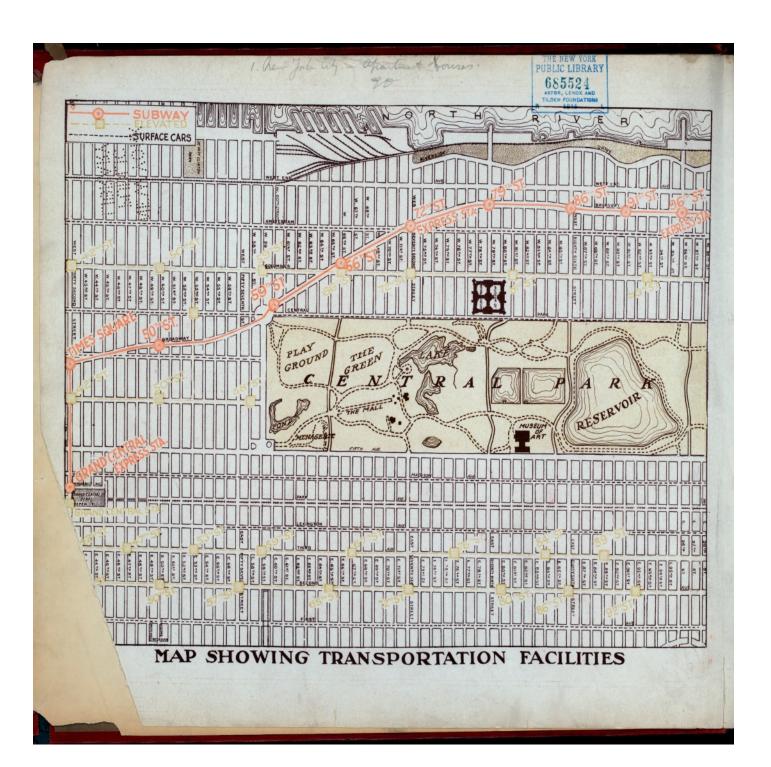
# The Touring

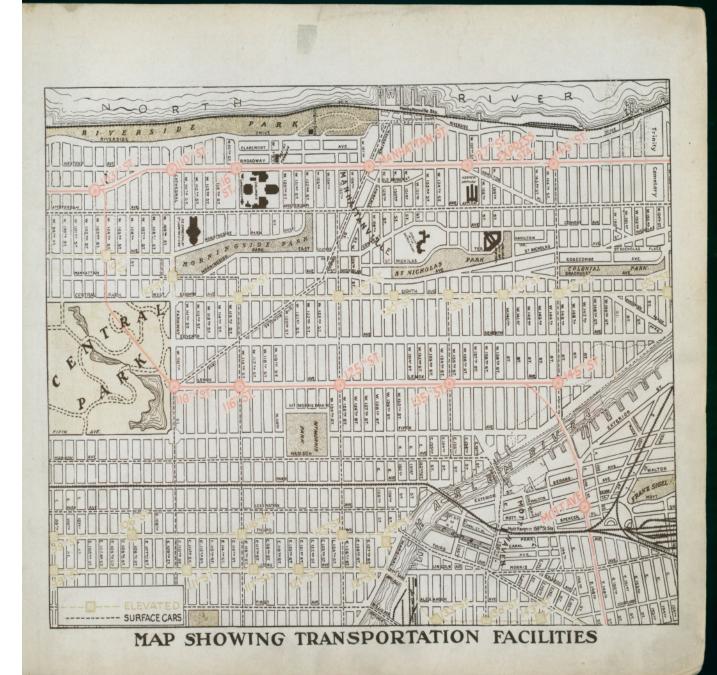
# LOOSE LEAF ALBUM

# APARTMENT HOVSES

Containing views and ground plans of the PRINCIPAL HIGH CLASS APARTMENT HOUSES in New York City. together with a MAP showing the situation of these houses, transportation facilities, etc.

PVBLISHED BY THE NEW YORK WORLD MARCH 1910 ° PRICE \$ 2500







These apartments are so situated that they enjoy all the beauties of Riverside Drive and yet have the subway at their door.

The building is fireproof and planned with a sys-

tem of exterior courts, thus giving all of the 132 apart-ments a street view.

The facade in scheme is that of an Italian villa. The materials, which are limestone, brick and terra

cotta, are very pleasing in harmony of color.

A billiard parlor, as well as cafe, for the convenience of tenants is maintained in the basement; also a first class barber shop and ladies' hairdressing parlor.



TYPICAL FLOOR PLAN OF THE HENDRIX HUDSON APARTMENTS.







TYPICAL FLOOR PLAN OF ADDITION TO THE HENDRIK HUDSON APARTMENTS.

#### The Apthorp Apartments



The Apthorp Apartments occupy the entire block bounded by Broadway on the east, West End Avenue on the west, and extending from 78th Street to 79th Street.

The house is built round an open court containing flowers, shrubbery and fountains.

There are five duplex apartments, the living rooms of which are on the ground floor and the bedrooms above.

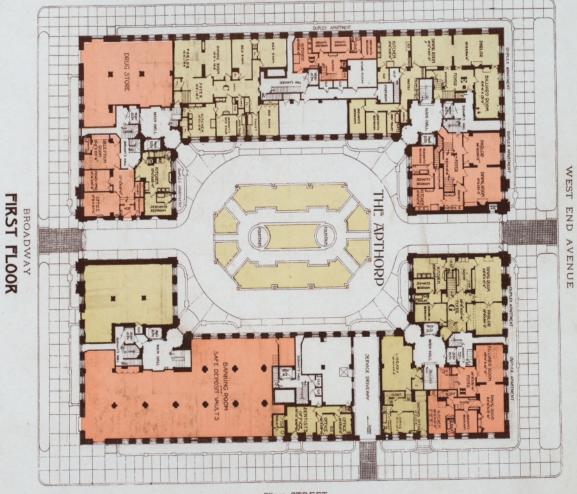
The third floor contains twelve suites of apartments, varying in size from six tooms and bath to nine rooms and three baths.

The upper floors contain ten apartments apiece,

the arrangements of the rooms being shown on the colored diagrams that will be found on the three next pages.

The Broadway surface cars pass the door, and there is a subway station at 79th Street, at the corner of building. The Sixth and Amsterdam surface cars are also within one block.

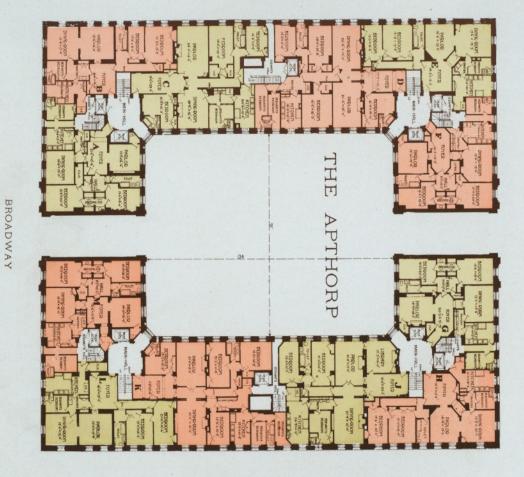
78TH STREET



79TH STREET

FIRST FLOOR PLAN OF THE APTHORP APARTMENTS.

(SEE ALSO NEXT PAGE.)



79TH STREET
THIRD FLOOR PLAN OF THE APTHORP APARTMENTS.
(SEE ALSO NEXT PAGE.)

78TH STREET

BROADWAY
4TH TO 11TH FLOORS

THE APTHORP

STORY

STO

79TH STREET
PLAN OF FOURTH TO ELEVENTH FLOORS, THE APTHORP APARTMENTS.

WEST END AVENUE

# THE ANSONIA

Broadway, from Seventy-third to Seventy-fourth Street

The Ansonia is unique, comprehensive and modern. In a high degree it combines luxury and comfort with refinement and exclusiveness.

Some idea of the size of the building may be gained from the fact that it contains 350 suites of from one to eighteen rooms—or a total of 2,500 individual apartment rooms. Architecturally the building is an excellent example of the French Renaissance style in this country. Its massive proportions, its towering height, together with the ornate character of its design, make it one of the most imposing landmarks in New York.

The housekeeping apartments comprise suites of various sizes—from five rooms and bath to eighteen rooms and four baths. They are planned to make possible any combination of rooms desired.

The ground floor is devoted to dining rooms, a grill room, reception rooms, billiard rooms, corridors, offices and kindred conveniences.

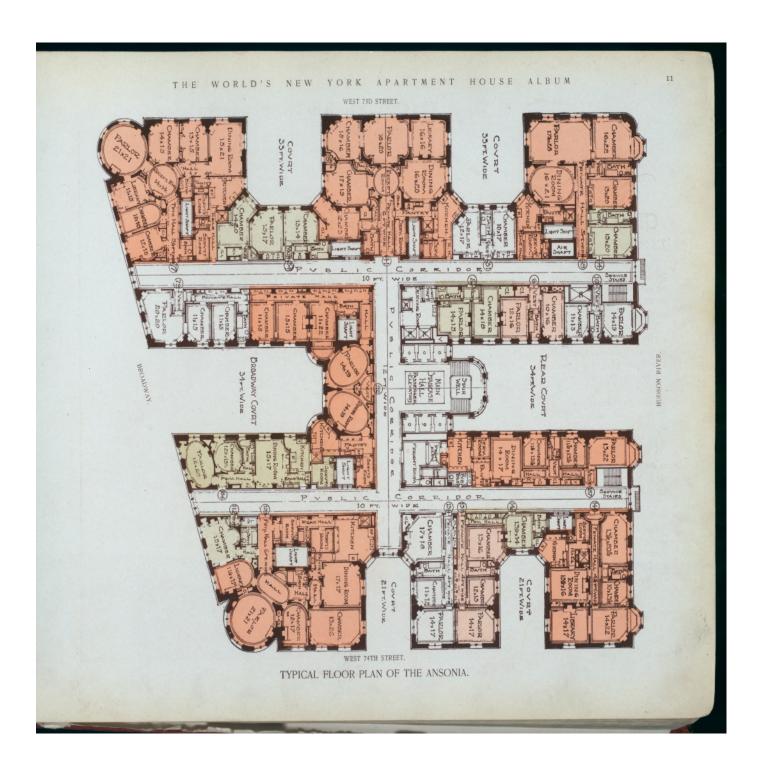
The service of the Ansonia is broad in its scope, minute in its functions and prompt in its conduct.

For the convenience of those who make the Ansonia their home the hotel affords markets for all food products, a laundry, a tailor and valets, wholesale wine and liquor and cigar shops, apothecary and florist shops, a bank, dentists and physicians, together with many other minor features.





The Angonia



#### The Chatsworth and Chatsworth Annex



#### 72d St. and Riverside Drive

Situated at Riverside Drive and Seventy-second street, and overlooking Riverside Park, the views from the windows of this apartment house are panoramic as well as picturesque.

The house is of a fireproof type and is designed for the highest class of tenants. The apartments are housekeeping suites of five rooms and one bath and intermediate sizes up to fifteen rooms and four baths. The cabinet and decorative work is carried out consistently with the high-class construction and character of the house.

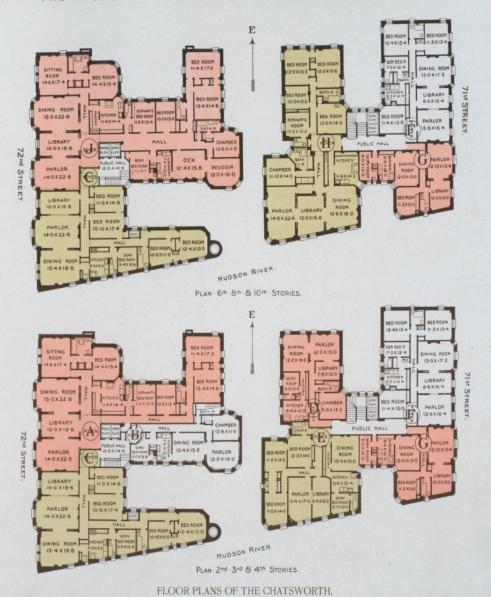
A conservatory has been erected as the mansard story, and is furnished as a sun-parlor for the comfort and convenience of the tenants.

Extra servant's rooms, in the basement, may be rented.

Five elevators are in operation, making separate provision for guests, servants and freight. These are maintained at all hours.

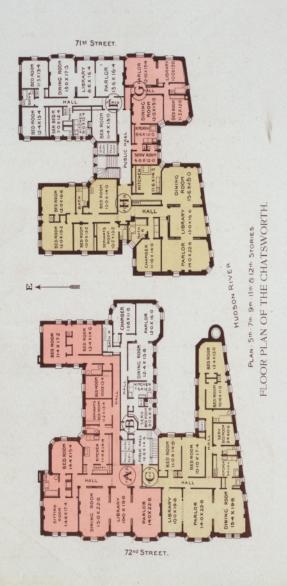






(SEE ALSO NEXT PAGE.)

#### TYPICAL FLOOR PLAN OF THE CHATSWORTH ANNEX.





#### THE ANNEX

is designed for one apartment of eleven rooms and four baths on each floor, and is in same keeping and under the same management as the Chatsworth.

The whole plot covers 170 feet on 72d street, 208 feet on the river front and 90 feet on 71st street.

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# THE UMBRIA

Northwest Corner West End Avenue and 82nd Street

A twelve story, absolutely fireproof apartment house, designed on simple but dignified lines of architecture, and having many points of advantage and beauty.

The Umbria is situated on the northwest corner of West End Avenue and Eighty-second Street, and the apartments command a sweeping panoramic view of the Hudson, with its palisades on the opposite shore; it also enjoys all the beauties of the famous Riverside Drive and Park, which is but a block distant. This portion of West End Avenue is under the jurisdiction of the Department of Parks, and is bordered by trees and grass plots, admittedly one of the handsomest neighborhoods in the city.

Facilities for reaching the Umbria are many. There are Subway stations on Broadway at 79th Street and 86th Street. The Broadway surface cars are but a short block distant. The Sixth and Ninth Avenue Elevated Station at 81st Street is but a few minutes' walk, affording exceptional quick transit to every part of the city.

One passenger and one service elevator. The best uniformed hall service is maintained at all hours.

The rooms are of unusual size and have direct light and air. Every apartment is as complete as a private dwelling.

Every desirable and practical improvement that would conduce to the comfort and convenience of tenants has been installed, and the highest standard of service will be maintained day and night.



TYPICAL FLCOR PLAN OF THE U.V.BRIA.

#### The Umbria



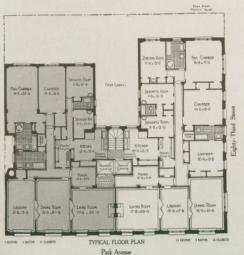
# NO. 970 PARK AVENUE.

Southwest Corner Eighty-third Street.

No. 970 Park Avenue, located at the Southwest corner of 83d Street and Park Avenue, is a twelve-story fire proof building. It contains two apartments on each floor, one of eight rooms, three baths, eleven closets, and the other of ten rooms, three baths and sixteen closets. The rooms are very well arranged, are large and have every convenience.

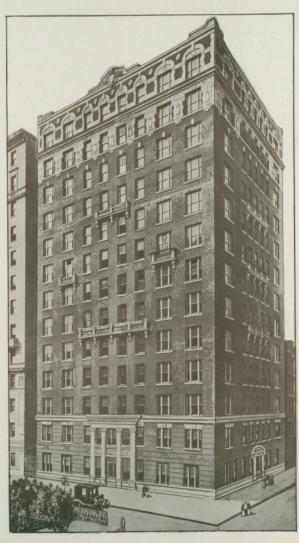
Tenants in these apartments have the advantages of the resident in a private house of the highest class, and in addition conveniences and freedom from many annoyances and difficulties incident thereto.

Separate elevator is provided for service.



TYPICAL FLOOR PLAN OF No. 970 PARK AVENUE.

Nº 970 Park Ave.



# THE ADMASTON

#### Northwest Corner Eighty-Ninth Street and Broadway

A new twelve-story, absolutely fireproof apartment house, containing suites of five, six, seven and eight rooms, foyers, two and three baths, butler's pantries and an exceptional number of closets.

Close attention has been given to all details and appurtenances to be found in an apartment house of the very highest class. Every room has outside exposure.

The transit facilities are excellent. Subway stations at Eighty-sixth and at Ninety-first streets; Broadway cars pass the building, and Amsterdam avenue cars one block distant.



TYPICAL FLOOR PLAN OF THE ADMASTON.

#### The Admaston



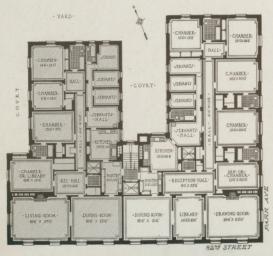
# No. 960 PARK AVE.

Northwest Corner Eighty-Second Street.

The best planned apartment-house in New York, containing apartments of unusual spaciousness, the larger ones consisting of fourteen rooms and four baths, and twelve rooms and three baths.

Principal rooms are extra large; some measuring 18.6x27 feet.

The building covers a plot of 100 feet on Park Avenue and 100 feet on Eighty-second Street. There are only two apartments on each floor.



TYPICAL FLOOR PLAN OF No. 960 PARK AVENUE

#### Nº 960 Park Avenue



# THE PONCHETRAIN

Nos. 312-14-16 West 109th Street.

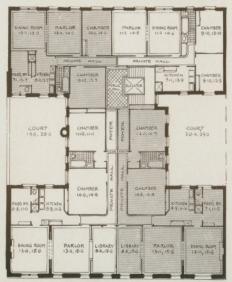
Nos. 312-14-16 West 109th Street.

This magnificent eight-story building of best steel construction is situated on the south side of 109th Street, near Riverside Drive, facing the beautiful Drive and overlooking the magnificent Hudson. Manhattan Island does not possess a more favorable site—on the very crest of New York's greatest elevation, in clean, free and healthful surroundings, removed from the stress and strainof the noisy streets, and yet convenient, with every transportation facility to be desired. A locality restricted to private residences and apartment houses of the highest class.

The entrance and reception hall are spacious and artistically decorated, wainscoted with various kinds of marble and panelled above in a moire silk that blends delightfully with the gold and old ivery ceilings. Handsome marble mantel and mirrors add greatly to the effects of the large reception hall.

The apartments are divided into suites of seven, six and five unusually large rooms, with baths. The parlors and libraries are trimmed in mahogany, dining rooms in quartered oak, antique finish, and all other rooms finished in white enamel. Numerous closets in all chambers. The bathrooms are walled with enamelled tile and floored with vitrified tile, and are fitted up with finest of plumbing; bathtubs with showers, porcelain basins and siphon jet closets, with Kenney system of flushing. The kitchens are fitted with porcelain tubs and sinks and glass-linedrefrigerators of large size. The latest make of gas ranges are provided.

Telephone in each apartment. Hall and elevator service day and night. Rents very moderate.



TYPICAL FLOOR PLAN OF THE PONCHETRAIN.

#### The Ponchetrain





# THE WOODMERE

Northeast Corner Broadway and One Hundred and Forty-first Street

A new ten story fireproof building, superior to any apartment house on Washington Heights.

The Woodmere is in every detail the most up to date of the new apartments on the Heights.

It affords every convenience and comfort and is distinguished by its large, light, pleasant rooms and unsurpassed views.

Absolutely sound proof floors, very beautiful interior finish, two elevators, mail chute, shower baths, telephone in each apartment.

Private houses adjoining on both sides. Convenient to subway express station at Broadway and 137th Street or Broadway and 145th St., also surface cars on Amsterdam Avenue one block away connecting with all principal lines of the City.



#### The Woodmere



# THE LANCASHIRE

353 West 85th Street

An absolutely fireproof building of the highest class, offering to people of discrimination a home with every modern convenience. The location being the most convenient and select residential section of the city.

The building is eight stories high and of thoroughly fireproof construction, with concrete sound-proof floors and partitions, solid pcreelain fixtures throughout, including kitchen. The lighting fixtures are of an original and exclusive design, with ample outlets permitting any desired effect in lighting.

The suites are trimmed in hardwood throughout, beamed dining room ceilings, wainscoting paneling, Dutch shelf mould. The parlors are of mahogany and white enamel, bedrooms and bathrooms being finished in white enamel or nardwood. Parquet floors in every room, including private halls and chambers.

Vacuum cleaner: A permanent efficient plant for which there is no extra charge.

Yacuum cleaner: A permanent efficient plant for which there is no extra charge.

Each apartment has wall safes and long distance telephone connection.

Men Servants' Quarters: Special arrangements for men servants in upper story of building.

Apartments comprise seven and eight rooms and two baths.



TYPICAL FLOOR PLAN OF THE LANCASHIRE.

#### The Lancashire



# No. 563 PARK AVENUE

#### Northeast Corner Sixty-Second Street

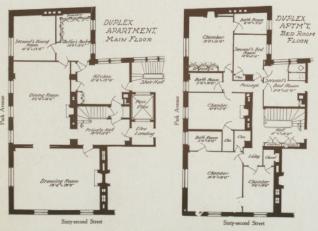
A modern twelve-story fireproof apartment building containing fifteen apartments, seven of which are owned and occupied by the owners of the building.

There are three duplex apartments, each containing ten rooms and four baths, which may be rented, as well as five single floor apartments of seven rooms and three baths.

In addition to the servants' bed rooms contained in the apartments an additional room in another portion of the building is included in the rent of each apartment.

There are individual laundries with steam dryers and private storage rooms in the basement.  $% \frac{1}{2} \left( \frac{1}{2} - \frac{1}{2} \frac{1}{2} \right) = \frac{1}{2} \left( \frac{1}{2}$ 

The building is equipped with a vacuum cleaning plant.



TYPICAL FLOOR PLAN OF NO. 563 PARK AVENUE.

#### M2 563 Park Avenue



# THE BELVOIR

Southeast Corner West End Ave. and Eighty-third St.

Situated upon high and healthy ground commanding an excellent view of the Hudson River, this seven-story high-class apartment house is centrally located, being a comparatively short distance from both elevated and underground stations.

Each apartment is virtually a corner, there being but three suites on each floor. Liberally planned; light and ventilation admirably provided. Main hall finished in marble and handsomely decorated. Every apartment is finished in select hardwoods. Parquet iloors in the principal rooms. Large reception foyer, and wide private halls, Electric elevator, mail chute, portable tile lined refrigerators. Tiled bathrooms.

Hall and elevator service day and night. Telephone in each apartment. Apartments comprise seven and eight rooms.



TYPICAL FLOOR PLAN OF THE BELVOIR.

#### The Belvoir



#### HARPERLY HALL.

North Corner Central Park West and Sixty-fourth Street. Harperly Hall is a twelve-story absolutely up-to-date fireproof structure, beautifully located opposite Central Park at the north corner of 64th Street.

The building is located convenient to subway, Elevated and all car lines.

The suites run in size from two rooms, bath and kitchenette to ten rooms and 3 baths. They are well laid out and have ample closet room. An unusual feature of the building is the fact that we have extra guests' rooms for the use of the tenants, and also extra servants' rooms. Tenants who wish to burn hickory logs in the fire-places can obtain same on the premises. Rent also includes refrigeration.

Rent also includes refrigeration.

The house contains a first-class restaurant. Valet service is maintained. All water is filtered. Vacuum cleaners are provided. Mail chutes on all floors. Gas ranges are connected with a flue leading to the roof and connecting exhaust fans to remove any odor of cooking in the building. Watchman patrols the building all night.



TYPICAL FLOOR PLAN OF HARPERLY HALL

#### Harperly Hall



#### Rockledge Hall

# ROCKLEDGE HALL

South Corner Riverside Drive and 102nd Street

LOCATION—Overlooking Riverside Drive and park, the Hudson and Palisades, and surrounded by private residences, it is one of the finest residential sections in the city. The building is so situated on the highest part of the Drive that the outlook to the North, South, East and West is unobstructed.

ACCESSIBILITY—The transit facilities are excellent; the Subway station is at 103rd Street; the 104th Street elevated station and the Broadway and Amsterdam Avenue surface cars are also convenient.

DESCRIPTION—A new twelve-story, absolutely fireproof apartment house, containing suites of four, five, seven, eight and nine rooms, excellently arranged, with large foyers and three baths. There are three apartments on each floor, every room having an outside exposure. Close attention has been given to details, the trim, fixtures and other appurtenances being consistent with a building that has reached the zenith of apartment construction. The building is equipped with a vacuum cleaning plant, mail chute, individual telephones, needle showers, laundry and drying room in the basement, etc. Exceptionally desirable features are the large closets abundantly distributed throughout, including cedar closets, linen and coat rooms, and the tiled walls and floors in the kitchens, making them absolutely sanitary. Otis high speed passenger and service elevators in attendance day and night.

The premises will be maintained to afford every possible comfort.



#### Marc Antony and Prince Humbert

### MARC ANTONY

AND

### PRINCE HUMBERT

214 to 220 Cathedral Parkway, 110th Street at Broadway

Charmingly situated and perfectly appointed in every particular, being designed especially to please and satisfy the most exclusive class of tenants.

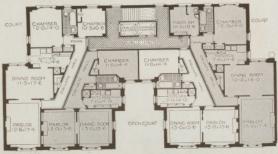
The building is twelve stories in height and absolutely fireproof.

Accessible to the Broadway subway express station and surface cars practically at the door; half a block from the Amsterdam avenue lines and three blocks from the Sixth and Ninth avenue elevated lines.

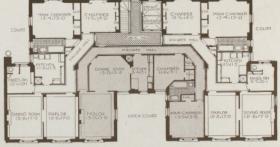
The first floor of the Marc Antony contains two 5-room and two 2-room suites with foyers. The 2-room suites have kitchenettes. The upper floors contain two 4-room and two 5-room suites and foyers.

The first floor of the Prince Humbert contains one 2-room, one 6-room and one 7-room suite with foyers. The 2-room suite has kitchenettes. The upper floors contain one 5-room and two 6-room suites with foyers. All apartments face the Parkway.





TYPICAL FLOOR PLAN OF THE MARC ANTONY

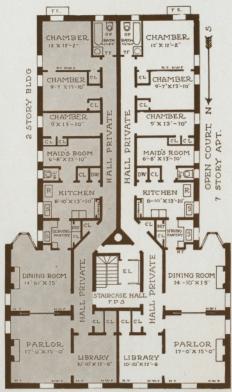


TYPICAL FLOOR PLAN OF THE PRINCE HUMBERT

# THE STETSON

262 West 83d Street.

In a very desirable locality, convenient to surface, elevated and sub-way—these apartments consist of eight rooms and bath, which includes exceptional service. Reception room, elevators (passenger and freight), steam heat, hot water, hall service, electric light, gas range and telephone. Has hardwood trim, open fire-place, dumb waiter, open plumbing, store room in basement and maid's toilet. Readily accessible to Central and Riverside Parks.



TYPICAL FLOOR PLAN OF THE STETSON.

#### The Stetson



#### Madison Square Apartments



# MADISON SQUARE APARTMENTS

Madison Avenue at Twenty-sixth Street

The Madison Square is perhaps the most interesting and most important of the centrally located Apartment Houses. It faces Madison Square on Madison avenue at Twenty-sixth street and adjoins the beautiful building of the Appellate Court on the South and is opposite the famous Madison Square Carden on the north.

Situated in the very centre of one of the most important sections of the city, affording easy access to Fifth Avenue and to the Twenty-third, Thirty-fourth and Forty-second street sections and to all theatres, without subway travel.

The house is chiefly residential, but rooms or apartments can be had by the day, week, season or year. One building contains a number of very attractive housekeeping apartments. Information on request.

Dining room service, both a la carte and table d'hote, is exceptional, a speciality being made of scientific "home cooking." Dining room for exclusive use of guests.

Among many attractive features it is unique as being the only Hotel or Apartment House operated strictly on the non-tipping plan.





# 1-2 x 15-6 10.4411.0 13-6413-9 13-6-13-9 STUDIO STUDIO 15-0 × 22-2 15-0 x 22-2

#### TYPICAL FLOOR PLAN OF NO. 144 EAST FORTIETH STREET.

#### Me 144 East Fortieth Street



#### NO. 144 EAST FORTIETH STREET

Near Lexington Avenue

Near Lexington Avenue

Murray Hill is a location long famous as a social centre of the city. This six-story apartment house is simple in design, but of a character which will appear particularly to people of taste and refinement. Care is taken to maintain the building as a high-class apartment house, thus references will be indispensable. The shopping and amusement centres are within walking distance, and the downtown business district is easily reached by the Subway or elevated railroads. The Building is arranged for two apartments of six rooms and bath on each floor, and so planned that each room is well lighted. Unlike most apartment houses, the elevator and staturay are in different parts of the building, and as both are surrounded by fireproof walls, the danger of loss of life by fire is reduced to a minimum. Electric elevator in constant service, day and night.

The woodwork in the living room and dining room is of selected chestnut with natural finish. All the other rooms are finished in white enamel.

The living room is of most unusual size, being 15x22 feet. Each one has an open fireplace of Colonial design and with sufficient draught for a wood or coal fire. The bedrooms are some distance from the living quarters and have plenty of closet room. The doors are fitted with French plate-glass mirrors on the inside. The bath rooms are large and fitted with the most modern and sanitary plumbing fixtures.

The kitchens are unusually large and supplied with porcelain sink, wash tubs and shelving. Each one contains a high-oven gas stove of the latest design and a large porcelain-lined refrigerator. The servants' rooms are lox11 feet, large enough to accommodate two maids. There is a stationary washstand in each one. Each apartment has a separate toilet opening from the servants' room. Separate storeroom is supplied in the basement for each tenant.

The gas and electric light fixtures are of a beautiful and unostentatious design. Most of the rooms have side lights instead of chandeliers.

# THE VERA

9 West 68th Street.

9 West 68th Street.

Close to Central Park, this location is particularly choice, the entire block being private dwellings. It is convenient to all lines of traffic—the elevated and subway stations being at Sixty-sixth street, only three blocks distant.

There is but one apartment on each floor. Size 28 feet 6 inches front, and 88 feet deep, therefore all rooms are exceptionally good size.

Parlor and library elaborately finished in full mahogany, all other rooms in selected hardwoods. All principal rooms have parquet flooring. Handsome mantles with gas log connections. Walls of bathrooms are tiled to the ceiling. In the dining room a handsome built-in hardwood buffet is one of the many attractions.

All night elevator and hall service. Telephone, Uniformed attendants. Apartments comprise 7 and 8 rooms.



TYPICAL FLOOR PLAN OF THE VERA.

#### The Vera

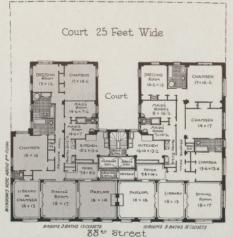


#### NO. 155 RIVERSIDE DRIVE.

#### South Corner Eighty-eighth Street.

The building located at the South corner of 88th St. and Riverside Drive, known as No. 155 Riverside Drive, is a twelve-story fireproof apartment house. It has two apartments on a floor, one of nine rooms, three baths and thirteen closets, and the other containing ten rooms, three baths and sixteen closets.

There are two elevators, one for service, and the other for passengers. The house is particularly well laid out, as shown by the plans below. The section in which the house is situated is one of the finest on the Drive.



TYPICAL FLOOR PLAN OF No. 155 RIVERSIDE DRIVE.

#### Nº 155 Riverside Drive



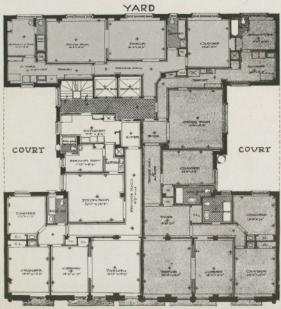
### PETER MINUIT

No. 25 Claremont Avenue, North of 116th Street

T HIS highest class eleven story, strictly fireproof modern apartment house, overlooking the buildings, campus and other grounds of Barnard College and Columbia University, has no parallel anywhere in the greater city of New York, from the standpoint of convenience of site and quiet of abode. On the one side is afforded the pleasure of a promenade or a spin in Riverside Park, on the other, within one block, the convenience of a subway express station or of a Broadway surface car, or one square further to the east, an Amsterdam avenue car, still increasing the transit

The apartments are divided into suites of five, six, seven and eight rooms, with three Roman baths for the larger and two for the small apartments, and a private mirrored lavatory in each bedroom.

