$531,000	51	\$748,250	35	\$725,500	68	\$1,337,000	16	\$40,000	56	\$1,336,000	2	\$105,000	1	\$6,000



# Record of sales by percentages, according to districts.

APRIL 1, 1890, TO APRIL 1, 1891.

Streets.	Completed and offered for sale.	Sold.	Not Sold.	Per cent of whole sold.
From 59-72...	0	0	0	0
Three-story dwellings..	29	19	10	65.5
Four-story dwellings..	21	17	4	80.95
Flats and tenements..	—	—	—	—
Total.....	50	36	14	72.
From 72-81...	16	14	2	87.12
Three-story dwellings..	100	56	44	56.
Four-story dwellings..	24	19	5	79.17
Flats and tenements..	—	—	—	—
Total.....	140	89	51	63.57
From 81-93...	94	69	25	73.4
Three-story dwellings..	27	13	14	48.15
Four-story dwellings..	37	12	25	32.43
Flats and tenements..	—	—	—	—
Total.....	153	94	64	59.49
From 93-104..	31	22	9	70.97
Three-story dwellings..	4	4	0	100.
Four-story dwellings..	49	38	11	77.55
Flats and tenements..	—	—	—	—
Total.....	84	64	20	76.19
From 104-116	0	0	0	0
Three-story dwellings..	0	0	0	0
Four-story dwellings..	9	9	0	100.
Flats and tenements..	—	—	—	—
Total.....	9	9	0	100.
From 116-125.	10	3	7	31.
Three-story dwellings..	0	0	0	0
Four-story dwellings..	41	17	24	33.33
Flats and tenements..	—	—	—	—
Total.....	51	20	31	39.21

APRIL 1, 1891, TO APRIL 1, 1892.

Streets.	Completed and offered for sale.	Sold.	Not Sold.	Per cent of whole sold.
From 59-72...	15	11	4	73.33
Three-story dwellings..	53	15	41	26.79
Four-story dwellings..	13	5	8	38.46
Flats and tenements..	—	—	—	—
Total.....	84	31	53	36.90
From 72-81...	11	2	9	18.18
Three-story dwellings..	61	35	25	58.33
Four-story dwellings..	11	2	9	18.18
Flats and tenements..	—	—	—	—
Total.....	82	39	43	47.58
From 81-93...	50	28	22	56.00
Three-story dwellings..	41	12	29	29.27
Four-story dwellings..	43	24	19	55.81
Flats and tenements..	—	—	—	—
Total.....	134	64	70	47.76
From 93-104..	64	32	32	50.00
Three-story dwellings..	14	5	9	35.71
Four-story dwellings..	30	9	21	30.00
Flats and tenements..	—	—	—	—
Total.....	108	46	62	42.59
From 104-116.	0	0	0	0
Three-story dwellings..	0	0	0	0
Four-story dwellings..	4	0	4	0
Flats and tenements..	—	—	—	—
Total.....	4	0	4	0
From 116-125.	11	1	10	9.09
Three-story dwellings..	0	0	0	0
Four-story dwellings..	15	6	9	40.00
Flats and tenements..	—	—	—	—
Total.....	26	7	19	26.92

## General Summary.

APRIL 1, 1890, TO APRIL 1, 1891.

	Filed.	Unfin. &c.	Not for sale.	Completed for sale.	Sold.	P. C. sold Not of those offered.
Dwellings.....	424	67	53	311	200	111 64.31
Flats and tenements..	240	37	22	181	112	69 61.86
	664	97	75	492	312	180 63.41

APRIL 1, 1891, TO APRIL 1, 1892.

	Filed.	Unfin. &c.	Not for sale.	Completed for sale.	Sold.	P. C. sold Not of those offered.
Dwellings.....	468	129	17	322	141	181 43.79
Flats and tenements..	172	47	9	116	46	70 39.65
	640	176	26	438	187	251 42.69

APRIL 1, 1890, TO APRIL 1, 1891.

Streets.	P. C. 3-sty dwellings sold.	P. C. 4-sty dwellings sold.	P. C. flats and tenem'ts sold.	P. C. sold total b'd'gs offered.
From 59- 72	0	65.5	80.95	72.
72- 81	87.12	56.	79.17	63.57
81- 93	73.4	48.15	32.43	59.49
93-104	70.97	100.	77.55	76.19
104-116	0	0	100.	100.
116-125	30.	0	33.33	39.21

APRIL 1, 1891, TO APRIL 1, 1892.

Streets.	P. C. 3-sty dwellings sold.	P. C. 4-sty dwellings sold.	P. C. flats and tenem'ts sold.	P. C. sold total b'd'gs offered.
From 59- 72	73.33	26.79	38.46	36.90
72- 81	18.18	58.33	18.18	47.58
81- 93	56.	29.27	55.81	47.76
93-104	50.	35.71	30.	42.59
104-116	0	0	0	0
116-125	9.09	0	40.	26.92

APRIL 1, 1890, TO APRIL 1, 1891.

### BEST SALES.

	Three-sty dwell'gs.	Four-sty dwell'gs.	Flats and tenem'ts.	Total of whole sold.
1.....	72- 81	93-104	104-116	104-116
2.....	81- 93	59- 72	59- 72	93-104
3.....	93-104	72- 81	72- 81	59- 72
4.....	104-125	81- 93	93-104	72- 81
5.....	.....	.....	116-125	81- 93
6.....	.....	.....	81- 93	116-125

APRIL 1, 1891, TO APRIL 1, 1892

### BEST SALES.

	Three-sty dwell'gs.	Four-sty dwell'gs.	Flats and tenem'ts.	Total of whole sold.
1.....	59- 72	72- 81	81- 93	81- 93
2.....	81- 93	93-104	59- 72	72- 81
3.....	93-104	81- 93	116-125	93-104
4.....	72- 81	59- 72	93-104	59- 72
5.....	116-125	.....	72- 81	116-125
6.....	104-116	.....	.....	104-116

## Statistics of Vacant West Side Lots.

THE DISTRICT BETWEEN FIFTY-NINTH AND ONE HUNDRED AND TWENTY FIFTH STREETS, WEST OF EIGHTH AVENUE—THE NUMBER IMPROVED AND UNIMPROVED DIVIDED INTO SECTIONS.

	*Total No. of lots in the district improved and unimproved.	No. vacant, May 1886.	No. vacant, Oct. 1889.	No. vacant, Oct. 1890.	No. vacant, Oct. 1892.	No. of lots improved between May 1886 and Oct. 1889.	No. of lots improved between Oct. 1889 and Oct. 1890.	No. of lots improved between Oct. 1890 and Oct. 1892.	Total number of lots which are now improved.
West of 8th av.:									
59th to 72d st....	3,105	2,412	1,828	1,760	1,612	1,293	68	148	1,493
72d to 86th st....	2,755	2,232	1,755	1,530	1,110	1,040	235	420	1,645
86th to 96th st....	2,304	1,993	1,585	1,482	1,118	667	104	374	1,186
96th to 110th st..	2,957	2,590	2,330	2,160	1,924	732	70	235	1,033
110th to 116th st.	1,110	1,056	1,009	984	775	112	54	9	135
116th to 125th st.	1,700	1,668	1,444	1,421	1,319	196	73	102	381
Total.....	*13,931	11,951	9,961	9,337	8,058	4,030	594	1,279	5,873

\*No parks or public places or the land lying west of 12th avenue and Riverside Park included in these totals. One, two and three-story frame buildings counted as vacant.

NUMBER OF LOTS NOW VACANT AND UNIMPROVED FRONTING ON AVENUES COMPARED WITH 1890.

	bet. 59th and 72d sts. Oct., 1890-92.	bet. 72d and 81st sts. Oct., 1890-92.	bet. 81st and 93d sts. Oct., 1890-92.	bet. 93d and 104th sts. Oct., 1890-92.
Central Park West, w s only	86	86	*26	26
Boulevard.....	73	73	51	49
	71	48	54	45
Columbus av.....	40	24	*20	16
	17	17	24	9
Manhattan av.....	.....	.....	.....	.....
	23	23	24	16
Amsterdam av.....	25	17	42	30
West End av and 11th av.....	46	46	38	30
	69	59	41	33
Riverside av, e s, only	96	96	69	64
Claremont av.....	.....	.....	.....	.....
	.....	.....	.....	.....
Total No. of lots fronting on avs.....	536	489	389	308
Total No. of lots fronting on sts.....	1,234	1,123	547	324
Total.....	1,870	1,612	936	632

## Epitome of sales for the whole district.

APRIL 1, 1890, TO APRIL 1, 1891.

	Three-story dwell'gs.	Four-story dwell'gs.	Flats and tenem'ts.	Total.
Completed and offered for sale.....	151	160	181	492
Sold.....	108	92	112	312
Not sold.....	43	68	69	180
Per cent of whole sold..	71.52	57.5	61.88	63.41
Per cent of whole unsold.	28.48	42.5	38.12	36.59

APRIL 1, 1891, TO APRIL 1, 1892.

	Three-story dwell'gs.	Four-story dwell'gs.	Flats and tenem'ts.	Total.
Completed and offered for sale.....	151	171	116	438
Sold.....	74	67	46	187
Not sold.....	77	104	70	251
Per cent of whole sold..	49	39.18	39.65	42.68
Per cent of whole unsold.	51	60.82	60.35	57.32





George Keister, Architect.

*First Baptist Church, north west corner Boulevard and Seventy-ninth Street.*



*New Grammar School, Amsterdam Avenue corner of Eighty seventh Street.*





Geo. Keister, Architect.

*Interior of First Baptist Church**The Ely School, Riverside Drive, corner of Eighty-sixth Street.*



	Bet. 104th and 116th sts. Oct. 1890-92	Bet. 116th and 125th sts. Oct. 1890-92	Total No. of vacant lots on avs. each side. Oct. 1890-92	Total No. of vacant lots on avs. both sides. Oct. 1890-92
Central Park West, w s only.	73 67	37 18	368 38	368 38
Boulevard.....	es, 93 78	72 72	459 442	883 837
	ws, 85 79	72 71	444 395	
Columbus av.....	es, 132 32	148 48	177 136	400 307
	ws, 169 69	156 40	203 171	
Manhattan av.....	es, 63 55	52 49	147 127	240 216
	ws, 36 36	29 29	93 89	
Amsterdam av.....	es, 87 83	60 57	237 205	575 495
	ws, 76 75	68 68	338 291	
West End av and 11th av.....	es, 116 11	71 71	245 196	520 418
	ws, 124 19	71 71	275 222	
Riverside av, e s only.....	81 72	68 68	489 466	489 466
Claremont av.....	es, ..	71 71	71 71	143 143
	ws, ..	72 72	72 72	
Total No. of lots fronting on avs.	735 676	705 654		3,618 3,210
Total No. of lots fronting on sts.	1,286 1,216	716 665		5,719 4,848
Totals.....	1,971 1,892	1,421 1,319		9,337 8,058

\*7-a to 77th st only, the balance being Manhattan square.

†West End avenue, north of 106th street, is the Boulevard.

‡Columbus avenue, between 110th and 122d streets, is called Morningside avenue.

NUMBER OF LOTS NOW VACANT AND UNIMPROVED FRONTING ON STREETS COMPARED WITH 1890.

	Bet Central Park W. and Columbus avs	Bet Columbus and Amsterdam avs	Bet Amsterdam and West End avs	Bet West End and Riverside avs	Total number of unimproved lots exclusive of these fronting on avs.
Streets from	1890-92	1890-92	1890-92	1890-92	1890-92
59th to 72d st....	316 244	129 104	308 308	471 467	1,234 1,123
72d to 81st st....	128 87	167 79	115 81	137 77	547 344
81st to 93d st....	267 160	319 197	219 208	229 211	1,064 766
93d to 104th st....	258 196	250 197	201 179	206 182	915 754
104th to 116th st....	198 182	353 349	486 483	206 202	1,243 1,216
116th to 125th st....	128 81	187 187	401 397	** **	716 665
Totals fronting on streets....	1,325 950	1,405 1,113	1,730 1,656	1,259 1,129	5,719 4,848

\*\* Lots in this division front either upon Boulevard, Claremont and Riverside avenues, consequently will be shown under those headings.

TABLE I.

BUILDINGS PLANNED BETWEEN 59TH AND 125TH STREETS, WEST OF CENTRAL PARK WEST AND 8TH AVENUE.

	No.	Estimated cost.	Average cost of each building.
1885.....	612	\$9,480,284	\$15,490
1883.....	932	14,904,000	15,991
1887.....	821	16,607,975	20,150
1888.....	522	10,383,500	19,880
1889.....	833	21,574,200	25,726
1890.....	804	17,872,350	22,331
1891.....	639	14,531,470	22,740
1892.....	645	15,151,925	23,189

TABLE II.

BUILDINGS PROJECTED FROM JANUARY, 1891, TO SEPTEMBER, 1892, CLASSIFIED.

	Flats and Tenements No.	Cost.	Private Dwellings No.	Cost.	Hotels, Stores, Churches &c. No.	Cost.	Miscellaneous, Stables, Factor's, &c. No.	Cost.
1889.....	379	\$10,973,500	420	\$8,372,000	12	\$1,816,800	28	\$111,900
1890.....	390	\$8,114,500	473	\$8,147,000	13	\$1,169,000	28	\$41,850
1891.....	164	\$4,306,000	423	\$7,988,750	11	\$1,891,000	41	\$345,720
1892.....	139	\$4,553,000	447	\$8,845,040	10	\$1,168,000	49	\$55,885

### The Big West Side Buildings of 1892.

The following is a list of the most important buildings between 59th and 125th streets, west of Central Park West and 8th avenue, the plans for which were filed at the Building Department during the past year. By big buildings, we mean those buildings which have been estimated to cost \$100,000 or over:

Location and character of Building.	Owner.	Cost.
Boulevard, n w cor 60th st, seven-story flat....	W. C. Flanagan.....	\$225,000
Central Park West, s w cor 82d st, ten-story hotel.....	A. S. Walker.....	350,000
Central Park West, w s, bet 103d and 104th sts, nine five-story flats.....	J. C. Barth.....	265,000
6 d st, s s, bet Boulevard and Columbus avs, seven-story hotel.....	T. H. Brush.....	40,000
65th st, s s, 100 w Boulevard, six three-story dwell'gs.....	T. Kilpatrick.....	108,000
66th st, s s, 300 e West End av, eight-story warehouse.....	W. E. Pruden.....	100,000
68th st, n s, 325 w 8th av, eight four-story dwell'gs.....	D. C. McKinlay.....	160,000
69th st, s s, 250 w Central Park West, six four-story dwell'gs.....	G. C. Edgar's Sons.....	150,000
69th st, s s, 100 e Columbus av, eight four-story dwell'gs.....	W. E. Diller.....	200,000
69th st, n s, 125 e Columbus av, ten four-story dwell'gs.....	W. M. Hall.....	210,000
70th st, s s, 125 w 10th av, eighteen two-story dwell'gs.....	C. F. Hoffman.....	154,000
70th st, s s, 150 w 10th av, six four-story dwell'gs.....	Mary A. Collieran.....	150,000
71st st, s s, 200 e West End av, ten three-story dwell'gs.....	J. A. Frame.....	160,000
72d st, n s, 245 e West End av, three four-story dwell'gs.....	J. W. Stokes.....	120,000
75th st, n s, 338 e Columbus av, eight four-story dwell'gs.....	J. C. Umberfield.....	200,000
75th st, n s, 100 w West End av, five five-story dwell'gs.....	C. G. Judson.....	200,000
76th st, n s, 225 w Central Park West, five four-story dwell'gs.....	C. W. Luyster.....	200,000
76th st, n s, 100 e Amsterdam av, five three-and-a-half story dwell'gs.....	H. F. Cook.....	100,000
76th st, s s, 300 e Amsterdam av, six four-story dwell'gs.....	E. Tipping.....	150,000
77th st, n s, 350 w 9th av, eight three-story dwell'gs.....	F. Aldhouse.....	200,000
80th st, n s, 125 w Columbus av, eleven four-story dwell'gs.....	Taylor & Giblin.....	242,000
81st st, s s, 100 w West End av, five three-story dwell'gs.....	B. S. Levy.....	100,000
81st st, s s, 175 w 8th av, six four-story dwell'gs.....	Foster & Livingston.....	150,000
85th st, s s, 175 w West End av, six three-story dwell'gs.....	C. G. Judson.....	108,000
85th st, s s, 350 w 9th av, eleven three-story dwell'gs.....	D. W. James.....	154,000
87th st, s s, 220 e Columbus av, six four-story dwell'gs.....	C. Buck & Co.....	162,000
87th st, n s, 125 e Columbus av, six four-story dwell'gs.....	J. Livingston.....	150,000

88th st, n s, 125 e Columbus av, sixteen four-story dwell'gs.....	J. Casey.....	400,000
90th st, n s, 170 w 9th av, four five-story flats.....	Conlan & Gannon.....	104,000
92d st, s s, 150 e Amsterdam av, eight three-story dwell'gs.....	J. Brown.....	176,000
96 h st, s s, 150 e Amsterdam av, five five-story flats.....	S. Panella.....	130,000
100th st, n s, 100 e Columbus av, six five-story flats.....	Dore Lyon.....	120,000
101st st, s s, 100 e Columbus av, six five-story flats.....	Dore Lyon.....	120,000
103d st, n s, 258 3 w Amsterdam av, four five-story brk flats.....	Sheridan & Byrne.....	100,000
106th st, n s, 100 e Amsterdam av, four five-story flats.....	F. Krupp.....	108,000
118th st, n s, 100 w 8th av, six five-story flats.....	R. E. Johnson.....	120,000
119th st, n s, 100 e Manhattan av, eight three-story dwell'gs.....	G. H. Johnson.....	120,000
120th st, n s, 300 w Amsterdam av, four-story building.....	Spenser Trask.....	300,000
Amsterdam av, s e cor 82d st, five five-story flats.....	Gordon Bros.....	125,000
Columbus av, s e cor 69th st, three five-story flats.....	E. Kilpatrick.....	140,000
Columbus av, s e cor 76th st, seven-story flat.....	L. Kahn.....	225,000
Columbus av, s w cor 85th st, three five-story flats.....	J. G. Prague.....	180,000
Columbus av, n w cor 88th st, three five-story flats.....	J. Casey.....	150,000
West End av, n w cor 84th st, six five-story flats.....	R. G. Platt.....	149,000
West End av, w s, bet 88th and 89th sts, eleven three-story dwell'gs.....	Duon Bros.....	194,000
West End av, s e cor 93d st, eight four-story dwell'gs.....	F. L. Smith.....	190,000
West End av, n w cor 93d st, six four-story dwell'gs.....	City Real Estate Co.....	110,000

BUILDINGS PLANNED BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE.

	No.	Estimated Cost.
1885.....	612	\$9,480,284
1886.....	932	14,904,000
1887.....	821	16,607,975
1888.....	522	10,383,500
1889.....	833	21,574,200
1890.....	804	17,872,350
1891.....	639	14,531,470
1892.....	645	15,151,925

### The Grand Boulevard.

BETWEEN FIFTY-NINTH AND EIGHTY-SIXTH STREETS.

We have chosen to again describe this important thoroughfare in detail. It is the finest artery, as well as the widest, running through the western side of the city, and is the most central avenue between the Central Park and the North River. It is, in fact, the very backbone of this section. Its improvement has been long delayed, owing to the absence of rapid transit, which is so much needed and, until recently, been so faint-heartedly agitated. If an elevated road or an open-cut road were forthcoming it would certainly result in an immediate activity in building on both sides of the thoroughfare as far up as Harlem.

The Grand Boulevard has come in for some attention from several sources. It is the home of several fine churches, an armory and some handsome private residences and flats, and it certainly should not be many years before it will present an appearance more in keeping with its deserts; but no one of judgment can fail to see that an avenue so centrally located, so noble in its width, and lined throughout its entire length with a stripway of park, can fail to improve as the years advance, regardless of the disadvantages to which it is subject.

It is now in a transition stage, as will be seen from the description of the lots given below. The transition is a comparatively slow one, but it will no doubt gain impetus in a short time. In the following description the amount of rock was gauged roughly, as well as the depth of some of the lots below grade, and they must be taken as being within a foot or so, more or less, of the actual measurement, which was made with the eye and not by tape:

	BETWEEN.	PRESENT CONDITION.
59th and 60th sts—	E. S.—Durland's Riding Academy.	
" "	—W. S.—Mineola stables, building on n w cor, two lots front.	
" "	One-story frame horse-shoeing shop next. Four-story flat building with store next, and three lots on s w cor occupied by the Boulevard Riding Academy, a one and two-story building.	
60th and 61st sts—	E. S.—Durland's Riding Academy.	
" "	—W. S.—Two two-story buildings, containing stores with apartments above, on the n w cor, saddlery and harness, painting and kalsomining and cigar and soda water stores. Next comes a three-story and attic flat and then four vacant lots, partly below grade, on the s w cor of 61st st.	
61st and 62d sts—	E. S.—All vacant; 4 or 5 feet below grade.	
" "	—W. S.—Unimproved. Several shanties on property; 10 to 18 feet below grade.	
62d and 63d sts—	E. S.—Four lots on n e cor, 10 to 12 feet below grade, have cellar built for improvement, which appears to have been abandoned. Four lots on s e cor 63d st, vacant, 1 to 5 feet below grade.	
" "	—W. S.—Four lots on n w cor 63d st are vacant, 10 to 15 feet below grade. The four lots on the s w cor 63d st are occupied by a seven and nine-story brick flat, which runs through to Columbus av.	
63d and 64th sts—	E. S.—All vacant. A few feet below grade.	
" "	—W. S.—Plaza, with fountain in centre and seats surrounding.	
64th and 65th sts—	E. S.—Two vacant lots on n e cor, then a one-story frame furniture and baggage store; next a vacant lot; then a frame two-story cottage, a one-story frame painter's shop, and a two-story mansard roof and store (four stories in all) brick house, furnishing store and apartments above. The lot on the s e cor of 65th st, a five-story brick store and flat.	
" "	—W. S.—Five-story brick and stone flat and stores on two lots, balance on 9th avenue. The balance of three lots, up to s w cor of 65th st, vacant, and about 15 to 18 feet below grade. A little rock on the corner.	
65th and 66th sts—	E. S.—Triangular plot, vacant, 106.1 feet in frontage.	
" "	—W. S.—Two-story brick building, liquor saloon and apartment above, on n w cor. One-story blacksmith shop adjoining. About three vacant lots next. Miller's coal yard and grain loft next, a two-story brick building with two five-story brick flats with stores occupying the s w cor of 66th st.	
66th and 67th sts—	E. S.—Four lots on n e cor 66th st; 2 or 3 feet below grade; next lot, forming an L through to 62d st is the five-story brick Tecumseh Club Building and the two lots on the s e cor of 67th st are occupied by two story frame liquor saloon and one story frame horseshoeing shed.	



- 66th and 67th sts.—W. S.—Frame cottage on lot on n w cor of 66th st. Balance vacant, with rock on, from 6 to 15 feet above grade.
- 67th and 68th sts.—E. S.—Twenty-second Regiment Armory.  
—W. S.—Five buildings on four lots on the n w cor, comprising four four-story brick, with a liquor saloon, an undertaker, a bakery and a store, all with apartments above, and a four-story frame, with a butcher's store and apartments. A lot adjoining vacant. The 75 feet on the s w cor covered with three-story high stoop frame stores and apartments built on a few feet of rock above grade.
- 68th and 69th sts.—E. S.—Bloomington Reformed (Dutch) Church and parsonage on 100 feet frontage on n e cor of 68th st. The remaining four lots on the s e cor of 69th st, vacant, are some 12 feet below grade, and are covered with a quantity of stone suitable for building foundations and cellars.  
—W. S.—Three-story frame cottage on two lots on n w cor of 68th st. Four cottages on the next three lots built on 5 to 9 feet of rock above grade. Next lot vacant and partly covered with a few feet of rock. The three remaining lots on the s w cor of 69th st covered with old shanties and stores built on a few feet of rock.
- 69th and 70th sts.—E. S.—Entire front vacant; about even with grade.  
—W. S.—This entire block running through to Amsterdam av is now occupied by the seven-story brick and stone Nevada Hotel.
- 70th and 71st sts.—E. S.—The entire front unimproved and about even with grade. The lot on the n e cor of 71st st has two shanties on it, while the four lots on the s e cor of 71st st are under cultivation and present an attractive appearance.  
—W. S.—Triangular park plot of about five lots vacant; even with grade.
- 71st and 72d sts.—E. S.—About five lots on the n e cor of 71st st vacant and under cultivation; about 6 or 7 feet below grade. The balance on the s e cor 72d st occupied by part of handsome five-story light stone front residence.  
—W. S.—Christ Episcopal Church on 100 feet frontage. Vacant plot adjoining, while on the four lots on s w cor 72d st is the handsome new five and six-story brick and stone Colonial Club House.
- 72d and 73d sts.—E. S.—Vacant triangular grass plot; even with grade.  
—W. S.—Five vacant lots on n w cor of 72d st, 4 or 5 feet below grade. On the three remaining lots on the s w cor of 73d st is the Rutger's Riverside (Pre-byterian) church.
- 73d and 74th sts.—E. S.—Three three-story attic and basement brick and stone front ornate dwellings on the n e cor of 73d st, and the remainder of the front occupied by part of the "Loring" flat, a five-story apartment house with stores.  
—W. S.—Vacant; 10 feet more or less below grade.
- 74th and 75th sts.—E. S.—Three lots on n e cor of 74th st occupied by one and two-story shanties and stores, the latter rented by a plumber, two carpenters and builders and a saddler. A three-story brick liquor saloon and restaurant adjoining, with rooms above; a three-story frame liquor and grocery store next; a two story furnace and range shop next, and the remaining 40 feet or so occupied by part of the Dakota livery and boarding stables.  
—W. S.—Two two-story brick houses, with fish and oyster store, etc., on first floor, on n w cor of 74th st, about 105 feet vacant, about even with grade, and the balance occupied by two five-story brick and stone flats with stores, on the s w cor of 75th st.
- 75th and 76th sts.—E. S.—Four two-story brick stores on the three lots on the n e cor of 75th st; the balance unimproved; about even with grade.  
—W. S.—Two-story and attic frame villa on five lots on the n w cor of 75th st, situated about 10 feet above grade. Five-story brick flat and stores on balance, on s w cor 76th st.
- 76th and 77th sts.—E. S.—Vacant. Partly 2 to 3 feet, more or less, below grade.  
—W. S.—A five-story and attic flat and stores, 100 feet front on the n w cor 76th st. Four vacant lots on the s w cor 77th st, about even with grade.
- 77th and 78th sts.—E. S.—Lot on n e cor 77th st, vacant. Five lots adjoining, covered with old three-story stores and apartment buildings. Two lots on s e cor 78th street, vacant. Nearly even with grade.  
—W. S.—Ten five-story flats, covering whole front, with stores.
- 78th and 79th sts.—E. S.—160 feet of this front used in one-story stable, about 18 feet in depth, leaving both corners unoccupied and 5 or 6 feet below grade, excepting ascending slope on about 20 feet on the n e cor of 78th st.  
—W. S.—Front covered with greenhouses of D. Clarke & Son, florists, &c.
- 79th and 80th sts.—E. S.—Vacant. Average of about 6 feet of rock above grade on the entire front.  
—W. S.—Four lots on n w cor of 79th st is a new brick and stone Baptist Church, the balance is covered with one-story, one-story and attic and two-story high stoop frame houses and stores.
- 80th and 81st sts.—E. S.—Entire front unimproved. Two lots on n e cor of 80th street occupied by frame shanties containing a garden seed store and an express office, with a shoe shop in rear, while the other six lots are vacant and ready for improvement. About even with grade.  
—W. S.—Three-story brick stores and tenements cover the four lots on the n w cor of 80th street. A five-story brick flat with stores adjoins these; then come a one-story frame liquor saloon, a one-story frame bakery and a three-story brick store and tenement, the last on the s w cor of 81st st.
- 81st and 82d sts.—E. S.—Three lots on the n e cor 81st street vacant, 3 feet below grade. A two-story frame shop comes next. The balance of four lots on the s e cor of 82d street is covered with four five-story brick flats and stores.  
—W. S.—Covered with one and two-story frame shanties and stores.
- 82d and 83d sts.—E. S.—Unimproved; about 15 feet below grade; all vacant, except the two lots on the n e cor 82d street, which are occupied by shanties.  
—W. S.—Vacant, some 2 or 3 feet below grade and prettily laid out as a vegetable garden.
- 83d and 84th sts.—E. S.—Two five-story and attic brick and stone flats and three stores on two lots on the n e cor of 83d street. Next lot vacant, a two-story frame liquor saloon adjoining. Balance of four lots on s e cor of 84th street, vacant, sloping down to a depth of about 10 feet below grade.  
—W. S.—On three lots on the northern corner of 83d st is a seven-story flat. Next lot vacant, 10 to 15 feet below grade, while the four lots on the corner of 84th st contains four five-story brick flats with entrances on 84th st.
- 84th and 85th sts.—E. S.—The n e cor 84th st is a six-story brick boarding stable, a two-story and attic brick tenement and ornamental glass store, with two-story frame house in rear, on the lot adjoining. Balance vacant, from 2 to 12 feet below grade.  
—W. S.—Three-story and attic ornate house on about 75 feet on the n w cor, vacant lot adjoining. Balance on s w cor, being four five-story brick flats.
- 85th and 86th sts.—E. S.—Vacant; an ascending slope of ground.  
—W. S.—Unimproved; 16 to 20 feet below grade. Contains shanty and vegetable garden under cultivation.

## BETWEEN EIGHTY-SIXTH AND ONE HUNDREDTH STREETS.

## PRESENT CONDITION.

- 86th and 87th sts.—E. S.—Vacant; 7 feet below grade in front, ascending toward the rear of the lots to a point nearly level with grade; evidences of rock below the surface.  
—W. S.—Vacant; 12 to 14 feet below grade. Under cultivation, all but part of the two corners, which have a quantity of loose stone on them.
- 87th and 88th sts.—E. S.—Vacant, partly under cultivation. About two lots in the centre have rock on toward the rear about 10 feet above grade; the remaining ground in front is 4 or 5 feet below grade.  
—W. S.—Vacant; the four lots on the n w cor of 87th street are 6 to 9 feet below grade and under cultivation; the other four lots are 4 to 5 feet below grade and have a quantity of loose rock on them.
- 88th and 89th sts.—E. S.—One-story brick liquor saloon on the n e cor of 88th street. The other seven lots are vacant and under cultivation; a few feet below grade.  
—W. S.—Four five-story brick and stone front tenements and corner store by Equier & Whipple on the n w cor of 88th street. The balance under cultivation, a few feet below grade.
- 89th and 90th sts.—E. S.—Vacant, all but two lots near the centre occupied by the lot-houses of Koch, the florist and gardener; the balance 1 to 6 feet below grade.
- 90th and 91st sts.—E. S.—Unimproved, the two lots on the n e cor of 90th st covered with three shanties; balance vacant; a few feet below grade in front and sloping upward toward the rear.  
—W. S.—Vacant; 5 to 6 feet below grade; prettily cultivated.
- 91st and 92d sts.—E. S.—A one-story shanty and store on the two lots on the n e cor of 91st st; balance of six lots vacant, four of them having 3 to 10 feet of rock on above grade.  
—W. S.—Vacant; the n w cor of 91st st even with grade and covered with loose rock; the next lot is partly even with grade and partly below. The balance is 4 to 6 feet below.
- 92d and 93d sts.—E. S.—Five lots on n e cor of 92d street are vacant, with some rock partly on the rear, 4 or 5 feet above grade. Then comes a two-story high stoop frame cottage, and then two vacant lots on the s e cor of 93d street, even with grade.  
—W. S.—Five five-story brick and stone front flats and stores built by Fred. W. Bollwege, adjoining lot vacant. A one-story and attic shanty and a frame stable shed adjoining, and a two-story frame liquor saloon, the last on the s w cor of 93d street.
- 93d and 94th sts.—E. S.—Two-story and attic frame orphan asylum on the two lots on the n e cor of 93d street. The balance vacant, a few feet above grade and covered with trees.  
—W. S.—Four lots on the n w cor of 93d street, even with grade, occupied by hot-house and garden of Ed. Smyth, florist. Next comes a one-story frame shed, then a vacant lot even with grade, and then, on two lots, on the s w cor of 94th street, a two-story and attic high stoop frame cottage on ground even with grade.
- 94th and 95th sts.—E. S.—The lot on the n e cor of 94th street vacant, even with grade. Then four adjoining lots vacant; 6 feet of ground above grade, with rock showing underneath. Three five-story brick and stone front flats and corner store on three lots on the s e cor of 95th street.  
—W. S.—Vacant; even with grade. Partly rocky in rear, near the s w cor of 95th street.
- 95th and 96th sts.—E. S.—Weber & Bunk's wood, horse-shoeing and feed establishment, with frame sheds, on four lots on the n e cor of 95th street. One-story frame liquor saloon on adjoining lot. Two vacant lots next, even with grade, and four two-story frame dwellings and store on the lot on the s e cor of 96th street.
- W. S.—Three lots on the n w cor of 95th street vacant; under cultivation and even with grade. Two-story frame dwelling on next lot, a one-story frame stable and wagon shed on the adjoining two lots, and two vacant lots next, on the s w cor of 96th street, 3 or 4 feet below grade.
- 96th and 97th sts.—E. S.—Vacant; 5 to 7 feet of soil above grade.  
—W. S.—Vacant, under cultivation; 2 to 5 feet below grade.
- 97th and 98th sts.—E. S.—A one-story frame shop on the n e cor of 97th street occupied by H. Ludwig. A two-story frame house and two one-story and attic frame houses on the three adjoining lots. A shed on the next lot and three lots vacant, shanties near the rear.  
—W. S.—Vacant, under cultivation; 4 to 10 feet below grade.
- 98th and 99th sts.—E. S.—Geo. Thompson's coal office on the n e cor of 98th street. The balance vacant. About 3 feet below grade; the three lots adjoining the coal office have a 10-foot fence around them.  
—W. S.—Three lots on the n w cor 99th st, covered with shanties, and 12 to 14 feet below grade. The balance under cultivation, 12 to 13 feet below grade.
- 99th and 100th sts.—E. S.—All vacant, even with grade and under cultivation except the s e cor of 100th st, on which a one-story and attic frame stable stands.  
—W. S.—Frame cabin on the n w cor of 99th st. Balance vacant, under cultivation, and 10 to 15 feet below grade.
- 100th and 101st sts.—E. S.—The lot on the n e cor 100th st, occupied by a five-story brick store and flat. Three lots adjoining, vacant. Then comes a two-story, high stoop, frame dwelling occupying about two lots, and then two lots vacant, on the s e cor of 101st st; all even with grade; rocky ground.  
—W. S.—The Boulevard House, a three-story frame liquor saloon with apartments on the n w cor 100th st. The balance vacant; even with grade and under cultivation.
- 101st and 102d sts.—E. S.—Two-story frame house and stable on three lots on the n e cor of 101st st; balance of five lots vacant, two on grade and three on the s e cor of 102d st, 4 to 5 feet below grade.  
—W. S.—Vacant, the three lots on the n e cor of 101st st about even with grade and the five lots on the s w cor of 102d st mostly 6 to 9 feet above grade, soil to appearances.
- 102d and 103d sts.—E. S.—Vacant; under cultivation, and about even with grade.  
—W. S.—Vacant; 10 to 15 feet of rock; above grade, with two-story frame dwelling in rear of lot on s w cor 103d st.
- 103d and 104th sts.—E. S.—A one-story frame wagon factory on the n e cor of 103d st; a one-story frame horse-shoeing shed next; two vacant lots adjoining, about even with grade; two five-story brick and stone flats, with corner store, on about four lots adjoining.  
—W. S.—Vacant; 10 to 12 feet of rock on; above grade.
- 104th and 105th sts.—E. S.—About 100 feet frontage, vacant, 4 to 5 feet below grade; occupied by a brick and stone Baptist Church and one-story brick school, then a one-story and attic frame cottage. The balance of two lots, on the s e cor of 105th st, vacant; 4 feet below grade.  
—W. S.—Vacant; about even with grade.
- 105th and 106th sts.—E. S.—The four lots in the triangular plot on the n e cor of 105th st, about 2x10x6x105, are vacant and 8 to 9 feet below grade. In their rear are two four-story,



high stoop, brownstone front flats, Nos. 237 and 239 West 105th st. Balance of Boulevard front vacant, except the s e cor of 106th st and a few frame shanties.

“ “ —W. S.—Three-story high stoop frame villa, with mansard roof, on four lots on the n w cor of 105th st, surrounded by garden and grounds; villa covered with creeping plants. The four lots on the s w cor of 106th st are vacant and partly even with grade.

106th and 107th sts—E. S.—Vacant; 9 to 10 feet below grade. Four lots on the n e cor of 106th street, under cultivation.

“ “ —W. S.—Triangular vacant plot with a quantity of loose stone upon it.

107th and 108th sts—E. S.—Seven lots vacant; about 7 feet below grade. A two-story brk store and flat on the s e cor of 108th street.

“ “ —W. S.—Vacant, covered with a few feet of rock, above grade.

108th and 109th sts—E. S.—Unimproved; 4 to 8 feet below grade. Two shanties and sheds on two or three lots.

“ “ —W. S.—Vacant; about even with grade, excepting on s w cor of 109th street, in rear of lot, is a two-story brick stable.

109th and 110th sts—E. S.—Vacant; all but a frame shanty on about two lots adjoining the s e cor of 110th street; 7 feet below grade.

“ “ —W. S.—The front covered with frame stores and apartments, etc.—a two-story grocery, a two-story shoe store, a one-story carpenter and builder shop, candy, meat and liquor stores, all two stories high, and a hotel on the s w cor of 110th street.

An analysis of the forty-eight frontages between 86th and 110th streets gives the following results. The figures are also reproduced in a parallel column for the Boulevard fronts between 59th and 86th streets.

—Bet 86th st and 110th sts—			—Bet 59th and 86th sts—		
East side.	West side.	Total.	East side.	West side.	Total.
No. of block fronts*....	24	48	26	25	51
No. of lots.....	192	381	204	197	401
Lots improved about.....	14	29	50	40	90
Lots unimproved about.....	178	352	154	157	311
No. of flats.....	7	16	12	17	29
No. of private houses.....	0	1	3	1	4
Miscellaneous buildings..	2	3	11	6	17
No. of old brick and frame buildings, etc.....	39	62	30	60	90

\* Excluding park fronts.

+ These are not all 100 feet deep, while many are more or less than 25 feet wide.

‡ These include lots on which there are old frame and brick buildings, etc.

It will be noticed that between 59th and 86th streets there are more than three times as many lots improved as there are between 86th and 110th streets, though there are nearly as many block fronts in the latter as there are in the former. There are thirteen more flats built up and three more private houses. Indeed, there may be said to be not a single modern private dwelling built fronting on the Boulevard between 86th and 110th streets. The one in the table is the large frame residence on the northwest corner of 105th street, which we have placed under the list of private houses, as it cannot be classed with the old frame buildings of a shanty character. So that of a total of 281 available lots, between 86th and 110th streets, 352 lots are still unimproved.

### Central Park West.

BETWEEN.	PRESENT CONDITION.
60th and 61st streets	—Occupied by Durland's Riding Academy.
61st and 62d	“ —Occupied partly by the Van Norman Institute, rest vacant.
62d and 63d	“ —Entire front vacant.
63d and 64th	“ —Saloon, stable and two old shanties, all frame, rest vacant.
64th and 65th	“ —Entire front vacant.
65th and 66th	“ —One shanty, seven lots vacant.
66th and 67th	“ —One shanty on the southwest corner, seven lots vacant.
67th and 68th	“ —Entire front vacant. Three to six feet of rock on part of the ground.
68th and 69th	“ —Entire front vacant.
69th and 70th	“ —Four or five frame houses on 100 feet. The four lots on the northwest corner of 69th street vacant, two or three of them having rock on about twelve to fifteen feet high, the highest rock along the whole avenue.
70th and 71st	“ —Five frame shanties and dwellings, including a saloon. The rest vacant.
71st and 72d	“ —Hotel Majestic in course of erection on entire front.
72d and 73d	“ —The handsome and imposing “Dakota” apartment house.
73d and 74th	“ —Entire front vacant.
74th and 75th	“ —Two lots on the 74th street corner vacant, while the ten-story hotel St. Remo occupies the balance of block.
75th and 76th	“ —Frame saloon on the northwest corner, seven lots vacant.
76th and 77th	“ —Entire front vacant.
77th and 81st	“ —American Museum of Natural History.
81st and 82d	“ —The “Hotel Beresford” takes up the entire frontage.
82d and 83d	“ —The whole front covered with six flats.
83d and 84th	“ —Three seven-story flats on the northwest corner of 83d street, while the southern corner of 84th street contains four five-story brick dwellings.
84th and 85th	“ —The whole front covered by nine four-story dwellings.
85th and 86th	“ —One frame house on the northern corner of 85th street. Seven lots vacant.
86th and 87th	“ —The old grounds of the Manhattan Athletic Club.
87th and 91st	“ —A five-story flat on 87th street; the balance of the four blocks vacant.
91st and 92d	“ —An institution on the southern corner of 92d street—an old two-story attic and basement structure. The rest vacant.
92d and 93d	“ —Shanty on the 93d street corner. Rest vacant.
93d and 94th	“ —Two five-story brick and brownstone flats in the middle of the block. The rest vacant.
94th and 95th	“ —A five-story brick flat on corner of 95th street; the rest vacant; 15 to 20 feet below grade.
95th and 96th	“ —One shanty; seven lots vacant.
96th and 97th	“ —Entire front vacant.
97th and 98th	“ —One house; seven lots vacant.
98th and 99th	“ —One shanty; seven lots vacant.
99th and 100th	“ —Three-story brick saloon on the northern corner of 99th street; seven lots vacant.
100th and 101st	“ —One and four-story brick building on the northern corner of 100th street; six lots vacant.
101st and 102d	“ —Entire front vacant; 10 to 10 feet below grade.
102d and 103d	“ —Shanty on northern corner of 102d street; three adjoining lots vacant. Plot of 100 feet on southern corner of 103d street occupied by three five-story flats.
103d and 104th	“ —Entire front covered by nine five-story flats.
104th and 105th	“ —Four five-story flats on 104th street corner; balance vacant.
105th and 106th	“ —Cancer Hospital, covering about six lots; the balance on the northern corner of 105th street vacant.