The workmanship and material employed throughout are of the very best, and no false economy has been practised either in the design or in the execution of the plans of this magnificent residential edifice.



TYPICAL FLOOR PLAN OF THE PETER MINUIT.

#### Peter Minuit Apartments



#### No 875 Park Avenue



78™ STREET TYPICAL FLOOR PLAN OF NO. 875 PARK AVENUE.



# No. 875 PARK AVENUE

Southeast Corner Seventy-eighth Street

A new 12-story fireproof building of the most modern type with every possible improvement, situated in the best portion of New York's new residential section.

The apartments vary in size, ranging from seven rooms to ten rooms with foyers. These apartments are designed to fill the needs of those who wish to

foyers. These apartments are designed to fill the needs of those who wish to combine the advantage of a private house with the comforts of an apartment. Steam heat and hot water; mechanical refrigeration; stationary vacuum sweeper in cellar; all porcelain plumbing fixtures similar to those used in the

Steam neat and not water; mechanical retrigeration; stationary vacuum sweeper in cellar; all porcelain plumbing fixtures similar to those used in the Vanderbilt Hotel. Radiators in all masters' rooms concealed; kitchen and bathroom walls tiled; ample servants' accommodation; private laundries for the several apartments.

# THE CHESTERFIELD,

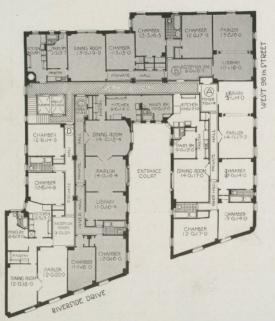
North Corner of Riverside Drive and Ninety-Eighth Street-

Aside from the out-of-door loveliness that one will enjoy in this superb location, you have waiting for you a unique experience when you enter the portals of The Chesterfield, which can truthfully be classed as one of the most attractive apartment houses on the Drive. This eleven-story absolutely fireproof apartment house is unsurpassed in this city.

The apartments consist of six, seven, eight and nine rooms, two and

The apartments consist of six, seven, eight and nine rooms, two and three baths. All the interior details, fixtures, etc., are the most modern and artistic known to the builder's art.

The Chesterfield offers the maximum of service and comfort in apartment houses. Two noiseless elevators are in constant service. Extra servants' quarters and baths on roof. Open air drying frame on roof.



TYPICAL FLOOR PLAN OF THE CHESTERFIELD.

#### The Chesterfield



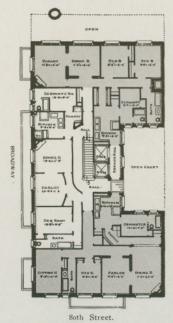
# THE HADRIAN

### Northeast Corner Broadway and Eightieth Street.

One block from 79th street subway station and within easy access of the 81st street elevated station. This new ten-story elevator apartment house is very conveniently located, and its room arrangement will strongly appeal to small families. Suites of five and six rooms with two baths. Hardwood trim, excepting rooms finished in white enamel. Parquet floors. Combination gas and electric light fixtures. Nicket plated plumbing fixtures. Telephone in every apartment. Electric passenger elevator, also one for servants and general delivery.

Entrance hall with leaded glass dome is handsomely decorated and finished in marble. Elevator and hall service at all hours.

The apartments are so planned that each room has direct light and ventilation. Fireproof construction. Steam dryers in basement. Steam heat, hot water and all modern conveniences.



TYPICAL FLOOR PLAN OF THE HADRIAN.

### The Hadrian



\* Negs. 2357-2359 Photographic Views.

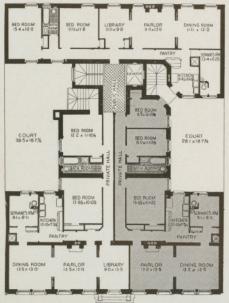
### THE WELLESBOURNE

### No. 144 East Fifty-Sixth Street

No. 144 East Fifty-Sixth Street

The Wellesbourne is a handsome six story brick and stone elevator apartment, located in a quiet neighborhood, which on account of the excrbitant price of land near Fifth Avenue is becoming more and more popular with people of culture and refinement. Owing to the many car lines in the vicinity, the house is easily accessible from the busicess; shopping and theatre districts.

The plot on which the building stands is 67 feet on 56th Street by 100 feet deep, having large courts which are arranged to give the best possible light and air to all the rooms. There are no dark rooms. Each floor is arranged for three apartments of seven rooms and bath and servants' toilet. The living and bed rooms in the apartments are finished in Colonial style with white woodwork and mahogany doors with glass knobs. The main living rooms have parquet floors and the bedrooms hardwood strip floors. The bathrooms are very handsome, with tiled floor and wainscoating, and are fitted with the most modern fixtures. The roomy kitchens and pantries are features of the apartments.

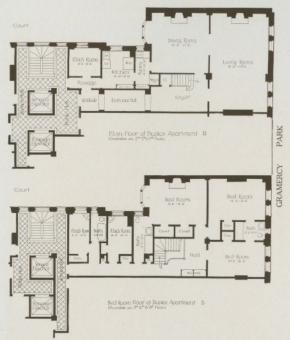


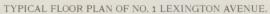
TYPICAL FLOOR PLAN OF THE WELLESBOURNE,

### The Wellesbourne



### IT? 1 Lexington Avenue







# NO. 1 LEXINGTON AVENUE

Gramercy Park

The building is fireproof, of the highest class construction, with deadened floors and partitions. It is sunlit on three sides,
The architecture and interior decorations are Colonial in character. The plumbing is of the best character, and the bathrooms and fixtures of improved and convenient type.
The apartments are roomy and light, and have open fireplaces for wood or coal.
A special system of ventilation for kitchens is installed, to do away with all cooking odors. Additional servants' rooms are available to tenants desiring them.

A special system of ventilation for kitchens is installed, to do away with all cooking outs. Additional servants from all a variable of them.

The management is under the charge of the Directors, and the character and service of the building are carefully maintained. The wishes of tenants will be consulted, within reasonable limits, as to the decorations.

As Gramercy Park is, and will continue to be, a residential oasis, near the shops, subway, elevated and surface lines, and the crosstown line on 23d Street, there is no more convenient spot in the city for a home at once retired from, and yet close to, the busy heart of the town.

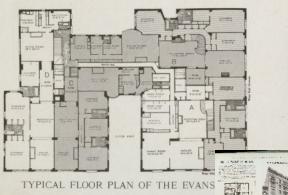
# THE EVANSTON

### Southeast Corner West End Avenue and Ninetieth Street

Highest class twelve-story strictly fire proof apartment house situated in the most select part of the finest residential section of New York City, easily accessible to the Broadway shops, the Subway station at Ninctyfirst street, and the surface cars.

Apartments are arranged in suites of eight rooms and foyer, three baths, six and nine closets, and butler's pantry. Duplex apartments consist of ten and eleven rooms, three baths, lifteen and sixteen closets, and dressing rooms,

The very highest class of workmanship and material has been employed in the designing and execution of the plans of this magnificent building. Every modern convenience has been installed for the comfort and convenience of the most exacting of tenants.



### The Evanston



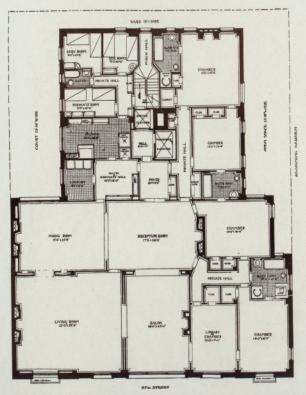
# No. 12 EAST 87TH ST.

At Fifth Avenue

Built on a plot about 77 feet front by 401 feet in depth, in one of the finest residential neighborhoods in New York City. The building is absolutely fireproof, and the floors and walls of each apartment are sound-proofed, so as to completely isolate each apartment.

Every possible modern improvement has been incorporated in this building, including steam heat and hot water, vacuum sweeping with a stationary engine in the cellar, mechanical refrigeration for boxes in kitchens and pantries, complete filtration of all water used throughout the building, electric light, baths in each apartment, etc. In short, no effort is spared in making each apartment equal to the finest type of private house.

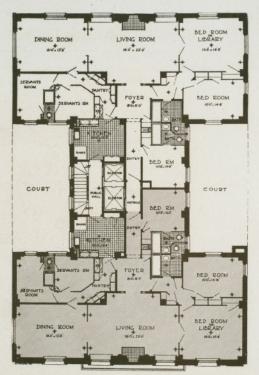
Two apartments may be thrown into one by an interior staircase, if so desired, or any other changes will be made to suit the needs of the tenants, the architects being directed to remodel the apartments as may be required.



TYPICAL FLOOR PLAN OF NO. 12 EAST EIGHTY-SEVENTH STREET.

### Nº 12 &ast &ighty-Beventh Btreet





TYPICAL FLOOR PLAN OF THE FULLERTON

### The Fullerton



### FULLERTON APARTMENTS THE

No. 116 East Fifty-eighth Street

A thoroughly fireproof and sound proof modern high class Building which combines all the luxury and quiet elegance of the finest private dwelling. A careful inspection of the apartments will show that they are superior to any other apartments of their size in the city; in fact, in no other single apartment house can there now be found all the many refinements in design and equipments which, combined with the select and convenient location, make The Fullerton Apartments so exclusive and desirable.

With the exception of the first floor there are but two apartments on each floor, giving privacy and seclusion not usually obtainable in apartment houses. The apartments contain eight rooms and three baths, comprising foyer hall, living room, dining room, three bed rooms, kitchen, butler's pantry, and two servants' rooms. Long unsightly halls have been avoided, the entertaining rooms being grouped together ensuite, with the bed rooms arranged in a separate group, while the servants' rooms and kitchens are segregated from the balance of the apartment and are all on a separate court. The kitchen walls are tiled up to the ceiling with white glazed tile, and the floors are made of non-absorbent cork tile. The plumbing fixtures are of the very highest grade.

An automatic electric mail delivery system enables the postman to send eachtenant's mail direct to their private mailbox at each apartment door. Vacuum renovating and cleaning apparatus has been installed. Large porcelain steel refrigerators, supplied with natural ice free of charge.

The service will be maintained on the highest standards, and particular care will be exercised in accepting applications for these apartments.

### The Sterling





TYPICAL FLOOR PLAN OF THE STERLING.

# THE STERLING THE CARLYLE

Corners of 86th and 85th Sts. and Columbus Ave.

and Columbus Ave.

The location is in the most desirable portion of the residential section west of Central Park, Eighty-sixth Street itself being under the jurisdiction of the Park Department, and, except on the corner plots, is restricted to private residences.

The various traction lines are easily accessible, the Subway station being at 86th Street.

The buildings are six stories in height with large light courts, having southern and eastern exposure. The property adjoining is restricted to low private houses, which insures ample light and air to these apartments.

The entrances on 86th and 85th Streets, with the loggias and reception halls, have been planned with great care for the comfort and convenience of the tenants and their guests, and contain the office, elevators, stairs, telephone switchboard, etc.

The apartments are all well supplied with large closets conveniently located.

The rooms are liberally planned, being well lighted and ventilated. Each floor is divided into four apartments of 7, 8 and 10 rooms—the adjoining apartments being separated by sound and fire proof brick walls.

The bedrooms and bathrooms are finished in white enamelled woodwork with mahogany doors, the remainder of the apartment being finished in hardwood.

The bathroom walls are finished with glazed tile and the floors with impervious tile. The fixtures are porcelain, of the most approved and modern type.

The kitchens are equipped with porcelain washtubs and sinish, a sixhole gas range, dressers, a glasslined refrigerator and dumbwaiter.

The mantels have been especially designed tor these apartments and are fitted with gas logs.

Each apartment is directly connected with the Long-Distance Telephone Service and a complete system of interior electric call bells.

### The Carlyle





TYPICAL FLOOR PLAN OF THE CARLYLE.

### BRADLEY COURT

Southeast Corner of Broadway and 165th Street

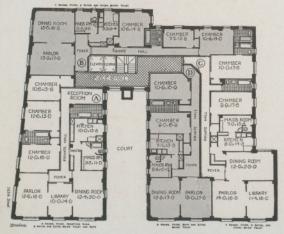
Overlooking the Hudson River and Palisades, and only three blocks from 168th Street Station, half block from St. Nicholas Avenue or Broadway cars and one block from Amsterdam Avenue cars.

An examination of the plans will show large spacious rooms and very large closets. The Apartments consist of six, seven and eight rooms, with reception room, foyer, pantry and three baths, and represent the most advanced ideas in the matter of interior arrangements. Every main chamber has its private bath.

The main entrance is on 165th Street, separate entrance for servants.

The main entrance is on 10stn Street, separate entrance for servants.

The Bradley Court is ten stories in height and of absolutely fireproof construction, and in addition is noiseproof and dustproof. The building is equipped with vacuum cleaners and mail chute, has laundry and drying room in basement. Two elevators in constant service day and night. Telephone in each apartment. The trim and decorations throughout are in accordance with the best in apartment house construction. Dining rooms are panelled in quartered oak. The kitchen walls are tiled and the floors are in asbestolith. The parlor, library and dining room floors are in parquet. All other floors in straight oak. No expense has been spared to make this the finest and best equipped fireproof apartment house in New York.



TYPICAL FLOOR PLAN OF BRADLEY COURT.

### Bradley Court



# NO. 498 WEST END AVE.

### Southeast Corner Eighty-fourth Street

Southeast Corner Eighty-fourth Street

A modern twelve-story fireproof Apartment House of the highest class, situated on the southeast corner of Eighty-fourth Street and West End Avenue; in the most select part of the best residential avenue in New York City, away from the coid, noise and wind of Riverside Drive, and near Broadway with its shops, subway and cars.

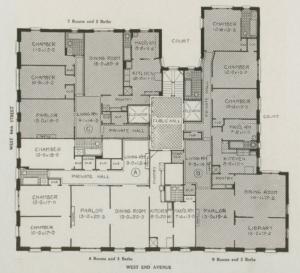
Absolutely fireproof, concrete sound proof floors and partitions. All the rooms are on the outside. There are no interior courts.

Suites are arranged in 8 rooms and 3 baths, 7 rooms and 3 baths, and 6 rooms and 2 baths, each with large foyer hall, although apariments can be arranged for up to 17 rooms.

Closets have been carefully considered. There are more and larger closets in these apartments than in any apartments of similar size in New York.

A laundry with steam drying and open air drying is provided on roof.

Service elevator, separate servants' entrance to each apartment, also dumbwaiter service eliminating the objectionable features of a service elevator without dumbwaiters.

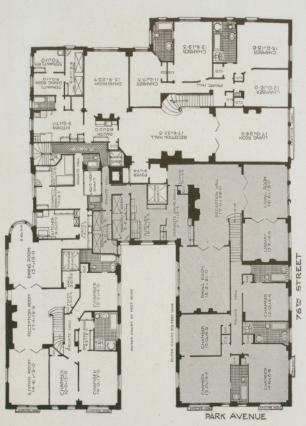


TYPICAL FLOOR PLAN OF No. 498 WEST END AVENUE.

### No 498 West End Avenue



### Nº 830 Wark Avenue



TYPICAL FLOOR PLAN OF NO. 830 PARK AVENUE.



# No. 830 PARK AVENUE

Southwest Corner Seventy-sixth Street

Southwest Corner Seventy-sixth Street

A new twelve-story strictly fireproof and sound proof apartment structure in the most desirable residential section of the city.

A high standard will be maintained in the management and maintenance of the building, with a competent superintendent living on the premises. Each apartment has the exclusive use, at all times, of a private laundry, fully equipped, in another part of the building. The rental includes use of vacuum cleaner, refrigerating service and private storage room. This building is not under co-operative ownership.

There is an electric light bath and separate shower in at least one of the bath rooms in each apartment. Plumbing has been installed for extra showers, if required. The large open fireplaces will burn wood.

Extra precaution has been taken to make partitions between apartments soundproof.

All radiators, except in bath and servants' rooms, are concealed.

The entire thirteenth floor is arranged in extra servants' rooms, which can be rented.

### No. 535 PARK AVENUE

### Northeast Corner Sixty-first Street

Northeast Corner Sixty-first Street

The building is absolutely fireproof, of steel construction, with fireproof partitions and concrete floors, and is designed to be soundproof. The architectural design and decoration follow along the lines of the Georgian style.

The entrance doors, vestibule and entrance hall on the first floor are in the style of the old New York house, with fanlights and with sidelights at the doors. The entrance doors to the apartments from the public hall are of solid steel, finished to represent San Domingo mahogany, and all of the elevator doors are of the same material and finish, so that there is absolutely no wood showing in the public halls. The interior woodwork of the building is fire-proofed by the most approved process.

The decorations are simple in character, and where leases are made from the plans the wishes of the lessees will be carried out within reasonable limits. Each apartment will have fireplaces for wood or coal fires.

The plumbing is of the very best character, with solid porcelain tubs and lavatories and with Nethery toilet valves, in the lessees' own bathrooms, which have tiled floors and tiled walls. Very careful consideration has been given to the ventilation of the kitchen of each apartment by means of separate ducts and specially designed gas ranges and hoods, so as to prevent absolutely any smell of cooking in the apartment.

The laundry facilities have been carefully worked out, securing a separate room for each lessee.

Belonging to each apartment is a separate storeroom in the subbasement.

A number of rooms for servants, in addition to the servants' rooms in

Belonging to each spanning to the servants and addition to the servants' rooms in the apartments, are provided elsewhere in the house for lessees wishing to lease them.

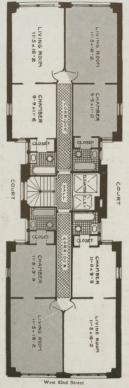
The character and service of the building will be carefully maintained.



TYPICAL FLOOR PLAN OF NO. 535 PARK AVENUE.

### Me 535 Park Avenue





TYPICAL FLOOR PLAN OF THE SELKIRK.



### THE SELKIRK

308 West 82d Street.

A twelve-story fire and sound proof non-housekeeping apartment building. The apartments are laid out in two-room suites with one bath, and so arranged that east and west suites can be thrown into one and used as a four-room suite with two baths, or the owners are willing to remove the partition entirely between the living rooms, making one large living room 16 by 23 feet, forming a three-room suite with two baths.

The building is run as a hotel apartment, and a first-class chef is in charge of the kitchen and it is optional with the tenants as to the serving of meals at reasonable charges.

There are two electric elevators, one passenger and one service.



### The Belkirk

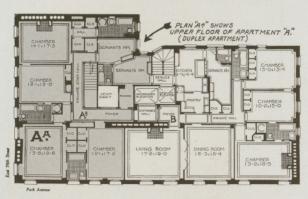


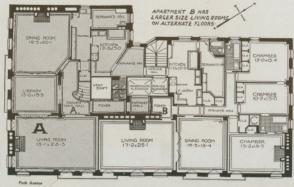
# No. 840 PARK AVENUE,

Northwest Corner Seventy-Sixth Street.

This building of the highest type of construction is principally notable for the large amount of light and air that is afforded on account of the shape of the plot. This house enjoys the above advantages to a greater extent than the majority of buildings.

The apartments are of two types. Duplex, containing fourteen rooms and four baths, and single apartments containing eight rooms and three baths.





TYPICAL FLOOR PLAN OF No. 840 PARK AVENUE.

### JI 840 Park Avenue



# NO. 998 FIFTH AVENUE

Northeast Corner Eighty-first Street

Situated at the northeast corner of Eighty-first Street and Fifth Avenue, in the centre of the most desirable and exclusive residential section of the City of New York. Absolutely fireproof apartments and secure from intrusion.

Two thousand feet in each apartment available for entertaining. Concealed radiators, vacuum return heating system, modulated valves. Profuse provision of lighting outlets and call bells,

Open fireplaces for coal or wood fires.

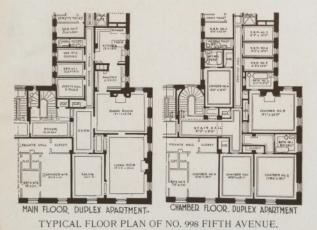
Large closets and jewel safes.

Very large pantry with two windows. Silver safe and electric plate warmer. Kitchens provided with waste incinerator and ventilated by forced draught.

Servants' hall and six servants' bedrooms in each suite.

Laundries with latest mechanical equipment. Individual cold storage compartments in basement.

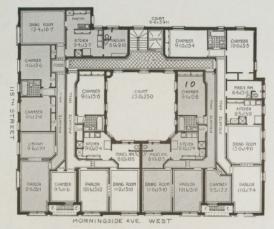
Management provides without charge:—Vacuum cleaning of suites, window cleaning, artificial refrigerator and supply of cake ice.

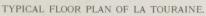


### Nº 998 Fifth Avenue



### La Touraine







### LA TOURAINE

Northwest Corner One Hundred and Fifteenth Street and Morningside Avenue, West

This six-story brick and stone building is situated on the crest of Cathedral Heights, with an unobstructed view over Morningside and Central Parks and as far as Long Island Sound. It is thoroughly equipped and provided with fire-escapes and interior iron stairway, as well as regular main stairway of the same construction leading from each floor landing.

The building is one block distant from Columbia University and Barnard College; adjoining these are Teachers' College and Horace Mann School; Cathedral of St. John the Divine is one and one-half blocks to the south.

Surface cars one block distant; Subway express station (wo blocks, at 116th street and Broadway; elevated stations within a very short distance.

The apartments are most desirably arranged in suites of four, five, six and seven rooms, are unusually large, and every room, including bath, has direct light and air.

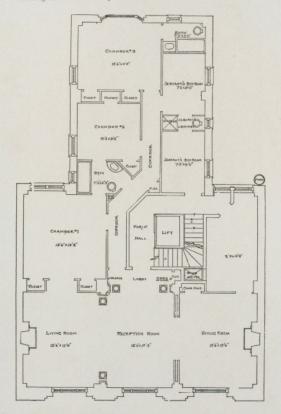
Steam heat and hot water supplied; also night and day hall and elevator service. Each apartment has a local and long distance telephone service. Mail chute from each floor.

### No. 780 MADISON AVE.

Between Sixty-sixth and Sixty-seventh Streets

Ten story fireproof apartment, on the west side of Madison avenue, between Sixty-sixth and Sixty-seventh streets, on a lot 40x80. There is one apartment to each floor of nine rooms and two baths,

Building has all modern improvements,



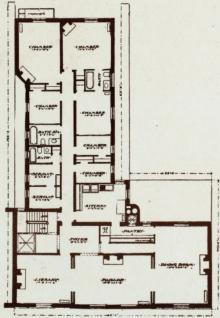
TYPICAL FLOOR PLAN OF NO. 780 MADISON AVENUE.

### J72 780 Madison Avenue



# No. 328 West 83d Street Between West End Avenue and Riverside Drive

Between West End Avenue and Riverside Drive
Ideally located in the centre of one of New York's most exclusive
residential sections and within one-half block of the beautiful Riverside
Drive and Park. Convenient to 86th Street Subway Station, Broadway
with its shops, and the surface cars.
One apartment to each floor. This exceptional arrangement affords
the privacy of a detached home.
Finished throughout in selected hardwood; all principal rooms have
parquet flooring; dining rooms have beamed ceilings.
All night elevator and hall service.
Apartments comprise eleven rooms and three baths,
The service is maintained on the very highest standard and the
apartments are superior to any other of their size in the city.



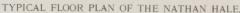
TYPICAL FLOOR PLAN OF NO. 328 WEST EIGHTY-THIRD STREET.

### Nº 328 West 83? Street



### Ilathan Hale Apartments







### NATHAN HALE APARTMENTS

Southeast Corner One Hundred and Eighty-first Street and Fort Washington Avenue.

The Nathan Hale Apartments represent the highest type of apartment house construction, nothing approaching them ever having been attempted on Washington Heights. In the erection of this building it has been the aim to build a house that will compare favorably with the most expensive and modern apartments down town, and no effort or expense has been spared to accomplish this result. The exterior is a model of architectural beauty and the interior embodies every modern convenience and advanced idea.

In arrangement the apartments have a style and elegance unexcelled. Each apartment has a large reception hall, spacicus rooms, and the dining rooms are trimmed with a choice of genuine Circassian walnut or mahogany. All apartments are built around exterior courts and many have chambers on the front conforming to the demands of exacting tenants; this arrangement insuring the maximum amount of light and air,

The bathrooms are an innovation, being exceptionally large and equipped with a separate needle-spray bath with floor receptor. Sunken sanitary Roman tubs are fitted into the room and the plumbing is of the highest type. The nine-room apartments have three baths and the seven-room apartments two baths.

The Rotunda or Great Hall is a classic conception of great beauty closely following the Gothic style. It is octagonal in shape and designed in Caen stone, elaborately carved, combined with golden Sienna marble, the stained-glass windows being especially designed and representing the four seasons, altogether creating an artistic effect rarely seen. A second entrance on 181st Street is provided for convenience to the Subway station.

Every modern improvement has been installed. Full length French plate mirrors are placed in all chambers.

In all, these apartments have been constructed with a view to making them most attractive to refined tenants and at rentals not exceeding those of the ordinary type of apartments in this section.

# GLEN CAIRN

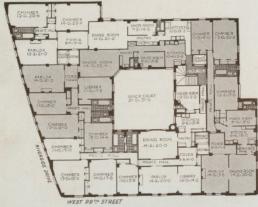
### Northeast Corner Ninety-ninth Street and Riverside Drive

Situated in a quiet, select neighborhood of private houses and high-class apartments. The windows overlook Riverside Drive, the Hudson, and a splendid view of the surrounding country. Direct light and sunshine in every room is assured.

These apartments are divided into suites of six, seven, eight and nine large and sunny rooms, large foyer, butler's pantry, abundant closet room, and two and three baths. Double servants' rooms. They are intended for select families desiring a high-class house within easy access of the downtown section.

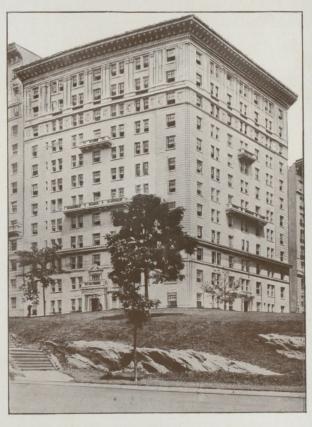
The Subway express station is at 96th Street and Broadway, and the Broadway surface cars pass the corner and transfer to all parts of the city.

The house has electric light, liveried elevator service, longdistance telephone in each apartment, needle showers and all modern improvements of the latest design. All water used throughout this building is crystallized.



TYPICAL FLOOR PLAN OF GLEN CAIRN.

### Glen Cairn



# No. 530 WEST END AV.

Southeast Corner Eighty-sixth Street

A new thirteen-story, absolutely fireproof and soundproof apartment structure of the highest class, situated in the choicest part of the best residential section of the city near Riverside Drive and Park and easily accessible to the Broadway shops. Surface cars and subway station at 86th street.

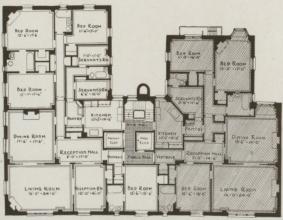
accessible to the Broadway shops. Surface cars and subway station at 86th street.

Apartments consist of from six to seventeen rooms, with numerous baths. There are two apartments on a floor, which can be transformed into one single floor apartment. All outside rooms, insuring plenty of light and air. Abundance of closets. The apartments are complete in their housekeeping equipment, each apartment having a kitchen with fixtures especially designed, a ventilated gas range of the most modern type, porcelain sink, wash tray with heavy oak drip board, ventilated steel garbage closet, especially constructed porcelain lined refrigerator. Refrigerating plant in the basement. The kitchens also contain a large amount of dresser space for cooking utensils, glassware and china. The bathrooms are equipped with solid porcelain tubs of Roman type, a porcelain pedestal lavatory, shampoo shower, needle shower and needle bath, glass towel bar, glass shelves, holders, and a large cabinet with mirror-over the lavatory.

A complete laundry is installed in the basement equipped with wash tubs with steam jets for boiling the clothes, iron boards and drying frames, all operated by steam and electricity; there are also drying frames on the roof.

Separate service elevator and servants' entrance to each apartment.

Separate service elevator and servants' entrance to each apartment. Wall sates.

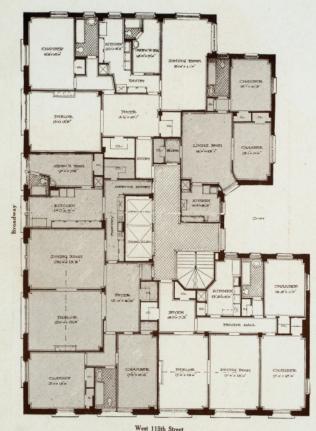


TYPICAL FLOOR PLAN OF NO. 530 WEST END AVENUE.

### Nº 530 West End Avenue



### The Luxor



TYPICAL FLOOR PLAN OF THE LUXOR.



THE LUXOR

Southwest Corner 115th Street and Broadway.

A new, absolutely fireproof apartment house of the highest class, twelve stories and basement in height, surrounded by equally high-class apartment houses, private residences and the magnificent and famous institutions of Columbia University, etc. The Luxor is directly opposite South Field, but one block from Riverside Drive, and bounded on the south by the new Fourth Avenue Presbyterian Church, all of which tend to make this corner permanently unconfined, and having an extensive view on all sides. The transit facilities are excellent, there is a Subway Station at 116th Street and Broadway, and there are several surface car lines on both Broadway and Amsterdam Avenue.

The apartments consist of three, four, five and six rooms, with large foyers, as shown on the plans herewith. All are spacious and well arranged. The parlors and libraries are finished in ivory enamel with mahogany doors. The dining rooms are finished in oak and mahogany, and have high panel wainscoting. Each apartment has a large linen closet, and numerous wardrobes are distributed throughout. Well switches control the electric light fixtures, and base receptacles have been installed. The building is most elaborately finished, and is maintained in a corresponding manner.

# THE GRINNELL

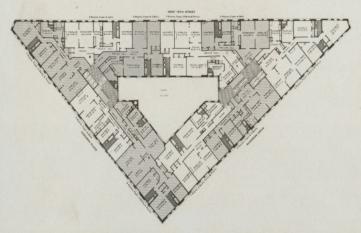
Riverside Drive, Audubon Place and West 157th St.

THE building is nine stories in height, of thoroughly fireproof construction. It is triangular in shape, having a street frontage of three entire blocks, with two entrances, one on Riverside Drive and one on Audubon Place. The architecture is of attractive design, Spanish type, with a tower on each corner.

Nearly all the principal living rooms and chambers face on the streets; those not facing on the streets have direct light and air from a very large, triangular central court, which is almost 100 feet in length. This Central Court is finished in face brick, limestone and terra cotta, and in design and appointment treated in a manner at once simple, imposing and attractive. Rooms facing this court have as much light and air as those facing the streets, thus making all the rooms practically outside rooms.

The location is more than exceptional; it is unique. The Grinnell, although having a Piverside Drive frontage, has a Subway Station only a few feet from the Audubon Place entrance, making the statement strictly true that it is the only building on Manhattan Island having a Piverside Drive address with a Subway Station at one entrance. No more desirable location exists on Washington Heights. Both Riverside Drive and Audubon Place are broad,





TYPICAL FLOOR PLAN OF THE GRINNELL.

spacious streets, with beautiful and engaging outlooks, and no apartment building can, in consequence, successfully compete with The Grinnell for a combined beauty of location and convenient transit facilities.

Some of the apartments have every room facing the street, most of them have street frontages for all principal rooms, while none are without a generous outside exposure. The rooms are all well proportioned and carefully grouped to provide for convenience, privacy and comfort. The larger apartments have separate entrances for servants. The suites range from five rooms and one bath to nine rooms and three baths. All apartments have foyers, and all the larger apartments have pantries.

There are one seven-room and two nine-room duplex apartments on the first and entrance floors. These all face on Riverside Drive, are very spacious, and present all the pleasing aspects of a private house.

### Rhinecleff Court





TYPICAL FLOOR PLAN OF RHINECLEFF COURT.

### RHINECLEFF COURT

RHINECLEFF COURT

South Corner Riverside Drive and 156th Street

The building is eleven stories in height, of steel construction, absolutely fireproof, as well as soundproof, and represents the highest type of residential apartments. Rhinecleff Court is entirely surrounded by the Park and Grounds of the Hispanic Society of America, giving better enjoyment than a building occupying an entire square block, and there being no interior courts and every room outside, premainent light and air is assured.