106th and 107th “ —One five-story brownstone front flat, the “Ella,” adjoining the southwest corner of 107th street, two five-story brick flats 25 feet north 106th street; four lots vacant.

107th and 110th “ —Three blk ck fronts vacant, about 15 to 25 feet below grade; Elevated road runs by the 110th street corner.

An analysis of the property improved and unimproved shows the following results:

Total No. of block fronts.....	50
Total No. of lots (about).....	402
No. of lots improved.....	127
No. of lots unimproved.....	275
No. of flats and apartment houses and hotels.....	27
No. of private residences.....	13
Miscellaneous buildings, including riding academy, hospital, club stand, museum, etc.....	6
No. of old houses, stables, shanties, etc., nearly all frame (about).....	30

It will thus be seen that only about one-third of the frontage has been improved, and that the balance is open to improvement. In the number of lots improved, in the above table, the four blocks occupied by the Museum count thirty-two lots alone. Durland's takes in about ten lots, while the Dakota and Beresford each covers eight lots on the avenue front, St. Remo about six lots, and the Majestic a block front not to speak of it, street frontage, which here is not taken into consideration, as only the avenue fronts are dealt with.

The improvements on the avenue thus far seem to point to its being occupied, from a residence point of view, mainly by first-class flats and apartment hotels. It is, indeed, the natural avenue for such buildings, for it gives a superb view of Central Park and will never have any buildings opposite, advantages which, sooner or later, will make their influence felt. A number of handsome residences will no doubt also creep in here and there.

### Columbus Avenue.

#### ITS RAPID ABSORPTION OF VACANT LOTS.

In previous articles THE RECORD AND GUIDE has given a list of the vacant lots on 5th avenue, Central Park West and the Boulevard. The block fronts on each of these thoroughfares were described, with the improvements on them, as well as the lots not improved. To speak of the improvements on Columbus avenue several years ago would have been a very easy task, for they were very few; but to enumerate them all now would occupy very considerable space, as they cover that avenue for almost the entire distance between 59th and 110th streets. A glance, however, at the lots still unimproved on Columbus avenue between those streets will prove of interest, for it shows how comparatively little property there is left to be built over on that thoroughfare. We give the full list up to December, 1892, which is as follows:

#### UNIMPROVED LOTS ON COLUMBUS AVENUE, BETWEEN FIFTY-NINTH AND ONE HUNDRED AND TENTH STREETS.

Location.	Condition.	No. of lots.
Southeast cor 60th st.....	Level with grade.....	3
East side, 50 n 60th st.....	Fenced in.....	1
Northwest cor 62d st.....	Covered with frame buildings.....	5
Southwest cor 63d st.....	Four-story frame building.....	1
Northeast cor 65th st.....	Rock 15 to 17 feet high.....	4
Northwest cor 66th st.....	Level with grade.....	4
East side, 66th and 67th sts.....	2 to 12 feet of rock on.....	8
Northeast cor 67th st.....	5 to 6 feet below grade.....	4
Northeast cor 68th st.....	Abt 6 feet below grade.....	4
Southwest cor 70th st.....	About level with grade.....	4
Southeast cor 74th st.....	Level with grade.....	4
East side, bet 75th and 76th sts..	Partly level with grade; partly below.	8
Southeast cor 77th st.....	4 to 5 feet below grade.....	4
West side, bet 78th and 79th sts..	Level with grade.....	1
West side, bet 79th and 80th sts....	{ Four lots, northwest cor 79th st, 2 to 25 feet rock on; four on southwest cor 80th st, 6 to 7 feet above grade..	8
Northwest cor 80th st.....	Partly on grade; few feet of rock on..	2
Northeast cor 81st st.....	{ Partly on grade, partly 8 feet below; rocky.....	4
West side, 25.8 n 82d st.....	One-story store.....	1
West side, 76.8 n 82d st.....	Old frame church on.....	2
Northwest cor 83d st.....	Nearly all even with grade.....	4
Northwest cor 84th st.....	Few feet below grade.....	4
Southeast cor 85th st.....	{ Partly few feet below and partly above grade.....	4
East side, bet 85th and 86th sts....	5 to 6 feet below grade.....	8
Southwest cor 88th st.....	5 to 6 feet below grade.....	2
Northwest cor 88th st.....	Level with and below grade.....	4
Southwest cor 101st st.....	{ 8 to 9 feet below grade; frame houses in rear.....	4
West side, bet 103d and 104th sts..	Few feet above grade.....	8
Southwest cor 105th st.....	2 to 6 feet of rock on.....	4
Northwest cor 106th st.....	On grade; frame building on.....	1
East side, bet 108th and 109th sts..	Level with grade.....	8
West side, bet 108th and 109th sts..	Frame sheds, etc.....	8
East side, bet 109th and 110th sts..	“L” road structure runs across.....	8
West side, bet 109th and 110th sts..	10 to 14 feet of rock on.....	8
Total.....		147

We give below a complete analysis of the figures for Central Park West, Columbus avenue and the Grand Boulevard, between 59th and 110th streets:

	Central Park West.	Columbus av, E. and W. sides.	Grand Boulevard, E. and W. sides.
Number of block fronts*.....	50	104	99
Number of lots.....	402	796	782
Lots improved, about.....	127	649	119
Lots unimproved, about.....	275	147	663
Number of flats and hotels.....	37	390	45
Number of private houses.....	13	6	5
Miscellaneous buildings.....	6	10	20
Number of old brick and frame buildings, etc.....	30	20	152

\* Excluding park fronts.

+ These are not all 100 feet deep, while many are more or less than 25 feet wide.

‡ These include lots on which there are old frame and brick buildings, etc.



## Mortgage Loans by Institutions on New York and Brooklyn Realty.

OVER \$68,000,000 LOANED AT FROM 4 TO 6 PER CENT FROM JANUARY 1 TO DECEMBER 1, 1892.

THE TITLE GUARANTEE AND TRUST CO. HEADS THE LIST WITH LOANS OF \$15,856,672, OR MORE THAN 23 PER CENT OF THE TOTAL AMOUNT LOANED—A TABLE WHICH GIVES A VOLUME OF INFORMATION AT A GLANCE—FACTS CLEARLY AND CONCISELY STATED.

The accompanying table, made up from the files of THE RECORD AND GUIDE, shows the number of loans made by banks, insurance and trust companies from January 1 to December 1, 1892, and the amount involved, together with the rates of interest charged. The figures for New York and Brooklyn are given separately and the names of the heaviest lenders in each city is given, so that it can be readily seen where the money came from to roll up a total of \$68,009,914 in eleven months, exclusive of \$36,273,000 loaned on franchises, stock, etc., which is not included in our figures.

The Equitable Life made the largest single loan, viz.: \$1,325,000 on the King Model houses at 7th and 8th avenues, 137th and 138th streets, the rate being 6 per cent.

The New York Life made the next largest loan, \$850,000, on the reconstructed Bennett building, Nassau, Fulton and Ann streets, at 6 per cent.

pany borrowed \$250,000, at the same rate, from the New York Life Insurance and Trust Co. on 41st street realty.

The glory of making a loan of nearly \$100 per square foot of ground belongs to the Albany County Savings Bank, which advanced \$125,000, at 4½ per cent, on that choice corner, embracing only 1,440 square feet, southeast corner of Broadway and Pine street. The same bank loaned \$185,000 at the same rate, on a William street business building (No. 97, etc.)

About the largest Harlem loan (after the King Model houses) was secured by the Manhattan Savings Institution, which put up \$300,000 on Koch's stores on 125th and 124th streets. The rate was 4½ per cent. Other large Harlem loans include \$180,000 by the German Savings Bank, at 6 per cent, on the northwest corner of St. Nicholas avenue and 118th street; and \$130,000, at 5 per cent, by the Manhattan Life, on a storage warehouse at St. Nicholas avenue and 123d street.

The Washington Life advanced \$250,000 at 5 per cent on the northwest corner of 11th avenue and 54th street, with water lots, etc., and the Home Life loaned \$350,000 at 4½ and 5 per cent on the same kind of property at Avenue A and 19th street; \$275,000 of Germania Life cash was advanced on the Lorenz, in East 72d street; \$120,000 belonging to the Bowery Savings Bank went into Sedgwick avenue realty at 4½ per cent; a quarter of a million was put up by the Dime Savings Bank, of Brooklyn, on the New Amsterdam Hotel, 4th avenue and 21st street, and \$120,000 on the odd-shaped structure, corner of 6th avenue and 11th street. The Brooklyn

## NEW YORK CITY.

	—4 per cent.—		—4¼ per cent.—		—4½ per cent.—		—5 per cent.—		—5½ per cent.—		—6 per cent.—		—Total.—	
Bank for Savings.....	1	\$80,000	..	....	18	\$1,304,500	3	\$470,000	..	....	..	....	22	\$1,854,500
Bowery Savings Bank .....	4	91,000	..	....	37	992,800	21	205,500	..	....	..	....	62	1,289,300
Dry Dock Savings Bank .....	..	....	..	....	60	928,500	3	27,000	..	....	..	....	63	955,500
East River Savings Inst .....	..	....	..	....	4	43,000	27	390,500	..	....	..	....	31	433,500
Emigrant Ind. Savings Bank .....	..	....	..	....	168	1,935,900	..	....	..	....	1	17,500	169	1,953,400
Equitable Life Assur. Soc .....	..	....	..	....	..	....	26	767,720	..	....	2	1,450,000	28	2,217,720
Farmers' Loan and Trust Co .....	..	....	..	....	..	....	34	746,500	..	....	1	62,000	35	808,500
Franklin Savings Bank .....	..	....	..	....	2	20,000	30	450,200	..	....	..	....	32	470,200
German-Amer. R. E. T. G. Co .....	..	....	..	....	1	6,500	6	89,000	..	....	20	615,000	27	734,500
German Savings Bank .....	..	....	..	....	..	....	..	....	..	....	78	1,443,200	78	1,443,200
Germania Life Ins. Co .....	..	....	..	....	..	....	57	1,494,000	..	....	7	270,000	64	1,764,000
Greenwich Savings Bank .....	..	....	..	....	36	637,000	7	67,900	..	....	..	....	43	704,900
Harlem Savings Bank .....	..	....	..	....	..	....	135	514,900	..	....	..	....	135	514,900
Lawyers' Title Ins Co .....	1	60,000	..	....	..	....	..	....	..	....	..	....	1	60,000
Manhattan Life Ins. Co .....	..	....	..	....	..	....	4	192,500	..	....	..	....	4	192,500
Manhattan Savings Inst .....	..	....	..	....	8	471,000	3	40,000	..	....	..	....	11	511,000
Metropolitan Life Ins. Co .....	..	....	..	....	..	....	40	988,300	..	....	..	....	40	988,300
Mutual Life Ins. Co .....	..	....	..	....	..	....	178	5,692,400	1	30,000	11	573,000	190	6,295,400
New York Life Ins. Co .....	..	....	..	....	..	....	74	2,358,750	6	156,000	5	1,190,600	85	3,705,350
N. Y. Life Ins. and Trust Co .....	1	77,000	..	....	18	805,000	12	218,000	..	....	1	5,000	32	1,105,000
Seamen's Bank for Savings.....	..	....	1	700,000	28	830,000	1	6,000	..	....	..	....	30	1,536,000
Title Guarantee and Trust Co.....	45	1,618,000	1	24,000	109	1,948,500	194	3,637,500	..	....	30	1,336,650	379	8,564,650
United States Life Ins Co .....	..	....	..	....	..	....	48	1,187,500	..	....	5	75,000	53	1,262,500
United States Trust Co .....	..	....	..	....	42	1,261,000	55	1,703,000	..	....	3	56,900	100	3,020,900
Washington Life Ins. Co .....	..	....	..	....	..	....	44	1,263,000	..	....	2	50,000	48	1,343,000
All other Banks & Trust Co's. ....	1	12,000	..	....	126	3,136,000	153	3,373,772	1	35,000	76	1,128,912	357	7,685,684
Total .....	53	\$1,938,000	2	\$724,000	657	\$14,319,700	1,155	\$35,877,942	8	\$221,000	242	\$8,333,732	2,117	\$51,414,424

## KINGS COUNTY.

Title Guarantee and Trust Co.....	..	..	..	..	870	4,144,500	..	..	234	3,147,532	1,104	7,292,022		
Mutual Life Ins. Co., New York...	..	..	..	..	71	886,100	..	..	25	281,850	96	1,167,950		
Williamsburgh Savings Bank.....	..	..	..	..	858	1,450,400	..	..	1	700	339	1,451,100		
Equitable Life Assur. Soc. ....	..	..	..	..	2	10,500	..	..	1	4,000	3	14,500		
All other Banks, Ins & Trust Co's	10	50,000	..	..	58	1,290,500	445	3,412,070	25	99,400	142	1,817,948	680	6,639,913
Total .....	10	\$50,000	..	..	58	\$1,290,500	1,726	\$9,903,570	25	\$99,400	403	\$5,252,020	2,222	\$16,595,490

Grand total for New York and Brooklyn..... \$68,009,914

The New York Life also loaned \$400,000 at 5 per cent. on Broad and New street property and \$300,000 on the Hotel Vendome.

Next follows the loan of \$700,000 at 4¼ per cent. by the Seamen's Bank for Savings on the old Booth's Theatre property at 6th avenue and 23d street, now owned by James McCreery. The Mutual Life Insurance Company made twelve large loans ranging from \$110,000 to \$450,000, all but two bearing 5 per cent. interest, the exceptions being \$260,000 on the Sevilla, in 58th street, and \$150,000 on unimproved property at Kingsbridge road and 170th streets. The \$450,000 loan was on the Nevada at the Boulevard, 69th and 70th streets. Other loans on hotels by the Mutual include \$200,000 on the Beresford; \$200,000 on the Beresford "annex," and \$150,000 on the Graham, at Madison avenue and 89th street. The same company advanced \$175,000 on the Amidon, at the Boulevard and 83d street; \$225,000 on the Milano, in 58th street, west of 6th avenue; \$240,000 on the Mott property, at 2d avenue and 134th and 135th streets; \$180,000 on the storage warehouse, at 11th and 13th avenues, 27th and 28th streets, the latter being a second mortgage coming after \$720,000. The Mutual also took a theatre loan, viz.: \$200,000 on the new Empire, at Broadway and 40th street.

The Bank for Savings has shown a preference, in its large loans, for hotels. Its advances include \$450,000 on the San Remo, on Central Park West; \$700,000 on the Savoy, at 5th avenue and 59th street, both at 5 per cent; and \$275,000 on the Grenoble, at 7th avenue and 56th street, at 4½ per cent. The Bank for Savings loaned \$400,000 on the Lincoln Safe Deposit Co.'s property on East 42d street, also at 4½ per cent. The Lincoln Com-

Savings Bank put a half million into two short down-town loans, viz.: \$300,000 on the Nassau Chambers, on Nassau street, and \$200,000 on the southwest corner of Pearl and William streets. The first at 5 and the last at 4½ per cent, and both for one year.

Last, but not least, may be mentioned the large loans by the most extensive lender, the Title Guarantee and Trust Co. They include \$450,000 on the Hotel Savoy; \$400,000 to the Metropolitan Realty Co., on William and Rose streets; \$350,000 on the easterly front of Broadway, 44th and 45th streets; \$280,000 on the north front of 22d street, 5th avenue and Broadway; \$175,000 on the Hotel Winthrop, on 7th avenue, 124th and 125th streets, and \$224,000 and \$130,000, respectively, on new dwellings on West 80th streets, near Columbus avenue, and Riverside avenue, northeast corner of 78th street.

In a word, the Title Guarantee and Trust Co. loaned .23 per cent of all the money advanced by Banks, Insurance and Trust Companies on New York and Brooklyn realty from January 1 to December 1, 1892; and nearly 50 per cent of the Brooklyn loans were made by this company. The total advances made by the four other heaviest lenders, viz.: The Mutual Life, New York Life and Equitable Life and the U. S. Trust Co. aggregate \$16,421,840 against \$15,856,672, the total of the Title Guarantee and Trust Co.

The mortgages taken by the Title Guarantee and Trust Co. are sold to Banks and Insurance Companies, city and country; executors and trustees of estates and investors and capitalists.



### Qualities of a Successful Broker.

When a man wants to buy or sell a house, it is money in his pocket to have the assistance and advice of a skilled and conscientious broker. If he has the property to care for, to rent, keep in repair, protect and realize an income from, he can have all these things attended to, generally to his greater satisfaction and always with better financial results, if he intrusts its management to an intelligent, alert and responsible agent than if he attended to it himself.

So many qualities go to make up the successful and trustworthy agent and broker. He must be a wide-awake and energetic man, with a keen eye to the business that is intrusted to him. He must be persistent, always at his post of duty and financially responsible. He must know the section of the city in which he seeks to operate, as a man knows the house in which he lives. He must be patient, as well as energetic, tactful, and of agreeable person and address. And, in addition to these, he must be a business man in the utmost meaning of that term.

The real estate business has changed greatly in the last few decades. It hardly ever occurs now to a home-seeker to trust his own judgment either in the purchase of a lot or house, or the erection of a building for investment, or the renting of a house. There are so many chances for the making of costly mistakes—either in purchasing where things are likely to happen that will change the whole character of a district, or of building contrary to the tendency of a neighborhood, or of paying more than is necessary—that it is the part of wisdom to consult a qualified agent or broker before embarking on any kind of real estate venture.

With respect to West Side property in general, and especially to West Side dwellings and flats, Messrs. Bennett & Greff, of No. 338 Columbus avenue, at the southwest corner of 76th street, are a firm of this description. Do you want to buy a residence, or a piece of business or flat property or vacant lots, for investment—there is nothing for sale on the West Side that they have not on their books. Go to them and say what you want, and see if they have not a greater number of things to submit to your choice than you would be likely to suppose. Or do you wish to buy some lots and improve them either for the general market or for an investment, you should first advise with them, both as to the choice of localities and the character of the intended improvement; it may be money in your pocket. Or, have you, perhaps, some property which is not bringing you a satisfactory income, or which you wish to sell—they may be able to manage it or sell it to your perfect satisfaction, or if you are in for a trade, the extensive list of properties in their hands presents frequent opportunities for such transactions.

Such things are required of the successful agent and broker in these times. He is as indispensable to any important real estate transaction in these times as is the skilled lawyer to any important legal transaction. He must be capable to advise and skilled to execute.

### The Luyster Houses on West Seventy-sixth Street, near Central Park West.

The five houses now being erected by Builder C. W. Luyster, on the north side of 76th street, 225 feet west of Central Park West, a picture of which appears on the first page, are all to be 25 feet wide x 61.4 feet deep, with extensions. Mr. Luyster's experience has led him to build these large houses to supply a demand from the best class of buyers, and the fact that he has already sold one of the row from the plans, indicates the others will be quickly disposed of. The houses will be built of brick, stone and terra cotta, at a cost of \$40,000 each, and it goes without saying that the houses will be as choice as the street is select.

### Distinction Between Mortgage Brokers and Real Estate Brokers.

#### UNBUSINESSLIKE METHODS OF MANY BORROWERS ON MORTGAGE.

Time was when the functions of the real estate broker on Manhattan Island were so comprehensive as to include the selling, leasing and exchanging of real estate, obtaining mortgage loans, attending to insurance and repairs, running a hard and soft coal office, besides singing bass in the choir on Sundays.