Riverside Drive, at this point, commands a panoramic view of the Hudson, and 156th Street, now entirely improved with high-class residential structures, will always be considered the finest in this section. Easily accessible to Subway Express Stations at 157th Street and Broadway, only one block distant, with all Surface carlines and Elevated Railroad Station within a few minutes' walk.

The magnificent entrance hall is two stories in height, beautifully decorated, and finished in marble and mosaic. There are two entrances to the building, one on Riverside Drive and one on 156th Street. The apartments are arranged in suites of four, five, seven, eight and nine unusually large rooms and one to three baths, large fovers and pantries. With the bedrooms arranged on the front, facing the Drive and street, also the Grounds of the Hispanic Society, perfect light and ventilation is assured. The seven and eight room apartments each contain two baths, pantry and large fover, all compactly arranged for housekeeping purposes. These apartments also have separate entrance for servants.

There are also two duplex apartments occupying parts of first and second floors on Riverside Drive front, one consisting of nine rooms, three baths and pantry. Each has two separate, private entrances, vestibule and reception hall and will appeal to those accustomed to a private house.

The dining room walls are solid panelled wainscoting of quartered oak, and mahogany on alternate floors. All the living rooms, halls and chambers are finished in w

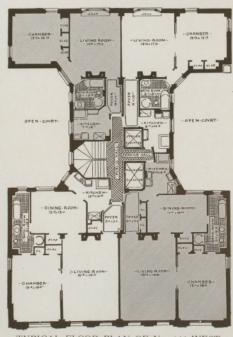
### Me 166 West 72" St.

# NO. 166 WEST 72ND STREET

(South Side, Near Broadway)

Situated on the most socially prominent street of the West Side, the parkway connecting Central Park and Riverside Drive and under the jurisdiction of the Department of Parks. Between the express stations of our two Rapid Transit lines; the elevated station at Columbus Avenue and the Subway station at the junction of Broadway.

It has also the surface lines of Central Park West, Columbus Ave., Amsterdam Ave., Broadway and the Fifth Avenue stage lines, all of these practically at its door. Every centre of New York life, Social, Business and Hotel, is accessible, and at the same time it is situated in the heart of the Residential centre of the city.



TYPICAL FLOOR PLAN OF No. 166 WEST 72ND STREET.

The building is of steel and concrete construction, absolutely fireproof and soundproof.

The apartments are most complete in their housekeeping equipment. The apartments are designed in suites of four rooms and three rooms, closets of exceptional size, and bathrooms fitted with solid porcelain tubs of the Roman type built into the wall. Porcelain pedestal lavatory, shampoo shower, needle shower and bath.

The floor space occupied by these apartments is equal to the average apartment of almost twice as many rooms. Separate servants' entrance and elevator. Refrigeration plant in constant operation. Complete laundry in the basement. The entire water supply for the house is thoroughly filtered.

There is a large servants' dormitory in the basement and on the roof, where rooms may be rented by the tenants if desired. Maid services will be furnished to any ten-

ant if desired. The cellar of this building is given over to storage where each tenant may have a separate apartment for storage of trunks, furniture, etc. The heating apparatus, the elevator machinery, the refrigerating plant and the house pumps are located in the sub-cellar, thus making the house absolutely noiseless.

The entrance to the house consists of a large vestibule and entrance hall, adjoining which are two reception and waiting rooms. There are two physicians' apartments on the ground floor in the front of the house, having a North light.

The lighting fixtures in all the rooms are controlled by switches and all the living rooms and most of the principal chambers are equipped with wall brackets, and there are one or two base receptacles in every room. These are so arranged in the bedrooms that a reading lamp may be installed over the bed.



# CHANGES PARIOR PARIO

### TYPICAL FLOOR PLAN OF THE BORDEAUX.

### The Bordeaux



### THE BORDEAUX

### Southeast Corner of One Hundred and Twenty-Seventh Street and Riverside Drive

Commanding a view of one of the most facinating and widest sections of Riverside Drive; for variety of perspective no other portion of the famous Drive affords its equal. Directly facing the well known and historic Claremont Casino, within a few hundred feet of General Grant's monument, immediately across the river from the most imposing portion of the Palisades and with an unobstructed view North and South, for many miles, of the Hudson River, its claim for unrivalled location cannot be disputed.

A subway express station is within five hundred feet, supplied with a constantly running escalator; also several lines of surface cars assist in quick and easy access to all parts of the city.

Entrance through an imposing arcade leading into a large tiled interior court, which in turn brings one to a spacious and richly decorated vestibule and reception hall. Apartments are arranged in suites of eight, seven, six and five rooms, with special servants' toilet, foyer, butler's pantry and abundant wardrobe space.

Plumbing, trim and all conveniences are of the best procurable and interior decorations especially prepared to meet every taste; long distance and local telephone in each apartment; uniform hall and elevator service day and night.

Basement contains special storage rooms for each apartment; large steam laundry and dryer; special bicycle and trunk rooms.

One of the most practical and useful features of this house is the side entrance, with direct access to the elevator, saving a distance of fully a block to and from the transit lines. In addition to this side entrance, there is also a servants' entrance and two delivery entrances. The house contains very beautiful heating apparatus, with radiation far in excess of actual needs, a special plant insuring unlimited hot water, and a large elevator running from the basement to the roof. In addition to the drying facilities of the basement, the roof is equipped with large drying frames, separately locked when in use.

# No. 104 East Fortieth Street

At Park Avenue

The purpose of the owners of this property has been to so improve it as to provide much called for but hitherto unattainable high class housekeeping accommodations for small families whose social affiliations identify them with the Murray Hill section, which has long been famed as a quiet abode of the elite of New York, around the corner from the noise and confusion of traffic, yet with the opera, the club, the theatre, the hotel and the great transit lines at its very door. Park avenue at Fortieth street is the highest, most exclusive yet most convenient point in this choice district.

The building is of absolute fireproof construction, and in plan, fixturing, equipment and service is the modern apartment dwelling par excellence. The apartments, all equipped for housekeeping, are designed in suites of 5 and 6 rooms each, although 11 or 12 rooms en suite may be obtained if desired. Additional servants' accommodations, connecting with apartments by private telephone are also available.

Physicians' apartments (three only), on the entrance floor, have been specially

Physicians' apartments (three only), on the entrance floor, have been specially fitted with every equipment of plumbing and electricity to meet the requirements of the most exacting specialist.

Critical examination of the floor plan annexed is invited. Note that the floor space occupied by these apartments is equal to that of the average apartment of almost twice the number of rooms. Occupants having fine art collections may upon application obtain exceptional studio lighting in top floor apartments.



TYPICAL FLOOR PLAN OF NO. 104 EAST FORTIETH STREET.

### IC 104 Gast Fortieth Street



# THE SOUND VIEW

Northwest Corner 140th Street and Convent Avenue.

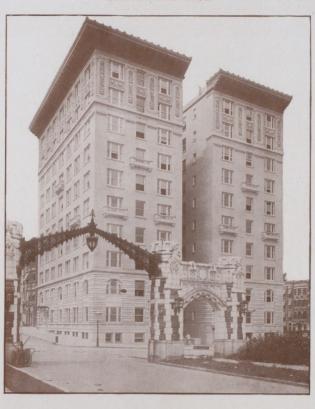
This elegant new ten story fire-proof apartment house of steel construction overlooks the whole city and Long Island Sound. It faces the beautiful City College campus, so the light and air will never be shut off from the south.

Ten stories of luxury. Day and night elevator service, filtered water, vacuum cleaning, laundry and steam drying outfits and every other high-grade apartment house improvement. Unusual closet room; extra rooms on the roof. Near subway, elevated and surface cars.



TYPICAL FLOOR PLAN OF THE SOUND VIEW.

### The Sound View



# No. 515 PARK AVENUE

### Southeast Corner Sixtieth Street

This newly completed twelve-story fire-proof apartment house stands on a plot 60 feet by 100 feet and contains every up-to-date improvement and convenience known to the builder's art. There are steam heat, hot water, mechanical refrigeration, vacuum cleaning apparatus, porcelain plumbing fixtures, separate laundries, etc., etc.

The building is arranged for two apartments on each floor, one consisting of eight rooms and three baths and the other consisting of seven rooms and three baths.

The apartments combine the advantages of a private house with the comforts and conveniences of an apartment.

Bath rooms and kitchens are tiled and contain best of appliances. Ample servants' accommodations. All-night elevator and hall service. Local and long distance telephone in each apartment.



TYPICAL FLOOR PLAN OF NO. 515 PARK AVENUE.

### Nº 515 Park Avenue



### The Riviera



### THE RIVIERA

Riverside Drive, 156th to 157th Streets

Riverside Drive, 156th to 157th Streets

Located on the most beautiful part of Riverside Drive, occupying the block front from 156th to 157th street, from which an unobstructed view of the Hudson and Palisades can be had.

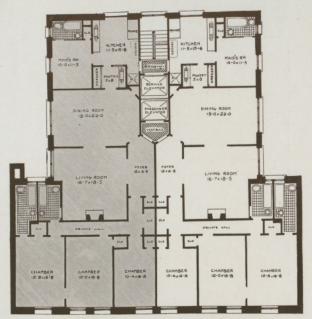
The house is the largest and most up-to-date apartment on the Drive. It is fireproof in every detail, in proof of which we state that the insurance rate in this house is the lowest rate given by the Board of Fire Underwriters to any apartment.

The exterior is of brick, trimmed with limestone and terra cotta, and adds beauty to the superb surroundings of Riverside Drive.

Apartments consist of five to ten rooms, with three baths, in nine and ten-room suites. The arrangement of the apartments is unsurpassed, the parlor, library and dining room being en suite at the entrance of the apartment and separated by glass folding doors. Bedrooms are entirely apart from the living rooms, thereby insuring quiet and privacy in the sleeping chambers.

The finish throughout is of the finest; all floors are of hard wood, with parquet in the parlors, dining rooms and libraries. The trim throughout is of hard wood, with panelled walls in the parlors and libraries and panelled walls in the parlors and libraries and panelled walls in the parlors and libraries and panelled walls in succession of the finest parlor, with the succession of the finest parlor, with the parlor of the dining rooms. Bathrooms are fitted in the newest style, with showers and porcelain plumbing fixtures. Clothes dryers have been installed in every kitchen, and electrical outlets for small electric stoves or heating irons have also been installed. A large and spacious pantry, with basin and large porcelain-lined ice-box, connects all kitchens and dining rooms.

Three passenger elevators and one freight elevator; mail chutes and house filter, through which all water used in the building is filtered. Laundry and steam drying rooms on roof, interior telephone and other conveniences too numerous to mention. A competent and experienced manager i



TYPICAL FLOOR PLAN OF NO. 383 PARK AVENUE.

# No. 383 PARK AVENUE

Between Fifty-third and Fifty-fourth Streets

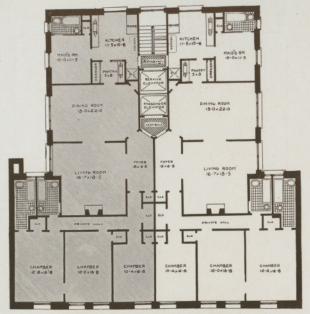
A new twelve-story absolutely fire-proof structure of the very finest type, on the east side of Park avenue, on a plot 75 feet by 90 feet.

Building contains all the most modern improvements and conveniences, such as steam heat, hot water, refrigeration, vacuum cleaners, laundries, etc.

There are two apartments on a floor, consisting of seven rooms and three baths each. They are designed to fill the needs of those who wish to combine the advantages of a private house with the comforts of an apartment. Kitchens and bath rooms tile.f. Ample servants' accommodations. All-night elevator and hall service.

### Nº 383 Park Avenue





TYPICAL FLOOR PLAN OF NO. 383 PARK AVENUE.

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### Nº 383 Park Avenue





# THE ANTLERS

No. 603 West 111th Street.

The Antlers is an eight-story, absolutely fireproof and thoroughly modern structure, with but two apartments on each floor.

The suites consist of seven rooms, two baths and large foyer, and one apartment of five rooms and two baths. The rooms are large and light, with an abundance of closet room.

The house was designed for the highest class of tenants, and the cabinet and decorative work is carried out consistently with the high-class construction and character of the house.

Its central location and surroundings make this a very desirable place to choose one's home. Convenient to Broadway subway station at 110th Street, Broadway surface cars, and Amsterdam Avenue cars one block distant. Riverside Drive and Park within one block. Elevator and hall service day and night, local and long distance telephone in each apartment.



### The Antlers

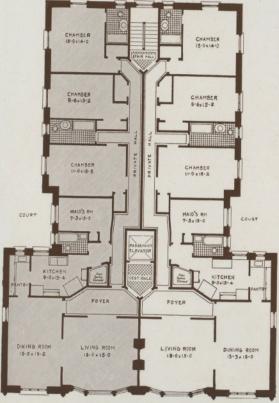


# No. 40 EAST 62D STREET

### Between Park and Madison Avenues

A nine-story fireproof apartment house, situated on the south side of Sixty-second street, between Park and Madison avenues. Contains two apartments on a floor, having seven rooms and three baths each. Closet room in abundance. On the ground floor are two doctors' apartments of two rooms and bath each. It has all modern improvements and three elevators, one passenger and two service elevators opening directly into the kitchens.

Every room is an outside room, insuring light and air in abundance.



TYPICAL FLOOR PLAN OF NO. 40 EAST 62D STREET

# Nº 40 Sast Bixty-Becond Btreet



### The Ramondo

# THE RAMONDO

Southwest Corner Park Avenue and Seventy-fourth Street

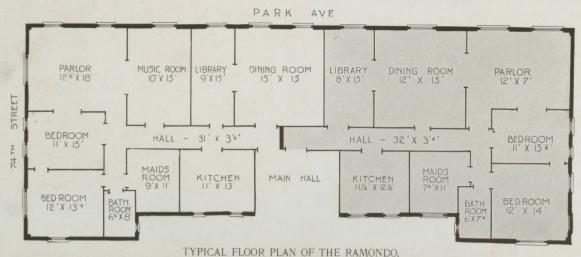
The Ramondo is a high-class, seven-story, fireproof apartment-house containing two apartments of seven and eight rooms and two baths on each floor. It is located in the fashionable quarter of New York's best residential district. Park Avenue, being one hundred and forty feet in width, is New York's widest residential street and has a well-maintained parkway in the centre.

The many fine private residences and costly apartment houses on the Avenue in this immediate vicinity have established this as a permanent residential section.

The apartments are liberally designed and the best of workmanship and material has been used throughout.

Elevator, hall and telephone service maintained day and night.





# RIVERSIDE MANSIONS

North Corner Riverside Drive and 113th Street

A new absolutely fireproof apartment house of the very highest class, situated on the beautiful Riverside Drive, commanding a magnificent view of the Hudson River and Palisades. Close to subway station and surface cars and near Broadway with its shops.

Three apartments on a floor, consisting of eight and nine rooms, three baths, foyer halls and pantries. Interiors elaborately finished and fitted with every modern convenience. Great abundance of closet room. Uniformed hall and elevator service day and night, separate entrance and elevator for service. Resident manager on premises and building is maintained on the very highest standard.



TYPICAL FLOOR PLAN OF RIVERSIDE MANSIONS.

### Riverside Mansions

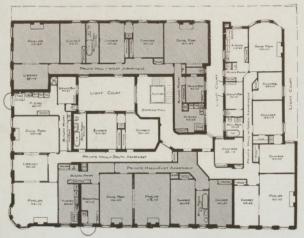


# THE FORRES

### Northwest Corner Broadway and Eighty-first Street

Northwest Corner Broadway and Eighty-first Street
Situated at the northwest corner of Broadway and West 81st street, commanding a very picturesque view of the Hudson River. It is of the best and most modern construction; each apartment affording its tenant the luxury of an exclusive private residence, with all the advantages of high-class apartment hous service. It is accessible to all parts of the city, being near the elevated railroad station at 81st street, the subway station at 79th street, and convenient to the surface lines on Broadway, Columbus and Amsterdam avenues. Both Broadway and 81st street are asphalted, and the side streets are improved with first-class residences.

The entrance hall is spacious and elegant; connected with it is a very attractively furnished reception room. The trim throughout is selected hardwood, cabinet make, and highly polished, with inlaid hardwood floors. All the main halls have tiled floors. Apartments consist of six, seven, eight and nine rooms and hath, with separate servants' toilet in each. Bathrooms are tiled and contain porcelain tubs and exposed nickel-plated plumbing, with shower bath attachment. Gas and electric light fixtures throughout the building. Steam heat and hot water supplied. High-grade, smooth-running electric elevator. Accommodations for trunks, bicycles and clothes drying in basement.



TYPICAL FLOOR PLAN OF THE FORRES

### The Forres



# THE SAXONY

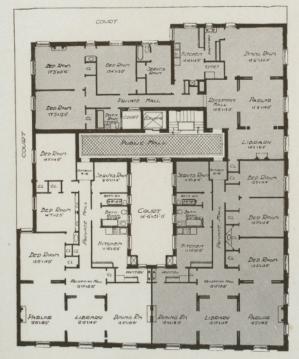
Southwest Corner Broadway and Eighty-second Street

Southwest Corner Broadway and Eighty-second Street

Near the 81st street station of the 6th and 9th Avenue Elevated
Roads and the subway station at 79th street and Broadway and convenient to main lines of surface cars. A seven-story apartment house,
constructed of Indiana limestone and red brick.

The apartments consist of nine rooms, two bathrooms, butler's
partry and private hall.

The improvements include everything that is usual in apartments of
the highest class. The parlors are finished in white enamel and gold leaf,
with high panelled base, handsome mantels and ceilings enriched with
ornamental relief work, the motit being Louis XVI. They open through
double sliding doors into the libraries, dining rooms and reception rooms,
forming one large saloon. The dining rooms are finished in antique,
black and Flemish oak, with beam ceilings and brick fireplaces, and are
wainscoted with panel work, 5 ft. 6 in. high. The halls and libraries are
in mahogany; the chambers in birdseye maple and hazel woods. The
parlors, libraries, dining rooms, reception rooms and private halls have
parquet floors. The service will be of the best both night and day.



TYPICAL FLOOR PLAN OF THE SAXONY.

### The Baxony

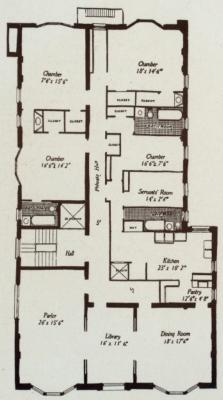


# DE WITT COURT No. 254 West 82d Street

A model and select apartment house conveniently located in a high class residential neighborhood, close to Broadway with its shops and cars and to the subway station at 79th street. Beautiful Riverside Drive and Park are one short block distant.

Each apartment occupies entire floor, and consists of eight or nine rooms, two baths and pantry, and are liberally planned as to size of rooms, closets, light and ventilation.

Interior decorations and fittings are of the most modern and approved styles. Electric elevator and hall service all night. Telephone in each apartment



TYPICAL FLOOR PLAN OF DE WITT COURT.

### De Witt Court

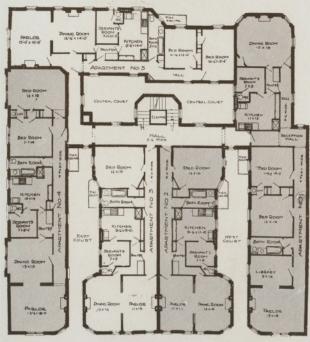


# THE ST. GERMAINE

Southwest Cor. Amsterdam Avenue & Eighty-sixth Street

A magnificent seven-story brick and stone apartment building, on a plot 103 feet on Amsterdam avenue by 200 feet on 86th street, which is under the jurisdiction of the Park Department. The various traction lines are easily accessible, the subway station being one block distant. The apartments contain 5, 6 and 7 rooms and bath, are liberally planned, and are unusually well lighted and ventilated through large light courts. All interior finish and fittings are of the most approved and modern type.

All-night electric elevator and hall service. Local and long distance telephone in each apartment.



TYPICAL FLOOR PLAN OF THE ST. GERMAINE.

### St. Germaine



685524

### No 1261 MADISON AVE.

Northeast Corner Ninetieth Street

One of the most select and attractive apartment houses on Madison avenue, location being particularly choice, overlooking the grounds of Andrew Carnegie.

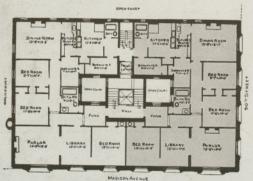
Conveniently located, four blocks from Eighty-ninth street elevated station. Surface cars, which pass the door, carry one direct to the business or shopping districts; transfers are issued at Eighty-sixth street, the only car line crossing Central Park.

Apartments are spacious and well arranged, containing every modern convenience. They comprise eight and nine rooms, with unusual closet space.

There are two elevators, one for use of tenants, and the other for delivery and servants.

Each suite has foyer entrance, two bathrooms, two servants' rooms, two refrigerators. Kitchens complete with tiled walls, and sanitary ventilated garbage closets.

Telephone in each apartment. Steel safes.



TYPICAL FLOOR PLAN OF NO. 1261 MADISON AVE.

### Nº 1261 Madison Avenue





RIVERSIDE DRIVE AT EIGHTY-NINTH STREET

# THE COLOSSEUM

### Riverside Drive, South Corner of One Hundred and Sixteenth Street

The Colosseum is a new absolutely fireproof apartment house of the highest class. It is fourteen stories in height and surrounded by equally high-class apartment houses and private residences, the magnificent and famous institutions of Columbia University, etc.

The location is the finest on Riverside Drive, with all the freedom from noise and traffic, with magnificent views of the Hudson River, the Palisades, and the Drive as far as the eye can see, without losing the convenience of accessibility.

The transit facilities are excellent, there is a subway station on 116th Street and Broadway, and surface car lines on Broadway and Amsterdam

There are only sixteen apartments in the entire building. Each apartment represents a private dwelling, with all the improvements of a private

The apartments consist of suites of eight, ten and twelve rooms, as shown on the plans on three pages following. The second, third, fourth, fifth and sixth floors have one suite covering the entire floor, consisting of twelve rooms and four baths. On the seventh to twelfth floors there are three duplex apartments, with parlors, libraries, dining rooms and kitchens on the lower floor, and chambers and dressing rooms on the floor above. Each of these suites have three baths and extra lavatory. There are also on the seventh to twelfth floors six suites of eight rooms with three baths each. three baths each.

On the first floor there is one duplex suite of ten rooms, foyer and four baths, and also one eight-room suite with two baths and extra lava-

The rooms are unusually large, very light and sunny.

The parlors and libraries are finished in ivory enamel with mahogany doors. The dining rooms are finished in mahogany, with high wainscoting and beam ceilings.

A safe is built into the walls of each apartment for protection against burglary. Large and abundant closets are distributed throughout the apartments.

The kitchens and pantries have porcelain tubs and sinks, porcelain lined refrigerators, ample dresser room and large gas ranges with hoods.

Wall switches to control the electric lights, and base receptacles for connecting reading lamps and electroliers have been liberally used in all

The private staircases connecting the two floors in the duplex apartments are of iron, making them absolutely fireproof.

The entrance hall and reception room are spacious and beautifully fin-

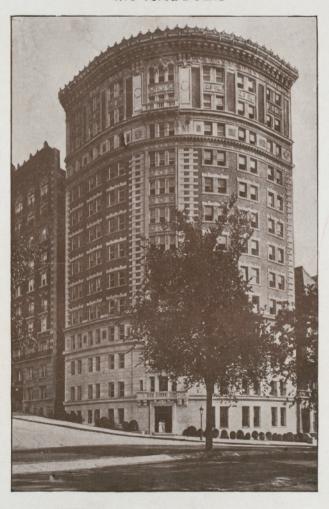
ished in rich Italian marbles.

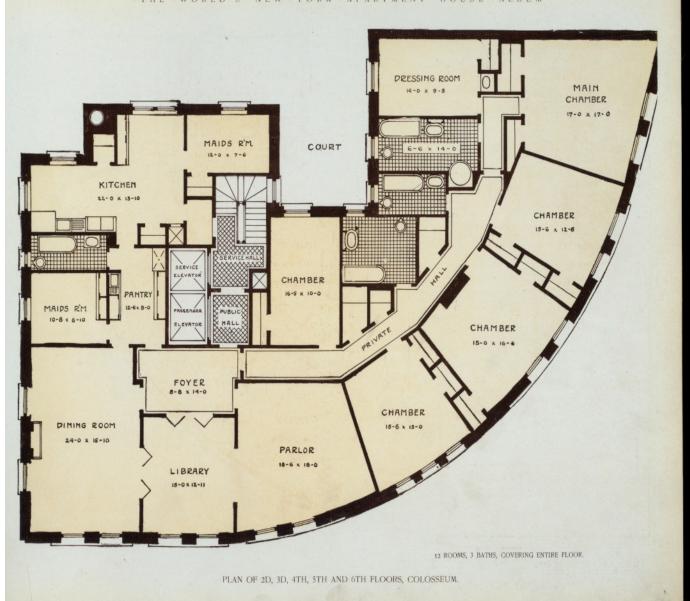
A most complete steam heating and hot water plant has been installed, a special feature being that there are no exposed risers to mar the decora-

Chauffeur's room on entrance floor. Laundry and clothes dryers in

Service of the very best quality will be maintained by a resident superintendent.

### The Colosseum







# THE PATERNO

Riverside Drive, West One Hundred and Sixteenth

### Street and Claremont Avenue (Block Front).

Overlooking Riverside Park, Hudson River and Palisades, and directly at the 116th Street subway express station, the Broadway and other surface lines.

Occupying entire block front, described above, an apartment house designed to appeal to those who desire to enjoy the conveniences of an apartment without giving up the spaciousness and privacy of a separate house.

An examination of the plans will show sizes of rooms not often approached in an apartment. It will be seen that all the main floors either overlook the Drive on the west and south or Columbia campus on the east, and the spacious courts give direct sunlight to the few rooms inside.

There are eight apartments on a floor in suites of four, five, six, seven and eight rooms. The six and seven room apartments contain extra servants' toilet, and the eight-room suites extra servants' bath and toilet.

Two duplex apartments of ten rooms and two baths each are situated at the Drive entrance.

The building is fourteen stories in height on the Drive, and of absolutely fireproof construction,

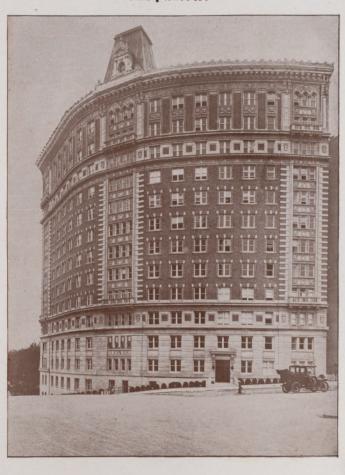
Through a spacious gateway one can drive directly into the building.

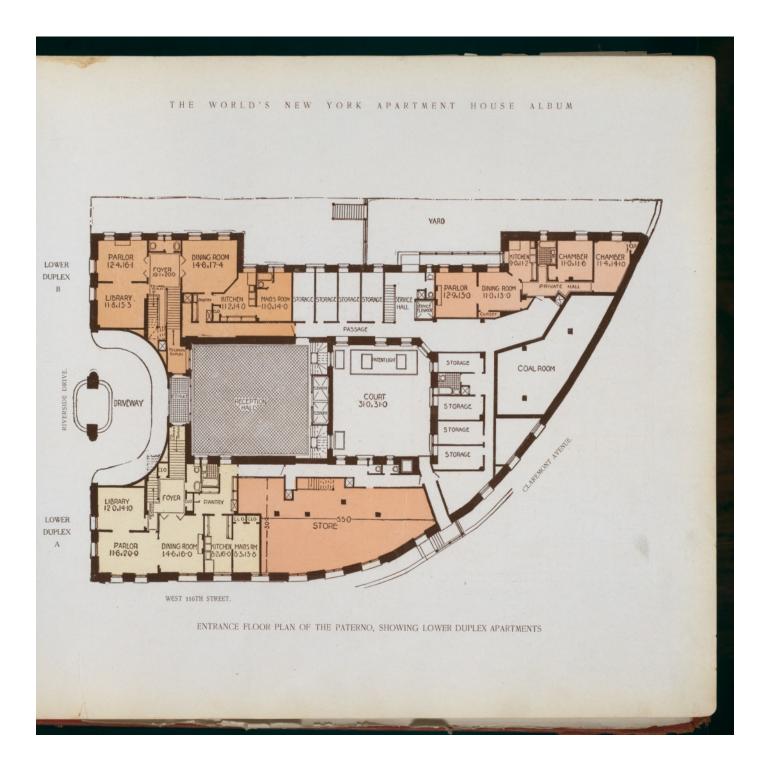
The building is equipped with mail chute, three elevators (uniformed attendants in constant service night and day).

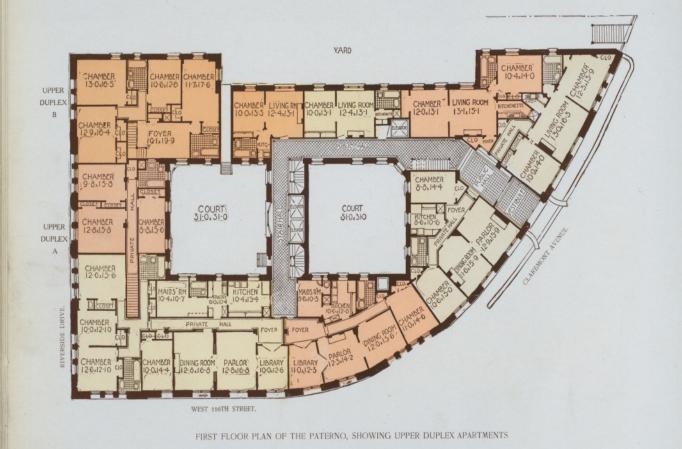
In the basement there are installed a barber shop, ladies' hairdressing and manicure parlor and tailor shop.

The decorations throughout are in accordance with the best in apartment house construction.

### The Paterno





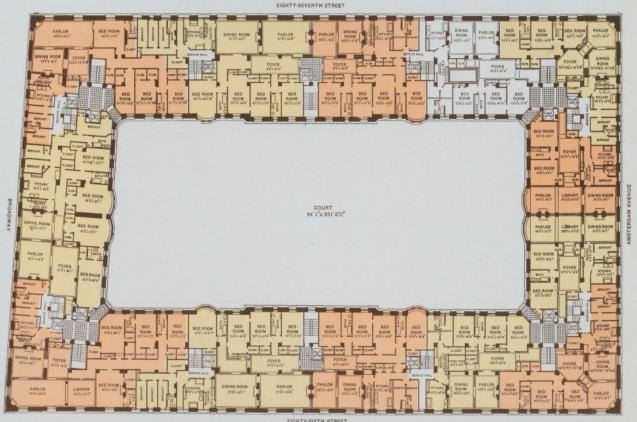




#### 

# The Belnord





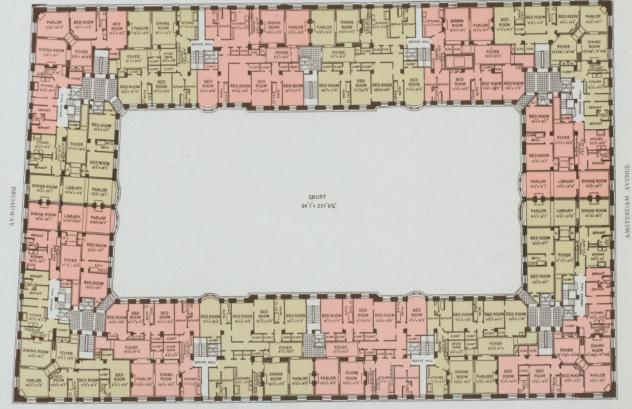
The Belnord Apartments-Floor Plan-Second, Fifth, Seventh and Tenth Floors



The Belnord is a twelve-story structure, occupying the entire block bounded by Broadway, Amsterdam avenue, Eighty-sixth and Eighty-seventh streets. It is built around an open court 231 feet by 94 feet, containing over 22,000 square feet. The Belnord contains 176 apartments of from seven to eleven rooms each, with two, three and four bathrooms and two or three servants' rooms and baths. Each apartment has a large fover hall opening directly into the parlor or dining-room. Nearly all the bedrooms open on the court, thus insuring quiet to all the sleeping or living rooms, as the width of the court is greater than that of the average city street.