The magnitude of New York's real estate business of to-day renders a change in the method of transacting it imperative.

Years ago the business of real estate and its affiliated interests did not attract the better class of business men. It was often conducted by those who had failed in other pursuits.

What a transformation has taken place. To-day the shrewdest business men are actively engaged in it. Young men of liberal college education are embarking in it, in many cases in preference to a profession.

Each branch of the business has practically resolved itself into a specialty, and it is a well known fact, with practical real estate men, that the successful brokerage office of to-day is that confining itself to some specialty.

Especially true is this with reference to the bond and mortgage business. Where a practical bond and mortgage broker has unlimited facilities for placing any reasonable loan, an impractical broker, dabbling in various branches, will frequently accomplish no other result than injury to the application, which it is difficult to repair.

Many a foreclosure sale results from the mismanagement of the loan. Borrowers, generally, are not aware that institutions have no time to investigate the multitude of applications daily presented to them, therefore those offered and indorsed by a well-known mortgage broker having constant business relations with them, necessarily take precedence. Furthermore, borrowers can secure better terms through a practical mortgage broker and avoid having their application unnecessarily "hacked" about. The detailed work after acceptance is also carefully looked after in the borrower's interest.

One of the few firms devoting itself exclusively to the bond and mortgage business is that of A. W. McLaughlin & Co., of 146 Broadway, who

have built up an extensive and constantly increasing business with New York City and out-of-town institutions, which they represent, besides various estates and private lenders on mortgage. Borrowers save money, besides an endless amount of time, trouble and annoyance by dealing through such a firm, and can rest assured that their interests will be well cared for.

### Specialty in Exchanges.

#### RECENT GROWTH OF THE BUSINESS—THE USE OF PHOTOGRAPHS IN ARRANGING TRANSACTIONS.

The tendency toward specialization referred to in the preceding article is instanced also in the case of F. A. Condit, of No. 67 West 23d street, near 6th avenue.

For the last decade or more a considerable proportion of the real estate business transacted in New York City has been that of exchanging properties.

Probably no branch of the real estate business offers a wider or more attractive field for the clever broker than that of getting owners of property to sell to each other, in exchange, the properties which neither wants yet which they both want, if the paradox may be used. In other words owners who find themselves possessed of real estate that is bringing them little or no income will gladly exchange for vacant lots that they can sell to builders or improve to greater interest bearing advantage than the property they now hold. Again, builders heavily saddled with improved property that they cannot find an immediate market for, will exchange for some free and clear property on which they can raise a mortgage to secure cash—an indirect means of realizing part of the equity they hold in their improved property. Furthermore, a man may own a city house or lot which he will gladly exchange for a country house in which he and his family can spend their summer. And so on, with many variations.

It is this branch of the real estate business that F. A. Condit devotes himself to exclusively, and his fifteen years' experience has resulted in a success that only long training, coupled with industry and tact could have secured. He makes a specialty of exchanging both city and country property, and has always at command a large number of such properties, in many instances having photographs of the properties off red. The result is that he can nearly always satisfy the reasonable requirements of those who wish to exchange.

Mr. Condit has recently consummated a very large exchange involving \$115,250, and some of the very choicest properties in this section in Minneapolis and Florida. Indeed, Mr. Condit has been more than usually busy of late with transactions which demonstrate both the advantage and popularity of "exchanging."

It should be added that Mr. Condit makes it a point not to report the exchanges he arranges.

Among his numerous properties he now has five or six high-class suburban country places for exchange below cost, pictures of which are to be seen at his office.

### A Row of Eight First-Class Houses.

#### NOS. 56 TO 70 WEST SIXTY-NINTH STREET.

It was a wise and skillful move on the part of the owners of the property fronting on 68th, 69th, 70th and 71st streets, between Columbus avenue and Central Park West, to secure its absolute and perpetual restriction to residence purposes. There is hardly a finer district for first class residences in the city, convenient as it is to the Central Park, to the shopping and theatre district by three lines of cars and within easy access at all times of the business section of the city. But business was already making an active demonstration on its southern borders, and threatened soon to invade its precincts. Until that danger was forever removed builders would not improve the property and house-seekers would not buy within its limits.

All this was changed by the restriction. The district received the stamp of high respectability and exclusiveness, and has been all but transfigured. Enterprising builders were quick to grasp the advantages offered by so large a restricted area, and accordingly put only their best work into it. Our illustration shows in perspective a row of eight large four-story brownstone dwellings, with high stoops, which Dr. W. E. Diller has in hand on the south side of 69th street, Nos. 56 to 70, and adjoining the southeast corner of Columbus avenue, now rapidly nearing completion. They are about midway between and but three blocks distant from the 66th and 72d street stations on the elevated railroad and within short walks of the 8th avenue and Broadway, and 9th avenue and Boulevard surface lines of cars, and are soon to be brought into more pleasant and direct communication with the shopping and theatre districts by the Columbus avenue cable line.

These houses, being in such near proximity to the centre of population and city life, have been wisely made capacious beyond the usual extent. They are all four-story houses, five being 20 feet, one 20.6 and two 21 feet front, and all save two 58 feet deep, with two-story and basement extensions, in which are the laundry, butler's pantry and principal bath room and a servants' stairway to the second story. The other two houses are much deeper, being 79 feet over all, and have an additional large room on each of the three floors. Solid construction and the highest workmanship are manifest in every direction in which the visitor may look.

All the rooms from the basement to the top floor are larger than usual, and all have direct openings to the outer air, and in harmony with the large dimensions of the houses the trim throughout is of the most solid and substantial character. Mahogany, quartered oak, birdseye maple, hazel and sycamore are employed in the trim, all finished with a high polish in the natural colors, thus developing all the native beauties of the wood. The plumbing is of the latest improved sanitary description, fitted with approved appliances for prevention of escape of gas and bad air. Six of the houses have twelve large rooms, viz., a kitchen and breakfast or billiard room in the basement; parlor and dining-room on the first floor; sitting room and bedroom on the second floor, and four bedrooms on the





W. E. Diller,  
Owner and Builder.

*Eight Residences on south side West Sixty-ninth Street, near Columbus Avenue.*

top floor, besides store-rooms, laundry, kitchen pantry, butler's pantry, boudoir dressing saloons (of which there are two each on the second and third floors,) three bath-rooms, a large trunk-room and numerous closets. In the two larger houses there are all these, and in addition a roomy sub-kitchen with additional range in the basement; a large music-room or rear parlor on the first floor, and a large bedroom on the second floor in the extension. These houses will soon be in the market, and even now may be seen by intending purchasers, while yet there is opportunity for any changes in the interior plans which special requirements might call for.

#### Fine Dwellings on West Eightieth and Eighty-first Streets, Overlooking Manhattan Square.

No description of the prominent features of West Side residence construction during the last two years would be at all complete without a special chapter relating to the improvements that have distinguished the section around the 81st street station on the Columbus avenue line of the elevated railroad, and especially those effected by Messrs Giblin & Taylor which are the latest and most extensive work of this period.

In the way of public work, the new south wing of the American Museum of Natural History has been completed, and in its artistic lines, warmth of color and majestic proportions is a pleasing promise of what the completed group of buildings will be. Manhattan square has taken on a new significance to the adjacent property-owners since the new wing was constructed. No uncertainty now attaches to its future. It will be a popular establishment, the centre of a fashionable and constantly augmenting interest.

So far as the adjacent blocks are concerned, Manhattan square is practically an extension into their midst of a section of the greater Central Park. It brings the park within view and insures the vista of trees and shrubbery for all future time. Over its unbroken surface the park breezes laden with balsamic odors, will have unobstructed play, and in the distance, above the intervening trees and hills, the spires of distant churches, the cupolas and domes of well-known libraries, and the corniced roofs of the finest hotels and apartment houses compose a landscape which needs not the art of the painter to reveal its picturesqueness.

These facts have made of the immediately adjacent district one most suitable for splendid apartment hotels and the higher type of New York City dwellings; facts which have not been altogether lost upon the astute West Side builder. The many handsome dwellings, which front north and south upon the square, and the jealousy and care with which the neighboring property has been guarded and restricted against demeaning influences assure the future of this already attractive district as one of the most charming for residence in the city.

It is within a stone's throw of Manhattan square, in 8th and 81st street just west of Columbus avenue, that the spirit of progress and improvement has been at work very vigorously during the last year. Messrs Giblin & Taylor, a firm whose work in the preceding years has established their place high among the most approved and conscientious builders, have been the directing agents. A total of sixteen high-class dwellings, thirteen on 80th and three on 81st street, stand as monuments of their artistic taste in selection of the plans and mechanical skill in construction. After a close inspection of these houses it is in no way surprising to learn that some of the houses were sold before they were quite finished.

All of them are four-story houses, and all have butler's pantry extensions, some extending two stories above the basement and in a few instances extending to the top of the house. Indeed, in their various features they differ sufficiently to make them appear like the work of different builders, thus avoiding in the whole any possible reproach of monotony in the architectural style. The whole West Side residence section is in its surface formation a succession of hills and vales, and quite naturally, the higher elevations, with their superior drainage, ventilation and perspectives, are much preferred above the lower levels. The Giblin & Taylor houses are located upon one of the highest of these West Side hills, on the one which might with propriety be designated as Manhattan Hill from its proximity to Manhattan square. As Murray Hill and Lenox Hill have become famous in the social history of the city, it is but reasonable to suppose that this West Side eminence, with a higher class of buildings than either Murray or Lenox Hill can boast, will in time, and in a short time at that, be quite as renowned.

The three 81st street houses are Nos. 110, 112 and 114. The latter has been sold to a prominent physician, who will soon reside in it, and will therefore be omitted from this description, except to say that it is a massive brownstone structure of individual design, constructed in the most thorough manner, with an interior arrangement that resembles very closely the two adjoining houses. No. 110 is 22 feet wide by 58 feet deep, with a 20-foot extension clear to the roof. It is of partly dressed and partly rough-dressed, or rock-faced brownstone, with finely-carved details. A square extension, beginning in the form of a portico, supported on stone pillars, rises from the high front stoop to the top of the building, suggesting some cosy nooks in the interior construction. No. 112 is 23 feet front and 58 feet deep, with a 20 foot extension extending two stories above the basement. It is also of brownstone, but of more conventional design as to its front.

Both of these dwellings have high cellars, dry as a bone, cemented, light enough to read in comfortably in daylight, and affording large storage space. In the cellars are the heating and ventilating apparatuses, and a convenient sink. The furnaces are of the Boynton pattern, and are





Giblin &amp; Taylor, Owners and Builders.

*Residences, Nos. 110 to 114 West Eighty first Street*



bricked in. The main girder of the house is supported on iron pillars. All the floors throughout all the houses are doubled, and are deafened with paper laid between them. Messrs. Giblin & Taylor speak with special emphasis about the plumbing in their houses, and with perfect propriety. This part of the work was done for them by Messrs. Montgomery & Pattison, who are noted in many large cities for the high quality of their work. They were the plumbers for the Brooklyn and Pittsburg Post offices and for many other large buildings, in which intricate and difficult as well as elaborate work was a *sine qua non*. The only conditions imposed upon the plumbers were that the work should conform to the plans and should be as perfect in execution as the best of materials and workmanship could make it. The results are all that the most fastidious could desire.

The kitchen, on which so much of the comfort and convenience of residence in a town house depend, is furnished with Mott's French range, with copper boiler, porcelain sink, and exposed hot and cold water pipes, with cut-off attachments to every service in the house, thus permitting of the absolute control of the water service from the kitchen. In the laundry, which is in the extension, there are porcelain tubs, a servant's closet, and the dumb-waiter and rear staircase. The kitchen is a roomy apartment, furnished with every convenience, wainscoted from floor to ceiling, back of the sink with marble, and chair-rail high around the room in the same style. The range is bricked in with red pressed brick that is carried to the ceiling. Adjoining is a commodious kitchen pantry fitted with copper basin marble lined and a great abundance of shelf room. The trim throughout is of hardwood in natural finish and highly polished. The front basement-room is handsomely finished in oak, with cabinet mantel of the same description, paneled wainscoting and parquette floor. This room may be used either as a breakfast or billiard room. In addition to the foregoing there are also on this floor two large closets and two store-rooms and a refrigerator.

Although varied in design all the main entrances are dignified and attractive. The stone work is generally richly carved and of solid, massive appearance. Great care has been used in the inspection of the stone, and in consequence it is of uniform color and appearance. From the stoop one enters a mahogany vestibule, through beveled glass-plate doors. The massive outer doors are swung back into recesses which serve to take them out of evidence while not in use. When thus opened they seem to form a part of the mahogany paneling of the vestibule. The inner doors are also heavily glazed with French plate. Through them is the entrance to the main hall. This is most elaborately finished in mahogany, in first class cabinet style, with paneled wainscoting; extra wide and high beveled French plate pier glass; balcony staircase, partly screened behind a fine fretwork drop arch, and with oak parquette floor. The hall extends back with the staircase, affording a separate entrance to the dining-room and kitchen stairs. Through massive sliding doors of mahogany, the parlor is reached from the main hall. This spacious room is a model of high class finish. The cabinet worker was an artist in his way, as the character of his handiwork indicates. In harmony with the hall, the parlor or salon is trimmed in mahogany, with high base-boards, heavy carved mouldings, a neat fretwork arch in the division from the dining room, and a mantel, also in mahogany, of special and artistic design. The tile work throughout these houses is by J. S. Conover & Co., a sufficient recommendation in itself.

The dining-room is a spacious apartment extending the full width of the house and having large window openings to the rear. The trim is of quartered oak in cabinet paneled wainscoting, with oak parquette floor, and Colonial mantel with mirror. One of the large wall spaces in the dining-room is taken up with a pier mirror extending from the base nearly to the ceiling. Fire logs, with gas attachments lend a hospitable air to the room. Just off the dining-room, in the rear extension, is the butler's pantry, a more than usually roomy one. Besides the usual fittings found in such compartments, there is a very convenient coat closet. The dumb-waiter extends to the second floor.

The upper floors are in a variety of hardwoods, sycamore predominating, but such sycamore as is rarely seen. This wood is one of the most beautifully marked of all the woods available for interior trim, but it requires a thorough finish to bring out all its beauties. In these Giblin & Taylor houses it has at a distance the rich appearance of old mahogany and with a nearer approach it shows its handsome grain. The second floor contains two large sleeping compartments, one front and one rear, with commodious dressing-rooms between. These dressing-rooms are worthy of a little special attention. There are heavy sliding doors across their centre, by which they may be separated from each other when occasion requires. A portiere arch with fretwork screen separates each one from its respective sleeping-room. They have oak parquette floors, Italian marble lavatories, beveled plate reflectors and full-length door-panel mirrors, and the cabinetwork throughout is of the finest kind. All the closets are built in.

In the adjoining extension is the bath room. This is an extra large room, and is finished in the highest art of the tile setter and plumber. The floor is of Mosaic, smoothly polished and solid; the wainscoting is of encaustic tiles, with a moulding of French tiles; the tub is of porcelain, with nickel-plated service and waste pipes; the lavatory is of selected Italian marble, on nickel standards; there is an English cascade closet, mahogany trimmed, and all the plumbing, which is of the exposed, sanitary description is nickel-plated. The dumb-waiter extends to this compartment.

The third floor is almost a duplication of the second floor just described. It has two sleeping rooms, with connecting dressing rooms and bath in the extension, and is trimmed throughout in sycamore. But the rooms are not quite so large as those on the second floor, and there are an additional closet and a store or linen room, opening on the hall. The fourth floor is finished in ash. It has three sleeping rooms, one in front, with wash-bowl closet, and two in the rear. There are also a servant's bath and a large store room on this floor. In all there are twelve large rooms in each of the 81st street houses. The sidewalks are laid with extra large flagstones, and the front and rear areas are cemented.

The 80th street houses number from 119 to 139 inclusive. One is 18.2 feet front another 18, another 20, and the rest 21 feet front by 56 feet deep, with extensions of 10x13. The lots are all 102.2 feet deep. The fronts are of varied design. No. 119 is of rock-faced brownstone to the first story, and of Pompeian brick above, of that peculiar dark-mottled color that has become distinguished in local building parlance by the name of Tiffany brick. The upper stories are trimmed with handsomely-carved brownstone, that blends very nicely with the dark shades of the brick. The next three houses have brownstone fronts, two of them with oriel bays and one with the second and third stories in relief. This latter house has a box stoop. The next four houses are of brownstone to the top of the first story, and of Tiffany brick with carved brownstone trimmings above. Two have hexagonal bay fronts and two have oriel bay windows with box stoops. The last three houses of this splendid row are of brownstone, one with hexagonal bay front, one with oriel window and box stoop and one with relief front of handsome carved stone, with box stoop. In their interior descriptions they are almost identical with the 8th street houses above described. Only some of them have separate hall entrances to the bath-rooms, and the trim is varied.

These houses are conveniently located with reference to the existing and all projected lines of transit and are therefore well within the "accessible limits" from the business district. The district is sure to advance in value with the march of public and building improvements, and as investments, as well as for residence purposes, the houses are not easily excelled by anything in the city.

### Choice Houses in Select Streets

NOS. 6 TO 14 WEST SEVENTY-FIRST STREET AND NOS. 148-158 WEST SEVENTY-SEVENTH STREET.

It is perhaps not surprising that many of the new dwellings in the heart of the residence district of the West Side should betray signs of the individuality of the builder. If a man is truly in love with his business and finds a pleasure in the growth of a fine piece of work under his hands, he will naturally weave into it ideas that are peculiar to himself. Thus it is that every builder who has achieved distinction and success in the construction of town houses for sale in this city, has given some peculiar manifestation of his skill to the houses he has built.

It would seem strange indeed if in the recollection of a long experience, crowded with a signal success the practical builder had not been impressed with the value of some certain ideas and principles in the construction of city dwellings where ground space is limited and the dwelling reaches upward rather than laterally for its needed floor space. Experience will teach such a builder to make use of all that is valuable in the category of "improvements" and to add something special in the way of embellishments. This much has been written to properly introduce the reader to a consideration of some dwellings recently constructed by Builder David T. Kennedy, in West 71st street, near Central Park West, and numbered 6 to 14, and in West 77th street, between Columbus and Amsterdam avenues (Nos. 148 to 158). Mr. Kennedy has had a long experience in building in the residence district of the West Side, successful from the beginning, but it is no discredit to his former work to say that every latest production has been an improvement in some respect upon the preceding.

The illustration shows the general character of the houses; under consideration, the last of Mr. Kennedy's construction. They are all four stories and basement high, with extra large three-story extensions, in which a rear stairway communicates between the basement and the second story. As may be seen from the illustration, all the houses have massive brownstone box stoops; some have two-story bay windows, some two-story oriel bays, and some one story oriel bays. The 71st street houses are all 20x58, with butler's pantry extensions; the 77th street houses are all 20x53, except two which are 19x6—with extensions. The materials were all selected with the skill of a practical builder and the workmanship—well, it is all apparent—it speaks for itself. In the 71st street houses the trim is throughout of the most massive and substantial character—even to paneled base-boards. The cabinet-maker's skill is apparent in all the woodwork—in the balcony and foyer staircases, in the fretwork and portiere arches, in the handsome mantels—of original design—and in the general beauty and artistic finish of the woodwork in general.

The peculiarities of Mr. Kennedy's work begin with the foundations and the cellar. First, the main longitudinal girder is supported upon heavy brick arches and piers—a species of construction calculated to stiffen and strengthen a building as nothing else does. The piers are not more than three feet apart, and they are crowned with arched wall, upon which solid foundation the central weight of the house is set. Second, appreciating the high sanitary qualities of sunlight in cellars and dark corners, Mr. Kennedy has extended the cellar five or six feet back from the rear wall of the house, which here rests upon a massive masonry arch, and has covered the extended space with glass area light. These are movable and may be opened for ventilating purposes. The effect of this peculiarity is to insure lighter and more wholesome cellars than are possible otherwise. Third, the cellar extends under the rear extension, but this part is walled off from the rest of the cellar, and its opening is guarded with a wrought-iron lock gate, and is equipped as a wine-cellar. The cellar is solidly cemented and is "dry as a bone." It contains a bricked in furnace, with automatic regulators, by which the entire house is heated.

A spacious kitchen, with wrought-iron French range, copper boiler, porcelain sink and all other conveniences; a front breakfast or billiard room; two store rooms; a pantry, laundry, dumb-waiter and sundry closets occupy the basement, which is a model of convenience. Both kitchen and laundry are entirely wainscoted with imported tile.

The main hall is entered through a spacious vestibule with Mosaic floor and massive cabinet trim in quartered oak. The hall has oak parquette flooring and solid bright mahogany trim. Indeed, the parquette floors extend to the dining-rooms, bath-rooms and butler's pantry. The stairs throughout are of oak, highly polished. Some of the houses have balcony stairs and long parlors, and some have foyer halls and staircases and





*Residences, Nos. 8 to 14 West Seventy-first Street.*

David T. Kennedy, Builder,  
No. 19 West 74th St.

shorter parlors. In these principal ceremonial rooms the trim is sometimes Mexican, sometimes white mahogany and sometimes quartered oak. The dining rooms are all finished in the traditional, hospitable oak—even to the timbered ceiling with their artistically decorated panels. And here again is something handsome to attest the builder's taste. On opposite sides of the spacious dining hall are an elaborate oak fireplace mantel and an equally elaborate oaken sideboard—similar to each other in design and ornamentation. The decorative effect is pronounced and pleasing.

Ascending to the second floor we find two spacious apartments, with intermediate dressing-room and library. The front room is finished for a family sitting-room, and the space usually allotted to a boudoir dressing-saloon is furnished with built-in bookcases and a handsome escritoir—another evidence of the builder's refined taste. This floor is finished in birdseye maple, and is therefore bright and cheerful in tone. The rear room is a spacious sleeping apartment with connecting dressing saloon, separated from the library by massive sliding doors. The dressing-room is artistically finished with built-in cabinet work and fairly lined with French plate pier mirrors. The bath room is an inviting apartment, as luxuriously appointed as the most æsthetic taste could suggest. Tiled floors and wainscoting, porcelain decorated tub, Italian marble lavatory, French plate mirror, mahogany fauteuil, nickel, exposed plumbing—these are the features.

The third floor is similar in arrangement with the last, having two sleeping rooms with boudoir dressing saloons and bath. The houses, in fact, contain all conveniences, including cedar closets on this floor for the proper care of furs and valuable woolen fabrics. On the top floor are four bedrooms, a large trunk-room and wardrobe, and servants' bath-room. In general, this description will fit all the houses. Besides the woods mentioned, hazel and sycamore have been used in the trim. They need only to be seen to be admired.

One of the 71st street row, No. 14, has been sold to Mr. W. E. Thorne, of

the Harmony Print Works and executor of the Garner estate, and Nos. 150 and 154 of the 77th street houses have been sold and are now occupied by the owners.

#### The Umlerfield Houses on West Seventy-fifth Street.

These residences, which are shown in our illustration, are eight in number and comprise a row of four-story houses of substantial build, on the north side of 75th street, between Central Park West and Columbus avenue, and embracing Nos. 17 to 31. They have fronts of brownstone, partly carved and partly rough and tooled. They range in frontage from 20 to 23 feet, and are in depth about 60 feet, with dining-room and butler's pantry extensions, which, in several of the houses, gives an extreme depth of 88.6 feet.

The houses are approached up massive stone box stoops. Double storm doors guard the entrance to the vestibule, which has a wainscoting in panels and a marble floor. Another door leads into the hall, which is spacious and trimmed in an attractive manner. On one side is a console mirror covering nearly the entire wall, with a box seat in panels. In front is a handsome balustrade and transom in carved wood, the latter being supported by a Corinthian column, capped by two arches.

The parlor is entered through massive sliding doors. Here, the first object that attracts attention is the superb mantel, with mirror and fireplace. This contains a rich facing of Mexican onyx, in a rare natural vein of colors. Two columns support the superstructure and lend completeness to the whole.

The music-room is entered from the parlor, being divided therefrom by a very pretty portiere screen, with finely-carved panels and fret work, supported by two side columns.

The dining-room, which is next entered, is handsomely fitted in oak. The wainscotings are high and paneled, and the floor is parquetered. There



is a unique mantel in tile brick of rich salmon color, with a shelf for bric-a-brac, and ornamented in ironwork.

Adjoining the dining room is the butler's pantry, which has unusually large closets. The floor is parquetered, and a dumbwaiter is at hand. A flight of rear stairs runs down to the culinary department, and another rear flight to the upper floors.

Returning to the hall we ascend the main stairway, at the head of which a large mirror is set in the wall. The hall leads to the front room, which is a spacious chamber the full width of the house, and contains three large windows in a bay that give a bright and cheerful aspect. There is a handsome mantel, mirror and fireplace, with gas log connections. Adjoining are two exquisitely-furnished dressing saloons, with portiere screens at each entrance, the saloons being divided in the centre by sliding doors. The floors are parquetered, and in the wardrobe doors are inlaid

the purpose of a billiard-room. They have mantels and mirrors for bric-a-brac, etc., with a large closet and gentlemen's toilet room lined in marble throughout. The latter is a useful innovation, which is destined to be used by other builders in the future.

Beyond is a kitchen, laundry, etc. In the 23-foot houses there is a large, square room, devoted solely for use as the laundry. The tubs are of porcelain. The plumbing work in the kitchen is a remarkably fine example of the perfection to which this class of work has approached in our day.

The cellar, though less important of mention, is notable for its sewer and water cleanouts, and its other pipes, all of which are aids to a perfectly healthy home.

Among the general features of the Umlerfield houses the abundance of closet-room is one of the most important. The hardwoods used are oak, mahogany, prima vera, hazel, sycamore, etc. Electric bell connections



J. C. Umlerfield  
Owner and Builder,

*Residences on north side of Seventy-fifth street, between Central Park West and Columbus avenue.*

large and small mirrors which reflect at every angle. The trim is in white maple, with a satinwood finish.

Passing through the dressing-rooms the rear room is found to be appointed in a similar manner to the front room. Beyond is a hallway, from which the bath-room is entered, and from which a rear flight of stairs runs to the floor below. A skylight above gives admirable light. The bath-room is a fine example of its kind. It has a porcelain tub, decorated on the exterior in white and gold. There is a marble washstand and bowl, the floors and wainscoting are in tile, and the plumbing is nickel-plated and exposed to view. There is also a foot-bath, and other appointments. The windows are of diamond-cut glass.

The third floor is practically a duplicate of the floor just described. It has two large bedrooms, a bath-room similar to that on the second floor, and dressing saloons, etc., to match, while the top floor has five bedrooms and a servants' bath room, store-room, closets, etc., the hall being lighted by a stained-glass dome skylight.

#### THE TWENTY-THREE-FOOT HOUSES.

The 23-foot houses differ in plan from the 20-foot houses described above, as follows: They have an additional room on the first and second floors. On the first floor this consists of a handsome reception-room, between the music and dining-rooms. The decorations are in white and gold and the mantel has a beautiful facing of Mexican onyx. On the second floor there is an extra bedroom, which can be utilized, if desired, as a lounging-room, or upper sitting-room.

Descending to the basements all the houses are found to be laid out for

command the lower and upper floors and the buildings are wired throughout for electric lighting, besides having gas connections, as well as gas log connections in the fireplaces. Indeed, it is no exaggeration to say that every modern improvement that could suggest itself to the owner has been utilized by him to give possible purchasers a home that would be complete in all its appointments.

#### Editor RECORD AND GUIDE:

Will you kindly state in your next issue if B can make the following a good legal defense: A sells a plot of lots to B with the understanding that A will procure a building loan on said lots for B; at the same time B agrees to give A 1 per cent on the amount of the loan. After B takes title to the lots he transfers said lots and contract for building loan to C. B then claims he is not legally bound to pay A the commission, as he did not receive himself the building loan, and as A had collected a commission of 1 per cent from the seller on the sale. Contract is not in writing. F. R.

[Answer.—As stated, it would not prove a legal defense, unless C, when he received the transfer of lots and contract for building loan, expressly took with the latter the agreement on B's part to pay the 1 per cent commission for the building loan; and not then, as between A and B, unless A knew of and agreed to take C as the party who was to pay that commission.

The fact that A got a commission from the seller for selling the lots had nothing to do with the commission B promised to pay for obtaining the building loan.—LAW ED.]





Alfred G. Nason,  
Owner and Builder.

*Residences on north side of 76th Street, between Central Park West and Columbus Avenue.*

#### The Nason Residences on West Seventy-Sixth Street.

The houses built by Alfred G. Nason on the north side of 76th street, just east of Columbus avenue, may be said to be among the finest examples of domestic architecture erected on the West Side during the past year. They comprise the row of seven buildings shown in one of our illustrations, and range from 20 to 23 feet in frontage and 53 feet in depth. They have three-story dining-room and butler's pantry extensions, some of which are 30 feet deep, thus giving, in the 23-foot houses, an extreme depth of 83 feet.

The fronts are of brownstone. Massive box stoops and large bay windows are the main features, relieved by carved work, and rough, smooth and tooled surfaces. It is not easy, in a plate reproducing a photograph, to do houses full justice; an actual view always conveys more than the art of the photographer and engraver combined.

The interiors of the Nason residences possess features which, as a whole, would have been deemed impossible of accomplishment a generation ago. The builder of to-day evidently spares neither money nor pains to place a house on the market that shall meet the highest requirements of purchasers. The most costly hardwood trim, polished to a nicety, bringing out the most delicate and beautiful grains, is only one of the many features which these houses display. The various woods used are oak, mahogany, sycamore, hazel, ash, white maple, etc., and they are to be seen on every floor.

A strong point in these houses is to be found in the plumbing. This is of the most elaborate character. Every pipe is exposed to view, so that any defect, at any future time, can be at once observed and remedied. This is so in the kitchens, bath-rooms, dressing saloons and other parts of the houses.

On ascending the stoops the visitor is confronted by two storm doors, the outer one of which contains two large beveled glass windows, in a frame of oak, with copper, bronze and Bower-Barff trimmings by the Yale and Towne Manufacturing Company. Passing through these doors we find

the vestibule wainscoted in paneled oak, and the floors in marble. Through another door the hall is entered, and the visitor here finds before him a picturesque screen of grill work and carved work, with heavy columns supporting two arches at the foot of the stairs. Attached to the wall is a large console mirror with hatstand and seat, while the floor is inlaid in an attractive pattern.

The parlor floors are designed so as to communicate right through. They are capable of being thrown into practically one large salon for receptions. In the 20-foot houses the suite consists of a parlor, music-room, dining-room and butler's pantry. In the wider houses there is an extra room. The latter consists of a library or reception-room, with mantel mirror and fireplace. The parlor is entered from the main hall through sliding doors. The feature in this room is the superb mantel, with mirror, tiled fireplace, and a facing of Numidian marble in a grain of beautiful colors.

The music-room is divided from the parlor by a portiere screen, in grill work and carving, with a framework of columns at each side.

The library or reception room, mentioned above, is then entered. It is a very attractive chamber, and is trimmed in different woods in the several houses, some being in oak and others in white mahogany and maple.

The dining-room appears beyond, and it is no exaggeration to say that it is one of the finest on the West Side. On the east side of the room is a large bay window, with two square windows and one upper window, the latter being recessed and in a stained-glass design in wreaths. On the opposite side is a massive fireplace of inlaid tile in a mosaic pattern, with a mantel containing three mirrors, a bric-a-brac shelf, and a handsomely-carved frieze. The fireplace has a back of bronzed iron, with an elaborate casting. The floors are parquetry and the wainscotings are in paneled oak.

Beyond is the butler's pantry which has a large closet and other appurtenances, with rear stairways leading to the kitchen and upper floors.



Ascending to the second floor we find a hallway of unusual width, from which a separate hallway leads to the rear rooms. The floor consists of two rooms and bath-room in the twenty-foot house and three rooms and bathroom in the dining-room extension houses. These consist of a large sitting-room or bed-room in front, with bay windows, two handsomely-appointed saloon dressing-rooms and a rear bedroom. The extra room in the wider houses has an open firegrate and is interded as a nursery or sewing-room. From this room a door leads to the dumb-waiter and rear stairs.

The dressing saloons are surrounded by mirrors and have large wardrobes and closets. They are divided by sliding doors, and the floors are parqueted.

The bath-rooms are models of fine plumbing and other appointments. Porcelain tubs, decorated in white and gold; an "Inodora" Mott seat, nickel-plated pipes, exposed; and wainscotings and floors in enameled tile, are among the improvements observed. Leading from the bath-room is a private hall, with a large wardrobe closet, and a skylight in the ceiling, which is the roof of the extension.

The third floor may be described in a sentence as being practically a facsimile in design and appointments, including the bath room, of the floor below; while the top story has five bedrooms, a store-room, servants' bath-room, etc., the hall being surmounted by a handsome dome sky

light in stained glass. The rear rooms in the house, it may be added, overlook Manhattan square and the Museum of Natural History.

The basement is arranged for a billiard-room. It has two new features, one of which is the toilet-room, lined in marble, and the other a mantel containing a set of cupboards in beautifully polished ash, ornamented with oxidized brass hardware.

The pantry beyond has a large dresser, while the laundry has ceramic tubs, dressers, etc. The kitchen is trimmed in marble and ash and has one of Mott's French ranges. The water pipes, enameled, running along the ceiling, are a novel feature. Beyond is a servants' toilet-room, dumb-waiter, pantry for the kitchen, rear stairs, etc.

Descending to the cellar a new idea is discovered in the supporting columns and girders being of iron. They look neater and take up less room than the ordinary brick piers. In the dining-room extension there are two sets of furnaces.

The houses are wired for electric lighting throughout, and have hardwood trim from the basement to the top floor. They have an elaborate electric apparatus that controls both the upper and lower floors. An abundance of closet room is made a feature of on every floor, and other improvements are provided that it would occupy too much space to describe within the limits of this article.

### The Improvement of a Fine Section.



Residence of S. G. Bayne Riverside Drive and One Hundred and Eighth Street.

BETWEEN NINETY-NINTH AND ONE HUNDRED AND FOURTH STREETS AND RIVERSIDE DRIVE AND THE BOULEVARD—SOME FINE WEST END AVENUE HOUSES—A SUPERB RESIDENCE LOCALITY ON HIGH AND HEALTHY GROUND—EIGHT ILLUSTRATIONS.

During the last six or seven months a building movement has been in progress on the line of West End avenue, between about 99th and 104th streets, that has completely changed the character of the locality.

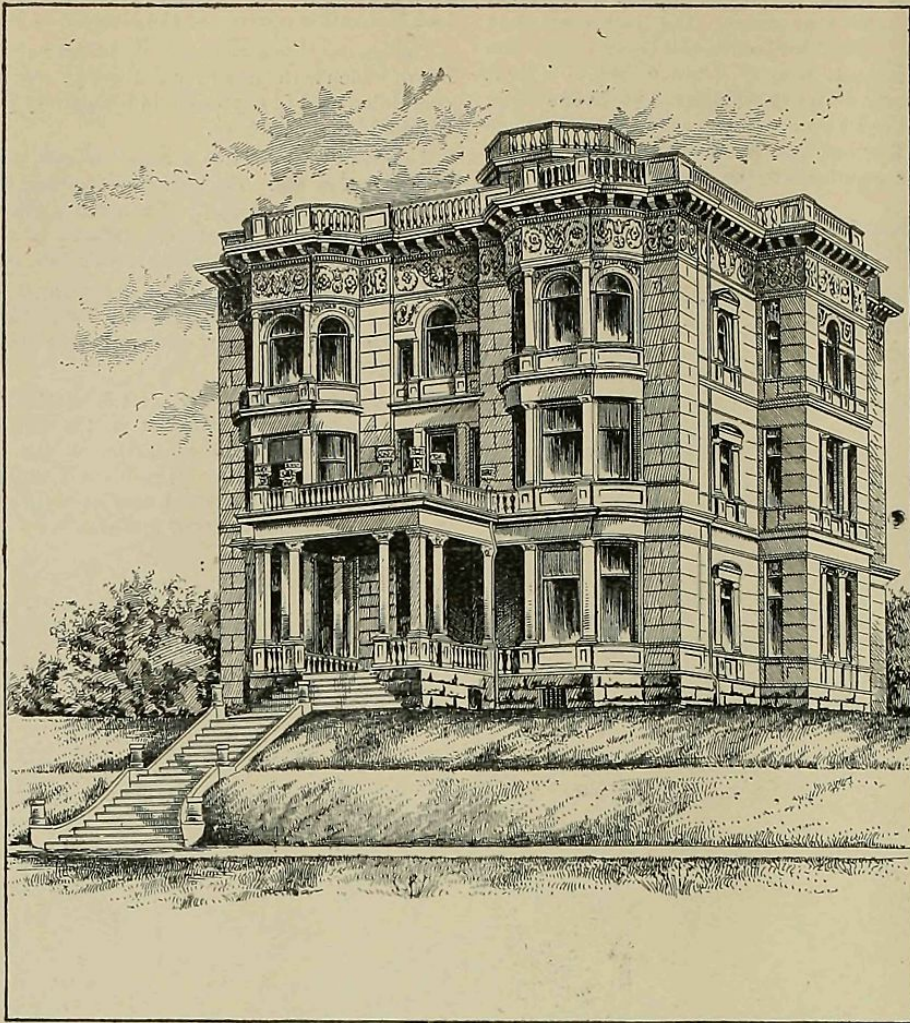
It is hardly seven years since this neighborhood was a vast waste of vacant lands, partly under cultivation, partly in pasturage and partly inclosed with old fences. To-day it is covered with handsome private residences and a number of costly mansions. While the building movement continued on the lower West Side, builders and capitalists were fully occupied in developing the sections from 69th to 84th street, and, later on, beyond that. They had neglected, with one or two exceptions, the fine, high, healthy blocks of ground between 99th and 104th streets. But the great natural advantages possessed by that section very soon forced it upon their attention. They saw that it was near Riverside Drive, with its magnificent view of the Hudson River and Palisades; that through its centre ran West End avenue, which was finely asphalted nearly all the way southward to its beginning, while Riverside Drive was macadamized under Park Department supervision. Very soon the Boulevard will be asphalted north of 92d street, and this will add another driveway, making three fine avenues of travel running through the section.

They were also quick to realize that mansions like the Bacon, Bayne and Foster places, illustrated in this supplement, together with the Doelger, Deering and other neighboring residences, had been built there by shrewd business men and wealthy people who had thoroughly examined the character of the locality, and they felt—and justly, too—that the neighborhood had received its stamp. There was no need to fear in following such a lead.

In the meantime other improvements came along. Grass plots and trees were laid in the sidewalks along West End avenue, and sidewalks 30 feet wide were built. Churches of all denominations, schools and other improvements followed, and many came to live up that way because the 104th street elevated railroad station at Columbus avenue has less stairs, and is, therefore, easier to ascend and descend, than any other station in the city. They consulted the scheduled time table and found that the running time from the 104th street station to 33d street and 6th avenue, which is the theatre centre, was only eighteen minutes; to 23d street and 6th avenue, the great shopping centre, only twenty minutes; to Franklin street, the dry-goods centre, only thirty-one minutes, and to Park place, Cortlandt and Rector streets, which tap the City Hall, the great office buildings and Wall street, from thirty-four to thirty-six minutes. They felt that they could impress this upon buyers of homes, and they forthwith set to work to build these homes for those who might want them.

To give a description of all the houses built in this locality would occupy





*Residence of W. F. Foster, Riverside Drive and One Hundred and Second Street.*

too much space. This article may, therefore, be confined to a number of examples of the improvements recently made there.

#### THE WALKER & LAWSON RESIDENCE.

It is no exaggeration to say that the finest and costliest single house built in that section during the last season is that owned and built by Messrs Walker & Lawson. This house is situated at No. 321 Riverside Drive. It has the unusual width of 26 feet 5 inches, with an extreme depth of 84

feet. It is four stories and basement high, with a front built entirely of Vermont marble. Four large bay and side windows give a perpetual outlook over the picturesque scene composed of the Riverside Park and Drive, the Hudson River and the Palisades.

This residence which, in its interior, is unsurpassed by any 25-foot house on 5th Avenue, is trimmed in the most beautiful hardwoods on every floor, considerable of which is hand-carved. It contains three large rooms on the first floor, capable of being thrown into one saloon 64 feet deep for reception



*Residence, No. 321 Riverside Drive, showing Prof. Bacon's House on the corner of 104th Street.  
Walker & Lawson, Owners and Builders.*



purposes. The dining-room is 24x25.5 in size, exclusive of the butler's pantry adjoining. The main bedroom floor contains two very large rooms and two dressing-rooms, the latter with mirrors, bookcase, drawers and wardrobe closets. There is also a bath-room, with a Roman porcelain tub, and nickel-plated pipes for shower, spray and shampoo baths. An inlaid stained-glass window appears in the door leading to the bath-room on this floor and the floor above.