There are three entrances to the court, a footway entrance from Broadway, another from Eighty-seventh street and a twin driveway from Eighty-sixth street. There are six entrances to the building proper, one at each of the four corners of the court, one at the centre of the building. The interior decorations and finish of the apartments are of the highest order in all cases. There is a subway station at Broadway and Eighty-sixth street, whilst the Broadway, Amsterdam avenue and Sixth avenue surface cars pass the doors.

EIGHTY-SEVENTH STREET.



EIGHTY-SIXTH STREET.

TYPICAL FLOOR PLAN OF THE BELNORD.

### Nos. 120 and 125 RIVER-SIDE DRIVE

#### At the North Corner of Eighty-fourth Street

Though far removed from the business section of the city this apartment building is but two short blocks from the Broadway and other lines of surface cars and three short blocks from the 86th Street subway station.

The building is built on solid rock. It is a steelframe structure inclosed with walls of granite, limestone and brick. All floors and partitions are of fireproof material.

The large front court and the public halls so sepa-rate the apartments that the transmission of noise from one to another on the same floor is practically eliminated. Through an artistically designed gateway one can drive directly to the main entrance. All the rooms are light and well ventilated.

In addition to the two principal bathrooms there is

a servants' bathroom in each apartment.

All bathrooms, except the servants,' have solid porcelain tubs and lavatories, and the plumbing is first class

The woodwork, or trim, throughout the rooms is of high class. With the exception of the dining rooms and one or two bedrooms, the finish is white enamel, with mahogany doors.

Special attention has been given to the dining room woodwork, the wainscoling (which is seven feet high) and the beamed ceiling all being made of mahogany.

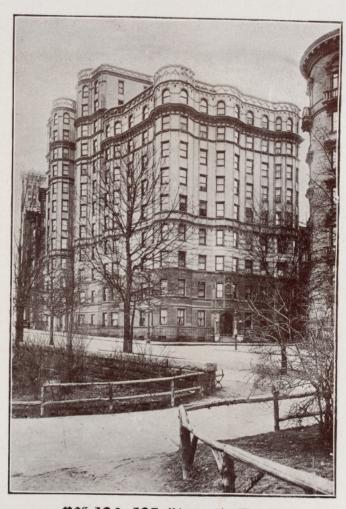
Gas and electric light fixtures are installed.

The main entrance and vestibule doors of the building and the algorithm extension of the control of the cont

ing and the elevator gates and the inclosure on the first floor are of bronze.

The apartments are provided with wall safes with combination locks for the storage of valuables.

The building is equipped with pneumatic pipes for the cleansing of rooms, draperies, carpets, &c.



Nos 120 c125 Riverside Drive



TYPICAL FLOOR PLAN OF NOS. 120 AND 125 RIVERSIDE DRIVE.

### GEORGEAN COURT

### Southwest Cor. Central Park West and Sixty-sixth Street

The location of Georgean Court is most convenient and advantageous, being within a block of the Elevated and the Underground railroad stations, having the electric surface cars pass the door, and with an entrance to Central Park opposite the house.

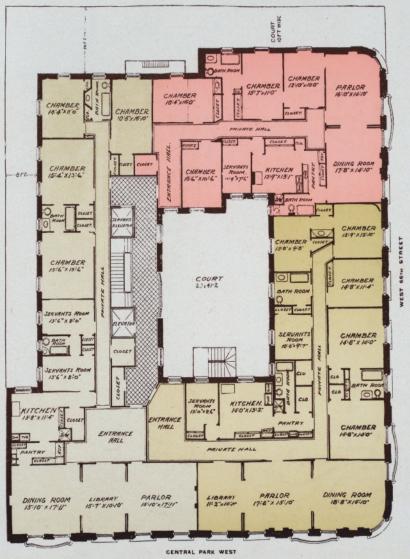
The apartments consist of suites of 8, 9, 10, 11 and 12 rooms, besides baths, butler's pantries and large private reception halls. It has been the aim to give to each apartment distinctive features and to provide an extravagant amount of closet and storage room.

The woodwork in the apartment is of the finest quality and has been made after special designs. The parlors are finished in white and gold with the mantels beautifully carved and relieved by mahogany columns. The doors in the parlors are of rich, red mahogany, thus making a beautiful contrast to the white enameled wood. The libraries are in dark mahogany and the dining-rooms in weathered oak, after the old Flemish style, with massive plate shelves. The woodwork in the bedrooms varies, some being white enamel, some in bird's-eye maple and some in oak.

The floors in the reception halls, parlors, dining-rooms and libraries are of the best quality parquet, while polished hardwood flooring has been used in the remaining rooms.



Georgean Court



TYPICAL FLOOR PLAN OF THE GEORGEAN COURT.



# No. 667 MADISON AVE.

### At the Southeast Corner of Sixty-first Street

A ten-story modern apartment house of fireproof construction, with an interior court affording light and air to every room.

The Madison avenue surface cars pass the door, and the Fifty-ninth street crosstown cars are within two blocks.

Central Park, the Plaza Hotel, &c., are within three minutes' walk.

From the plan of a typical floor printed on the opposite page it will be seen that there are two large suites of apartments on each floor.

The reception rooms are very spacious, and for the purpose of entertaining the parlor and library can be thrown into one, providing a salon 48 feet in length by 20 feet wide.

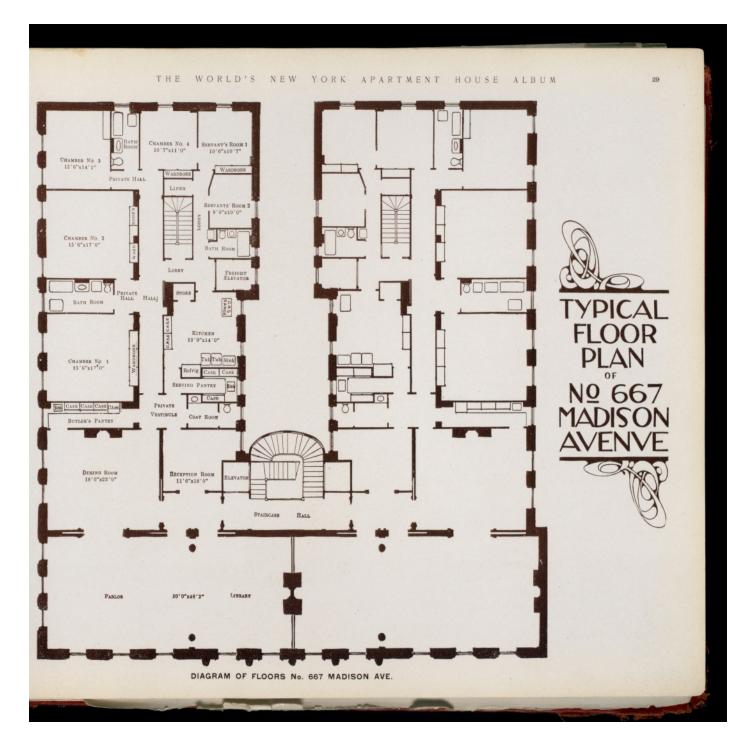
Each apartment contains four bedrooms, three bathrooms and two servants' rooms.

Separate stairways and elevators are provided for service.





11º 667 Madison Avenue



### PETER STUYVESANT

### South Corner Ninety-eighth Street and Riverside Drive

This apartment house, located in one of the best sections of Riverside Drive, affords magnificent views of the Hudson River, the Palisades and the "Drive."

It is convenient of access to the theatrical and shopping districts by means of the Subway Express Station at 96th street and the surface cars on Broadway.

The building, 12 stories high, is of steel frame and of the fireproof type. It rests on solid rock, making settlement impossible. The floors are of reinforced concrete and all partitions of hollow terra-cotta.

The principal bedroom in each apartment has a wall-safe built into the masonry. There are three elevators, beautifully finished in the interior.

The exterior of the building is designed in Italian Renaissance. The entrance hall is claimed to be a fine example of this style of architecture.

The cabinet work throughout the building is of unusual elegance. The doors are of genuine mahogany. The dining rooms are paneled and profuse with carving. They have beamed ceilings. Above the wainscoting the walls are finished in Caen stone. The parquet flooring is of best quality. The mantels are of Louis XVI. design. There is a butler's pantry and closet and dresser in each apartment. Gas ranges have ventilating hoods. In each kitchen are two porcelain wash tubs in addition to the laundry in the roof-house, with steam and outdoor drying frames.

All water is twice filtered. Closets of unusual size are provided, many being lined with cedar. There are telephones in each apartment.

Tenants in the Peter Stuyvesant have the advantages of the resident in a private house of the highest class, and in addition conveniences and freedom from many annoyances and difficulties incident thereto.



The Peter Bluyvesant





PLAN OF THE FIRST FLOOR.

TYPICAL FLOOR PLAN.

FLOOR PLANS OF THE PETER STUYVESANT.



# THE PRASADA

### Central Park West and Sixty-fifth Street

The Prasada is located at Central Park West and 65th street. It has

The Prasada is located at Central Park West and 65th street. It has only three apartments on each floor, assuring to the tenants the luxury of large rooms. All the principal rooms throughout the building command an extended view of Central Park with its attendant advantages. Servants' rooms, bathrooms, kitchens, etc., are located facing the court.

Each apartment is trimmed throughout with hard wood, and all have parquetry floors in the entrance and main halls, library, parlor and dining rooms. The apartments will be decorated within reasonable bounds to the satisfaction of the tenant. The parlors, libraries and dining rooms contain replicas of famous French mantels made of Caen stone of ornate design. Dining rooms are panelled in oak to within a few inches of the ceiling, and have a plate shelf as a finish. All ceilings of dining rooms have oaken beams. All kitchens have a high wainscoting of glazed tile, and in each kitchen are washtubs in addition to the large laundry provided in the basement. basement.

The double return pipe system of steam heating is used in heating the

The double return pipe system of steam heating is used in heating the building.

The building is equipped with two modern electric elevators, a cold-storage plant for supplying the glass and tile lined refrigerators in each apartment with ice, and many details of luxury such as mail chutes for the convenient mailing of letters from each floor; telephone connection in each apartment; electric dumbwaiters running to all apartments; electrical-base receptacles for reading lamps in dining room, library, parlor and in some of the sleeping rooms.

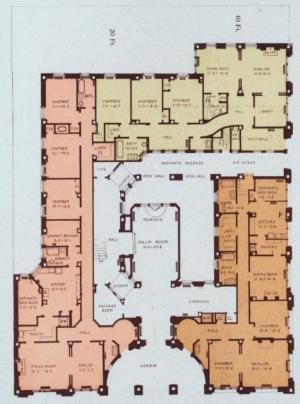
The building is fireproof, there being hollow clay tile arches in the flooring, while the structure itself is of rolled steel.

Private entrances on either side of the Loggia lead to the two apartments on the first floor. A separate and private entrance is provided for the remaining apartment on the Sixty-fifth street side of the building. The three ground floor apartments are especially desirable for physicians. The thenants of the other apartments pass from the Loggia into a large entrance hallway having a marble tiled flooring with walls of French Caen stone, and ornate plastered ceiling, and which opens into a large Palm Room, the dome of which is supported by four caryatides.





The Prasada





PLAN OF FIRST FLOOR.

PLAN OF UPPER FLOORS.

FLOOR PLANS OF THE PRASADA.

# BENNINGTON CORNERS

West Side of West End Avenue, from Ninety-Ninth to One Hundredth Street

Bennington Corners is located on West End Avenue, 99th to 100th Street, in one of the best residential sections of the city. The building is absolutely fireproof and very high class in every respect and is managed accordingly.

Subway station at 103d Street and Broadway.

Every modern improvement has been installed, including vacuum cleaners, two high-speed Otis electric elevators and service elevators, day and night service, etc.

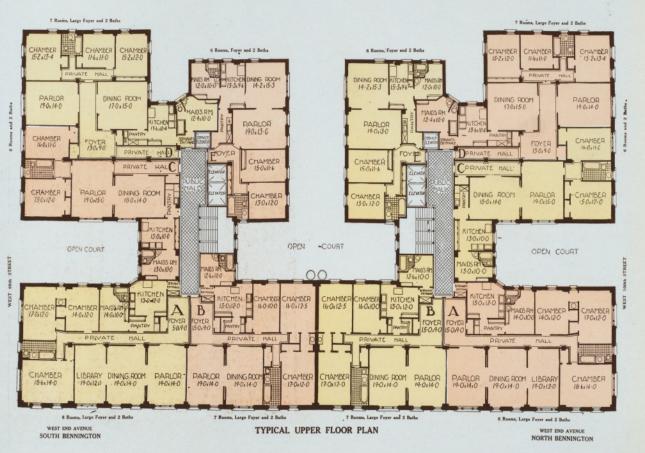
Six, seven and eight rooms, two baths to each apartment.







Bennington Corners



TYPICAL FLOOR PLAN OF BENNINGTON CORNERS.

# FORREST CHAMBERS

### Northwest Corner Broadway and 113th Street.

 ${\bf A}^{\rm BSOLUTELY}$  fireproof twelve-story building, ideally situated, enjoying southern exposure, insuring sunlight in all apartments during greater part of the day.

Conveniently located three short blocks from either One Hundred and Tenth or One Hundred and Sixteenth street subway express stations.

Broadway surface cars and Fifth avenue automobile coaches pass the building. Amsterdam avenue surface cars one block distant.

Riverside Drive and Park within one block; Columbia College and Barnard College within walking distance.

Six apartments on a floor, consisting of one nine-room, foyer and three baths; one eight-room, two foyers and three baths; three seven-room, foyer and two baths, and one six-room, foyer and two baths.

Every modern convenience in all apartments. Building under direct management of owner.

### Forrest Chambers





TYPICAL FLOOR PLAN OF FORREST CHAMBERS.

# THE CLEARFIELD

### Riverside Drive and One Hundred and Third Street.

THE CLEARFIELD is situated on one of the highest points on the Drive, giving an unobstructed view in all directions.

This locality is entirely occupied by private residences, there being no apartment house on the river front within four blocks. At this portion of Riverside Drive there is a wide park space between the building and the main driveway.

There is a subway express station at Broadway and 103d street, but two short blocks from the building.

The apartments are arranged in suites of various sizes, as shown by the floor plans on opposite page, and can be combined and rearranged to suit any tenant who may desire larger apartments.

Apartments A, B and D have three bathrooms, and a maid's room large enough for two maids, and additional servants' rooms and baths have been provided on the ground floor, along the Riverside Drive front, for such tenants as require them.

The apartments are furnished throughout with the best trim and most modern equipment, and have high grade sanitary plumbing fixtures, tiled walls and floors in bathrooms, and lavatories between rooms, electric bells throughout apartments, including table connection from dining rooms to pantries, electric side-bracket lighting fixtures with base outlets for lamp connections.

Two electric elevators are operated continuously, day and night; dumbwaiters to each apartment being also provided.

There is a telephone in every apartment, though tenants may put in a private telephone should they desire.

Ample closet room has been provided throughout the apartments, and in addition each tenant will be provided with storage room on the ground floor for trunks, etc.

All apartments have hardwood floors throughout, and are provided with gas ranges, porcelain lined refrigerators, etc.

The building is steam heated, with inclosed radiators in window seats in the living rooms, dining rooms and libraries.

The tenants will be allowed to select their own wall papers.

### The Clearfield





TYPICAL FLOOR PLAN OF THE CLEARFIELD.

### The Brentmore

## THE BRENTMORE

### Southwest Cor. Central Park West and Sixty-ninth St.

The Brentmore, a twelve-story apartment house at the southwest corner of Central Park West and Sixty-ninth street, is one of the most magnificent dwellings in the city.

It is built of granite, limestone and tapestry brick, with terra cotta trimmings. A wide, imposing entrance leads to a beautiful marble reception ball

Geographically the location of the Brentmore is ideal. Close at hand are elevated and subway means of transportation, and passing the front entrance are the Eighth avenue surface cars. Directly in front of the building is Central Park.

The apartments of the Brentmore are arranged duplex, all of the sleeping rooms being on the floor above the parlors, drawing rooms, library and dining rooms. The interior arrangements of the Brentmore, as shown by the plans on the opposite page, provide for three apartments on each floor.

Two apartments have nine rooms, three baths and fifteen closets, and one contains seven rooms, two baths and plentiful closet space. On the first floor there are two seven-room apartments and one of nine rooms.

Leading direct to each apartment are modern elevators. In addition there are service elevators at the rear of the apartments, connecting directly with service hallways.

An exceptionally large open court insures light and air for every room. A feature of the apartments in the Brentmore are the baths, in each one of which there are windows quite as large as in any other room of the apartment.

The interior decorations of the apartments are particularly handsome. Parquet floors are in all the rooms and hallways on the lower floor of each apartment. The walls of the parlors and drawing rooms are lined with silk, and specially designed chandeliers are in each room.

A special feature of the Brentmore is the antique, hand-carved Roman furniture used in the lobby on the main floor.

The entire appearance of the Brentmore, both exterior and interior, is one of magnificence and richness.





TYPICAL FLOOR PLAN OF THE BRENTMORE.

# STRATFORD—AVON

North Corner Riverside Drive and Ninety-third Street

Located at Riverside Drive and 93d Street, overlooking Riverside Park, Hudson River and Palisades, and within easy reach of the 96th Street express station of the subway, 91st Street subway station, 93d Street elevated station, the Broadway and the Amsterdam Avenue surface lines.

An examination of the plans on opposite page will show large, spacious rooms and very large closets. The apartments consist of eight, nine and ten rooms with foyer, pantry and three baths, and represent the most advanced ideas in the matter of interior arrangements—thus the family and servant sections of the house will be wholly independent of each other, with separate elevator service. Every main chamber has its private bath and dressing room.

The main entrance is on Riverside Drive, with an auxiliary entrance on the

The Stratford-Avon is twelve stories in height and of absolutely fireproof construction. The building is equipped with needle baths; has laundry and drying room in basement. Three elevators in constant service day and night.

The trim and decorations throughout are in accordance with the best in apartment house construction. Every apartment has a view of the Drive.



Stratford-Avon



#### CLIFF HAVEN

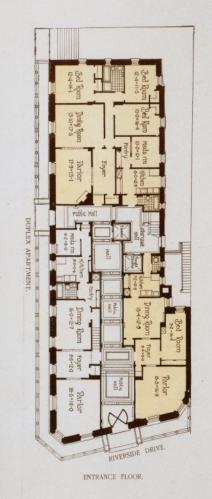
#### Riverside Drive and 114th Street

Among the many apartment houses that have been erected recently in New York the Cliff Haven easily holds its own from a point of view of excellence of building and location. It is situated on Riverside Drive at a point almost immediately opposite to where will stand the greatest monument that New York City has yet produced, the Water Gate to the City erected in commemoration of the opening of the Hudson to navigation by Hendrik Hudson. The panorama as seen from the windows of the apartments facing toward the river is superb, showing the view of the Hudson and its Palisades at the most advantageous point.

The exterior is in the modern Renaissance style, constructed of limestone, buff brick and terra cotta. The interior arrangements are in keeping with the elaborate exterior. They provide for suites of eight and nine rooms, three baths to each apartment. The nine-room apartments facing on the drive comprise parlor, library, dining room, four bedrooms, maids' room, pantry, kitchen, three baths and a large foyer hall. The eight-room apartments comprise parlor, dining room, library, three bedrooms, maids' room, kitchen and pantry, three bathrooms. Alterations will be made to suit tenants. The dining rooms are handsomely laid out with mahogany and quartered oak wainscoting, shelf and beam ceiling. The parlors, libraries and bedrooms are finished in white enamel. All the floors are of best parquetry work. The bathrooms are fitted with first quality fixtures, including shower baths and all requisite modern fixtures. The kitchens and pantries are finished in oak and fitted with the latest modern gas and electric appliances for cooking. There are two elevators in the building, one for passengers and one for service. All the apartments are fitted with the Vacuum Cleaning System and telephone connection, and the patrons are assured of the best day and night service and every accommodation that could be wished for in a modern apartment house or home. The building is accessible to the 110th and 116th street subways and Broadway surface cars.



The Cliff Haven







TYPICAL FLOOR PLANS OF THE CLIFF HAVEN.

## THE IDAHO

Seventh Avenue, Between Fifty-fourth and Fifty-fifth Streets.

A magnificent twelve-story, highest class apartment 'house, situated on the west side of Seventh avenue, between Fifty-fourth and Fifty-fifth streets, within ten minutes of the shopping and theatrical districts and practically in the centre of New York City. Subway and elevated roads within five minutes' walk, and surface cars passing the door.

Apartments consist of three master bedrooms, two master baths (6 large clothes closets), foyer hall, drawing room, butler's pantry, kitchen, two servants' rooms and bath. Two apartments on each floor.

Commodious electric passenger elevator direct to foyer of each apartment. Special service elevator and saparate service halls. Kitchen, pantry and servants' quarters can be completely isolated from rest of apartment.

Building is absolutely fire-proof and sound-proof, and every convenience known to modern apartment house construction has been installed.

First class service continuously, day and night, by well trained attendants.



The Idaho



# THE AMHERST and THE CORTLANDT

South Side of Cathedral Parkway (110th Street)
Between Amaterdam Avenue and Broadway

The Amherst and The Cortlandt are two of the newest and most handsome apartment houses in New York,

They are less than three minutes' walk from the One Hundred and Tenth street station of the Broadway subway and the Amsterdam avenue surface cars are practically at the entrance doors. Five minutes' walk to the west is Riverside Drive and to the east Central Park.

The two handsome structures rise twelve stories in height and are constructed of limestone, white granite and tapestry brick. Handsome iron balconies grace the front face of the buildings in an artistic manner.

The interior arrangements of the buildings, as shown by the plans on the opposite page, provide for two apartments on each floor, one of seven rooms, three baths and nine closets, and the other of eight rooms, three baths and nine closets. In the handsome lobby commodious electric elevators are continuously in operation.

A feature of the new buildings that is certain to recommend itself most highly is the presence in both buildings of service elevators connecting direct with a private service hallway.

The floors of the parlor, library and dining rooms are parquet, and especial care has been taken to provide magnificent woodwork in each apartment. The scheme of interior decoration provides for white enamel in all the parlors and of antique oak in the dining rooms on the even-numbered floors and mahogany on the odd-numbered.

The roof is so constructed that where there is need tenants may arrange for extra servants' quarters there.

The presence of a large court makes every room practically an outside one and insures both light and air in every portion of each apartment.



The Amherst and The Cortlandt

CATHEDRAL PARKWAY (110TH ST.).

TYPICAL FLOOR PLAN OF THE AMHERST AND CORTLANDT.

#### THE MANCHESTER

#### Northeast Corner Broadway and 108th Street

A modern fireproof apartment house of the highest class, situated on the northeast corner of Broadway and One Hundred and Eighth street, having southern exposure, commanding a view of the entire length of Bloomingdale Square and far down West End avenue and Broadway, and is only one short block from the most beautiful portion of Riverside Drive.

The location is most convenient to subway express station and all modes of transit.

Absolutely fireproof, with concrete sound-proof floors and partitions, and exterior light courts.

The apartments are arranged in suites of six, seven and eight rooms, two baths and large foyers.

All main entrances to apartments are through a large foyer hall, leading directly into the living rooms. The chambers are entirely separated from the living quarters. The servants enter their part of the apartment through a separate entrance from the hall, through which all deliveries must be made; service from the kitchen to the dining room is through a large butler's pantry. By locking pantry door the entire apartment is shut off from the servant's quarters, although the servant has access to and from the apartment. This gives each apartment the advantages and privacy of a private dwelling.

All rooms, excepting the dining room, are finished with genuine mahogany doors and trim of white enamel on hardwood, rubbed to a smooth finish.

Dining rooms are wainscoted seven feet high, beautifully panelled, exposed ceiling beams; some are finished in rich mahogany, others in quartered English oak.

Parquet floors in every room, including private halls and chambers, laid in squares of solid quartered oak, one inch thick, and borders.

Solid porcelain fixtures are provided throughout, including kitchens.

The electric fixtures are of an original and exclusive design, with ample outlets, permitting any desired effect in lighting.

Three high-speed Otis elevators with all the latest safety devices. Separate service elevator.

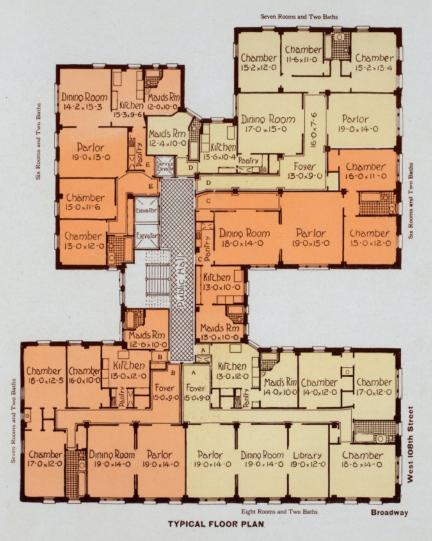
Combination lock wall safes.

Well-trained employees, day and night. The services of a first-class valet can be obtained.

Special arrangements for men servants in upper story of building.



The Manchester



TYPICAL FLOOR PLAN OF THE MANCHESTER.

## THE ALLENDALE

West End Avenue & 99th Street, Northeast Corner.

West End Avenue & 99th Street, Northeast Corner.

The Allendale is situated in the heart of the finest residential district of the West Side and is surrounded by private houses.

To the south, on the opposite side of 99th Street, are low private houses, insuring a continued southerly exposure. To the east are private houses, insuring a continued southerly exposure. To the east are private houses, insuring a continued southerly exposure. To the east are private houses, tinsuring a continued southerly exposure. To the east are private houses, the twenty feet away, and above the seventh story an unobstructed view is obtained to the north. The west faces on West End Avenue.

The entrance court on 99th Street is twenty feet wide and thirty-five feet deep, and opens into a large vestibule; thence into the entrance hall, which is twenty-five feet wide and fifty-two feet long. Both vestibule and entrance hall are of a highly ornamental character, the walls being of Bottichin marble.

Each apartment is entered through a commodious entry which opens into the foyer of the apartment. On this foyer open all the living rooms; the bedrooms and bathrooms are on a private hall entirely separated from the living rooms by doors. One chamber, 13x16, shown in Apartment B (floor plan opposite), with bath, four closels and hall, may be added to Apartment C, making Apartment B comprise seven rooms, four baths and nineteen closels, and making Apartment B comprise seven rooms, four baths and nineteen closels, and making Apartment B comprise seven rooms, two baths and eight closels.

Foundations are carried down to bed rock. The frame work is entirely of steel, concrete, brick or fireproof blocks.

Low radiators are in front of the windows in every room, providing ample heat and economizing wall space.

The entire water supply of the building is filtered.

The floors in the parlors, libraries, foyers and dining rooms and private halls are of plain oak with line borders. The parlors are trimmed in genuine mahogany, the dining rooms in qua

the brick wall.

On the top floor of the building are additional servants' rooms, which can be rented at a reasonable rent. Each servant's room in the apartments is sufficiently large for the convenient accommodation of two servants.

There is a completely equipped laundry in the basement.

There are two Otis high-speed elevators, one for passengers exclusively and a combination passenger and service elevator.

A mail chute is provided for the convenience of the tenants.

Each tenant is furnished with a large sebarate store room in the basement.

Each apartment is supplied with a roomy steel safe built into the brick wall, with heavy steel door and combination lock.



The Allendale



## THE BROADVIEW

No. 606 West 116th Street.

A twelve-story, fireproof, modern Apartment House, situated on the south side of 116th Street, between Broadway and Riverside Drive, accessible to the 116th Street subway station and the Broadway surface lines, and on the highest point of Cathedral Heights, overlooking the Columbia University and Barnard College grounds

The apartments consist of four, five, six, seven and eight rooms and one and two baths, and are modern and up-to-date in every respect.

Noiseless electric elevators in constant service day and night. All service maintained up to the very highest standards.



The Broadview



TYPICAL FLOOR PLAN OF THE BROADVIEW.

#### THE NORMAN

Nos. 37-43 West Ninety-third Street.

An eight-story, high-class elevator apartment house of modern construction with excellent environment—Central Park, with its beautiful green lawns and trees, has its entrance but half a block distant.

Transit facilities are exceptionally good. The Sixth and Ninth Avenue elevated (express) station is at Columbus Avenue and 93d Street, while the subway (express) stations are but a short distance and important surface cars at part

The exterior of the building is very attractive, being constructed of limestone, buff brick and terra cotta. The interior arrangements are in keeping with the elaborate exterior. They provide for suites of four, five, six, seven, eight and twelve rooms, two and three baths. Each apartment is purposely isolated, has an abundance of sunshine and air and every room is exceptionally large and light.

The vestibule and entrance halls are finished in rich imported marble with mosaic floors, and the artistic decorations blend harmoniously.

The parlors are finished in white with parquet floors, have elaborate chandeliers, casement doors and consoles.

The dining rooms are finished in rich oak, have beam ceilings, high wainscoting and quartered oak panels, the whole effect being Colonial.

The kitchens have most up-to-date and sanitary fixtures, porcelain washtubs and sinks, the latest electric and gas appliances for cooking, glass-lined refrigerator, ventilated garbage closets, large dresser, etc.

The bathrooms are handsomely tiled, having a sanitary tile base, medicine cabinets with mirrors, porcelain fixtures, showers, and are equipped with flushometres, which do away with the noise of rushing water—all the product of an unstinted expenditure. Extra lavatories are provided between chambers.

Among the many conveniences and comforts, the description of which space will not here permit, may be enumerated a steam drying room, mail chute on each floor, local and long distance telephone, wall safes, fire hose apparatus on all floors, a noiseless electric elevator with all safety devices, operated day and night in charge of uniformed attendants.

Every apartment individually and the house in its entirety are as soundproof and fireproof as modern science and builders' ingenuity could suggest, and each apartment is as complete in itself as a private dwelling.



The Norman



## THE ROCKFALL APARTMENTS.

#### Northeast Corner Broad way and 111th St.

This ten-story absolutely fireproof Apartment House represents the foremost methods in apartment house construction. Situated on the northeast corner of Broadway and One Hundred and Eleventh Street, it enjoys the much desired southern exposure, and sunlight is insured in all rooms the greater part of the day.

It is very conveniently located, being but half a block from the Subway express station and one block from Riverside Drive.

The apartments are arranged in suites of six, seven, eight and nine rooms, with extra large foyers. The six and seven room apartments have two baths and the eight and nine room apartments three baths.

The management of this house is under the personal supervision of the owners, with a resident manager, and will be kept up to the highest standard of excellence.

#### Che Rockfall Apartments



## THE CORNWALL

#### Broadway, Northwest Corner Ninetieth Street

A twelve-story brick, stone and steel frame fireproof house, with solid concrete sound-proof floors and partitions, situated at the northwest corner of Broadway and 90th Street. The location could not be better. The ground is high and the neighborhood improved with private dwellings and high-class apartment houses. Riverside Drive and Park are less than four hundred feet away, the Soldiers' and Sailors' Monument, the Hudson Boat Club, Central Park, etc., are near by.

Surface cars pass the door and one block distant is the subway.

The entrance hall and reception hall are spacious and beautifully finished in expensive marble, mosaics, stained glass windows, etc., the furniture and rugs harmoniously blending.

The Cornwall has three suites on a floor, as shown on the plan. All the rooms are unusually large and perfect light and ventilation prevail throughout. The rooms including the chambers and private halls have inlaid parquet floors, the dining rooms are heavily wainscoted to a height of seven feet, and have beautifully panelled ceilings with exposed beams, some are finished in rich mahogany, others in quartered English oak. The electric light fixtures are most unique in design and extremely arristic—in fact, each apartment is as complete in every detail as a private dwelling.

The examination of the plumbing, trim and finish affords the best evidence of the high-grade work characterizing every feature.

Among the conveniences may be named a long distance telephone in every apartment, mail chute, gas ranges, vacuum cleaning system, etc. Call bells connect masters' rooms with the kitchens, while wall switches control the electric lights in all the rooms.

The most complete steam heating and hot water plants have been installed. In fact, every modern convenience known has been installed in this most up-to-date apartment building.

There are two elevators of the Otis make, one for passengers and one devoted exclusively to the use of servants and for deliveries.

Service of the very best is maintained both day and night.