The third floor is planned similar to the floor below, bath-room included, with the addition of a cedar closet, nearly 9x6 in size, to preserve valuable apparel from moths. The top floor, which is in quartered oak, contains five bedrooms, a servants' bath-room and toilet-room, etc. The basement has a billiard-room, a butler's sleeping chamber, store-room, refrigerator, a kitchen surrounded by marble walls, a laundry, servants' toilet-room, etc.

Among the general features is the high-class plumbing, which is unusually perfect. Every pipe and faucet on the living floors is nickel-plated and exposed, and in the kitchen there is a valve index-plate whereby the servants can supply or cut off water in any part of the house by merely turning a valve. The electrical apparatus includes an electric clock attachment, whereby absolute security is obtained against burglars, and all the halls and main rooms can be lighted by electric connection. There is steam heat throughout, and other improvements are provided that will interest the visitor.

the basement has a front breakfast or billiard-room, pantry, kitchen, laundry, etc. The dumb-waiter runs up to the butler's pantry in the extension, in which there is also a rear stairway for servants.

The main and foyer halls, as well as the dining-room, are elegantly wainscoted in panels, and have inlaid parquet floors. The plumbing is all exposed and of a high-class character. Each house is 20 feet wide, with a lot 100.11 deep, and they have all been built under the careful daily supervision of the owners. They have the unusual advantage of being so near Riverside avenue as to be practically fronting on the Drive, and they thus give a panoramic view of the Park, River and Palisades.

RESIDENCES BUILT BY INCREASE M. GRENNELL.

Within a few hundred feet of the houses described are five newly-completed dwellings erected by Increase M. Grenell on the northwest corner of West End avenue and 104th street. The corner is a four-story and basement house, and the others three and a half stories and basement in height. The former is a very handsome residence, 29.11x61, with a three-story dining-room extension, 17x14 feet, thus giving a total depth of 78 feet, with lots 98 feet deep. It is entered from the street through a fine high stoop with a portico. The first floor contains a vestibule; a foyer, with a mantel and circular window in stained and opalescent glass; a hall, with handsome stairway leading to the upper floors; a parlor, with five windows



Welcker & Fisher,  
Owners and Builders.

*Residences on the north side of One Hundred and Fourth Street, near Riverside Drive,  
(Hudson River and Palisades shown in the distance.)*

#### WELCKER & FISHER'S HOUSES.

Almost within hailing distance of the Walker & Lawson house just described are five three-story and basement houses just completed by John Welcker and Geo. R. Fisher, on the north side of 104th street, near Riverside Drive. They adjoin Prof. Bacon's place, and overlook the North River and Palisades, as may be observed from the illustration. They are examples of well-built houses, the brick-work and plastering having been done last summer. The fronts are of the finest quality of Middlesex quarry brownstone, finely carved, largely of fine rubble-work, with spacious and easily-ascended stoops. The interiors are trimmed in hardwood, cabinet-finished throughout, and of the best New York City make. The woods used are mahogany, fine-grained quartered oak, sycamore, hazel and ash.

Three of the houses have foyer halls. The first floors contain three rooms and butler's pantry. The next floor has two large bedrooms, two dressing-salons, with mirrors, wardrobes, closets, etc., and a handsomely-appointed bath-room, with porcelain tub, exposed nickel-plated plumbing, etc. The third floor has five bedrooms, store-room, etc., while

overlooking street and avenue; a music-room, with two windows looking out on the street; a dining-room, with five windows overlooking the Hudson River and Palisades, and a butler's pantry, with rear stairs, closets, etc.

The second floor has a large front bedroom, a rear bedroom, a large lounging-room which can be utilized as a nursery or sewing-room, two dressing saloons, etc., all with front windows either on the street or avenue. The bath-room is finely-appointed in porcelain, marble, exposed plumbing, etc. The next floor has two bedrooms, two dressing saloons, bath-room, etc., while the floor above has four bedrooms, store-room, wardrobe closet, etc. The basement has a large kitchen, laundry, pantry, etc., as well as a billiard-room.

The street houses are appointed similar to the corner, though different in plan. They have a parlor, music-room, dining-room and butler's pantry on the first floor; two bedrooms, two saloon dressing-rooms and a bath-room on the second floor; three bedrooms, two dressing-rooms and a bath-room on the third floor; and three bedrooms, a large





Increase M. Grenell,  
Owner and Builder.

*Residence on northwest corner of West End avenue and One Hundred and Fourth Street.*

store-room, closet, etc., on the top floor. Two of these houses have foyer halls.

The houses all have bay windows in the fronts. They are 20 feet wide and 59 feet deep, except the corner, and each inside house has a two-story dining-room extension, 9x13 in size. The upper floors, in the rear, command a view of the Drive, River and Palisades. The fronts overlook the avenue, which has wide sidewalks and grass plots, with trees in front of

each building. The trim used is hardwood throughout; all the plumbing is exposed, mantels and mirrors are in all the principal rooms, and electrical annunciators and other modern improvements are provided. A feature of the Grenell houses is the abundance of closet-room on every floor. They follow a general plan adopted by the builder in fifty-seven houses sold by him of a similar character.



Increase M. Grenell,  
Owner and Builder.

*Residences on northwest corner of West End avenue and One hundred and Fourth street.*



## SCHNEIDER &amp; COMPANY'S HOUSES.

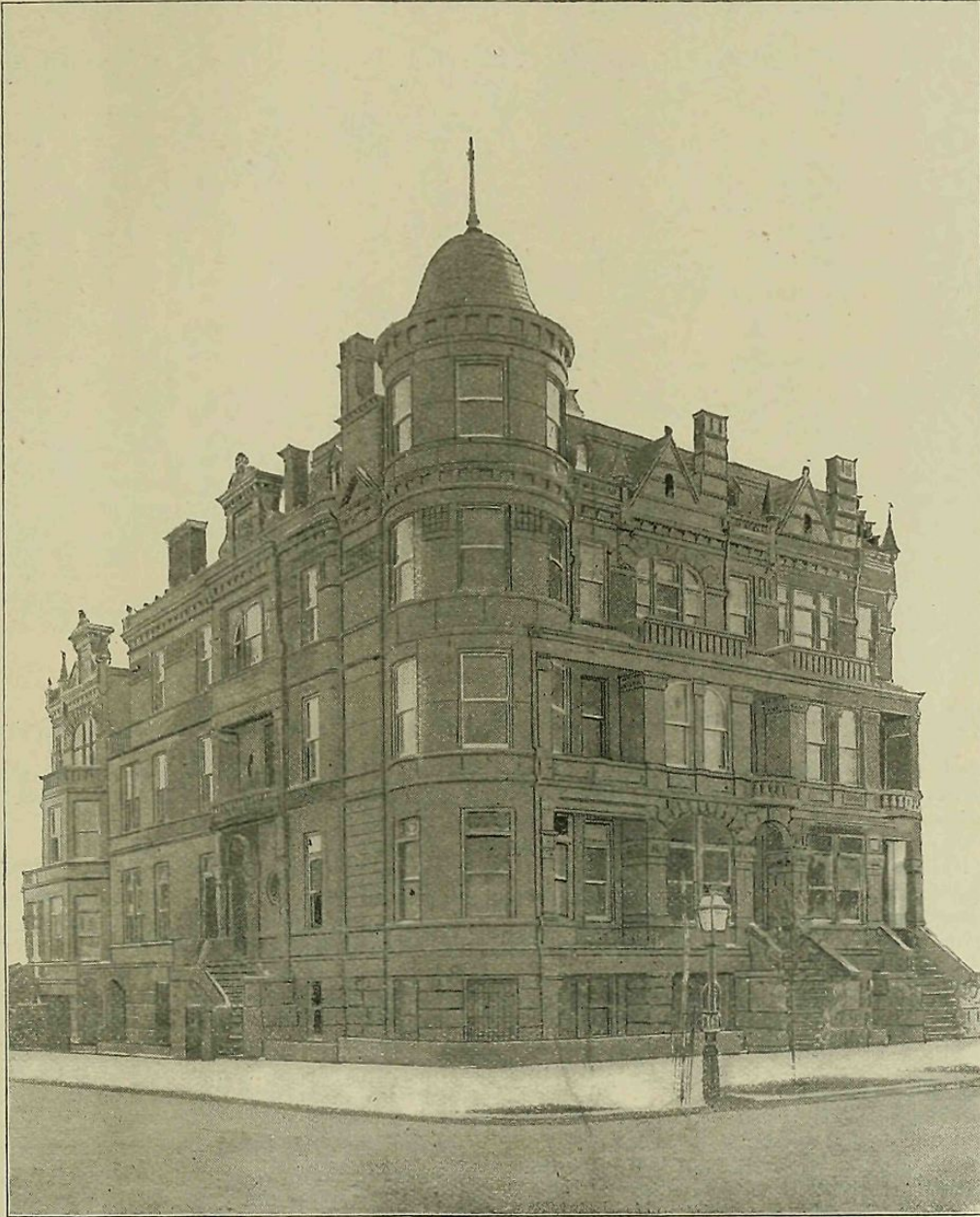
The four houses built by Schneider & Company in this vicinity are on the southeast corner of West End avenue and 102d street. The corner is 18x72.6, the two avenue houses 16 and 17x72.6, and the street house 20.6x50, with a lot 27.6 wide. They possess many novel features, the owners having resolved to utilize the property by turning out several houses of different styles of construction and interior arrangement.

The corner is a handsome stone front four-story residence, with a circular bay on the corner running to the top floor, terminating in a roof tower. The entrance is on the street, through a curved high stoop, with portico.

The parlor floor is quite extensive. It consists of a reception-room, with windows overlooking avenue and street, and with a mantel, mirror and fireplace with Mexican onyx facings and tiles; a large dining-room, with a similar mantel, including a sideboard, etc.; a library and smoking-room, and a butler's pantry, with a new feature in the shape of a compartment for warming plates. On the same floor, as the house is entered, there

The basements in all the houses are cleverly arranged. They have kitchens, laundries, etc., of the full width of the house, owing to an interior stairway which saves the space lost by cutting through a hall. The corner and street houses are entered through a rail door, and thus the passage of groceries, etc., through the front basement door is avoided.

All the houses are in hardwood trim throughout. They have openings of fret-work in horse-shoe shape to divide the music-rooms from the parlors and some of the bedrooms above. This is a novel feature, the usual partition adopted being an overhead screen of turned wood. All the principal living and sleeping-rooms have mantels, mirrors and open fireplaces, with tiled hearths and marble or onyx facings. The plumbing throughout is exposed and of the highest character and nickel-plated. The bathrooms have tiled floors and 5-foot high tiled wainscoting, porcelain bathtubs etc. The front basements or billiard rooms, have handsome sideboards with buffets, mantels, etc., and the kitchens have large dressers, etc., the remaining space on this floor, which comprises the extension, being occupied by a laundry, dumb waiter, refrigerator servants' rear stairs, etc.



Schneider & Co.  
Owners and Builders,

*Residences on southeast corner of West End Avenue and One Hundred and Second Street.*

appears a vestibule, a foyer hall with a recess containing a terra cotta mantel and mirror, and two conversation seats. A lion's head is carved in the baluster leading to the floor above.

The second floor consists of three bedrooms, two dressing saloons and a bath-room. The front, which is intended as a sitting or bedroom, has five windows, and this, with the other rooms, has a door leading out to a balcony, which may be occupied on a summer's morning or evening, and from which a good view of the Hudson River and Palisades is obtained. This method of utilizing the balcony should be more generally adopted. It is a very attractive feature.

The third floor has four rooms and a bath-room, and the attic consists of a tower, for a children's nursery and lookout.

The two inside avenue houses are both laid out somewhat on the same plan. They are approached through a curved high stoop, with a newel post in a carved lion's head. The first floor consists of a parlor, foyer, dining-room and butler's pantry; the second floor of two large bedrooms, two saloons and a bath-room, and the top floor of five rooms.

The street house has bays running up the front, which overlook the River and Palisades. It also has bay windows on the sides. It is an attractive house, with three rooms and butler's pantry on the first floor; three bedrooms and bath-room on the second floor—one of the bedrooms having a door leading to an outside balcony; and five rooms and closet on the top floor.

A new, special feature adopted in the arrangement of these dwellings is that the street houses have a yard running from front to rear, the full depth of the lot, thereby giving an unusual abundance of light and air to both the street and avenue buildings.

On the whole these houses are some of the finest built in this section, and their numerous novel features make them worthy of a visit.

## THE HOUSES ERECTED BY GEO. W. EGGERS.

Another group of houses in the vicinity are the seven three-story and basement dwellings recently completed by Geo. W. Eggers on the southeast corner of West End avenue and 99th street. They range from 16 to 20 feet in width. They have brownstone and mottled brick fronts, and are well built and designed.

The houses have all the modern improvements. On entering, the vestibules are found to be entirely covered in panels of oak, both walls and ceiling. The halls have a console mirror and hat-rack and the floors are parquetted and wainscoted in oak panels.

The first floor consists of a parlor, dining-room and butler's pantry. The two former have mantels and mirrors, with marble-faced fireplace finished in brass. The dining-room has parquet floors and a wainscoting of oak. Adjoining is the butler's pantry, which has a large china closet, a dumb-waiter opening; sink, with nickel-plated plumbing, etc. A flight of stairs leads to the basement.





Geo W. Eggers,  
Owner and Builder.

*Residences on the southeast corner of West End Avenue and Ninety-ninth Street.*

The second floor is in hazel. It has a front room with three windows, mantel, mirror and fireplace. Adjoining are two saloons, with mirrors, wardrobes, a marble washstand, etc. Beyond is a rear bedroom, and adjoining is a bath-room, with porcelain tub, tiled walls and marble washstand. The plumbing is nickel-plated and exposed.

The third floor is trimmed in elm. The front bedroom has three windows, with a fine view of the Hudson and Palisades. There are two other bed-rooms, a toilet-room, storeroom, etc. Hot and cold water run to this floor.

The basement contains a breakfast-room, which can be used as a billiard-room, if desired. Beyond is a pantry and kitchen. The latter is large and commodious, and has a dresser, range, etc. In addition, there is a servants' bathroom and toilet room—two very good features. The rear stairs and dumb-waiter start from this floor.

The corner house is a handsome structure. The parlor has five windows, the dining-room two and the music-room two. These windows overlook the avenue and street. The second floor has an extra-sized hall. The front bedroom has four windows; the rear bedroom has a large alcove and two windows overlooking the street, and a lounging-room or third sleeping chamber extends beyond. There are two dressing saloons handsomely trimmed, with mirrors, etc., and the bath-room is separated from the sleeping-rooms by a private hall. The top floor has four bedrooms, store-room, etc. The front rooms have bay windows all the way up. The basement floor has extra-sized rooms, including a servants' sitting-room, which is a valuable feature.

The street house is one of the most desirable houses in this section. It has square, projecting windows from basement to the top floor, which overlook West End Avenue and the River and Palisades. The first floor is a handsome, deep suite, containing a parlor, music-room and dining-room, which can all be thrown into one large salon for receptions. The parlor has an alcove at the window. The second floor has two large bedrooms and bath-room, and the floor above three bedrooms, store-room, etc.

This concludes a meagre description of the houses erected by the various builders named in the locality between about 99th and 104th streets, the Boulevard and Riverside Drive. Brokers, agents and homeseekers, who have not been in that direction recently, will find themselves amazed at the metamorphosis which it has undergone since last season. The entire section is devoted to private houses, and all the vacant lots surrounding the properties described and illustrated in this section are restricted. This is an important guarantee that the locality is destined to be a choice one. It also possesses the advantage of being high ground and fanned by the breezes of the North River. It is right at Riverside Park and near Central Park. The Boulevard cars runs by it; it is within four minutes' walk of the 104th street elevated road station; and, as has already been stated, it has in the vicinity churches of all denominations and public and private

schools. The ground, being high and sloping, is well drained, and every house described overlooks the Hudson River and Palisades.

#### The Latest Prague-Power Apartment Houses.

It is no exaggeration to say that John G. Prague and his partner T. E. D. Power, aided by the advice and backing of D. Willis James, the well-known millionaire, have done more to improve the West Side than any other three men in this city. They have not only built some 200 houses and flats in 85th, 86th and 87th streets during the last four years, many of which have been sold, but they have also improved and beautified those streets, so that they stand to-day as monuments of faith in West Side stability, as well as a demonstration of the wisdom of creating a choice locality by large expenditures of capital combined with prudent restrictions.

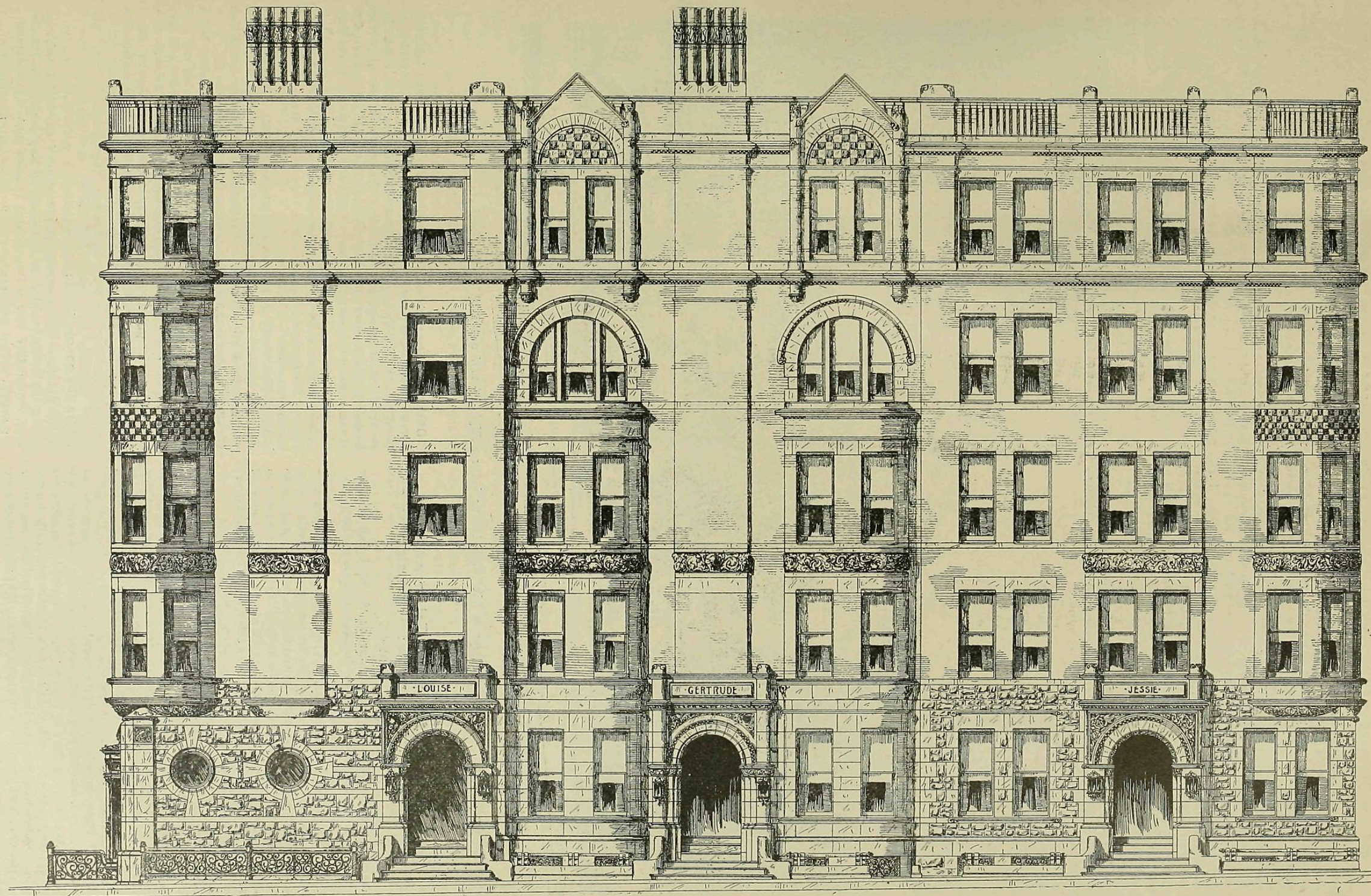
Among the latest improvements made by the two former, an illustration of which appears in this supplement, are the three five-story apartment houses which are now being erected on the southwest corner of Columbus Avenue and 85th Street, opposite the Brockholst. They consist of one corner building and two inside buildings on the street.

The corner is 30 feet wide and 96 feet deep, the greater frontage being on the Avenue. The first floor is to be used entirely for one large store, nearly the full size of the building. The custom in the past in similar West Side buildings has been to cut up the first floor into several small stores, the presumption being that small stores are more easily rented than large ones. This, while in a measure true, is not entirely the case to-day, for the West Side contains an immense population and there is ample room for big houses to come in and occupy large stores. This is seen in several corner buildings on Columbus Avenue, and the fact is borne out by Park & Tilford erecting a six-story structure on 72d Street and Columbus Avenue for the purpose of accommodating the hundreds of thousands of people who now live on the West Side. There is indeed a great scarcity of large stores to accommodate big firms, and it is the knowledge of this fact that has evidently determined Messrs. Prague & Power to turn the entire first floor of this corner building into one large emporium.

The floors above, which are entered from the street side, comprise two extensive suites per floor, each suite containing eight rooms. They are arranged in front and rear apartments, and the plan followed is similar to that adopted in the other West Side flats built by them which have been so successful that they have sold practically before being occupied. "The plan has been so successful that they never have a vacancy," said Mr. Power.

This plan is, in a word, the arranging of the suites, so that absolute light and ventilation is secured, in conjunction with every modern improvement. All the rooms are spacious. The suites consist of a parlor, library, three bedrooms, a dining-room, kitchen, bath-room and butler's pantry. Hard-





The Frague-Power Apartment Houses, southwest corner Columbus Avenue and Eighty-fifth Street.



wood trim is to be used. Every room opens on a private hall, and the entrance hall is trimmed in oak and marble. The parlors are to be in mahogany and cherry and have handsome mantels, mirrors and open fireplaces while the dining-rooms are to be in oak and ash, and have sideboards, mantel, mirror, etc. The library, parlor and dining-room will have parquet floors, and the bath-rooms porcelain tubs, tiled floors and wainscoting, nickel-plated plumbing exposed to view, etc.

The two inside buildings are arranged on a similar plan, with the difference that, fronting on the street, the first floors contain apartments instead of stores. All the rooms are light and ventilated by direct air.

The rents will range from \$60 to \$75 per suite in the three buildings, which, considering the size and character of each apartment, is said to be a very low figure. The buildings are to be steam-heated throughout and wired for electric lighting, besides having electric gas lighters. It is understood that a company is now preparing to make connections, so that these and other West Side buildings may be lighted by electricity. It is, indeed, surprising that some such arrangement has not long since been carried out, seeing that there are literally thousands of buildings on the West Side to-day that are wired for electric lighting, and only await the necessary connections.

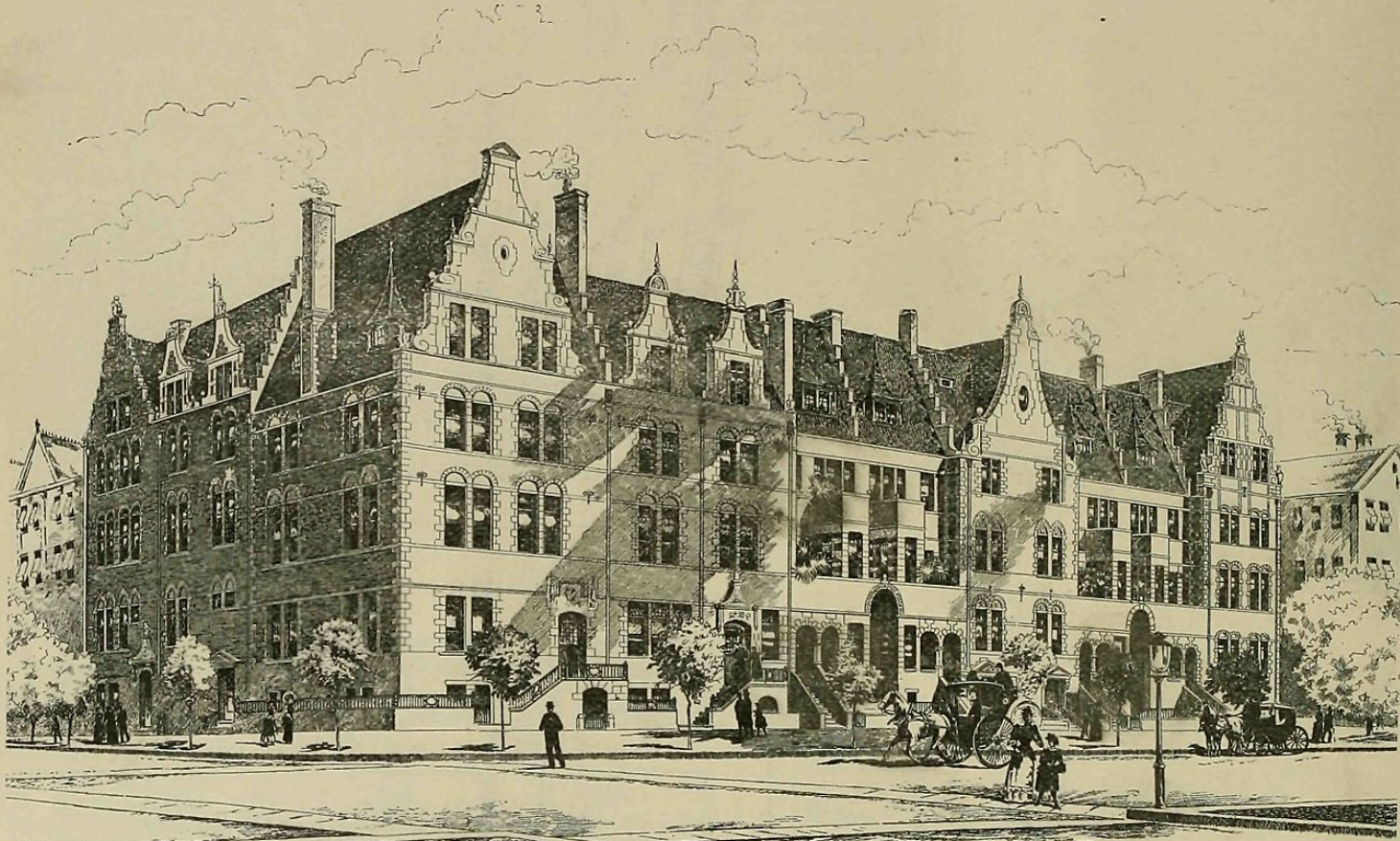
The flats described have brownstone and Tiffany brick fronts. They are at present up to the fourth story and are to be completed for occupancy by May 1st, next.

The two houses finished and still for sale comprise the southwest corner of 85th street and West End avenue and No. 302 West 85th street. The interior of these houses is unique in plan and perfect in appointments. On entering the corner residence the visitor finds himself in a square hall, handsomely finished in oak, the vestibule being entirely covered in solid oak panels. Beyond, on the same floor, is a large dining-room and also a good-sized drawing-room, both of which are trimmed in hardwoods, and contain mantels, mirrors, fireplaces, etc. The whole floor can be thrown together into one extensive suite, which gives a splendid opportunity for entertaining.

A spacious square staircase leads to the floor above, which contains three bedrooms and bath-room, all opening on the outer air, with a dressing saloon that fronts on the street. The bath-rooms are fine examples of plumbing work, and have marble floors, exposed nickel-plated pipes, etc. The floor is trimmed in sycamore, and the bedrooms contain mantels, tile fireplaces, etc.

The floor above is a duplicate of the second floor, while the fourth floor contains three bedrooms and a laundry. Above this is a garret, which can be utilized as a gymnasium, a children's play-room or a store-room. The basement has a kitchen, billiard-room, storage-rooms, etc.

The other house is three stories high, exclusive of basement. It is 18 feet wide by 45 feet deep, exclusive of a 10-foot extension, and though different in plan to the corner house, it is equally well appointed.



Richard Goodman Platt,  
Owner and Builder,

Row of houses on West End Avenue, between Eighty-fourth and Eighty-fifth Streets,

#### The Platt Residences on West End Avenue.

THE SQUARE HOUSE—A NOVEL DEPARTURE THAT IS ATTRACTING CONSIDERABLE ATTENTION.

The great question which confronts builders on the West Side is "How can we supply the demand for a house of fairly good width, and with good square rooms, at a moderate price?"

The difficulty which presents itself is that lots are gradually approaching a value which makes it impossible for builders to take up too wide a space in erecting their houses, because the demand is for a residence that can be bought at a figure that makes it absolutely essential for the builder to economize in ground space, so that he may be able to provide hardwood trim, fine mantels, superb plumbing and the other improvements that are demanded in these days.

Some builders have racked their brains to solve this problem, and, in their endeavor to economize space, have built a 16.8-foot house and given extreme depth to it. This depth has considerable advantage no doubt, but it still gives a narrow house. There are hundreds of families to-day who are looking for a three-story house that shall not cost too much, and that shall be wider than 16.8 feet; they do not care so much for the depth. It is a house which they will have room to turn around in that they are seeking more than anything else.

Mr. R. G. Platt has built a row of fourteen houses on the west side of West End avenue, between and on 84th and 85th streets, that supply this demand. They are what may be termed "square houses." His effort has been to give people who want to buy homes more width and adequate depth. The houses, as will be noticed in the illustration, have an attractive exterior of light stone, brick and terra cotta. They comprise two corner houses, one 30x34 and one 30x40, four stories in height; one house, with a front of 34 feet, containing two front rooms on each floor, and other houses similarly arranged. Of the fourteen houses, eight have been placed on the market, and of these six have been sold. Six more are now nearing completion, and are to be offered in the early spring.

Of the six houses now under construction, the corner house is 30x40 in size, and has a music room 30x20 in size. It has a bath-room with a fireplace in it, and is to be very finely appointed in the way of hardwood trim, electric work, plumbing, etc. Adjoining the corner is the 34-foot front house, with two rooms running up the entire front and one large room in the rear, which is referred to above. This house is 55 feet deep, and has a smoking-room extension arched over 15 feet in depth.

The two houses next adjoining are four-story and basement, foyer hall, houses. The two remaining houses, which are on 84th street, are similar in size to the corner.

All the Platt houses are in hardwood trim throughout. They have electric bells and annunciators, fine sanitary plumbing, excellent light and ventilation, and every modern convenience. A special feature has been the attention paid to closet room, of which there is an abundance.

The description here given of the Platt houses is very meagre. It is a mere outline and serves only to give an idea as to the plan and style of construction. Builders will find many features in them worthy of their attention, and it will repay brokers who have any demand for West Side houses to examine them, so that they may be able to intelligently present the features of these unique residences to those of their customers who may desire to buy homes on the West Side.

#### Editor RECORD AND GUIDE:

Will you please inform me through your paper if any book is published giving the laws pertaining to real estate transactions, such as Building Law, Commissions, Law on Dispossessing Tenants, etc. A SUBSCRIBER.

[Answer.—The "Building Law," published by this Journal, edited by Wm. J. Fryer, Jr. "Guide to Buyers and Sellers of Real Estate," published by this Journal, "McAdam's Landlord and Tenant," published by Diossy & Co. We do not recall any late work on commissions.—LAW ED.]





J. H. Moran &amp; Co., Decorators.

*Interior in C. W. Luyster's residence, West 76th Street.*

### Some Phases of House Construction.

INTERIOR DECORATIONS OF PRIVATE DWELLINGS—GROWTH OF THE ART—IMPORTANCE OF EXPERT ADVICE IN SELECTIONS—WORK THAT HAS BEEN DONE BY J. H. MORAN & CO.

When a man buys a new home he takes it complete in nearly every respect except as to the decorations. It is the custom to leave this matter to the buyer, for the very good reason that he is likely to know better what style of ornamentation of the walls and ceilings of his house would suit his taste than any one else, and a ready-made decoration might not harmonize at all with his furniture.

During a short period not long ago some of the prominent builders of private houses undertook to finish their houses even to the decorations. Having several to do at once they were able to get the work done at a somewhat less cost for each than if they were done separately, and if they had been endowed with a prescience that could have predetermined the taste of the still unknown purchaser, and could have decorated the houses in styles and shades to harmonize with the furnishings destined for the various houses, this plan would have been the most economical and advisable.

But being mere humans, and with no special knowledge or appreciation of the proprieties in house decorations, their experiments were not very satisfactory and the results did not encourage them to a second effort. It is different with large apartment houses, hotels and club houses, for in such buildings the decorations are necessarily of one general style, or are predetermined by the style of the building and the objects to which it is to be devoted. But even in these instances the decorations are planned and designed with intimate reference to the style of the furnishings. Generally, the furnishings and decorations are designed by the same artist.

Many of the people who have purchased new homes in the great West Side of New York City have brought clear and distinct ideas of their own to the interior decorations of their houses, not infrequently exhibiting a high order of artistic merit, and decorators of long years of experience in their art maintain that it is the better policy to leave entirely with the purchaser the selection of the hangings, tapestries and fresco designs of new houses. New or old, when a man buys a house, he almost invariably wants it renovated or decorated in accordance with his own ideas and in harmony with his furniture.

The increased luxuriousness of the appointments in the modern city dwellings has induced a corresponding growth in the art of mural decorations. Blank walls and ceilings, or even solid pigment colors are seldom seen nowadays. The custom calls for light, bright interiors, with a fancy that is free and liberal in the designs and characters of the decorations.

Light, natural-colored woods, now so extensively used for the interior trim, require a harmonious treatment of the walls, and then the furniture, sometimes lacking in harmony with the cabinet-work, often requires of the decorator the greatest skill in selecting the colors and styles for the walls. If he is an artist he can generally supply the proper shade to overcome the glare of sharp contrasts and to produce the necessary blending of all the colors.

In matters of such difficulty it is well to intrust the work and to employ the artistic skill in selections of decorators of long-sustained and acknowledged skill. Messrs. J. H. Moran & Co., of No. 225 Columbus avenue, between 70th and 71st streets, are among the foremost in this branch of the building art. They had been established in business fifteen years on Broadway when, about five years ago, and at about the time that the centre of residence building activity was transferred to the West Side, they removed to their present location in Columbus avenue, near the 72d street elevated railroad station. Within this period the sphere of their operations has extended pretty much all over the residence section of the West Side.

Before their removal they had attained a leading rank in theatre, apartment house and "large" work generally. But since their removal to the West Side, they have devoted themselves almost entirely to the decoration of private residences. In the district between 69th and 88th streets, they have decorated over one hundred of the finer residences, among which are those of Mr. Ball, No. 48 West 72d street; Mr. Olcott, No. 26; Mr. Inslee, No. 46; Mr. O'Day, No. 128; Mr. Brown, No. 120; Mr. Embury, No. 122; Mr. Crawford, No. 118; ex-Gov. Lounsberry, No. 137; Mrs. Hess, No. 141; Mr. Scott, No. 135; Mr. Gray, No. 210; Mr. Goodsell, No. 320; Mr. Powell, No. 322—all in West 72d street; Mr. Schuyler, No. 135 West 71st street; the houses of Messrs. Baruch, Strong and Bechstein, in 7th street; of Messrs. Hayman, Robinson, Baldwin, Lichtenstein, Arnold, Swift, Richardson, Pulsifer, Dana and Luyster, in West 74th street; of Mrs. Ullman, Mrs. Gool and Dr. Diller, in 75th street; of Messrs. Evans, Luyster, Peirce, Aldrich, Clark, Ames, Farley and Hungerford, in West 76th street; of Messrs. Stewart, Barrow, Snow and Peirce, in West 77th street; and many other equally representative houses.

Although Messrs. J. H. Moran & Co. make the decoration and furnishing of high-class dwelling houses their specialty, they have departed from this rule in the cases of the Colonial Club-house, the Parkway and Janet apartment houses, for Messrs. Chas. Buek & Co. and the San Remo Hotel and Evelyn apartment house, in all of which they were the decorators. They give special attention also to the furnishing of tapestries, and are always ready for consultation upon the selection of furniture, carpets and decorations.



## Improvements in the Art and Science of Plumbing.

CONSIDERABLE PROGRESS SHOWN IN THE WORK OF THE LAST TWO YEARS—WORK DONE BY PAUL EUELL.

In no single department of the building business proper has there been a more marked improvement during the last two years than in the important department of plumbing. It is many years since the builders of dwelling houses for the general market, in this city, learned that economy in the plumbing of their houses was unprofitable. Experience taught them that the public was willing to pay liberally for the blessing, the comfort, the security that is felt in good plumbing. Consequently, every change that has taken place in the systems of water service, drainage, waste and ventilation has been along the line of improvement.

In nearly every new row of dwellings that is put upon the market there is made manifest an effort to anticipate every possible wish, to meet every possible criticism of the buyer, respecting the plumbing. In some instances the desire to excel has led to a rivalry among the builders, to see which could show the most scientific and handsome work in the completed houses. The standard of excellence in the general character of the work has by these methods been advanced very far beyond anything formerly known. And the rivalry in plumbing has therefore been chiefly in the appearance given to the work. In this direction there have been improvements in the materials and in the manner of their construction that have provided conveniences altogether new.

In the concealed work there have been very few changes. But there has been a very considerable increase in the amount of exposed work. Pipes that used to be carried between floors and ceilings, notably in kitchen connections, are now suspended along the ceilings and walls of the kitchens. And, instead of galvanized iron pipe, the pipe is, in the majority of cases, nickel plated and furnished with shut-off cocks, whereby the service to all parts of the house may be controlled from the kitchen. Service pipes, which formerly were run through partitions to the bath-rooms, are frequently now completely exposed, anchored in the corner of a builder's pantry or carried through the corner of a convenient closet, and, in such instances, are nickel finished.

Then, again, instead of lead pipe solid brass pipe is largely coming into use for kitchen connections—between the range and boiler and between the boiler and the sink. In bath room and dressing-room work the plumber's craft has almost reached the dignity and distinction of an art. To furnish these important apartments, so that there shall be no leakage from either the service or waste pipes, of either water or gas, requires workmanship of the highest skill. Drip-pans continue to find employment under dressing-room lavatories and closet wash-bowls, but where the work has been accurately done, in accordance with scientific principles, there is use for the drip-pan only in case of accident or gross neglect.

In the furnishings of the bath and dressing rooms a considerable advance has been made in the use of the finest wares. Porcelain and porcelain-lined roll-rimmed bathtubs, completely exposed, and furnished with nickel-plated pipes, are the rule in all modern houses that are supposed to be up to date. Wood, even for trim, has almost disappeared from the bath-room. It is used only for the water-closet seat, and in large rooms for an occasional wardrobe. Not only the bath-tub, but the water-closet and wash-bowl are now required by the best plumbing experts, to be completely exposed. The water-closet is uniformly of solid porcelain or crockeryware, of the rapid flush-out, automatic action, without gearing or machinery that can corrode or get out of order. The principle back of all this is an acknowledgment of the sanitary and corrective agency of fresh air. With no dark corners or covered pipes to gather moisture, in a bath-room, the plumbing scientifically done and exposed where the air can always get at it, there is little or no danger from sewer gas or malaria in a house.

In the work that has been done on the West Side during the last six or seven years, since it became the centre of residence construction for the city, many of the reforms in house drainage and plumbing and ventilation have had their inception. In fact, it may be said without fear of contradiction that some of the finest and best plumbing work ever known is original with the plumbers who have made the West Side the field of their operations. Among these Paul Euell, of No. 786 Amsterdam avenue, takes position in the front rank. He is not only a master mechanic in his trade, with fifteen years of busy experience testifying to the practical value of his knowledge, but he has made a special study of drainage, ventilation and plumbing from the scientific standpoint, and is therefore qualified to give advice as to the manner of best equipping a building and to carry out the most difficult work. Among many of the foremost builders he is a recognized authority in his trade.

Mr. Euell stands highest in reputation with builders who have had practical demonstration of the high quality and artistic finish of his work. Among his chief patrons Mr. Euell numbers some of the most extensive operators in West Side building enterprise. His more recent undertakings include the Walker & Lawson houses, on Riverside Drive and 104th street; the Havanagh houses, in 70th street, near Central Park West; the Drought & Carew houses at West End avenue and 103d street; the Harlow houses in 96th street, between Columbus avenue and Central Park West; the Dwyer & Haigh houses in 147th street and St. Nicholas avenue, and the Johnston houses in 119th street. He has also under way at present a handsome residence in 154th street, which will be occupied when completed by Builder Richard E. Johnston as his private residence. This house will be one of the finest plumbed houses in the city, all the work being exposed and nickel-plated.

## Observations on Hardwood Interiors.

THE SKILL OF A MASTER CRAFTSMAN REQUIRED TO DRAW OUT THE NATURAL BEAUTIES OF THE WOODS—WORK THAT HAS BEEN DONE BY MR. J. S. RODDY.