#### The Cornwall





TYPICAL FLOOR PLAN

TYPICAL FLOOR PLAN OF THE CORNWALL.

## THE YORKSHIRE

Southeast Corner Broadway and 113th Street

The Yorkshire is an eight-story fireproof apartment house, fronting 101 feet on Broadway by 115 feet on 113th Street, on a lot 125 feet deep.

The location has many points of advantage. The ground is high and the neighborhood built up of private residences and only high-class apartments.

It is but a block to Riverside Drive and Park. Columbia, Barnard and Teachers' Colleges, the Cathedral of St. John, Morningside and Central Parks are all nearby.

Transit facilities are excellent. The Broadway cars pass the door, the Amsterdam Avenue cars are but a block distant and the Subway express station is at 110th Street and Broadway.

The vestibule, entrance hall and reception room are beautifully finished in marble with mosaic floors, panelled ceiling in cream and gold and furnished in keeping.

There are five apartments on a floor of seven and eight rooms and two baths to each. All the rooms are large and light and every apartment has an outlook on Broadway or 113th Street.

The rooms are trimmed in cabinet hardwood throughout, with inlaid parquet flooring in all the rooms and halls. The combination gas and electric fixtures are artistic and choice in design.

The kitchens and pantries have porcelain washtubs and sinks, tile lined refrigerators, garbage closets and dresser room in abundance.

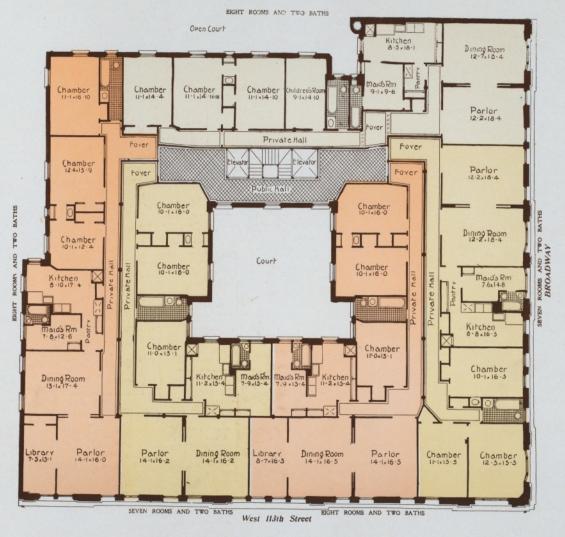
The bath rooms have tiled walls and floors, solid porcelain fixtures, showers and mirror wall cabinets.

There are two noiseless electric elevators of large dimensions in care of uniformed attendants day and night. There is a mail chute permitting the mailing of letters from every floor, and a vacuum cleaning system has been installed. Every apartment contains a fireproof safe built into the wall and telephone connected with the switchboard in the main hall.

The basement contains steam heat and hot water plants, patent clothes dryers, ample storage room and superintendent's apartments.

## Yorkshire





TYPICAL FLOOR PLAN OF THE YORKSHIRE.

### THE WELLSMORE

#### Southeast Corner Broadway and Seventy-seventh Street

The Wellsmore, a beautiful twelve-story apartment house on the southeast corner of Broadway and Seventy-seventh street, is a notable addition to New York's apartments.

The location of the Wellsmore commends itself to whoever desires a magnificent home in New York close to lines of transportation. An express station at Seventy-second street and a local station at Seventy-ninth street on the Broadway Subway brings the dwellers of the Wellsmore within almost instant touch with every section of the city. Broadway surface cars also pass directly by the house.

Within less than five minutes' walk is beautiful Riverside Drive and but a little distance further away is Central Park.

The entire exterior appearance of the Wellsmore is one calculated to attract the eye as far as one can see.

On the ground floor the greater part of the floor space is devoted to store fronts. There are also two doctors' apartments and as many two-room apartments on the same floor.

The severity of the lines of the face of the building is broken at the second and fifth floors by small balconies, from which hang handsomely potted plants.

The interior arrangements of the upper floors of the Wellsmore, as shown by the plans on the opposite page, provide for three apartments to each floor. Two of the apartments have nine rooms and three baths, and one has seven rooms and two baths.

From the main entrance hall on the Broadway side of the building elevators run direct to the apartments. The service entrance on Seventy-seventh street connects with service elevators that lead to private service hallways. The arrangement of the apartments completely isolates trade and service from the remainder of the floors.

Mahogany and oak woodwork and French glass doors between parlors and dining rooms are some of the attractive features of the interior decorations of the apartments.

A large court and frontage on two streets insure light and air in bountiful quantities for every room in each apartment.

#### The Wellsmore



## ST. AGNES APARTMENTS

Block Front, Convent Avenue, 129th Street to 130th Street

A six-story corner elevator Apartment House, opposite the beautiful grounds of the Convent of the Sacred Heart, and enjoying an extended outlook over Greater New York City. The ground is high and the neighborhood is very quiet and built up of private residences and high-class apartment houses.

Transit facilities are excellent. Stations of the 6th and 9th Avenue elevated are located at 130th Street and 125th Street and Eighth Avenue. There is a subway station at Manhattan Street, while many surface car lines pass within a few blocks of the building, making any part of the city and Bronx easily accessible. 125th Street, the uptown shopping district, is within two minutes' walk.

The exteriors are very attractive, of light face brick, trimmed with Indiana limestone and terra cotta, in a simple and effective style of architecture.

The most beautiful entrance hall in the Washington Heights district, the entire hall panelled in Italian marble, with a barrel ceiling eighteen feet high. Exquisitely decorated.

The apartments consist of four, five, six and seven rooms, with two baths and extra servants' toilet in seven-room suites. The rooms are very large and permanently light, due to the unusual parklike surroundings. They are attractively arranged, the parlors, libraries and dining rooms being en suite. The parlors are panelled in white enamel trim. The diningrooms have panel wainscoting capped with Dutch shelving. The floors throughut are of hardwood with inlaid borders in the parlors, libraries and dining rooms.

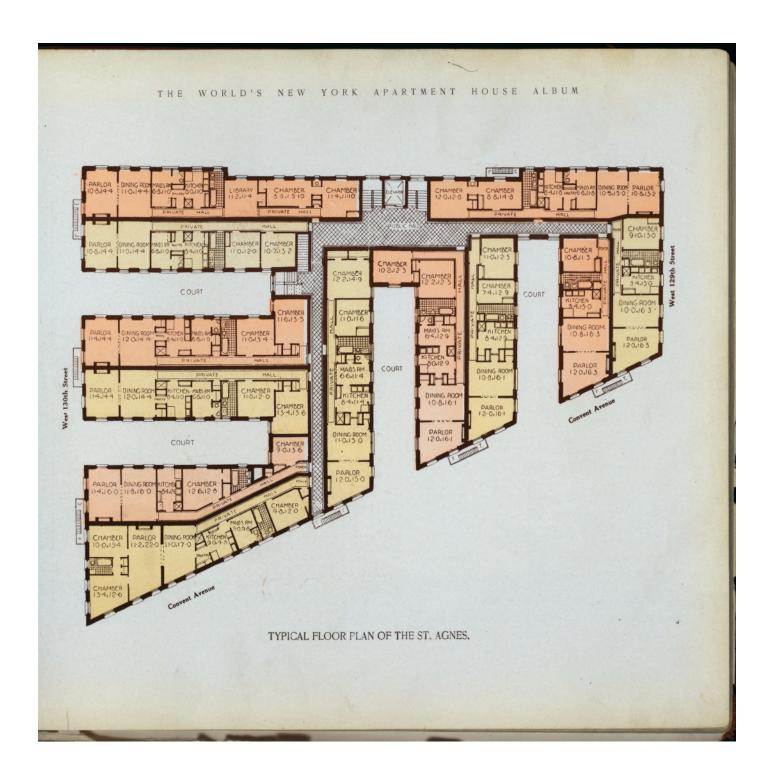
The bath rooms have tiled walls and floors, porcelain tubs and basins, mirror medicine cabinets and the best grade plumbing fixtures.

The kitchens have porcelain wash tubs and sinks, modern gas ranges, tile-lined refrigerators and large dressers.

The building is equipped with large, noiseless electric elevators, in charge of uniformed attendants day and night, telephone in every apartment, electric and gas light, etc.

## St. agnes





## THE ONONDAGA

#### South Corner Riverside Drive and 152d Street

On the highest and choicest portion of Riverside Drive, having a perpetual and unobstructed view for miles up and down the Hudson River. Within easy reach of the Subway station, within two blocks of the Amsterdam avenue surface lines, the surroundings are quiet, retired and beautiful.

The apartments consist of seven and six rooms. The seven room apartments have two baths; each apartment has separate servants' lavatories and toilets.

The rooms are of an exceptionally large size, a large number of them having an interesting panoramic view of the Drive, River and Palisades.

The parlors, chambers and halls are in white enamel, with mahogany doors, and contain richly decorated pier mirrors.

The dining rooms have panelled wainscoting finished in oak and mahogany to the ceiling, with a Dutch plate shelf, and have beam ceilings.

The chambers are trimmeed in white enamel, with mahogany doors, and contain large French mirror doors,

All parlors, libraries and dining rooms have parquet floors with borders.

White porcelain wash trays and sinks, glass lined refrigerators, and the most improved garbage closets are provided in the kitchens.

The bathrooms are tiled, have large porcelain tubs, oval pedestal basins, nickel plated exposed plumbing, mirror medicine cabinets, shower baths and stained glass windows.

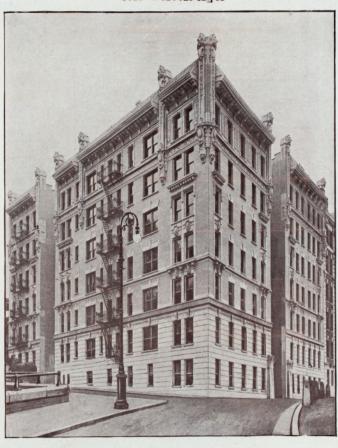
Seven room apartments contain a separate wash basin in the principal

The entrance hall is decorated with imported marble wainscoting, mosaic floors and marble columns, in elaborate design.

The entire house is equipped with latest vacuum cleaning system, with outlet in each apartment. Wall safes. Bronze electric fixtures.

There is a noiseless Otis electric elevator, uniformed hall and elevator attendants and night service. Telephone and telegraph services with private instruments in each apartment are provided.

#### The Onondaga







CENTRAL PARK WEST, NORTH FROM SIXTY-FIFTH STREET



SOLDIERS' AND SAILORS' MONUMENT, RIVERSIDE DRIVE AT EIGHTY-NINTH STREET.



#### The Langham

#### Central Park West, Seventy-third to Seventy-fourth Street.

The Langham occupies the entire block front

All the principal rooms overlook the street or the park, but the large courts provided give ample light and air to those at the back.

and air to those at the back.

The apartments are admirably arranged. From the public hall one enters a large, square foyer, from which open the wide doors of the parlor, library and dining room. All these rooms open into each other, forming a large suite for entertaining. The bedrooms are on separate passages opening from the following and the servants' quarters are again stated, with a seneral antenna from the hall.

from the toyer, and the servants quarters are again cut off with a separate entrance from the hall. In the decoration of the apartments the designs follow the historical style of the English and French Remaissance and the proportions and correctness of detail are calculated to appeal to the most culti-

vated taste.

The entrance, public rooms and the hall of The

Langham are in keeping with the apartments they give access to. The entrance hall, vaulted in Caen stone and marble, with a marble floor, leads north and south to the elevators, of which there are eight in all. Each apartment is served by two passenger elevators landing in the public hall at the apartment doors, and two service elevators landing the tradesmen and supplies at the kitchen doors.

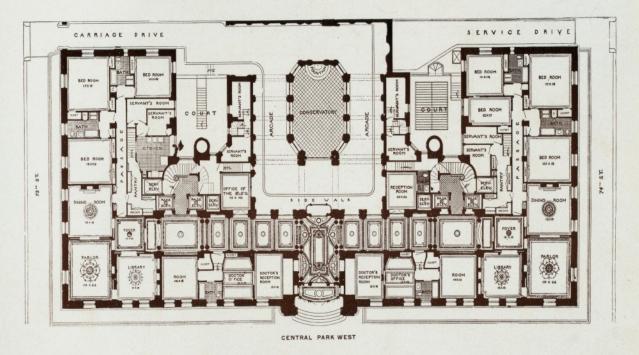
The entrance hall is reached directly through a spacious entrance from Ceptral Park West and also from a covered carriage drive from Seventy-third street which enables tenants to drive directly into the building.

street which enables tenants to drive directly into the building.

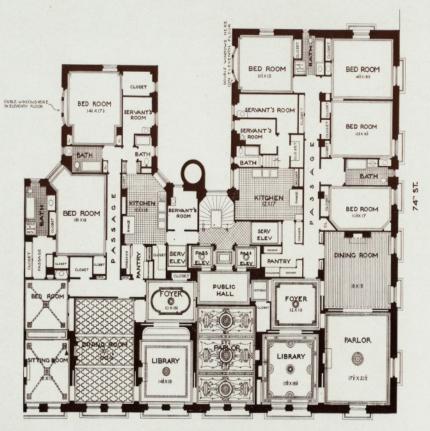
The driveway surrounds a conservatory situated under the central court. The walls of the conservatory and the driveway are lined with ornamental Italian terra cotta, with fountains at the vistas. Filled with plants and with the fountains playing, the court is a feature of the building.

Besides being of fireproof construction and having steam heat, electric light, mail chute, telephone service and fire alarms, &c., numerous conveniences have been installed in The Langham, for instance:

A mail delivery system enables the carrier to deliver his mail directly to each apartment; an ice plant supplies ample refrigeration to the box in each apartment; in each ice box is a compartment where apartment; in each ice box is a compartment where cakes of ice can be made if desired; a separate vacuum cleaning system has been installed in each apartment; facilities for washing, drying and ironing are found in the Pent House; accommodation for men servants is provided in the basement if required, as well as ample storage room for each tenant; garbage closets ventilated are built in the outer wall of each kitchen; combination safes are built in the walls of each apartment; closets throughout are unusually numerous and large.



FIRST FLOOR PLAN OF THE LANGHAM.
(SEE ALSO NEXT PAGE.)



CENTRAL PARK WEST.

ONE-HALF PLAN OF 2D, 4TH, 6TH, 8TH AND 10TH FLOORS OF THE LANGHAM.



CENTRAL PARK WEST.

ONE-HALF PLAN OF THE 3D, 5TH, 7TH, 9TH, 11TH AND 12TH FLOORS OF THE LANGHAM.

#### DUPLEX APARTMENT HOUSE

#### No. 471 Park Avenue

The Duplex Apartment is the creation of modern architecture and it is essentially a New York creation.

The living rooms and kitchen, &c., are on one floor, with the sleeping apartments above, communication being by private staircases.

The salon or living room runs through the two floors—the ceiling being of double height, with a balcony, or ingle nook, on the upper floor.

There are four such apartments on each set of duplex floors, and in addition a single bachelor suite on each floor.

The building is admirably situated at the southeast corner of Fiftyeighth street and Madison avenue. The facade is impressive, the lofty, arched windows of the duplex salons being a striking feature in the elevation, the ground of which is gray brick, enlivened with Moravian tiles in dull reds and greens.

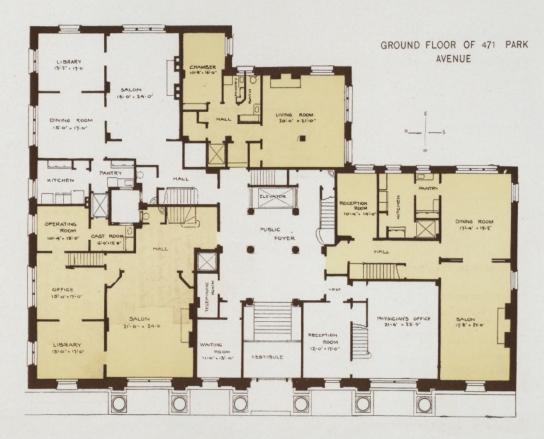
The entrance is set off majestically by a straight pediment carried on six massive carved columns. On the left of the vestibule are a waiting room and a telephone room.

The public foyer is domed with glass and floored with deep red Welsh tiles. The walls and frieze and ceiling are panelled in Caen stone.





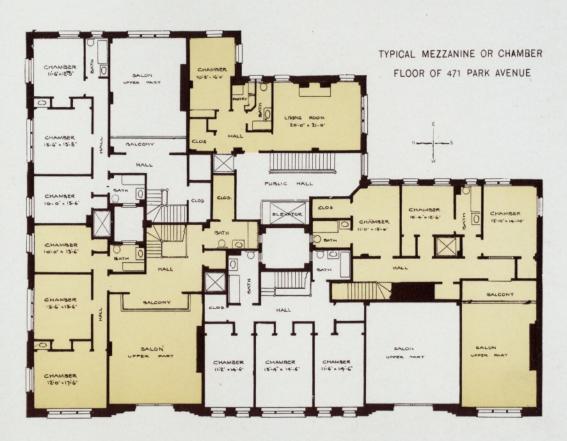
11º 471 Park Avenue



PLAN OF GROUND FLOOR NO. 471 PARK AVENUE.

(SEE ALSO NEXT PAGE.)





TYPICAL MEZZANINE OR CHAMBER FLOOR OF NO. 471 PARK AVENUE.



#### 171 W. Seventy-first St., Northeast Corner Broadway

The Dorilton Is an imposing structure, 12 stories high. It is built in the style of the modern French Renaissance. Located as it is, transportation facilities can scarcely be improved upon, it being in close proximity to the underground, surface and elevated roads. It is also close to Central and Riverside Parks.

The apartments are of 5, 7, 8 and 10 rooms and are trimmed in hardwoods, beamed dining-room ceilings, wainscot panelling, Dutch shelf mould. Parlors are of mahogany and white enamel. Particular attention has been given to the selection of mantels and parquet floorings. A feature of the bathrooms is the wainscot of French plate mirrors above the tiles. The refrigerators are glass-lined and artificially cooled and ventilated. Electric light free at all hours. Three electric elevators, long-distance telephones in each apartment and fireproof construction are other features of note.





The Vorilton







## STANLEY COURT

#### Northwest Corner West End Avenue and One Hundred and Sixth Street

This twelve-story steel frame fireproof apartment house fronts the triangle made by the intersection of Broadway, West End avenue and One Hundred and Sixth street. Riverside Drive is less than three hundred feet away, and the intervening block presents a street over one hundred feet wide, bordered by trees and grass plots.

The house has two apartments on a floor, each apartment containing ten rooms and three baths. Most of the rooms are about square in shape.

All living rooms and sleeping rooms are on the outer side of the building.

The two ground floor apartments are notable in that the service rooms of each are located in the basement, with a private staircase leading down from the butler's pantry. Mail chute, garbage closets, long distance telephone in each apartment and electric call bells.

Size of plot, 75 feet by 100 feet.





Stanley Court





FLOOR PLANS OF STANLEY COURT.



# VAN DYCK AND SEVERN

Seventy-second Street and Broadway-On Sherman Square.

Seventy-second Street and I The Van Dyck has its entrance on Seventy-second street and the Severm on Seventy-third street.

These buildings cover the entire block front overlooking Sherman Square.

These apartments have excellent transportation facilities. The Seventy-second street subway express station is directly opposite the buildings; the Sixth and Ninth avenue elevated station is distant one block. The Grand Central Depot can be reached by subway in five minutes and Wall street in fifteen. The Broadway and Sixth avenue surface lines and the Fifth avenue stages pass the buildings.

The Van Dyck and Severn apartment buildings were designed to be a high type of residential apartments.

The buildings are of modern fireproof construction.

The apartments were planned with a special view to providing the comfort and privacy usually found in private houses, the buildings being without hotel features and each tier of apartments having its own elevator.

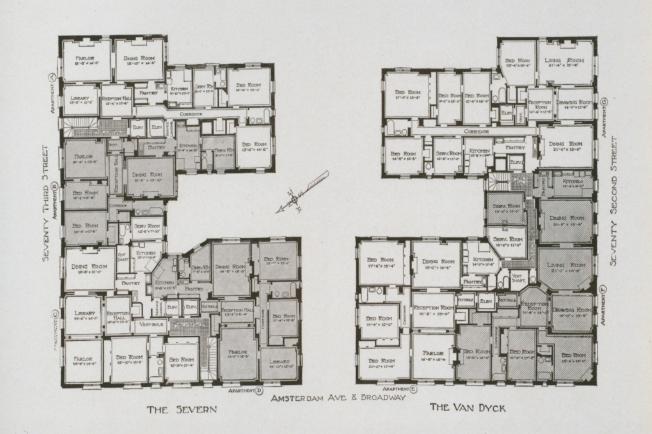
adway—On Sherman Square.

There is probably no known device which could add to the comfort of the individual at home that has been omitted.

The apartments are equipped with elevators fitted with the latest magnetic hand controller and every approved safety device. There are dumbwaiters, each apartment having rear entrance and service elevator. The rooms are heated by a vacuum system which insures perfect heating with full regulation at radiators, and eliminates leaky air valves, noise and offensive odors.

The bathrooms have solid porcelain tubs with shower appliances. The kitchens are fitted with modern gas ranges, and with specially designed refrigerators cooled from a refrigerating plant in the buildings. There are no interior apartments, and all the rooms are exceptionally light. The upper apartments command a view of the Hudson River to the west and Central Park to the east.

The buildings have all-night service. The rooms are very large, with high ceilings, parquet floors, spacious closets, open fireplaces, with excellent ventilation.



FLOOR PLANS OF THE VAN DYCK AND SEVERN.



## THE BROOKFIELD

#### Riverside Drive near One Hundred and Sixteenth Street

This apartment house is built in the style of the French Renaissance of skeleton steel construction and is fireproof throughout.

It is so situated on the Drive just above the corner of One Hundred and Sixteenth street that the front apartments have a splendid view of the Hudson River.

There is an express subway station at One Hundred and Sixteenth street and Broadway, and the Broadway surface cars run to all points in the shopping district.

The apartments are arranged in suites of eight rooms in the front, with butler's pantry, two bathrooms and lavatory between the bedrooms; the rear apartments are duplex in suites of seven rooms, arranged on two floors, living room, pantry, kitchen, servants' room and toilet being on the lower floor and bedrooms and bath on the floor above.

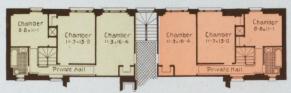
Separate passenger and service elevators in continuous operation.

All apartments have hardwood floors throughout. In all front apartments, the radiators in living room, library and dining room are inclosed. There are fireplaces in each living room in the front apartments, with large flues, capable of burning open wood fires.

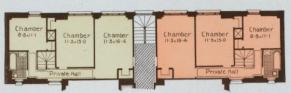




the Brookfield



SECOND FLOOR OF DUPLEX APARTMENT. FIRST FLOOR OF DUPLEX APARTMENT.



SECOND FLOOR OF DUPLEX APARTMENT.
FIRST FLOOR OF DUPLEX APARTMENT.



PLAN OF FIRST FLOOR.



PLAN OF UPPER FLOORS.

FLOOR PLANS OF THE BROOKFIELD.

## THE DORCHESTER

#### Riverside Drive, Northeast Corner 85th Street

The Dorchester is a twelve-story brick, stone and steel fireproof building with solid concrete sound-proof floors and partitions, situated at the northeast corner of Riverside Drive and 85th street. The location is attractive, the ground is high and the neighborhood is built up with private dwellings and high class apartment houses.

The Dorchester commands an extended view of the beautiful and historic Hudson River and Palisades. Some of the points of interest are Mount Tom and the Soldiers and Sailors' Monument, both of which may be seen from the windows of The Dorchester. The Museum of Natural History and Central Park are within ten minutes' walk.

There is a subway station at 86th street and Broadway, and the Amsterdam avenue and Broadway surface cars are near at hand.

The entrance hall and reception room are spacious and beautifully finished in marbles, mosaics, stained glass windows, etc., the furniture and rugs harmoniously blending.

There are four apartments to the floor as shown on the plan. All the rooms are unusually large, and excellent light and ventilation prevail throughout. The rooms, including the chambers and private halls, have inlaid parquet floors, the dining rooms are heavily wainscoted in rich woods. The electric light fixtures are unique and artistic.

Among the conveniences may be named a long-distance telephone in each apartment, mail chute, gas ranges, vacuum cleaning system, wall safes, etc. Complete steam heating and not water plants have been installed. There are two elevators—one for passengers and the other for the use of servants and deliveries.





Che Vorchester





PLAN OF FIRST FLOOR.

PLAN OF UPPER FLOORS.

FLOOR PLANS OF THE DORCHESTER.

# ALWYN COURT

# At the Crossing of Fifty-eighth Street and Seventh Avenue

This apartment house occupies a plot of ground one hundred by one hundred and twenty-five feet.

It is located close to one of the principal entrances to Central Park and is handily served by the surface cars, the Sixth avenue elevated railroad and the subway. It is also close to the shopping and theatrical districts of New York.

There are only two apartments on each floor, consisting of fourteen rooms (eleven of which are outside) and five baths.

In order to permit of entertaining on a large scale the reception and sitting rooms are arranged so that they can be thrown into one.

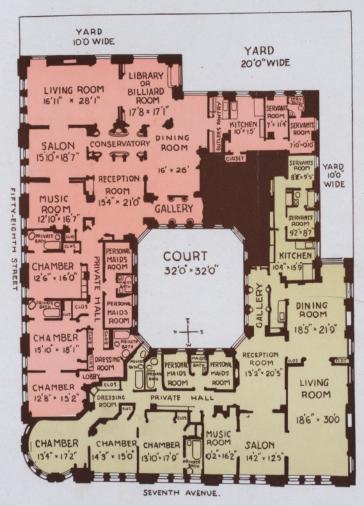
The decorations and finish, while elaborate, are in perfect taste and harmony.

The house is equipped with a vacuum cleaning system, three Otis elevators, with continuous service day and night, and each apartment has an individual wine vault, commodious dressing rooms with shelves of plate glass, parquet flooring throughout and large millinery closets with plate glass compartments.





Alwyn Court



TYPICAL FLOOR PLAN OF ALWYN COURT.



# THE BILTMORE AND THE BLENHEIM

56-62 West Fifty-eighth Street, Between Fifth and Sixth Avenues.

Modern semi-fireproof apartment buildings arranged for housekeeping and having suites of seven and eight rooms and two baths.

They have passenger and service elevators, electric light, parquet floors, open fireplaces and other modern improvements usually found in high-class buildings.

The houses are located in the heart of the best residential section of the city, and are adjacent to the New Plaza Hotel, Vanderbilt mansions and convenient to the principal churches, clubs, theatres, parks, schools, &c.

Central Park is but one block from the front door of this house.

There is a terminal station of the Sixth avenue elevated railroad at Fifty-eighth street and Sixth avenue, and the Fifty-ninth street subway station is within two blocks.

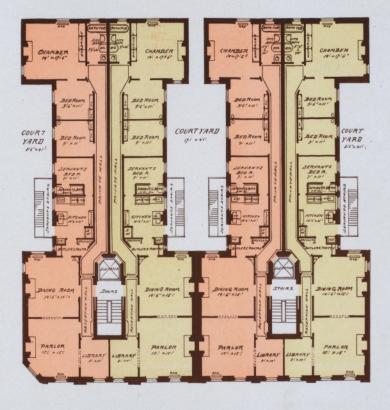
All the surface lines connect with the Fifty-ninth street crosstown line one block away.





The Biltmore and The Blenheim





TYPICAL FLOOR PLAN OF THE BILTMORE AND BLENHEIM.



# THE STRATHMORE

At the South Corner of One Hundred and Thirteenth Street and Riverside Drive.

Situated on the famous Riverside Drive just south of Grant's Tomb, in the heart of the high class apartment house district, this thirteen story modern fireproof apartment house is easily accessible to the downtown and business centres.

The subway station at One Hundred and Tenth street is within a few minutes' walk, while the surface cars on Broadway and the electric coaches on the Drive are very convenient for visits to the shopping districts.

The house is so situated that every window on the north and west fronts have a splendid view of the Hudson River and the Palisades.

Columbia University, Barnard College and the Cathedral of St. John the Divine are all close at hand.

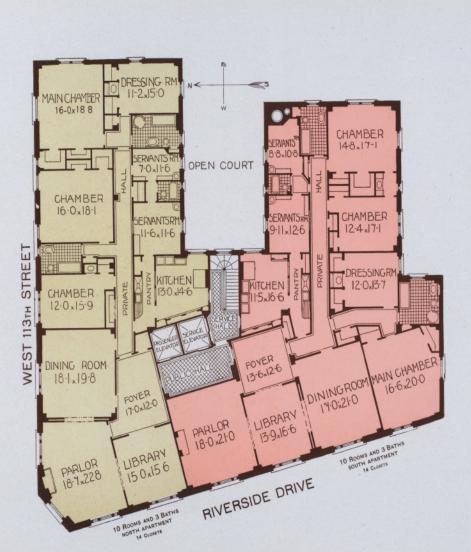
There are two suites of apartments on each floor, each consisting of ten rooms and three baths, while a special feature of the interior arrangement is the large amount of closet room provided.

A detailed floor plan showing dimensions of rooms is printed on the opposite page.





The Otrathmore



TYPICAL FLOOR PLANS OF THE STRATHMORE.

#### THE BARNARD

# Southwest Corner Central Park West and 71st Street

This location is one of the highest points on the avenue, overlooking the picturesque parts of Central Park, and but one block from the main 72d street entrance. The nearness to both the 72d street underground and elevated stations adds to the attractiveness of the location.

The building is ten stories high, fireproof and soundproof.

The apartments are handsomely finished in various woods, and are provided with all the most approved devices for comfort and convenience. A feature of each apartment is the bay window in the main front rooms, permitting uninterrupted view up and down Central Park West and west on 71st street to the Hudson River.

The finish throughout the building is equal to that of first class private residences.

The parlors, libraries and music rooms are trimmed in dark mahogany finish; the chambers in red, curly birch; the dining room in old English oak, with high wainscoting, and the halls in quartered oak.

The plumbing is of first quality; the walls and floors of the bath-rooms are of tile.

Parquet floors are laid in the parlors, libraries, music rooms, dining rooms, entrance foyer and private halls.

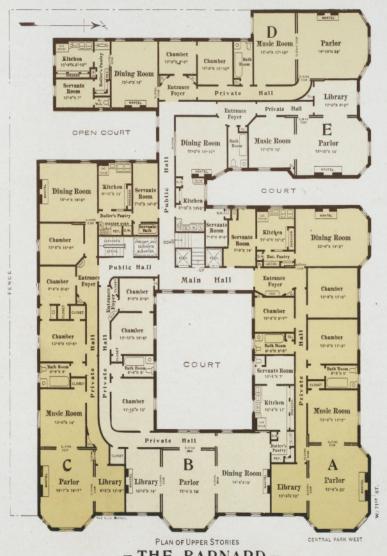
The kitchens have white enamelled tubs and sinks and improved gas ranges.

Steam heat, electric light and hot water are supplied at all hours. There are two electric elevators and one for freight and servants, all of which run day and night.

Other features are steam clothes dryers, long distance telephones in each apartment, mail chutes on each floor, a storeroom in the basement, separate servants' toilet and bathrooms, etc.



The Barnard



-THE BARNARD-TYPICAL FLOOR PLANS OF THE BARNARD.

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#### THE MANHASSET

#### Broadway from 108th to 109th Street

This modern eleven-story fireproof apartment house occupies the whole block front on the west side of Broadway between One Hundred and Eighth and One Hundred and Ninth street.

It is but one block from Riverside Drive and Park and is accessible to the subway local and express station at Cathedral Parkway (One Hundred and Tenth street and Broadway). All the Broadway surface cars pass the building.

With its 200 feet frontage on Broadway the Manhasset has six apartments on each floor in suites of six, seven and nine rooms, and one, two and three baths.

Every modern improvement is incorporated in this handsome house.

There are four elevators, two for the exclusive use of tenants and two for servants and freight.

The building occupies a plot 200 by 100 feet.





The Manhassett



# THE TERRACE COURT

Riverside Drive and Ninety-third Street

These apartments are situated on the southeast corner of Riverside Drive and 93d street, facing the park and river. Convenient to the 96th and 91st street subway stations or the Broadway, 7th avenue and Amsterdam avenue surface lines.

The building is fireproof and has a frontage of 150 feet on the Drive by 100 feet on West 93d street.

The apartments are divided into suites of nine and ten rooms, with two and tirree baths to each suite. The parlors and libraries are in mahogany finish, dining rooms antique oak, and all other rooms in white oak. Parquet floors in parlors, libraries and dining rooms. All latest appointments installed. A United States mail chute, storage rooms and patent clothes dryers for use in stormy weather in basement and two elevators in constant service, might be mentioned as a few of the appointments.





the terrace Court





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## THE RIVERDALE

Southeast Corner of Riverside Drive and Seventyninth Street

Situated on the southeast corner of Riverside Drive and Seventy-ninth street, a 100-foot-wide street under the supervision of the Park Department, and within a short block of the Seventy-ninth street subway station, this site is superb, being convenient to the theatre and shopping districts and the centre of the most fashionable district of the Metropolis.

This house is so situated that it enjoys all the beauties of the famous Riverside Drive and Park and commands an unobstructed view of the majestic Hudson River to Yonkers.

The apartments are arranged two on a floor, each comprising ten rooms and three baths. They contain every modern convenience, including two elevators (servants' and passengers'), mail chute, &c. All the rooms are exceptionally large, bright and sunny, while most of the apartments have a southern exposure that cannot be excelled.

For architectural beauty this model type of apartment house is unsurpassed. It is ideal for people of refinement and no element of comfort or convenience is lacking.





The Riverdale







PLAN OF UPPER FLOORS.

PLAN OF FIRST FLOOR.

FLOOR PLANS OF THE RIVERDALE.

#### Irving Arms



# **IRVING ARMS**

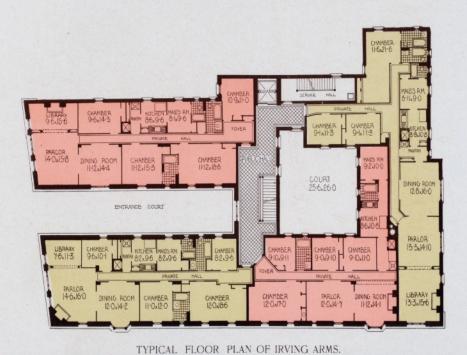
Northeast Corner of Riverside Drive and Ninety-fourth Street

Located on the high shore of the Hudson, this apartment house commands extensive views of the river and the beautiful Riverside Park from the Soldiers' and Sailors' Monument to Grant's tomb.

The subway express station at 96th street brings the Grand Central Station within ten minutes' journey, while the surface cars are almost at the door. With a frontage of nearly 80 feet on the Drive by 140 feet on 94th street, this building is seven stories in height and fireproof.

There are four apartments of eight and nine rooms with three baths on each floor.

Some of the special features are: A pneumatic renovating and cleaning apparatus, electrical attachments for lamps in main chambers, parlors and libraries, a drying apparatus in basement. Two separate heating and hot water plants are installed, one of which is held in reserve at all times pending possible mishap to the one in operation.



## THE WYOMING

# Southeast Corner of Seventh Avenue and Fifty-fifth Street

This twelve-story, fireproof building is so designed that all rooms front upon the avenue or street, or upon open courts.

Five lines of electric cars pass within a block of the door, while the elevated and subway stations are within convenient distance. The entrance to Central Park at Fifty-ninth street is but 800 feet away. This location is one of the most desirable residential sections of the city and within easy reach of all theatres, also the shopping district.

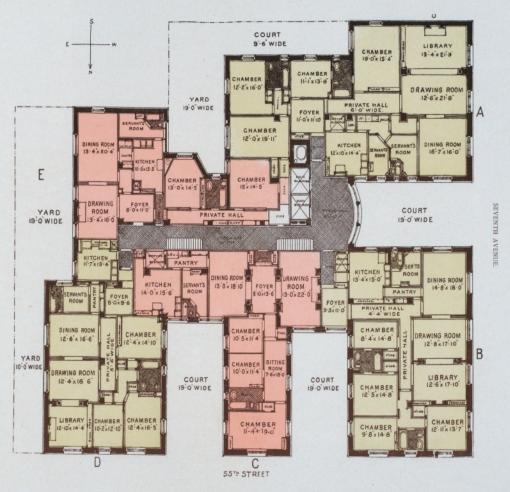
This apartment house is equipped with an air vacuum dust-removing apparatus. All windows of the building are fitted with the latest type of improved weather strips, which prevent the admission of dust or air draughts. All water is filtered as it enters building from the public mains. Mail chutes and a complete laundry and drying plant in basement add to the convenience of tenants.

The entrance to the building is on Seventh avenue, where there is a porte-cochere entirely within the building, an advantage in stormy weather over the usual entrance with a sidewalk canopy.



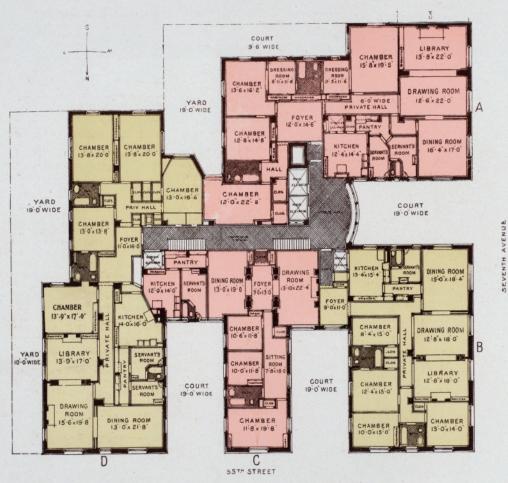


The Wyoming



PLAN OF SECOND TO SIXTH FLOORS.

FLOOR PLANS OF THE WYOMING.
(SEE ALSO NEXT PAGE.)



PLAN OF SEVENTH TO TWELFTH FLOORS.

FLOOR PLANS OF THE WYOMING.



RIVERSIDE DRIVE AT NINETY-SIXTH STREET.



#### THE BRAENDER.

Southwest Corner of Central Park West and One Hundred and Second Street.

The two wide frontages of this apartment dwelling overlook the beautiful and ever interesting panorama embracing the most picturesque section of Central Park, with its lakes, drives and walks, and it enjoys to the full the sunlight and air which is here unrestricted by near or opposite buildings. Its proximity to the 103d street station of the crosstown section of the subway makes the location pruliarly convenient for either up or down town travel on either the east or west sides of the city. The elevated station of the 6th and 9th avenues lines at 104th street and Columbus avenue, and the 8th avenue cars passing the door, leave nothing to be desired in transit facilities.

The Braender is fireproof, with framework entirely of steel, protected by heavy masonry, and every floor and room partition being constructed of like fireproof materials.

The imposing facades on Central Park West and 102d street rise to a height of ten stories. The materials employed in these facades are heavy white limestone, richly carved and moulded, front pressed brick and ornamental terra cotta blending with the limestone color, the projecting bays are capped with red Spanish tile in strong contrast to the prevailing color.

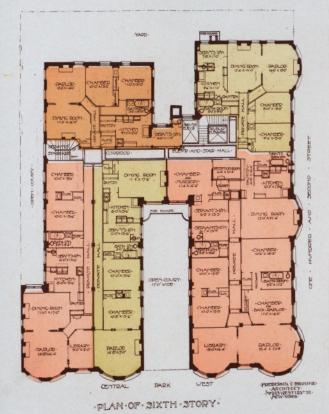
The plot fronts 101 feet on Central Park West and 117 feet on 102d street on rock foundation.

The apartments consist of from five to twelve rooms, with from one to three bathrooms each; they are most liberally planned, and light and ventilation are admirably provided for by large front open court in centre and side courts which open their full width to the outside air, giving a view of the park from almost every room, and making almost all corner apartments. The entrance is through a high columned archway, elaborately carved and ornamented into a spacious outer court, which opens into the vestibule and foyer hall and staircase hall.





The Braender





FLOOR PLANS OF THE BRAENDER.



# THE ADLON

531-533 West One Hundred and Twelfth St.

The Adlon is an eight-story fireproof elevator apartment house of skeleton steel construction.  $\,$ 

Excellently located, Riverside Drive is but a block distant, Columbia University, the Cathedral of St. John. Morningside and Central Parks are in close proximity.

It is but two blocks to One Hundred and Tenth street subway station and the Broadway and Amsterdam avenue surface cars pass on either side of the building. An elevated station is located at One Hundred and Tenth street and Manhattan avenue.

There are five apartments on a floor of five, six and seven rooms. The rooms are above the average in size, exceptionally light and every known improvement looking to safety, stability and comfort has been installed.





The Adlon



#### The El Vorado



# THE EL DORADO

#### Central Park West from Ninetieth Street to Ninety-first Street

One of the most select and attractive apartment houses on Central Park West, and particularly well situated, each suite commanding an extensive view of the lake and Central Park; its picturesque drives and bridle paths. Conveniently located to all lines of travel, both subway and elevated being but a short distance from house.

There are two elevators for tenants and two for domestics and general distance.

delivery.

The apartments contain every known modern convenience. Main bathrooms equipped with shower attachments, majority of suites have

three tiled bathrooms and separate entrance for domestics. Tiled kitchens with sanitary garbage closets. Interior woodwork in each apartment is the best cabinet finish, and every apartment contains a combination safe. Parquet floors.

Continuous hall and elevator service.

Additional rooms have been provided for domestics. Long distance telephone in each suite. Apartments comprise 4, 5, 6, 8, 10 and 14 rooms.



CENTRAL PARK WEST

TYPICAL FLOOR PLANS OF THE EL DORADO.

## **EUCLID HALL**

West Side of Broadway, 85th to 86th Street.

Euclid Hall occupies the block fronting on the westerly side of Broadway, from Eighty-fifth street to Eighty-sixth street. A station of the underground railway is located at the corner of Eighty-sixth street and Broadway.

Each suite of apartments contains the following rooms: Euclid Hall, north, Eighty-sixth street end, first (or entrance) story—Apartment F: Parlor, library, dining-room, large central hall (14 ft x 18 ft. 4 in.), five chambers, two bathrooms, kitchen and servants' room.

Apartment E: Parlor, library, dining-room, large central hall (27 ft. 3 in. x 8 ft. 6 in.), four chambers, two bathrooms, kitchen and servants' room.

Apartment D (this is a duplex apartment, located parly in this floor and partly in basement floor): Parlor, library, dining-room, three chambers, bathroom, kitchen and servants' room.

Second to seventh story, inclusive—Apartment No. 4: Parlor, library, dining-room, large central hall (14 ft. x 25 ft.), six chambers, two bathrooms, kitchen and servants' room.

Apartment No. 5: Parlor, library, dining-room, large central hall (9 ft. 4 in. x 28 ft. 6 in.), four chambers, two bathrooms, kitchen and servants' room.

Apartment No. 6: Parlor, library, dining-room, Apartment No. 6: Parlor, library, dining-room, Apartment No. 6: Parlor, library, dining-room,

room.

room.

Apartment No. 6: Parlor, library, dining-room, entrance hall (10 ft. x 21 ft.), four chambers, bathroom, kitchen and servants' room.

Eighty-fifth street end, Euclid Hall, south, first (or entrance) story—Apartment A: Parlor, library, dining-room, large central hall (28 ft. 6 in. x 9 ft.), four chambers, bathroom, kitchen and servants' room.

room.

Aparlment B: Parlor, library, dining-room, large central hall (29 ft. x 8 ft. 6 in.), four chambers, two bathrooms, kitchen and servants' room.

Apartment C (this is a duplex apartment, located parlly in this floor and partly in basement floor): Parlor, library, dining-room, three chambers, bathroom, kitchen and servants' room.

Second to seventh story, inclusive—Apartment No. 1: Parlor, library, dining-room, large central hall (9 ft. 4 in. x 29 ft.), five chambers, two bathrooms, kitchen and servants' room.

Apartment No. 2: Parlor, library, dining-room, large central hall (9 ft. 4 in. x 28 ft. 6 in.), four chambers, two bathrooms, kitchen and servants' room.

Apartment No. 3: Parlor, library, dining-room, entrance hall (10 ft. x 21 ft.), four chambers, bathroom, toilet room, kitchen and servants' room.



Euclid Hall



TYPICAL FLOOR PLANS OF EUCLID HALL,



## HADDON HALL

#### Southeast Corner of Riverside Drive and 137th Street

Location: Situated on high ground, facing one of the most attractive parts of Riverside Drive, on which the Department of Parks expended \$4,000,000.

Accessibility: The Subway Express Station at 137th street and Broadway renders its accessibility all that can be desired, and the Amsterdam and Third Avenue Surface Lines are within 2 blocks of Haddon Hall, and connect with the Sixth and Ninth Avenue Elevated Roads at 125th street.

The Building: Is six stories in height, and has a frontage of 102 feet on Riverside Drive, and 110 feet on 137th street.

Entrance is through a handsome hallway from Riverside Drive, and is attractively decorated and furnished. A telephone switchboard in the main hall connects with every apartment.

The Apartments: Are planned in suites of 6, 7, 8 and 9 rooms, butler's pantries, large and abundant closets. The apartments are so arranged that Parlor, Library and Dining Room may be thrown together, making practically one large room overlooking

The Trim: Of the Parlors, Libraries and Bed Rooms are in white enamel, with mahogany finished doors; the Dining Rooms are in oak, with plate shelf. Parlors, Libraries and Dining Rooms have parquet floors. The mantels are of Colonial design and have been specially selected.

Bath Rooms: The floors and walls are tiled, the fixtures are of solid porcelain, with showers, medicine cabinet, etc. The plumbing has received special attention, only the best quality of material and workmanship having been employed.

The Kitchens: Are equipped with porcelain tubs and sinks, gas ranges of the latest pattern, with hoods and shelves, glass lined refrigerators and abundant dresser

Conveniences: The apartments are equipped with gas and electric fixtures, long distance telephone in every apartment and liveried hall and elevator service day and night.





Haddon Hall







PLAN OF UPPER FLOORS.

FLOOR PLANS OF HADDON HALL.



## HOLLAND COURT

315 West Ninety-eighth Street

Adjoining Riverside Drive

HOLLAND COURT is an eight-story elevator apartment house of skeleton steel construction, absolutely fireproof.

The location is one of the choicest for residence, and commands a magnificent view of the Drive and River.

It is but three blocks to the subway express station at Broadway and 96th street and one and two blocks to the surface lines on Broadway and Amsterdam avenue.

There are four apartments on a floor, of 3, 4, 7 and 8 rooms, the 3-room suites having kitchenettes. Every apartment contains a cedar closet.

The kitchens and pantries have solid porcelain tubs and sinks, porcelain lined refrigerators, sanitary garbage closets and ample dresser room.

The bathrooms have tiled walls and floors, solid porcelain fixtures, showers and large cabinets.

Among the special features is a sun parlor on the tiled roof.

A noiseless electric elevator finished in white and gold and panelled with mirrors runs day and night.

Laundry and drying rooms are provided in the basement, besides drying frames on the roof.





Holland Court





PLAN OF FIRST FLOOR.

PLAN OF UPPER FLOORS.

FLOOR PLANS OF HOLLAND COURT.

# No. 777 MADISON AVENUE

### Northwest Corner of Sixty-sixth Street

This is a ten-story apartment house facing one hundred feet on Madison avenue and one hundred feet on Sixty-sixth street.

The building is skeleton steel construction of the late fireproof type.

It has but two apartments on a floor of twelve and fourteen rooms and four bathrooms each.

The rooms in the apartments are arranged in three groups, distinctly separated, namely, entertaining, sleeping, kitchen and servants' rooms. The gallery, salon, living room, dining room and conservatory being grouped around a large central foyer hall and all connected by large double doors, make them particularly desirable for entertaining.

The bedrooms are arranged "en suite" and quite cut off from the rest of the apartment. All the main bedrooms face on the street or avenue and every room is light and sunny. Base plugs are provided in each of these rooms for table lights or electric fans if desired. The bathrooms are tiled and fitted with showers and solid porcelain fixtures.

The kitchen and servants' room are at the rear of the apartment.

Ample laundry and drying room space in the basement is furnished with each apartment. The apartments are fitted with the latest vacuum cleaning apparatus.

This apartment house is located in the heart of a fashionable residential neighborhood. It is open for inspection at all hours during the day.

The manager and attendants are on hand day and night to care for the wants of the tenants.



12 777 Madison Avenue





PLAN OF FIRST FLOOR.

PLAN OF UPPER FLOORS.

FLOOR PLANS OF NO. 777 MADISON AVENUE.

## THE MONTEBELLO

No. 548 Riverside Drive.

Location: Facing Riverside Drive, and the Palisades on the opposite side of the river.

The magnificent new buildings of Columbia, Barnard and Teachers' Colleges, King's College Library and Horace Mann School lie to the East, while the Cathedral of St. John, and the Mausoleum of America's greatest soldier, General Grant, are to the south, and the magnificent new buildings of the College of the City of New York are to the north.

Transit Facilities: The Subway Station is two blocks away, as are the Broadway lines, the 125th Crosstown and Third Avenue cars, which transfer to all other lines, making every part of the city easily and quickly reached for a single fare.

Dimensions: The building is 108 feet front by 86 feet deep on lot 95 feet deep,

The exterior is of carved limestone and artistically modelled terra cotta, against a background of Harvard brick. The entrance is very spacious, ornamented with massive columns and pilasters and opens into a large tiled court, which in turn gives access to the handsome reception hall, finished in rich marbles, mosaics, lead glass windows, &c.

This and the public halls are absolutely fireproof, and contain electric elevator, telephone, &c.

Apartments are of 7 rooms and bath, every one opening upon the private hall. The rooms are large and square, perfectly lighted and ventilated and are provided with large wardrobes or closets. The cabinetwork is of hardwood, highly finished, and the decorations, hardware and chandeliers have been specially chosen to harmonize, producing artistic effects without gaudy display. The floors are double, noise-proof and have parquet finish.

The Bathrooms have tiled walls and floors, porcelain and nickelled plumbing fixtures and everything necessary to completely furnish them.

Kitchens are large, light, airy and contain every essential convenience as well as abundance of closet and dresser room.



The Montebello





PLAN OF FIRST FLOOR.

#### FLOOR PLANS OF THE MONTEBELLO.



PLAN OF UPPER FLOORS.

## THE NETHERLANDS

#### Eighty-sixth Street, Adjoining Riverside Drive

This high class 12-story apartment building is of skeleton steel construction and fireproof.

Its location is one of the highest and most picturesque in Manhattan. Every apartment commands a sweeping, panoramic view of the Hudson, with picturesque Riverside Drive in the foreground, and the majestic Palisades on the opposite shore. Eighty-sixth street is lined with beautiful shade trees and is under the jurisdiction of the Department of Parks.

Facilities for reaching the Netherlands are many. There is a Subway Station at Eighty-sixth street and Broadway, the Broadway surface cars are but a block, the Amsterdam Avenue lines are two blocks distant, and the Sixth and Ninth Avenue Elevated station is but a few minutes' walk.

The apartments consist of suites of 8 and 9 rooms, foyers, reception rooms and three baths each. The rooms are unusually large and perfect light and ventilation prevail throughout.

The interior finish is of the highest grade of cabinet hard woods. The floors are parquet with inlaid borders in the principal rooms and private halls; these are 5 feet wide.

The bathrooms are equipped with all the latest appurtenances, such as showers, mirror medicine cabinets, towel racks, solid porcelain tubs and oval pedestal basins, tiled walls and floors, and the Flushometer system is installed.

The kitchens throughout possess every requisite for good and easy housekeeping, including porcelain tubs and sinks, tiled lined refrigerators, newest model gas ranges, and pantries with large and attractive dressers connecting with the dining rooms.

Two large noiseless electric elevators are provided—one passenger and one service, and the best uniformed hall service is maintained at all hours.

Among the many conveniences are, long distance telephone in every apartment, combination lock wall safes in main chamber, cedar lined clothes closet in every apartment, call bells with annunciator, wall switches to control electric lights, base plugs for electroliers and fans, a mail chute permitting the mailing of letters from every floor, a filtering plant and a perfect vacuum cleaning apparatus have been installed.





The Netherlands



# SHORE VIEW

#### No. 448 Riverside Drive

LOCATION—Riverside Drive, overlooking Riverside Park, Hudson River and Palisades, and one block from the 116th street subway express station, the Broadway and other surface lines.

Occupying this select site, the Shore View is designed to appeal to those who desire to enjoy the conveniences of an apartment without giving up the spaciousness and privacy of a separate house. To such are offered the accompanying plans and illustrations, calling attention to a few special features.

APARTMENTS—An examination of the plans will show sizes of rooms not often approached in an apartment. It will be seen that all the main rooms overlook the Drive, and the spacious inside courts give direct sunlight to the few rooms inside.

There are two apartments on a floor, in suites of seven, eight and nine rooms and three baths.

#### SPECIAL FEATURES AND APPOINTMENTS.

The Shore View is 12 stories in height and of absolutely fireproof construction.

The building is equipped with two elevators (uniformed attendants in constant service night and day).

The decorations throughout are in accordance with the best in apartment house construction,



Shore View

## STADIUM VIEW

#### No. 445 Riverside Drive

LOCATION—Riverside Drive, overlooking Riverside Park, Hudson River and Palisades, and one block from the 116th street subway express station, the Broadway and other surface lines.

Occupying this select site, the Stadium View is designed to appeal to those who desire to enjoy the conveniences of an apartment without giving up the spaciousness and privacy of a separate house. To such are offered the accompanying plans and illustrations, calling attention to a few special features.

APARTMENTS—An examination of the plans will show sizes of rooms not often approached in an apartment. It will be seen that all the main rooms overlook the Drive, and the spacious inside courts give direct sunlight to the few rooms inside,

There are two apartments on a floor, in suites of six, seven and eight rooms, with two and

#### SPECIAL FEATURES AND APPOINTMENTS.

The Stadium View is 12 stories in height and of absolutely fireproof construction.

The building is equipped with two elevators (uniformed attendants in constant service night and day).

The decorations throughout are in accordance with the best in apartment house construction,

### Stadium View





## THE SOPHOMORE

#### No. 21 Claremont Avenue

The most brief description only will be given of these very desirable apartments. It is the aim of those identified with this property to bring prospective tenants directly to the place, so that the many pleasant features may become known intimately—to personally inspect is equivalent to being thoroughly satisfied. A few special features are as follows:

There are four apartments on a floor, in suites of two 4 and two 8 rooms.

The 8-room apartments have two baths and extra lavatories.

The closet room is abundant and well distributed.

The parlors and libraries are finished in white enamel, and dining rooms in antique oak, panelled and capped with Dutch stein shelving.

The flooring all through is of hard wood, with parquet work in the parlors, libraries and dining rooms.

One of the unique features is the stone mantels which are installed.

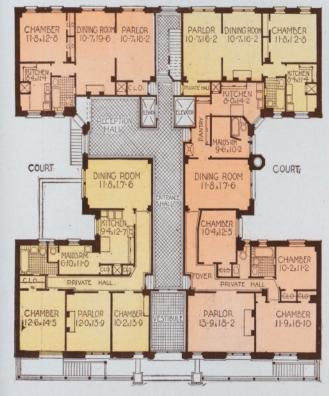
The transit facilities are excellent. There is a subway station at 116th street and Broadway, and surface car lines on Broadway and on Amsterdam avenue.

Two elevators are in constant service.

The tone of this building is maintained by a resident superintendent, under the personal management of the builders. Permanent tenants only desired,



Sophomore





FIRST FLOOR PLAN.

UPPER FLOOR PLAN.

TYPICAL FLOOR PLANS OF THE SOPHOMORE.

## THE CHATEAUX

No. 314 West One Hundredth Street

The very name Riverside Drive, over which these apartments look, suggests to one who has visited or lived there the fragrance of flowers, the soothing green of rows upon rows of well-kept trees, splendid mansions of unique design, and here and there apartment houses classed as among the best in the country—a corner of Paradise in the heart of a great metropolis.

Indeed, it is a pleasure to reside in such a spot when we realize that combined with such surroundings a subway express station and several surface car lines are so near at hand, which convey one from end to end of this great city with perfect ease and rapidity.

But aside from the out-of-door loveliness that one will enjoy in the superb location, you have waiting for you a unique experience when you enter the portals of The Chateaux, which can truthfully be classed as one of the most attractive apartment houses near the Drive.

Everything about The Chateaux breathes a spirit of generous comfort that amounts to nothing short of genius. The great reception hall is one of The Chateaux's attractive spots, and its greatest charm is in the freedom from pose and its absolute simplicity. It gives one the restful feeling that comes from the artistic handling of the scheme of decoration, the furniture and the furnishings—the indefinable "something" that pleases and warms one's heart.

Four apartments on a floor in suites of four, five and seven rooms. Seven-room apartments have two baths.

Your apartment is as individual as a private residence, and perhaps more harmonious; the building being constructed by a builder of vast experience, who has watched and kept up with the times, it is a safe assertion to make that everything within and without the eight-story absolutely fireproof apartment house is unsurpassed in this city. The woodwork throughout is of the finest seasoned hardwood, brought to a high polish by skilled labor. The flooring is of parquet work, and the plumbing fixtures are of the most modern style and of superior finish and quality, being of porcelain enamel and highly polished nickel plate.

A noiseless elevator is in constant service. The kitchens are fitted up in modern style, containing porcelain tubs and sinks, gas ranges and tile-lined refrigerators. The bathrooms are floored and walled in vitrified tile and have showers, porcelain fittings and nickel plumbing. Each apartment contains a wall safe, garbage closet and an unusually large butter's pantry.



The Chateaux

# THE LIVINGSTON

Northwest Corner Central Park West and Eighty-Sixth Street

An absolutely fireproof Apartment House, arranged for two families on a floor, of steel construction, situated on the northwest corner of Central Park West and Eighty-sixth Street.

The location is convenient, and easily accessible from any part of the city, being near the only cross-town car line traversing Central Park.

The entrance hall is spacious and elegant, and connected with a well-appointed reception room.

The passenger elevator is of the finest make, with modern safety appliances.

A separate elevator for servants.

Service of high character.

Convenient storage rooms in the basement.

The entire water supply of the house is filtered.

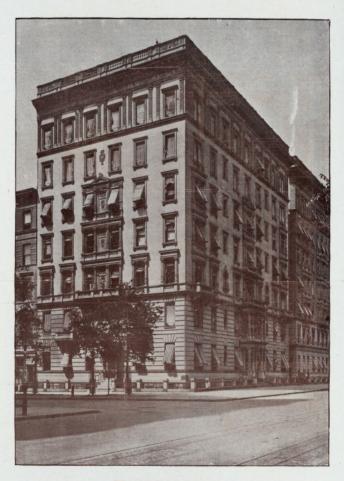
As will be seen by the plans on opposite page, the apartment consists of nine large, light rooms and two bath rooms, and have steam heat, hot and cold water, gas ranges, tiled refrigerators and electric light fixtures.

Electric light furnished by the house without extra charge.

The trim of the parlor and library is mahogany, floors parquet; dining room, quartered oak, floors parquet; bedrooms, white maple; servants' quarters, oak.

Tiled bath rooms, porcelain tubs and exposed nickel-plated plumbing.

Particular attention is called to the finish of the kitchen and butler's pantry, the floors and sidewalks being tiled. The tubs and sink are porcelain.



The Livingston



# 46 WEST 73D STREET

#### Between Central Park West and Columbus Avenue

The plan of the apartments is entirely different from any high-class apartment house in New York City.

The building has a frontage of 50 feet and a depth of 100 feet.

The size of the rooms, as shown on the plans opposite, exceeds almost anything offered at the same rental.

The first two floors are duplex apartments; the drawing room, dining room, kitchen, pantry and maid's room are on the first floor, and a private staircase leads to the second floor, which has four bed rooms, two bath rooms and a maid's room.

The four upper floors have but one apartment of ten rooms and two baths each, and are so arranged that the drawing room, dining room, kitchen, pantry and maid's room are on one side and the sleeping rooms on the other, all exceptionally large and light.

There are extra rooms and bathrooms provided in the basement for servants.

There are two elevators, a passenger elevator opening directly into the foyer of each apartment, and a service elevator in the rear, which does away with all the objectionable features which attend dumbwaiter service.

Fireproof staircases are provided in both front and rear, making the building absolutely safe in case of fire.

The apartments are equipped with all the latest improvements, such as electric lights, hardwood floors, etc.

The bathrooms have tile wainscoting seven feet high, solid porcelain tubs, shower baths, fixtures, etc.

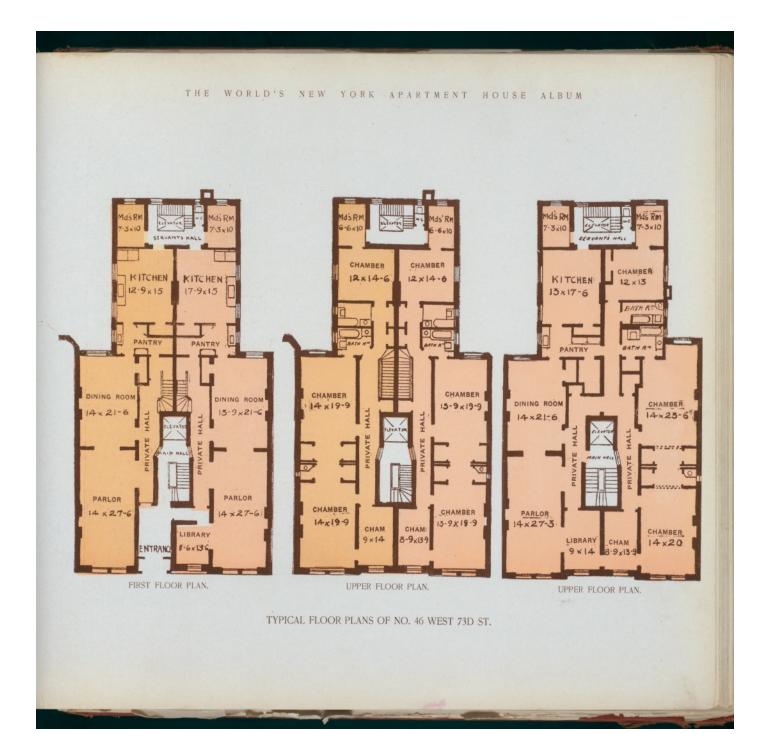
The location is one of the most convenient on the West Side, it being but one block from the 72d Street "L" Station and two blocks from the 72d Street Subway Express Station. Surface cars one-half block distant.

The entire block is built up of private residences, most of which are owned and controlled by the Clark Estate.

The kitchens have a southern exposure, which is an especially attractive feature when the servant question is considered.



No 46 West 73° Street



# THE VICTORIA

North Corner of Riverside Drive and Ninety-seventh Street

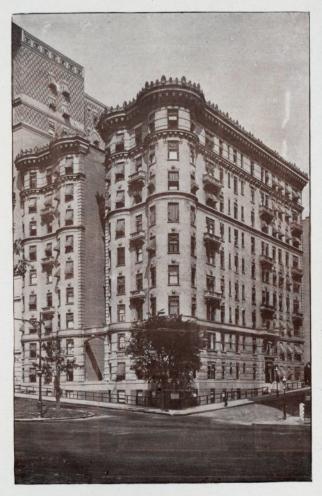
A nine-story, modern elevator apartment house, fireproof construction, with outside courts. This property is accessible to the 96th Street subway express station and the Broadway surface lines.

The apartments consist of five, six and seven rooms and bath, with ample closet

The property, being situated at a turn in the Drive and on elevated ground, affords an unobstructed view of the Hudson to all apartments.

The trim and decorations throughout are in accordance with the best in apartment house construction.

Electric elevators in constant service day and night.



The Victoria



### THE RALEIGH

#### No. 7 West Ninety-second Street

Location—Overlooking Central Park at one of the most beautiful portions, the Reservoir being in full view. From the upper floors can be seen the Hudson River, the Palisades and Long Island Sound.

Convenience of Location—The Eighth avenue trolley cars pass within one hundred and fifty feet of the door, connecting at Fifty-ninth street with the Sixth avenue, Broadway, Madison and Lexington avenue lines. Columbus avenue and Broadway cars only one block away. Elevated station at Columbus avenue and Ninety-third street. The building is far enough removed from Central Park West to escape the noises incident to that avenue.

Neighborhood—Surrounding neighborhood is private dwellings and high class apartment houses, the building being adjoined on the westerly side by private dwellings.