One of the notable features of the building operations which it is the principal object of this issue to place permanently on record, is the remarkable increase in the employment of hard woods finished in their natural color or so as to show the natural grain of the wood, for the interior trim and finish of dwelling houses, principally, but also of churches, club houses, public buildings, assembly halls and offices, stores and other places of business. In this movement the modern town houses have taken a decided lead. It is as if the men of affairs who reside in the metropolis, moved by a common impulse, and deprived by the conditions of metropolitan life of many of the pleasures that arise from a daily communion with nature, had determined to surround themselves in their homes with as much of the heart and spirit of that nature as was attainable. For surely, if there is an unrivaled beauty in the aspect of a growing tree, the most majestic symbol of exuberant nature, there is another beauty, a more æsthetic beauty, and none the less natural, in the uncovered grain of the tree.

For many generations it has been the custom of the world to close its eyes to the rare and radiant beauty that exists in the natural color and grain of every wood, and when the choice growths of the forests were stripped of branch and bark, and were sawed and chisled and planed to suit a permanent purpose in the interior of a dwelling house, it has been the common custom to conceal the beauty of line and figure and color that reposed in the wood with smearings of pigments and stain. Only the artist was awake to the decorative possibilities of some of the woods, and the surviving evidences of their work in the finer cabinet and furniture productions show that their range of knowledge was limited to a very few of the noble woods.

But the people of this generation have begun to perceive that there is a beauty of the heart as well as of the body, a beauty of the grain as well as of the branch and leaf, and since the residents of the crowded cities may not have the branch and the leaf, they have chosen to have the beauty of the grain about them, to supply through the medium of their rich and varied suggestiveness the beauty in their homes which nature has given to the timber. The number and variety of the woods which have come into use in obedience to this demand have grown far beyond all former records. And it is not too much to say that the building operations of the last two years in this city of New York exhibit a more extended and artistic employment and finish of these woods than can be found in any other city.

Besides the time-honored mahogany, walnut and oak, and the less noble if equally servicable native whitewood, ash and pine, there have come into frequent use in the higher class houses such woods of beautiful grain and color as the plain and birdseye-maple, southern gum (commonly called hickory, from its beautiful shades of brown), sycamore, white mahogany, cedar, white birch, cherry, cypress, red wood, rosewood, satinwood and box. All of these woods are susceptible of a high order of treatment and finish, and when skillfully treated reveal beauties of line, figure and color which the art of man has never equaled. Their beauty has called forth from the architect the most exalted expressions of his art in interior arrangements and designs, and it is not too much to say that in the interior structural work of these last two years in New York City there is a larger luxury and magnificence displayed than was ever before exhibited in wood. Only the marble interiors of Roman architecture exceed them in the records of domestic architecture.

But, while the beauties of which we have spoken exist in pleasing variety in the various woods it requires the work of the artist to draw them out. Some of the efforts of speculative builders to use these woods without proper effort in their finish, done in a mistaken attempt to save a little upon the cost, has resulted in such a melancholy failure that the buildings have been degraded by it and the builders have been actual and perhaps deserved losers. In their rough state it requires the eye of the expert to detect the differences in these woods, and with a slovenly or insufficient finish the individual characters and values of the woods remain in comparative obscurity. Nature's pencil is very fine and it requires a skill closely approaching the artistic to draw them out and develop them.

One who stands high in this craft is Mr. J. S. Roddy, whose business headquarters is at No. 1760 Broadway, near 56th street. A skilled mechanic, he became one of the earliest operators in this line of interior decorative work, and grew with the development of the craft, until now he is a recognized leader in the art of polishing and finishing hard woods. He numbers among the larger of his undertakings some of the most important of the representative building enterprises on the West Side. In the list that represents the work of the last two years he has finished the woodwork of the interiors of the Hotel San Remo, on Central Park West; the Sherman Square Hotel; the Amidon Apartment House, on the Boulevard; the James Livingston houses, in West 87th street (described and illustrated in THE RECORD AND GUIDE of Dec. 10th); the Hall houses, in West 69th street, and the Jacob & Skinner houses in 76th street, near Riverside Drive. Besides these the interiors of the New Amsterdam Hotel, at 4th avenue and 21st street, and the United Charities Building, at 4th avenue and 22d street reveal the high character of his work.

Between the character of the work performed under the supervision of Mr. Roddy and that of the ordinary stainer and polisher, there is a difference akin to that which distinguishes the achievements of the recognized artist from the work of the commercial painter. And in that difference lies the very mastery of the art of wood polishing. It becomes apparent instantly upon the comparison of the two kinds of work. It is the thing which frequently decides for a purchaser between two houses—the one in which the finish of the woodwork presents the impression of an ill-fitting and unbecoming garment, as an effort to conceal, while the other, designed to draw out the natural spirit and power of the wood, reveals it in all its beauty of fibre and figure and color.



## Tiles, Open Fireplaces, Grates and Fenders.

### THE TAYLOR BURNER AND MIXER FOR OPEN FIREPLACES.

Specialties in all branches of the building and house decorating and finishing industry have come to be the order of the day. Time was when in order to obtain anything like an artistic interior finish for a house or office, the builder or owner was compelled to select from such "original" designs as the nearest available architect was able to supply him, and then trust to such crude agencies as were within reach—the carpenter, the "joiner," the iron founder, brassworker, mason and painter, to work out the problems from the selected designs.

The results were not only generally disappointing, and far short of the pleasant mental picture which the owner had conceived but they were universally all but prohibitive in cost. In fact, most of the modern conveniences and appliances that serve to make life in a crowded metropolis not only enduring but in the highest degree enjoyable, were in those days beyond the reach of any save the very wealthy. And the beautiful designs in which these conveniences of the modern American home life are now presented, making important decorative factors as well as useful and convenient agents, were almost unknown.

But the demand for these improved conditions and surroundings existing in our social conditions, the inventive faculty that was to supply them was soon developed, and the result is seen in any modern well furnished American home. Now an owner or builder can go to a variety of large emporiums that deal in specialties of house furnishing or finishing and decoration, and select from a large and varied assortment of completed

seen in a house. Just a mere sight of the Burner and Mixer in operation suggests the pleasantest of domestic pictures and comforts; a "howling snow-storm without"—the blinds closed, the curtains closely drawn, the lights turned down, two cosy chairs drawn up to the fireplace, "four feet on the fender," a dancing dazzling play of the clear bright flames over the broad surface of the fire-board, four eyes watching the weaving of dreams and pictures and hopes and aspirations. But go and look at it yourself.

### The Manufacture of Interior Trim for Houses.—An Exhibition Well Worth Visiting.

No man who builds or buys him a new home but wants it to include some new and original feature. This is a natural and universal desire. It contains the impulse from which all that we hold to be valuable in modern house construction has been derived. It is the influence which has, in such large measure, transformed the American town house until now it is undoubtedly the most convenient, as well as most attractive, of this class of houses. Under its influence, a greater variety and beauty have been imparted to the street elevations of the later buildings, than were formerly known; and in the newer sections of all the larger cities, as well as of New York, the reproach of monotony in style and appearance has been measurably removed.

But it is in their interiors that modern American town houses have shown their greatest transformation. And this, too, not so much in the design or plan, for that is largely governed by the conditions almost universally obtaining with respect to the size of the city lot; but the great change, the great improvement is noted in the finish of the interiors. In this respect the advance within the last decade alone has been most remarkable. It is necessary only to refer back a period of ten years and recall the almost universal style, or lack of style, of interior finish, and then to step into one of the houses of latest construction to note the almost startling nature of the change. It would seem almost that a new industry had sprung into existence; and yet it is but the natural evolution of an old-established industry out of the dull commonplace into the realm of art.

The effect, too, has been wholesome. Blank, dead walls, sombre colors, rigid, meaningless shapes, present nothing attractive to the eye or mind; their influence is depressing and repellant. But bright, cheerful interiors, artistic forms in the domestic environment, beget cheerful spirits and general delight. And this beauty and cheerfulness have their commercial value, as many a successful builder is able to testify. None of this advancement could have been made, had not the American people amply sanctioned it by cheerfully footing the cost, for the improvements have not been made without increasing the cost of the interior finish of a house far beyond what was ever known in the olden days; and a remarkable fact in connection therewith is that the most expensive and luxurious houses find the readiest sale. Indeed, he would be a daring builder who would venture to put upon the market a row of houses of the old-fashioned carpenter trim in these days.

Now this latest demand for "some new thing" usually takes the form of originality in the design of the interior trim—the staircases, the hall, the arches, the wainscoting, the cabinet-work generally, and especially in the mantels. The almost universal use of all the handsome hardwoods, in their natural grains, under a high polish and finish which serve to bring out all their native beauties, renders possible an almost infinite variety of beautiful designs in all this class of work. The trouble is in making a satisfactory selection. And this brings us to the main point of our story.

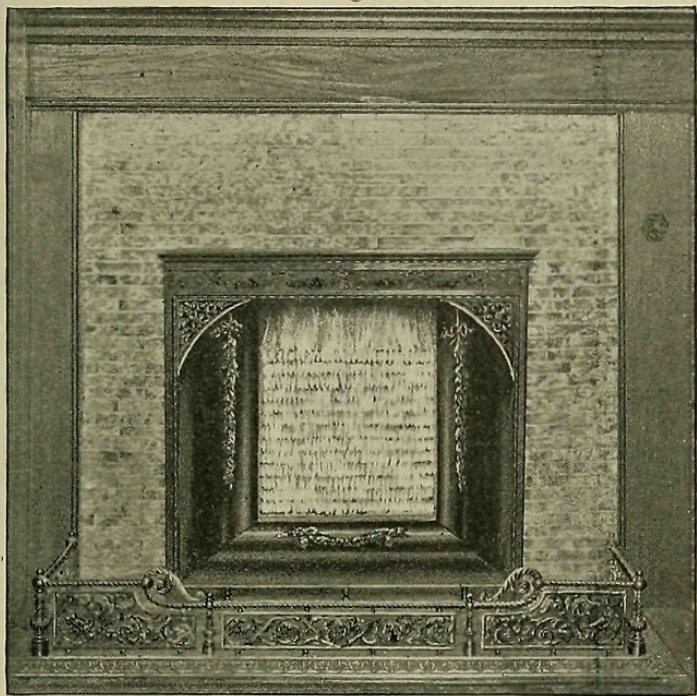
A great deal of trouble would be avoided, a great deal of expense often saved, and a much larger measure of satisfaction would result if house builders could always see samples of the work they wanted done in the finished state. For instance, every man who builds a house wants one or more mantels for it. He has no definite idea as to what he wants, except that he knows he wants something as handsome and attractive as he can get. He looks over a lot of drawings and pictures and finds some features that please and some that do not please him in many of them, but concludes with wishing he could see a finished mantel of this or that design.

Now, it is surprising that this should be so, but just exactly that opportunity is available in this city of New York. And not only a place where a great variety of finished mantels, of original design, of the manufacturers, may be seen set up in furnished and decorated show rooms, but samples of most of the fine general interior cabinet finish may also be seen.

The Bradley & Currier Company is an institution that offers these advantages.

The business was established in this city more than twenty-five years ago and it has grown with the growth of the city, until now it is like the city the biggest institution of its kind in the country. The Bradley & Currier Company is a leading manufacturer of sash, doors and blinds—in hardwoods as well as pine—this being its original business, and in this it has never changed. The Company also manufactures all kinds of cabinet-work, stair-work and everything included in the interior trim and finish of a modern city house, from the bath out. A specialty of its work being the manufacture of a large line of wood mantels. A trip to its show-rooms, at Hudson and Spring streets is the beginning of an education in interior decoration. No man who contemplates the construction of new buildings for himself or for the market, should decide upon his plans before seeing what the Bradley & Currier Company has to show.

In their spacious show-rooms which have been recently refitted and refurnished there are a large number of model parlor, hall, dining-room and library mantels, arranged to show in their finished state a complete variety of handsome cabinet mantels in all the various kinds of native and imported woods, with mirrors and without, with tile, onyx, African marble and mosaic facings, with open fires of an unlimited number of designs. With such a choice possible from a finished stock, mistake or disappointment in the selection of mantels would be next to impossible. The company has a corps of designers always at work upon new designs for cabinet-work and mantels and is constantly turning out



*The Taylor Burner and Mixer in operation.*

articles—furnaces, ranges, sinks, laundry-tubs, mantels, grates, fireplaces, andirons, fenders, candelabra, bath-tubs, lavatories, closets, decorative glass windows, and the like—complete fittings of the fixed character for almost any sort of house.

This is the best method for the home-builder to pursue—to first visit the showrooms of such establishments, and make his selections of such fittings from the samples displayed. Not infrequently it happens, so great has been the progress in recent years in all branches of mechanical art, that the investigator will receive most valuable suggestions for improvements upon his own unassisted designs—suggestions for which he will never cease to be thankful. For new things are constantly coming to the front that better perform the required work than that which has gone before, and which are so much more artistic and beautiful in their forms that they serve a double purpose—as useful and as ornamental devices.

If a demonstration of the facts of these few observations were needed, a visit to the establishment of Messrs. Irwin, McCord & Hotelling, at Nos. 1479 Broadway, running through to No. 613 7th avenue, just above 42d street, would furnish all that would be required. This firm has been established in business in its special branch of the building industry in this city since 1851, a sufficient guaranty of its standing and responsibility. It shows a line of open fireplaces, grates, fenders, tiles and tile-work of such variety and profusion that almost any desired design can be selected directly from stock, and if it is not on hand the resources of the firm are so ample that they can produce what may be wanted, from the given design, perfectly and speedily.

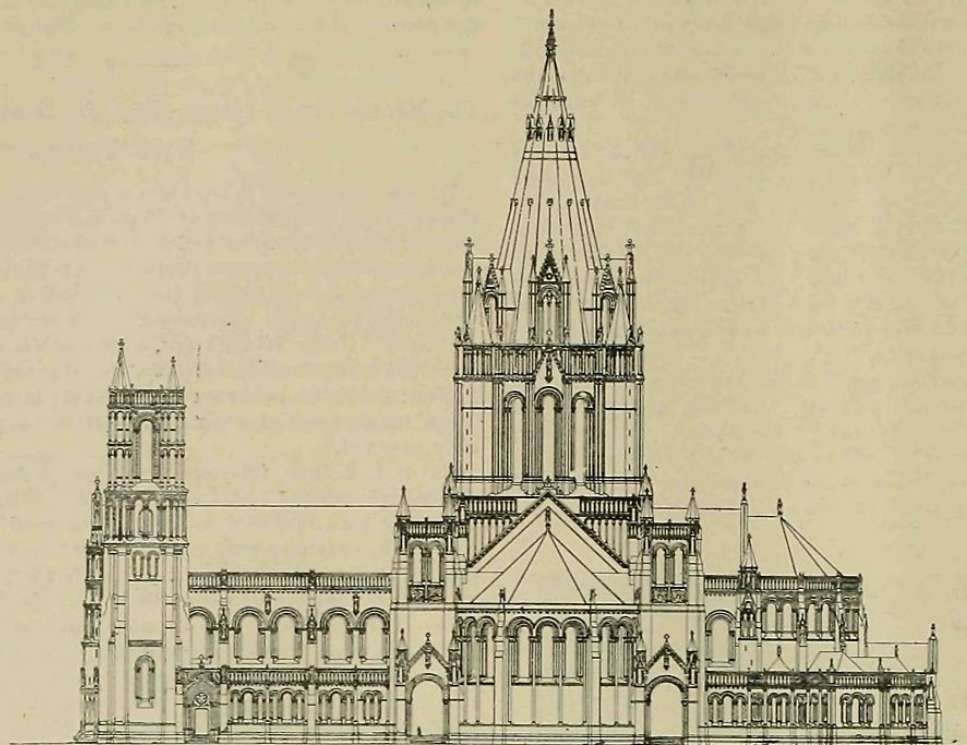
Here, too, the investigator will find one of the most ingenious novelties in modern house equipment—the Taylor Burner and Mixer. The name conveys no adequate conception of the purpose, the attractiveness, the effectiveness of this invention. It is a remarkable improvement upon all pre-existing forms of gas burners for fireplace heating. It consists of a perforated board of compressed asbestos, with an air chamber behind it, into which a compound of one-third ordinary illuminating gas and two-thirds fresh air is injected from the mechanical Mixer, and produces a combustion through every aperture in the Burner, which heats the whole surface to any degree of heat required up to sufficient to comfortably warm the largest room in the most severe winter weather.

This is accomplished with the minimum of cost in open grate fires, and is produced with one of the most comfortable and brilliant displays ever

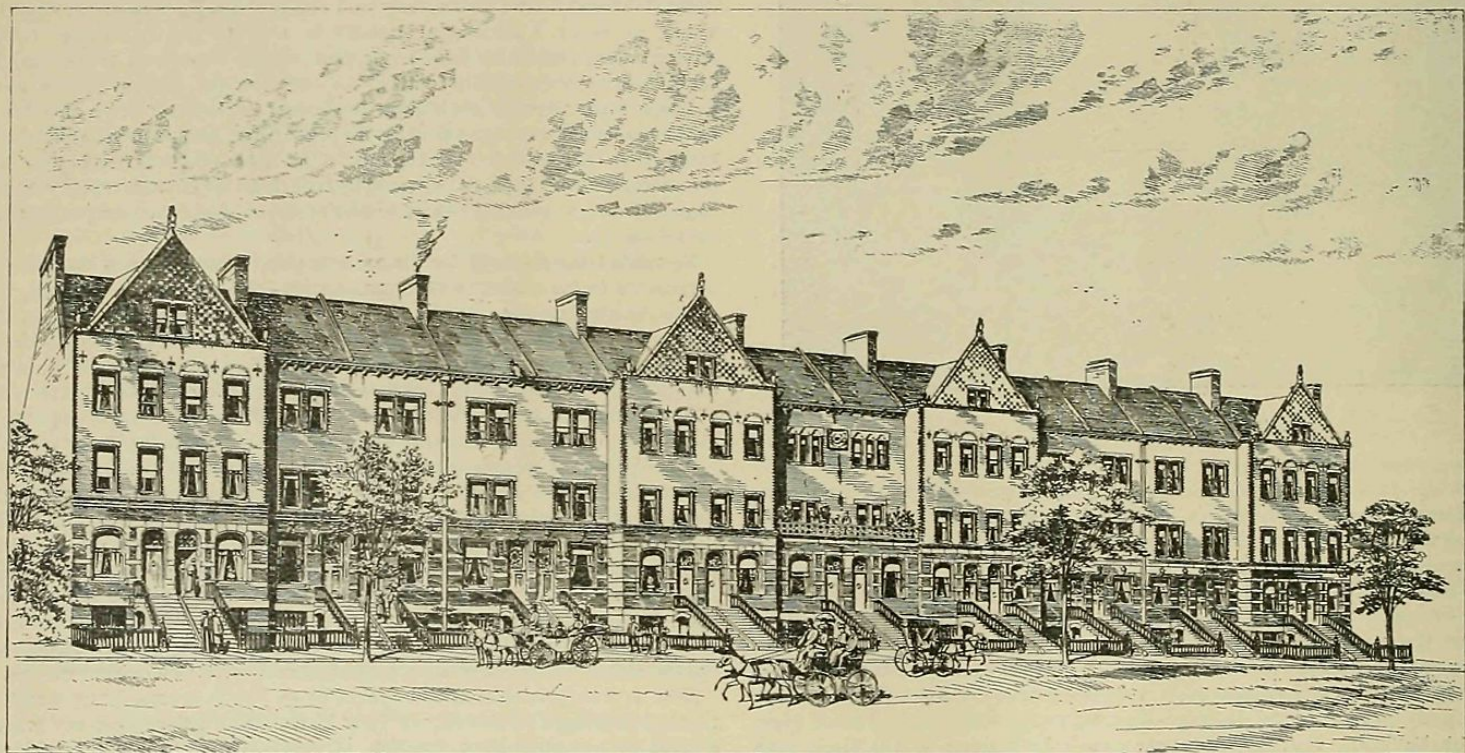


new styles. It is a direct furnisher, also, of the most artistic designs in fretwork, portiere arches, screens, consoles, frame and cabinet trim for boudoir dressing saloons, libraries

and dining-rooms, as well as for hall, vestibule and staircase work. Builders and others may obtain many valuable suggestions from an inspection of the Bradley & Currier Company's exhibition.



*South Elevation—Cathedral of St. John the Divine.*



*Eighteen Houses being built on south side of Seventieth Street, west of Amsterdam Avenue, for Dr. C. F. Hoffman.*

W. H. Russell, Architect.

# JACOB APPELL,

## REAL ESTATE BROKER

IN ALL ITS BRANCHES.

FOR THE PAST 21 YEARS AT

No. 277 WEST 23d STREET, NEW YORK.