The Plan—Is original with the builders, and is designed to meet the requirements of many tenants who desire small apartments with all the conveniences and accessories of the usual large apartment house. It is believed that this house will fully meet this demand. The large court facing south and running back to the elevator insures to the apartments opening on it light almost equal to a corner, and all other courts open to the outer air, there being no closed light shafts in the building. By this plan every room in the building is perfectly lighted and ventilated. The apartments contain five, six and seven rooms and bath.

Dining Rooms-Trimmed with quartered white oak, parquet floor.

Parlors—Are trimmed with red birch, curly panels; handsome mantels with mirrors; gas grates; parquet floors.

Bedrooms-All trimmed with hardwood.

Bathrooms—Have tiled floors and wainscoting, and are supplied with the best quality exposed fixtures and nickel-plated fittings.

Kitchens—Are large and well lighted; sink and washtubs are of porcelain; large dresser and gas range.

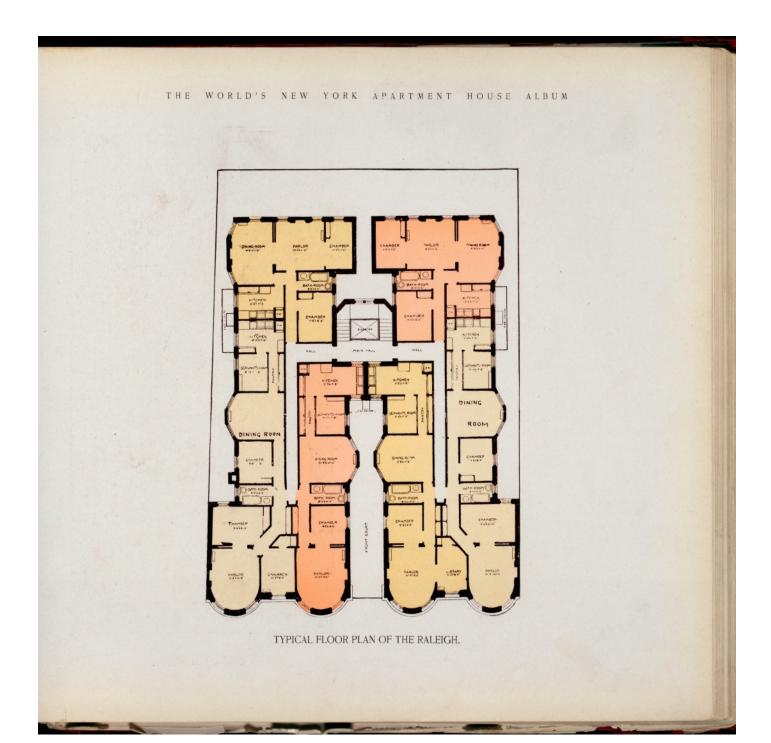
Butlers' Pantries-Contain abundant dresser room, with drawers, and glass lined refrigerator.

General Features—In the basement are drying rooms for drying clothes by hot air, and other storage rooms. Unusually large plants have been provided for steam heat and hot water in order to insure abundant supply of both. Long distance telephone in every apartment if desired, with a charge only for messages used. A fire hydrant is located on every floor and attendants are trained in their use.

Management—Modern ideas and systems are carefully applied to further as much as possible the comfort and convenience of the tenants.



The Raleigh



### THE SWANNANOA

#### No. 105 East Fifteenth Street

Location—Overlooking Union Square, within walking distance of the principal theatres, hotels, etc.; Broadway only one short block away; crosstown cars on Fourteenth street. Business men can live within a few minutes' walk of their places of business and thus escape the crowding of elevated, subway or surface cars. Persons desiring to avoid the cares of housekeeping will find excellent restaurants in the immediate vicinity.

The Plan—Is original with the builder and is designed to meet the requirements of many tenants who desire small apartments with all the conveniences and accessories of the larger buildings further uptown. It is believed that this house will fully meet this demand. The apartments are arranged as follows: one room and bath, three rooms and bath, five rooms and bath, also eight rooms and two baths and ten rooms and two baths. The building has what is practically permanent light on all four sides, so that there is no obstruction to light and air.

Parlors—Are trimmed with red birch, curly panels, handsome mantels with mirrors, gas grates, parquet floors.

Dining Rooms-Are trimmed with quartered white oak, figured panels, parquet floors.

Bedrooms-Are trimmed with white oak,

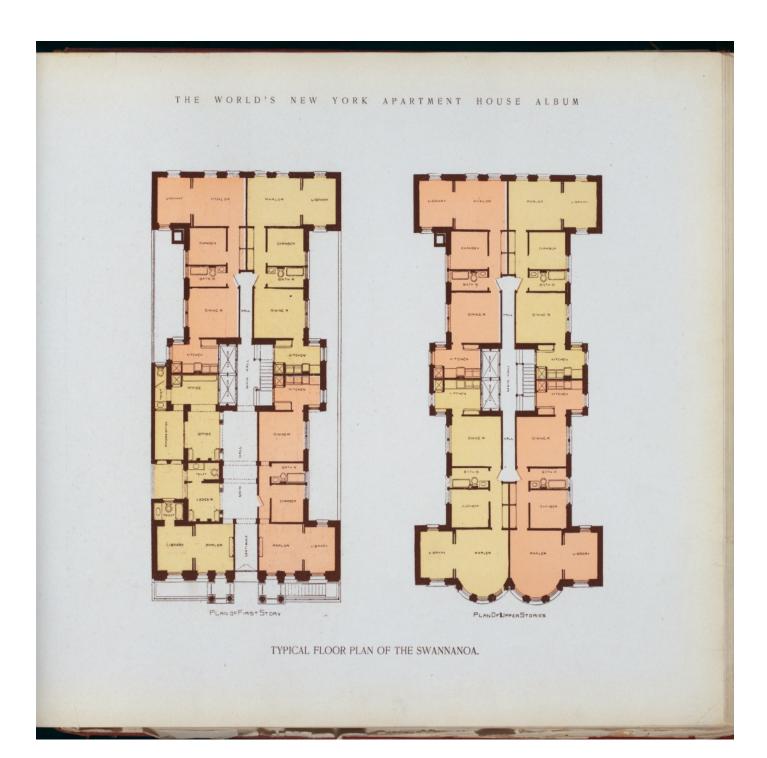
Kitchens—Trimmed with white oak; wash trays and sinks of porcelain; gas ranges. Refrigerators of latest improved patterns and glass lined.

Bathrooms—Have tiled floors and wainscoting, are supplied with showers and best quality exposed fixtures and nickel-plated fittings.

General Features—There are two elevators, run by electric power from the street, which are in service at all hours. Unusually large plants have been provided for steam heat and hot water in order to insure abundant supply of both. Long distance telephone in every apartment if desired, with a charge only for messages used. A fire hydrant is located on every floor, and the attendants are trained in their use. In the basement are drying rooms for drying clothes by hot air, and other storage rooms.



The Swannanoa



# COLUMBIA COURT

### North Corner Riverside Drive and 115th Street

This property contains apartments of seven and eight rooms and two baths, and is situated at the most beautiful part of the Drive. It is accessible to the 116th Street subway station and the Broadway surface lines.

The hardwood floors and trim in this house are exceptionally fine, and the apartments are fitted with every modern convenience, including long-distance telephones, electric lighting, gas ranges, vacuum cleaning system, etc.

The most complete steam heating and hot water plants are installed. Elevator service continuously.

Service of the very best is maintained day and night.



Columbia Court



### THE RIVIERA APARTMENTS

Northeast corner of Seventh Ave. and One Hundred and Forty Second Street.

Location: Situated on the main driving thoroughfare of Central Park, Seventh avenue being 150 feet wide and lined with elm trees. On 142d street side is Watts Park. The 140th **Street** "L" station and 145th Street Subway Station are within three blocks.

Style: Seven-story apartment in Colonial design; front of Indiana limestone, terra cotta and red Roman brick.

Dimensions: Lot 100 feet x 107 feet, building 100 feet x 102 feet, with two extra wide courts opening on Seventh avenue, one on 142d street, one on the north side and a rear court five feet wide extending the entire depth of building, which provide direct outside light to every room and secure constant fresh air circulation.

Entrance: On each side are richly carved columns capped with large ball electric lights. The main hall is 13 feet wide, treated in the latest designs of Italian and Sienna marble, richly decorated ceilings, pilasters and floors of figured marble. All corridors have tiled floors and fireproof doors to every apartment. The staircase and corridor on every floor are lighted by large art glass windows opening on an exterior court.

Special Features: On main floor a spacious public reception room is provided, also large office with local and long distance telephone connection. Fire hose and extinguishers on every floor. Large, smooth running elevator, gas and electric lights. Tiled floors and walls in bathrooms, exposed nickel plated plumbing, all plumbing fixtures of solid porcelain. Glass lined refrigerators and ample closet room in all kitchens. Every apartment finished in hardwood throughout, parlors and dining rooms in quartered oak finished antique. All floors polished.

Apartments: The first story contains one apartment of four rooms, three of five rooms, one of six rooms, one of seven rooms and one of eight rooms. Each of the six upper stories contains two apartments of four rooms, three of five rooms, two of six rooms and two of seven rooms.



#### The Riviera





THE PARTY OF THE P

PLAN OF FIRST FLOOR.

PLAN OF UPPER FLOORS.

FLOOR PLANS OF THE RIVIERA

## SPENCER ARMS

### Broadway and Sixty-ninth Street

SPENCER ARMS occupies the southeast corner of Broadway and Sixty-minth street. Permanent light is assured on all sides, owing to the fact that it adjoins SL Stephen's Episcopal Church on the east and a two-story building on the south.

The building is twelve stories, fireproof, skeleton steel construction, protected by masonry, solid concrete floors and fireproof block partitions.

An ornamental glass and iron marquee extending across the sidewalk protects the entrance and interior driveway; the latter being forty feet in width offers ample opportunity for carriages and automobiles to enter.

The apartments are very liberally planned. The large plot covered is divided on each floor into three suites of ten, eleven and twelve rooms and three bathrooms each, with vestibule, reception hall, private corridor, servants' hall and pantry.

The rooms are all large, well lighted and ventilated. The closets are of unusual size and number. Every room has at least one closet.

The entire apartment is finished with hardwood flooring, the principal rooms and halls being finished with the best quality parquetry with inlaid borders.

Every apartment in addition to being directly connected with the long distance telephone service has a complete system of electric call bells. All other appointments are of equally high class.

The building is equipped with two passenger and two service elevators, a United States mail chute, complete refrigerating, laundry, electric light and power and steam heating plants of the most approved type and ample capacity, also every other convenience usually installed in modern buildings.

Heat, light and refrigeration are included in the rent. The personal supervision of the owner is given to the management of the building.



Opencer Arms



PLAN OF FIRST FLOOR.



PLAN OF SECOND TO SIXTH STORY.



PLAN OF SEVENTH TO TWELFTH STORY.

FLOOR PLANS OF SPENCER ARMS.



# THE STRATFORD

#### Southwest Cor. Madison Avenue and Eighty-first Street.

The Stratford is a high class fireproof apartment house, 63x102, located on the southwest corner Madison avenue and Eighty-first street, in the heart of the most fashionable residential portion of the city, is eight stories in height, with a private court extending the entire length of the building, giving perfect light and ventilation throughout

There are one and two apartments to a floor, consisting of nine and sixteen rooms each.

The sixteen room apartment covers an entire floor, their spaciousness is unequalled; the principal rooms are connected by sliding doors, so that they may be used separately or en suite; thus the parlor, music, library and dining rooms may be thrown into one clear space; the advantage of this readily appears for entertaining. There are six very large bed chambers, with separate dressing room and closets, three baths—a large and well equipped kitchen, equally large complete butlers' pantry, three servants' rooms, large private halls connect each room separately—individual fireproof vault for storage in cellar for every tenant.

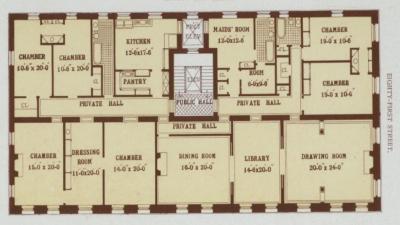
The nine room apartments are as complete and equal to the larger ones, consisting of parlor, library, dining rooms, three large bed chambers, two baths, two servants' rooms, large kitchen, butlers' pantry, abundance of closet room, separate vault for storage in cellar.





The Stratford

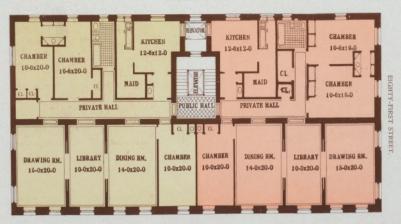
#### 15-FOOT OPEN COURT.



MADISON AVENUE.

### FLOOR PLANS OF THE STRATFORD.

#### 15-FOOT OPEN COURT.



MADISON AVENUE.



# THE ZENOBIA

215-221 West 110th Street—"Cathedral Parkway"

Opposite Central Park

### Between Seventh and Eighth Avenues

Between Seventh and Eighth Avenues

This apartment house is situated opposite Central Park on 110th Street, "Cathedral Parkway," one of the most exclusive and restricted thoroughfares of the city, affording a southern exposure and so arranged that each apartment faces the park and is well supplied with light, air and sunshine. It is built after a Gothic design reproducing an effect of quiet refinement, luxury and exclusiveness.

It is well located as to accessibility as it is within half a block of 110th Street "L" Station of Sixth and Ninth Avenue and one block from Lenox Avenue 110th Street Subway Station, as well as the Eighth, Madison and St. Nicholas Avenue surface lines.

The building is equipped with the latest improvements, beautifully decorated, and with elevator service day and night.

The apartments consist of five and eight room suites with bath, pantry and servanis' toilet.

The parlors are in mahogany, dining rooms in Flemish oak divided in panels and have Dutch stein shelf.

The chambers are in birch, finished in first-class white enamel. The floors are in white maple laid diagonally within a border of black walnut; all French bay windows bordered with neat opal leaded glass. The hardware is solid bronze in antique finish and apartment doors are fitted with burglar proof locks. The chandleiers are high-class combination gas and electric and controlled by push button and pull, also finished in antique bronze.

Bathrooms have white efazed tiled walls and impervious tiled floors

Bathrooms have white glazed tiled walls and impervious tiled floors with sanitary base, porcelain fixtures; all exposed plumbing nickel plated. The kitchens have porcelain fixtures, open plumbing and enamelled wainscoting tile. There is a telephone in each apartment. Fire hose attachment on each floor. The elevator is noiseless and smooth running. Laundry and steam drying room in basement and open air drying on roof and in yard.





The Zenobia



### THE VERONA

# Corner of Madison Avenue and Sixty-fourth Street

The Verona is a ten story brick and stone, steel frame, fireproof apartment house, situated on the southeast corner of Sixty-fourth street and Madison avenue. Its architecture is that of Italian Renaissance.

The Verona has two apartments on each floor, each apartment containing fourteen rooms and three baths, with additional showers. All the rooms are of unusual size; most of them are square in shape. In each apartment the kitchen, pantry and service rooms are grouped in the centre of the building without loss of light or air, and are reached by an independent service elevator, thereby being isolated from the living portions of the apartments, presenting an arrangement very desirable as to convenience.

presenting an arrangement very desirable as to convenience.

All the living-rooms, sleeping rooms and other rooms of importance are on the outside of the building, thereby securing thorough lighting and ventilation. In all apartments the elevators open directly upon a private vestibule in connection with each apartment.

The Madison avenue surface cars pass the building, while the crosstown line on 59th street is close at hand.

The plumbing, trim and interior finish is of the very highest grade of work that can be obtained, and among the conveniences may be named long distance telephone, steam heat, hot water, electric bell call, gas ranges, vacuum cleaning systems, refrigeration and safe in every apartment, all night elevator service, mail chutes, &c





Che Verona



TYPICAL FLOOR PLAN OF THE VERONA.



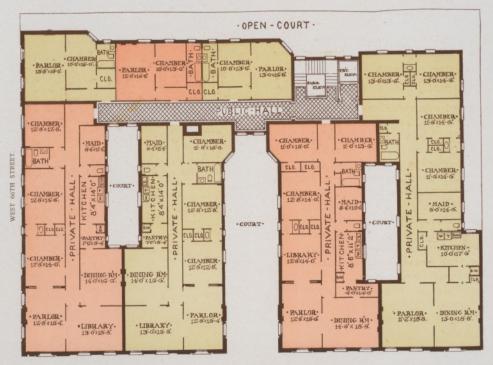
### Central Park West Corner of 66th Street

This modern fireproof apartment house is situated at the north corner of Central Park West and Sixty-sixth street. It faces Central Park, an entrance to which is opposite the front door. The Museums of Art and Natural History are within a few minutes' walk.

Surface cars pass the house and the subway and elevated railway stations are but one block distant. The Broadway and Amsterdam avenue car lines are also within one block.

As may be seen in color plan on opposite page, there are four apartments of eight rooms and bath and three bachelor apartments of two rooms and bath on each floor.

By an ingenious arrangement of courts each and every room is afforded excellent light and air. Uniformed elevator and hall service day and night. All modern improvements are provided.



CENTRAL PARK WEST.

TYPICAL FLOOR PLAN—CENTRAL PARK WEST, CORNER 66TH STREET.



# THE KENMARE

Southeast Corner of Central Park West and Ninety-third Street.

A seven-story modern apartment house fronting on Central Park, each apartment containing a bay window from which an extended view can be obtained.

The trim of all the rooms is of hard wood, whilst the libraries, parlors and dining rooms have also parquet floors.

Decorations are in excellent taste and of the most approved quality.

Plumbing modern, ice boxes all porcelain lined, with sinks in kitchens and pantries of solid porcelain.

The entrance to the apartment house is imposing and handsomely furnished.

Among other special features in this home are the following:

Improved, high-grade, smooth-running electric elevator. Telephone connection with each apartment to main hall. Combination gas and electric fixtures. Accommodations for trunks and bicycles in basement. Patent steam dryers in basement. Filtered hot and cold water throughout house Long distance telephone in each apartment.





The Kenmare

### THE LORINGTON

#### Central Park West and Seventieth Street

The Lorington is imposing in design, fireproof in construction and equipped with modern devices throughout.

The main entrance is on 70th Street at the centre of the facade and is protected by an ornamental bronze and glass canopy extending to the curb.

The apartments are so arranged that all rooms open directly to the outer air. The servants' rooms, kitchens and pantries are isolated from the apartment proper, and all household supplies are brought directly from the basement to the several kitchen service hallways by a separate electric freight elevator system. The living rooms and reception halls of each apartment are also entirely separated from the bedrooms, bathrooms and private halls.

In each apartment is a large private reception hall connecting directly with the dining room, library, sitting room and parlor, and finished in Colonial white with polished mahogany doors.

The rooms and halls of the apartments are all finished with parquet flooring, hardwood trim and with specially designed hardware, lighting fixtures and mantels, and have been devised with the special object of affording opportunities for effective decorations. The dining rooms are trimmed in quartered oak with panelled walls and beamed ceilings, the parlors, sitting rooms, bedrooms and bathrooms in white enamel and the libraries in mahogany.

The main bedroom in each apartment is provided with a heavy safe built into the brick work, with only the dial exposed.

All bedrooms, bathrooms and dressing rooms have the doors fitted with full size plate glass mirrors.

The bathrooms are large and sumptuous.

The walls are lined with glazed tile and the floors paved with vitrified tile with artistic borders.

The kitchens are provided with gas ranges, ample dresser space, porcelain wash trays and sinks and abundant natural light. A special feature of the kitchen and pantries is a vent shaft which carries off all odors.

In the kitchens are large tile-lined refrigerating boxes containing in the upper part the cooling coils, which connect direct with the large ice plant in the basement.

Tenants may make their own ice by simply placing in the freezing chamber a can filled with water.



Che Lorington Apartments



PLAN OF UPPER STORIES

TYPICAL FLOOR PLAN OF THE LORINGTON APARTMENTS.



# THE CLARENDON

South Corner Riverside Drive and Eighty-Sixth Street.

This modern twelve-story fireproof apartment house is admirably situated, standing as it does at the intersection of two of the city's most beautiful parked driveways.

The neighborhood is very select, consisting entirely of private residences and high class apartment dwellings.

A magnificent view up and down the Hudson River and across to the New Jersey side can be had from the windows of every apartment in the building.

The Eighty-sixth street station of the subway is but two short blocks distant, as is the Broadway surface car line. The Riverside Drive automobile coaches pass the building.

There are but two apartments on a floor, as may be seen by color plan on opposite page. The corner apartments consist of eleven rooms and four baths, and the south apartment contains nine rooms and four baths. Large vestibule and foyer hall in each apartment.

Large passenger and separate freight elevator with all modern safety appliances. Uniformed elevator, hallboy and porter service day and night, superintendent on premises, and every comfort and convenience is provided for the tenants.





The Clarendon





RIVERSIDE DRIVE.

TYPICAL FLOOR PLAN OF THE CLARENDON.



# THE KENILWORTH

Northwest Corner Seventy-fifth Street and Central Park West.

Particularly well situated, each suite commanding an extensive view of Central Park, and most convenient to all lines of travel.

The building is fireproof in its construction and contains the following features: There are three apartments on every floor, one apartment of nine rooms, and two of ten rooms, each suite having three baths.

The rooms throughout are of unusual size, and the finish equal to that of any high-class private dwelling. Each suite is provided with reception hall, connecting the parlor, library and dining room.

The plumbing is of the highest standard. Ample closet room in each apartment. Telephone and mail service provided for. Fireproof safes, with combination locks, built in the walls of all principal chambers.

There are four elevators in the building. Two passenger elevators in continuous service and two service elevators connecting with kitchen. Decorations are made to suit the tenant. A special feature of the "Kenilworth" is that every apartment is equal to a corner, due to its surroundings.





The Kenilworth



TYPICAL FLOOR PLAN OF THE KENILWORTH.

## THE MIRA MAR

# No. 452 Riverside Drive, Near One Hundred and Sixteenth Street

The Mira Mar overlooks the Hudson at a point immediately south of Grant's Tomb, and directly facing the proposed Hudson-Fulton Memorial Water Cate at One Hundred and Sixteenth street. Its location is upon a high bluff commanding a view of the Palisades to the west, and the buildings of Columbia University. The subway station at One Hundred and Sixteenth street and Broadway and the surface car lines on Amsterdam avenue and Broadway are close at hand.

The building is made of steel and masonry. The rooms are separated by fireproof partitions. Each private entrance door is burglar-proof, being made of pressed steel.

The apartments consist of nine and ten rooms, foyer halls and three bathrooms. The parlors, foyers and libraries are separated by portiere openings and sliding doors. The parlors, libraries and reception rooms are finished in white enamel with solid mahogany casement doors. The dining rooms are wainscoted in oak and Cuban mahogany, have paneling, plate shelf and beam ceilings. The floors are of parquet with inlaid borders. Each room has an artistic chandelier and four wall brackets to match.

The chambers are arranged en suite, separated by private halls from the rest of the apartment, having dressing rooms with lavatory and large closels with electroliers.

Kitchens, pantries, dining rooms and servants' rooms are completely separated from the main rooms. The kitchens are large and light, supplied with many requisites and conveniences and connect with the dining rooms through a butler's pantry, containing a tile-lined refrigerator, white porcelain enamel sink and dressers.

The bath rooms are handsomely tiled and equipped with needle and shower baths, solid porcelain Roman tub and standard basins. The plumbing is sanitary and of high standard.

A vacuum cleaning system with outlets in each apartment, diminishing to a great extent the burdens of housekeeping, has been installed. There are for free use separate patent clothes dryers and burglar-proof storage compartments in the basement, for each apartment. Steam heating appliances have been adopted.





The Mira Mar



# THE BONAVISTA

No. 362 Riverside Drive, Between 109th and

This fine modern fireproof apartment house of steel skeleton conistruction is situated in one of the widest and most imposing sections of the famous Riverside Drive and Park, overlooking the broad Hudson River.

In addition to the electric omnibuses running along the Drive and past the door of the house, the subway station at One Hundred and Tenth street and Broadway is within one block, whilst the Broadway surface cars are equally accessible.

The apartments are laid out with special idea of affording all the privacy and exclusiveness of a private residence.

Four apartments on each floor of eight, nine and twelve rooms, with two and three baths each, as shown in the accompanying floor plan.

The arrangements of courts afford excellent light and air.

All modern improvements are included.





The Bonavista



TYPICAL FLOOR PLAN OF THE BONAVISTA.

## CHATHAM COURT

Northwest Corner Sixty-seventh Street and Central Park West

Chatham Court is situated in a most beautiful as well as most desirable section of the city, within two blocks of the Subway and 6th and 9th Avenue elevated station, a block from the Columbus Avenue, Broadway and Amsterdam Avenue cars, while the 8th Avenue cars pass the door, making it easily accessible from all parts of the city.

The Building is seven stories in height, an adaptation of the French Renaissance style of architecture, with exterior of massive but artistic design, and is constructed of steel and masonry. Permanent light on all sides is assured by large courts which open upon the street, and an inner court 28 feet 8 inches by 29 feet 6 inches.

Uniformed elevator boy, footman, hallboy, porter and superintendent services are at the disposal of the tenants at all hours of the day and night. Long distance telephone in every apartment, and a mail chute, permitting the mailing of letters from every floor, is installed. The building is equipped with two elevators.

There are three apartments on a floor. These are arranged in suites, two of 10 rooms, 2 baths and servants' bath, and one of 8 rooms with bath and servants' bath. Each apartment has an exceptionally large reception hall and wide private hall. The rooms are of unusual size and arranged in a most advantageous manner.

The parlors and libraries are finished in white enamel and mahogany with handsome mirror mantels, inlaid parquet floors, elaborate chandeliers. These rooms and the dining rooms communicate by wide portiere openings and sliding doors and may be thrown into one large suite for receptions, etc.

The dining rooms are exceptionally large and are finished in the old Flemish quartered oak with massive wrought iron fireplaces, Dutch stein shelf, parquet floor, etc., and connect directly with the kitchen through the butler's pantry. The kitchens and butlers' pantries have opal glass lined refrigerators, sanitary ventilated garbage closets. Ample dressers and closets are provided.

The walls and floors of the bathrooms are handsomely tiled. There are needle and shower baths, mirror medicine cabinets, towel racks and a complete set of toilet articles.

The Chambers are finished in white enamel, mahogany, bird's-eye maple and hazel, have large windows, lavatories, and pier mirrors. The chandeliers are controlled by switch. These rooms are large, light and very attractive, with exceptionally large closets.

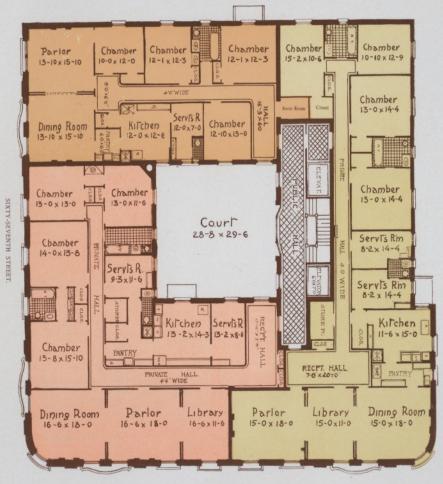
Every apartment has a cedar closet, lighted automatically by the opening of the door. An annunciator system is installed in every apartment, communicating by push button from all the rooms to the butler's pantry.

Decorations are made to suit the tenant.



Chatham Court





CENTRAL PARK WEST.

TYPICAL FLOOR PLAN OF CHATHAM COURT APARTMENTS.

## THE HANOVER

#### Northeast Corner of Eighty-third Street and Park Avenue

The Hanover is situated on the highest section of the city, within two blocks of Central Park, a block from the Madison and Lexington avenue cars and easily accessible from all parts of the city.

The building is nine stories in height, an adaptation of the French Renaissance style of architecture, with exterior of massive but artistic design, is constructed of steel and masonry and absolutely fireproof. Permanent light on all sides is assured by large courts which open upon the street, and an inner court 28 feet 10 inches by 31 feet 3 inches.

Uniformed elevator, hall boy, porter and superintendent services are at the disposal of tenants at all hours of the day and night. Long distance telephone in every apartment.

The building is equipped with two elevators, one high speed passenger and one heavy service, for freight and servants' use, both with latest safety appliances.

There are but three apartments on a floor, giving each an average of over 1823 square feet. These are arranged in suites, two of 9 rooms, bath and servants' bath and one of 8 rooms with bath and servants' bath. They are of unusual size, the rooms exceptionally large and arranged in the most advantageous manner.

The parlors and libraries are finished in white enamel and mahogany, with handsome mirror mantels, inlaid parquet floors, elaborate chandeliers, side brackets, etc., and wall decorations arranged in panels. These rooms and the dining rooms communicate by wide portiere openings and sliding doors, and when thrown into one for receptions, etc., have a combined area of about 650 square feet floor space.

The dining rooms are large and are finished in the old Flemish quartered oak, with massive wrought iron fireplaces, high panelled wainscoting surmounted by Dutch stein shelf, beam ceiling with lights in the centre of the panels, and built in china closets.

The kitchens and butlers' pantries have white tiled wainscoting, opal glass lined refrigerators, sanitary ventilated garbage closets and ample dresser and closet room.

The walls and floors of the bathrooms are tiled and are heated by radiators, have needle and shower baths, soiled linen closets, mirror medicine cabinets, towel racks and a complete set of toilet articles, etc.

The chambers are finished in white enamel, mahogany, bird's-eye maple and hazel, have large windows, lavatories, pier mirrors, dresser lights and chandeliers controlled by switch. These rooms are large, light and attractive.

Every apartment has a moth-proof cedar closet, lighted automatically by the opening of the door.



The Hanover

TYPICAL UPPER FLOOR PLAN.

PLAN OF FIRST FLOOR.

FLOOR PLANS OF THE HANOVER.



### BUCKINGHAM COURT

Nos. 310-314 West Ninety-ninth Street

Between Riverside Drive and West End Ave.

This is a seven-story elevator apartment house. It has a 100-foot frontage on the south side of Ninety-ninth street, but a few feet from Riverside Drive. Every apartment overlooks the Park and Hudson, while Central Park is but a short walk away. An unusually broad front central court divides the building and gives to every room light and ventilation not often found.

There are only four apartments on a floor, of six and eight very large rooms with two baths, basins in chambers and wide private and reception halls. The closets are large and numerous.

The rooms are finished in selected polished hardwoods, with parquet floors in the parlors, libraries and dining rooms. The decorations are elaborate. There are combination gas and electric chandeliers. The plumbing comprises the best of materials. Porcelain fixtures are used and all the bathrooms are tiled.

The entrance and reception halls are finished in beautiful marbles and furnished with rare rugs and attractive furniture. The broad marble staircase extending to the roof is lighted on each floor by three windows.

The large elevator is equipped with every known safety device. The building is equipped with long-distance telephone service.

It is but four short blocks to the Ninety-sixth street and Broadway subway station. The Broadway surface lines are but a block away.





Buckingham Court





CENTRAL PARK WEST.

PLAN OF FIRST FLOOR.

CENTRAL PARK WEST.

PLAN OF UPPER FLOORS.

FLOOR PLANS OF THE CHERBOURG.

#### ROBERT FULTON COURT

Northeast Corner Broadway and 156th Street

The metropolis could never offer a more ideal location for an apartment house than Broadway and 156th street, the site of Robert Fulton Court. Directly facing the Collis P. Huntington Hispania Museum, a gem of architecture and world famed, it looks down upon a view of unequalled splendor. Riverside Park and Drive, River and Palisades combine to make an outlook of scenic grandeur, ever beautiful, ever new.

Then add to this the transit facilities—a subway express station almost at the door and one block from several surface car lines—and one has a residential site unsurpassed in the metropolis.

Apartments are ingeniously laid out in suites of 4, 5, 6 and 7 rooms, with extra servants' toilet. They are equipped with all the newest, up-to-date conveniences, and the interior decorations and woodwork are of the finest and best workmanship.

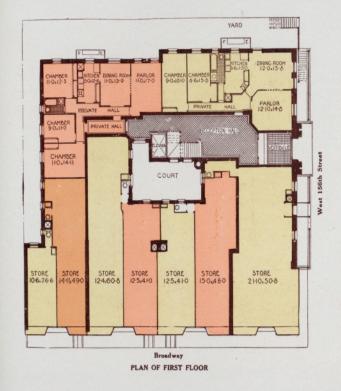
So many innovations have been installed in Robert Fulton Court that but a mere mention can be herein given, and necessitates itemizing a few, such as Dutch stein shelving and beamed ceilings in the dining rooms, hardwood polished flooring throughout the building, parquet flooring in parlors, dining rooms and libraries, garbage closets, porcelain tubs and sinks, glass lined refrigerators and the latest thing in gas ranges and broom closets in the kitchens, flushometer water closets, tiled walls and floors, and porcelain tubs and showers in the bath rooms. Long distance telephone in each apartment; plenty of closet room; storage rooms in basement; day and night elevator service; uniformed hall and elevator service. Fire extinguishing apparatus installed within the building.

The building was constructed under the personal supervision of two of New York's oldest builders, which is the best proof of its soundness and complete home appointments.

A resident superintendent will be pleased to furnish all other informa-



Robert Fulton Court





FLOOR PLANS OF ROBERT FULTON COURT.

## WEST END HALL

West End Avenue Northeast Corner 101st Street

Convenient to west side surface lines, including the subway, elevated lines, and within one block of Riverside Drive. The building is six stories in height, on a plot 100x100 feet. Apartments are designed four on a floor, each floor containing one seven room apartment with two baths, two eight room apartments with two baths, and one of nine rooms and two baths—twenty-four in all.

The trim in the parlors is of selected birch with mahogany finish, dining rooms with quartered oak, wainscoting five feet six inches high. Bathrooms are in white enamel; all other rooms in oak; all cabinet work rubbed to a smooth gloss finish.

Special features are glass lined refrigerators, porcelain tubs, basins and sinks, U. S. mail chute, noiseless electric elevator, long distance telephone in each apartment, gas and electric light fixtures, double noiseproof floors and fireproof doors and partitions. A most attractive and beautifully furnished entrance hall, hung in tapestry, with mahogany leather covered furniture.



West End Hall





WEST END AVENUE

TYPICAL FLOOR PLAN OF WEST END HALL.

# ST. JOHN COURT

S. W. Cor. Amsterdam Avenue and 111th Street

The situation of this six-story elevator apartment house is one of the most favored on Cathedral Heights, and from which the outlook is of surpassing grandeur. To the eastward and directly opposite St. John Court the great Cathedral of St. John the Divine is rising its massive arches to completion. Beyond, and overlooking Morningside Park and Valley, the glistening waters of Long Island Sound can be plainly seen on the horizon. In the neighborhood, and within three and four blocks, are the buildings of Columbia University, Barnard and other schools of learning; also Riverside and Central Parks.

Nor do these many advantages detract from its many transit facilities, as a subway express station is at 110th street, the Broadway surface lines one block, and the Eighth avenue surface and Sixth and Ninth avenue elevated station three blocks, while the Amsterdam avenue line passes the building.

The Apartments are in suites of three, four, five, six and seven large, sunny rooms and bath, with extra servants' toilets. They are equipped with all the newest, up-to-date conveniences, and the interior decorations and woodwork are of the finest and best workmanship.

So many innovations have been installed in St. John's Court that but a mere mention can be herein given, and necessitates itemizing a few, such as Dutch stein shelving and beamed ceilings in the Idining rooms, hardwood polished flooring throughout the building, parquet flooring in parlors, dining rooms and libraries, garbage closets, porcelain tubs and sinks, glass lined refrigerators and the latest thing in gas ranges in the kitchens, flushometer water closets, tiled walls and floors, and porcleain tubs and showers in the bath rooms. Long distance telephone in each apartment; plenty of closet room; storage rooms in basement; day and night elevator service; uniformed hall and elevator service. Fire extinguishing apparatus installed within the building.

The building was constructed under the personal supervision of two of New York's oldest builders, which is the best proof of its soundness and complete home appointments.

A resident superintendent will be pleased to furnish all other informa-



St. John Court





Plan of First Floor

Plan of Upper Floors

FLOOR PLANS OF ST. JOHN COURT.



APARTMENT HOUSES ALONG CENTRAL PARK WEST



GLIMPSE OF RIVERSIDE PARK, LOOKING NORTH TOWARD GRANT'S TOMB.

# THE **GAINSBOROUGH**

#### 112 Riverside Drive, Between Eightysecond and Eighty-third Streets

From the Gainsborough one has an admirable view over Riverside Park, the Hudson River and the Palisades.

Various traction lines are easily accessible, the subway station being at 79th Street and Broadway.

The building is seven stories in height with outside light courts. The front is of white limestone and light pressed brick.

The apartments are liberally planned, being large, well lighted and ventilated, each floor containing but two suites, one of 8 rooms and one of 9 rooms, with baths, servants' toilets, butlers' pantries and private hall connecting all rooms. The elevator opens directly into the parlors and into the public halls.

The chambers and bathrooms are finished in white enamel, the remainder of the apartments in selected hardwoods. The walls of the bathrooms are finished in white glazed tile with ornamental frieze and cap and the floor in impervious tile. The fixtures are of white porcelain enamel and of approved type.

The kitchens have white porcelain washtubs and sinks, gas ranges, glass lined refrigerators, dressers, closets and annunciators connecting main rooms,

The lighting fixtures throughout are arranged for electric light and gas.

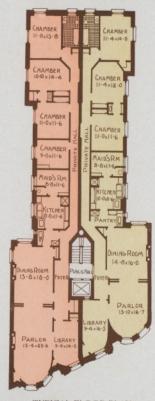
The mantels are specially designed and are fitted

Competent attendance is provided. There is a telephone in each of the apartments; large, noiseless electric elevator, &c.

Superintendent on premises.

The Bainsborough





TYPICAL FLOOR PLAN.

#### The Hohenzollern





PLAN OF UPPER FLOORS

TYPICAL FLOOR PLAN.

### THE HOHENZOLLERN

Southwest Corner of Eighty-fourth Street and West End Avenue

This apartment house is situated in a refined residential section but a step from the Hudson and Riverside Drive.

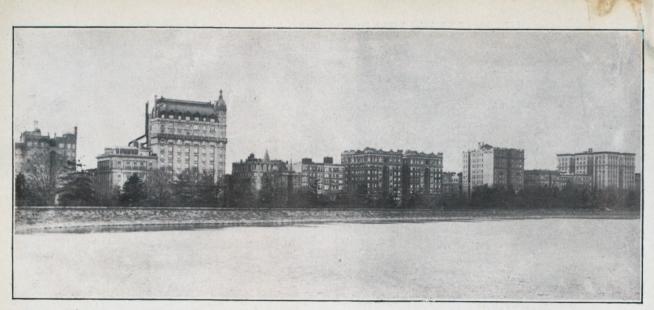
With subway station at Eighty-sixth street, and every west side car line passing within three blocks, transit facilities are exceptional. There are but three apartments on a floor, containing ten, eleven and twelve rooms, foyer, butler's pantry and three bathrooms.

The domestic quarters are entirely separate from the masters'

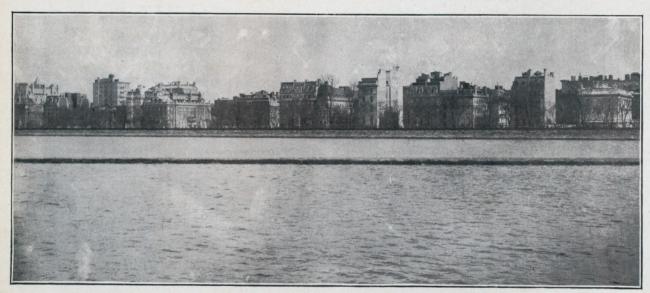
suites.

The parlors are in Louis XV. style; the dining rooms Flemish, with walls panelled in oak and beamed ceilings. French casements and window seats add their charm.

The suites of apartments vary in size from five to twelve rooms.



TYPICAL APARTMENT HOUSES FACING CENTRAL PARK ON THE WEST.



TYPICAL APARTMENT HOUSES FACING CENTRAL PARK ON THE EAST

#### Sonoma Apartments





SECOND . TO NINTH FLOOR PLAN.

# SONOMA APARTMENTS,

1730-1734 Broadway, Northeast Corner of Fifty-fifth Street.

A handsome brownstone eleven-story building, modern fire-proof construction, equipped with the latest appliances necessary

to comfort and perfect safety.

Apartments consisting of eight rooms and two baths, large, spacious, well-ventilated rooms and high ceilings. All the dining rooms wainscoted in solid oak and plate rails of neat design. Parlors and library in mahogany and sleeping rooms in white enamel.

Parquet floors throughout.

Service strictly first-class, day and night. Competent, neat and courteous elevator operators employed.

Situated on the northeast corner of Fifty-fifth street and Broadway, giving a majority of the apartments the much-coveted southwestern exposure. In the heart of New York, within five minutes' walk of the amusement centre, restaurants and best hotels of the metropolis. Transit facilities unequalled and four blocks from Central Park entrance.

Policy liberal in every respect, apartments decorated throughout, the superintendent devoting and giving his personal supervision to all details of repairs, making this house one of the most home-like and comfortable in the city.

The cold-storage plant, situated in the sub-basement of the building, supplies continuous refrigeration in each and every apartment the year around, a luxury highly appreciated.



#### THE SOUTHFIELD

No. 145 East Thirty-fifth Street.

No. 145 Bast Thirty-fifth Street.

Situated on the north side of 35th Street, east of Lexington Avenue, in the heart of a residential district.

There is a subway station at 33d Street and Park Avenue, and an elevated railroad station at 34th Street and Third Avenue, while the crosslown surface cars are on 34th Street, and there are also surface lines on Lexington Avenue and Third Avenue, so that this situation is accessible by all present means of transit, and the new Lexington Avenue subway will have a station within a block of this building.

The apartments are arranged in suites of eight rooms in the front, with butler's pantry, two bathrooms and lavatory between the bed rooms; and the rear apartments are duplex and in suites of seven rooms, the bed rooms on the floor above the living rooms. The apartments are furnished throughout with the best trim and most modern equipment. All apartments have hardwood floors throughout.

Telephone in every apartment. Electric elevator operated day and night.

#### The Bouthfield



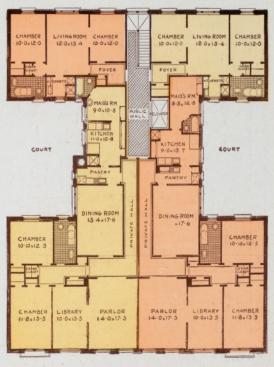
CHAMBER 12-0×15-3

DINING ROOM 13-0x16-10

TYPICAL FLOOR PLAN OF THE SOUTHFIELD.

#### Brotton Court





TYPICAL FLOOR PLAN OF BRETTON COURT.

# **BRETTON COURT**

306-310 West One Hundredth Street

An eight-story elevator Apartment House of skeleton steel construction, absolutely fireproof.

This is one of the choicest residential sections of the city, but one block from Riverside Drive and the Hudson River.

It is but three blocks from the subway station at Broadway and 103d Street, while the surface car lines on Amsterdam Avenue and Broadway render transit facilities all that can be desired.

There are four apartments on a floor of three, four, five and seven rooms and bath, the three-room suites having kitchenettes. Every apartment contains a cedar closet.

The kitchens and pantries have solid porcelain tubs and sinks, porcelain-lined refrigerators, sanitary garbage closets and ample dresser room. The bath rooms have tiled walls and floors, solid porcelain fixtures, showers and large cabinets.

A noiseless electric elevator, finished in white and gold and panelled with mirrors, is in operation day and night.

Laundry and drying rooms are provided for in the basement, besides drying frames on the roof.

#### The Bunnycrest





TYPICAL FLOOR PLANS OF THE SUNNYCREST.

### THE SUNNYCREST

### No. 611 West 113th Street, Near Riverside Drive

The many advantages of this location for permanent residence are at once apparent. On the crest of Cathedral Heights, which have become pre-eminent as a seat of learning, adjoining its many magnificent and famous institutions. It is two blocks to the Cathedral of St. John the Divine, three blocks to Columbia University, overlooks Riverside Park and Drive, the beautiful Hudson and Palisades to beyond Fort Washington and Englewood Cliffs. It is a short, pleasant walk to Central and Morningside Parks. Nowhere else are such picturesque and extended drives, restful, charming and healthful surroundings and fresh, pure air to be found. Nor do these many advantages detract from its transit facilities, as all west side car lines pass within half a block. It is three short blocks to the subway station and the Sixth and Ninth avenue "L" stations are near at hand.

The building is six stories in height, 75 feet front, 87 feet 11 inches deep, on lot 100 feet 11 inches deep. The architecture is pure Colonial and strikingly pleasing in its strength and simplicity. No exposed fire-escapes disfigure the front, they being replaced by an inside steel staircase. There are four apartments on a floor of five, six and seven rooms and the abilities of both architects and builders were exerted to the utmost to embody in the construction every novel and desirable feature. Lovely effects have been attained in interior finish and decoration by the use of harmonious colors, rich materials, fine workmanship and the avoidance of all gaudy display.

The tone of this building is maintained by a resident superintendent.

All night hall and elevator service. Long-distance private telephone in apartments.

#### Barnard Court





FIRST FLOOR PLAN.



UPPER FLOOR PLAN.

# BARNARD COURT

#### No. 15 Claremont Avenue

The charming situation of Barnard Court, with the happy combination of Riverside Drive and Park, the River Hudson and the massive cliffs of the Palisades on its further bank, makes it one of the most desirable apartment houses in New York. Riverside Drive, with its emerald grass and multitone shrubbery, winds its way a long distance to the north and west.

The Entrance Hall and Reception Room are particularly pleasing in their artistic designing. There is no stinting in the expense where a pleasing or desirable effect can be obtained. This is seen very clearly where a rich and harmonious result is to be secured, with the highly polished Italian marbles and magnificent pilasters and ornamental plaster work. The artistic arrangement about the hall, furniture of unique and pleasing design, blend pleasantly with the hall itself and give it an air of great comfort and richness. Two electric elevators, of the finest manufacture, in service day and night. The tone of this building is maintained by a resident superintendent, under the personal management of the builders. The building is absolutely fireproof and sound-proof.

There are three apartments on a floor, in suites of six, seven and eight rooms, with separate maids' toilet. The eight-room apartments have two baths. The first floor has two small apartments of two rooms and tiled kitchenete. The closet room is abundant and well distributed. The parlors and libraries are finished in white

There are three apartments on a floor, in suites of six, seven and eight rooms, with separate maids' toilet. The eight-room apartments have two baths. The first floor has two small apartments of two rooms and tiled kitchenette. The closet room is abundant and well distributed. The parlors and libraries are finished in white enamel, and dining rooms in antique oak, panelled and capped with Dutch stein shelving. The flooring all through is of hardwood with parquet work in the parlors, libraries and dining rooms. Bathrooms have tiled flooring and walls, porcelain pedestal wash basins and tubs, medicine cabinets with bevelled mitrors, showers and high grade nickel plumbing fixtures. Kitchens are equipped with porcelain tubs and sinks, glass-lined refrigerators, gas ranges with the newest devices and plenty of dresser room.

#### The Lucatina





TYPICAL FLOOR PLAN OF THE LUCETINE

#### THE LUCETINE

Nos. 35-37-39 West Ninety-sixth Street.

Nos. 35-37-39 West Ninety-sixth Street.

The Lucetine is an absolutely fireproof Apartment House of the highest class, eight stories in height, with large side courts which give perfect light and ventilation throughout. The facade is imposing, the architectural features being carried out in white limestone, terra cotta and brick to match. The construction is entirely of steel and masonry, only the finished floors and cabinet work being of wood. Every room is separated by solid fire-proof partitions and the floors are of solid cement over a foot thick, with steel beams, offering no lodgement for vermin of any description and making the apartments sound-proof and very private.

The location has an excellent outlook over Central Park and is the most desirable residence section of the west side on practically a private street which extends only from the Park to Riverside Drive and the Hudson.

Its accessibility is well known, the location so central that all car lines may be easily reached. The Subway station at Ninety-sixth street and Broadway, two blocks, is a centre from which downtown or the upper west and east sides may be reached without change of cars. The Sixth and Ninth Avenue "L" station at Ninety-third street and Columbus avenue is but three blocks distant, and all west side car lines pass conveniently on either hand.

There are but three apartments on a floor, of 7 rooms, bath and separate servants' foilet each, most liberally planned and arranged en suite. The spacious parlors and dining rooms are separated by handsome French casement doors admitting of their being thrown into one for entertainments. Every apartment contains safe. The dining rooms have beam ceilings and high panel wainscoting. The parlor walls are panelled in relief decorations. The chambers are large and have ample wardrobe room. The bathrooms are completely equipped with the latest and best plumbing fixtures, and are handsomely tiled. The kitchens are large and light. The maids' rooms have separate toilets. There is gas and electric

Every desirable and practical improvement has been installed that would conduce to the comfort and convenience of tenants. The highest standard of service shall always be maintained.

#### Audubon Park Apartments





FIRST FLOOR PLAN.

# AUDUBON PARK APARTMENTS.

Southeast Corner Broadway and 156th St.

Situated within one block of Riverside Drive and directly opposite Audubon Park and the new Collis P. Huntington Museum. Commands an unobstructed view of the Hudson River and surrounding country.

One block from Subway station and Amsterdam Avenue surface cars.

Apartments are of five, six and seven rooms and bath, with servants' toilet. The rooms are all extra large and light and contain every modern improvement. The adjoining building to the south is distant 25 feet from the building line.

Elevator service. Long distance Telephone in each apartment. Mail chute and collection service.



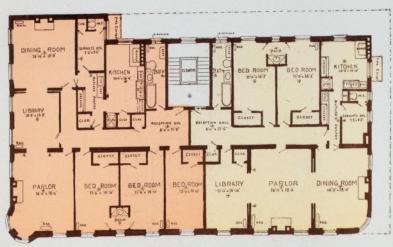
UPPER FLOOR PLAN.

TYPICAL FLOOR PLANS OF THE AUDUBON PARK APARTMENTS.

NEST END

#### The Waumbek





107" STREET.

TYPICAL FLOOR PLAN OF THE WAUMBEK.

### THE WAUMBEK

Southwest Corner West End Avenue and One Hundred and Seventh Street

Southwest Corner West End Avenue and One Hundred and Seventh Street

The Waumbek enjoys a picturesque view of the Hudson River and the Palisades to the west and of Columbia University and
Grant's Tomb to the north. It faces the park at the intersection of West End Avenue and Broadway. The Avenue here is laid out in
grass plots and trees. This location is unsurpassed, being but one block from Riverside Drive, and is accessible to all parts of the city by
elevated railroad (station 104th Street and Columbus Avenue), the electric cars on Amsterdam Avenue, the Broadway line and the subway
at 103d and 110th Streets.

The building is of the best and most modern construction. Each apartment affords the tenant the luxury of an exclusive private
residence, with all accommodations, and first-class service. The side streets are improved by high-class private dwellings and are restricted.

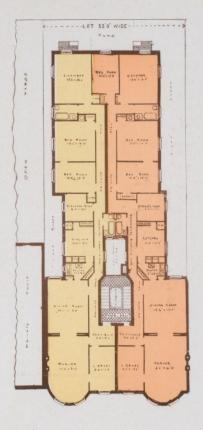
There are two apartments on each floor, consisting of seven and eight rooms and baths. The trim throughout is selected hardwood,
cabinet make and highly polished; parquel floors. The plumbing is most modern in every particular. The sanitary arrangements are perfect. Tile bathrooms (with open fireplace and gas logs), porcelain tubs and exposed nickel-plated plumbing. Separate servants' toilets
to each apartment. Improved glass-lined refrigerator. Gas and electric fixtures throughout the building. Steam heat and hot water
supplied. High-grade, smooth-running elevator. Facilities for clothes drying on roof, also laundry and steam dryer in the basement.

Telephone in main hall. Accommodations for trunks, bicycle and storage room in the basement.

This apartment house is most desirably located, having light on all sides and unobstructed views in all directions.

#### West View





TYPICAL FLOOR
PLAN OF
THE WEST VIEW.

# THE WEST VIEW

### No. 342 West Seventy-first Street, Between West End Avenue and Hudson River

Situated in a strictly private residential neighborhood, two blocks from Subway express station at Seventy-second street and Broadway. Surface cars of the Broadway line one block distant.

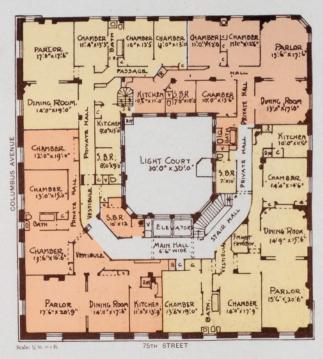
Apartments of seven and nine rooms, with two baths; large closets. As much space as a private house affords. Every room faces the east, insuring abundant sunlight. No shafts. The trim and decorations throughout are in accordance with the best apartment house construction.

Every modern equipment. Telephone in every apartment. Electric call bells from all the rooms to kitchen. Steam heat, gas ranges, gas logs; parquet floors; glass-lined refrigerators in pantries; porcelain wash tubs and sinks in every kitchen, with patent hot-air drier in cellar and open-air drier on the roof. Ring shower baths.

Electric elevators, night and day service. Storage and trunk rooms in basement.

### La Rochelle





TYPICAL FLOOR PLAN OF LA ROCHELLE.

# LA ROCHELLE

No. 57 West Seventy-fifth Street, Northeast Corner Columbus Avenue.

Eleven stories. Most complete apartment building, absolutely fireproof, every modern improvement, including electric light, steam heat, hot water supply. Long distance telephone in each apartment. Three electric elevators. All night service. Restaurant in building.

Easily accessible to Sixth and Ninth Avenue elevated (72d Street Station) and to Subway express station at Broadway and 72d Street. On the line of the Columbus Avenue surface cars. Broadway and Amsterdam Avenue and Eighth Avenue surface cars one block distant.

#### The Devonshire



# THE DEVONSHIRE

Southeast Corner Broadway and 112th Street.

The Devonshire is a ten-story brick, stone and steel frame fireproof house with solid concrete, soundproof floors and partitions, situated at the southeast corner of Broadway and 112th street. The ground is high and the neighborhood is improved with private dwellings and high class

#### TYPICAL FLOOR PLAN.



apartment houses. Riverside Drive and Park are less than four hundred feet away; Columbia and Barnard Colleges, St. John's Cathedral, Morningside and Central Parks are near by.

Surface cars pass the door and two blocks distant is a station of the

ingside and Central Parks are near 197.

Surface cars pass the door and two blocks distant is a station of the subway.

The entrance hall and reception room are spacious and beautifully finished in expensive marbles, mosaics, stained glass windows, etc., the furniture and rugs harmoniously blending.

The Devonshire has five suites on a floor, as shown on the plan. All the rooms are unusually large and perfect light and ventilation prevail throughout. The rooms, including the chambers and private halls, have inlaid parquet floors. The dining rooms are heavily wainscoted in rich woods. The electric light fixtures are most unique in design and extremely artistic. In fact, each apartment is said to be as complete in every detail as a private dwelling.

Among the conveniences may be named a long distance telephone in every apartment, mail chute, gas ranges, vacuum cleaning system, etc. Call bells connect the master's rooms with the kitchens, while wall switches control electric lights in all the rooms.

There are two elevators, one for passengers and one devoted exclusively to the use of servants and for deliveries.

Service of the very best is assured both day and night.

#### The Bemiramis



### **SEMIRAMIS**

133-139 West 110th Street—"Cathedral Parkway." Opposite Central Park, between 7th and Lenox Aves.

From every apartment of this beautiful building one can look down into Central Park and, in the Winter months, see people skating on Central Park Lake. The front of the building is of granile construction and arranged with bay windows to each apartment with southern exposure.

The apartments consist of six and seven rooms with bath, pantry and servant's toilet. The parlors are in mahogany and the dining-rooms in Flemish Oak, each having a direct view of the Park. The bedrooms



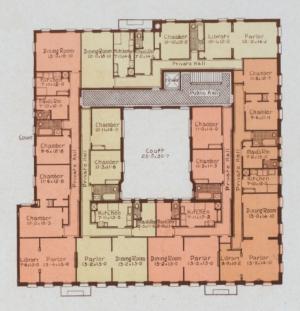
are finished in golden oak with chiffonier and ample closet room. The floors are hardwood inlaid with black walnut borders. The hardware is solid bronze in gold finish; the chandeliers are combination gas and electric controlled by push-buttons. The bathrooms have white glazed tile walls and tile floors with sanitary base, porcelain fixtures, open plumbing and enamelled wainscoting tile. There is a telephone in every apartment, fire-hose attachment on each floor, elevator, mail-chutes throughout the building, etc. There is a laundry and steam drying-room in the basement and open-air drying on roof and in yard.

The Semiramis is admirably located as to transportation. It is close to the subway and 6th and 9th Ave. Elevated stations as well as the Eighth, Madison and St. Nicholas Ave. surface lines.

#### The Beluedere



#### TYPICAL FLOOR PLAN.



# THE BELVEDERE

Southwest Corner 150th Street and Edgecombe Avenue

The Belvedere is located just to the south of the Speedway, while the Jumel Mansion of Colonial fame, the Hudson and Riverside Drive are a short distance to the west.

From this apartment house it is but five blocks to either the 145th or 155th street elevated station, and there is a subway station at 145th street and Broadway, and the Amsterdam avenue, Third avenue and Broadway cars are within two blocks, and the 145th street crosstown lines run from the Hudson to the Harlem.

run from the Hudson to the Hartem.

The building is six stories in height and has five apartments on a floor of 5, 6, 7 and 8 rooms, bath and separate servants' toilets and basins.

The rooms are exceptionally large and light and beautifully finished in selected hard woods with panel wainscoting and Dutch plate shelf in

the dining rooms, and parquet floors with inlaid borders in the parlors, libraries and dining rooms. The combination gas and electric fixtures are of beautiful design and have been specially selected. An attractive feature of these apartments is the handsome consol mirrors provided in the parlors.

The bathrooms have porcelain tubs, oval basins, tiled wall and floors,

showers, mirror medicine cabinets and the flushometer system.

The kitchens have porcelain tubs and sinks, modern gas ranges, tiled lined refrigerators, sanitary garbage closets and large dressers.

The entrance hall and reception room are finished in Italian marble, with mosaic floors. The halls throughout are fireproof, with tile floors and The Belvedere is equipped with a noiseless electric elevator, uniformed

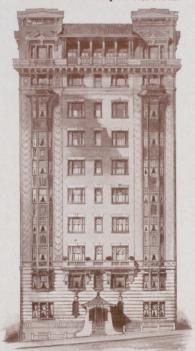
hall service day and night, telephone in every apartment, electric and gas light.

It is claimed by the proprietors that nowhere can more or better accommodations be found at such moderate rentals.

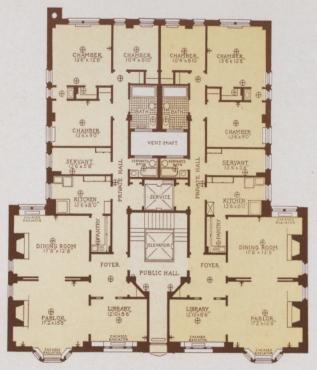
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#### The Ardelle Apartments



TYPICAL FLOOR PLAN.



### THE ARDELLE

#### Claremont Heights (527 Riverside Drive)

A modern apartment home opposite historic Claremont.

Ten stories in height, of fireproof steel construction, with foundations on rock.

The Home is easily accessible from the Subway, from Broadway, from Amsterdam avenue and crosstown surface lines, and is near Columbia College, Barnard College, Horace Mann School and oillied institutions.

Attention is called to the accompanying plans, which show the grouping of rooms and the separation of living, working and sleeping

quarters, so that privacy is assured and housework minimized. The rooms are large and well arranged with plenty of closets. Details of equipment worth noting are wall safes, mirror doors, mail chute, vacuum cleaning, incased radiators in main rooms, plumbing fixtures, etc. Particular attention has been given to the quality and arrangement of all lighting fixtures.

The first floor contains two apartments of six rooms, foyer and two baths.

Second, third and fourth floors, two apartments of seven rooms, foyer and two baths,

Fifth, sixth, seventh, eighth and ninth floors, two apartments of eight rooms, foyer and two baths.

Tenth floor, one apartment of ten rooms, foyer and three baths.

# The Pasadena



# THE PASADENA

#### Broadway at Sixty-first Street

High class housekeeping apartments of 9, 10 and 11 rooms and three Two apartments on a floor; a strictly fireproof twelve-story build-

Two apartments on a floor; a strictly fireproof twelve-story building.

Location: Southwest corner Broadway and Sixty-first street, within a block of the main west entrance of Central Park, and one block to the Columbus Circle Subway station and two blocks to the station of the Sixth and Ninth avenue elevated railroads at Fifty-ninth street and Columbus avenue. The Broadway and Seventh avenue surface car lines pass the door. The Sixth, Amsterdam and Columbus avenue cars pass within a block and the crosstown lines run east and west on Fifty-ninth street, transferring to all north and south-bound surface cars that cross Fifty-ninth street



3<sup>rd</sup>, 5<sup>rd</sup>, 7<sup>rd</sup>, 9<sup>rd</sup>, & 11<sup>rd</sup>, STORIES. WEST 61 \* STREET

#### TYPICAL FLOOR PLANS.



4TH, 6TH, 6TH, 10TH, & 12TH, STORIES. WEST 61" STREET

#### Gramercy Park Club House

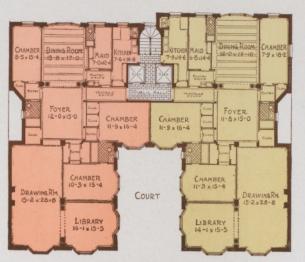


# GRAMERCY PARK CLUB HOUSE

No. 36 Gramercy Park, East

This is a modern apartment building of the French Gothic type. It is of steel frame construction, fireproof, and is conducted on the co-operative ownership basis.

Its twenty-four apartments are as follows: Five of eight rooms, sixteen of nine rooms and three of ten rooms, each with three baths and privilege of spare room for maid, valet, buller or chauffeur.

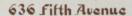


TYPICAL FLOOR PLAN.

Among the advantages of the Gr. mercy Park may be mentioned tiled fireplaces, built-in bathtubs, porcelain washtubs, white tiled kitchens, white tiled bathrooms, tile lined refrigerators, ventilated garbage closets, safes, telephones, steam heat, mail chutes, gas ranges, roof garden, shower baths, storage space, clothes dryer, electric and gas light, filtered water, medicine closets, hot water supply, laundry facilities, vacum cleaning system, parquet floors, roof solarium, elevators, porcelain sinks.

The building is twelve stories high, the facade is white glazed terracotta, the foundation is of granite, the trim is varied.







# 636 Fifth Avenue

Southwest Corner of Fifty-first Street

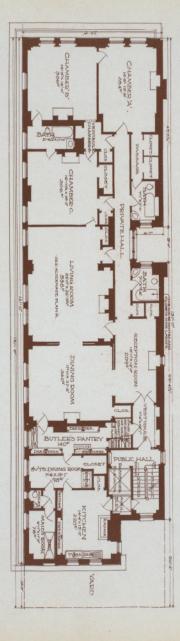
A Fireproof Housekeeping Apartment House. Size of building, 36 feet 8 inches x 121 feet.

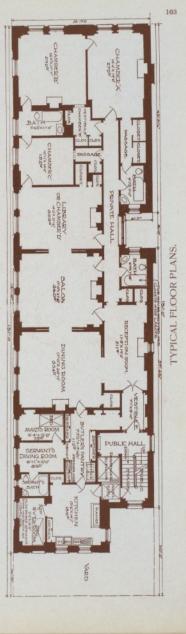
The entrance is on 51st Street, and the hall and reception room are very attractive, being designed as nearly as possible like those in a high class private residence. The ceiling is eighteen feet high, the finish is in marble and caen stone, with a mantel, open fireplace,

&c.

There are but ten apartments; one on a floor, exclusive of the top floor, which is reserved for extra servants' rooms.

Each apartment is modelled upon the plans of an "American basement" residence, with outer vestibule opening from the main hall and thence to the reception room, in which is a mantel and an exterior window. Every room is lighted from the outside, there being nearly three hundred exterior windows.





#### 44 West 77th Otreet



# 44 WEST 77th STREET

#### Facing Manhattan Square

There is something very unique and out of the ordinary about this high-class apartment building. It is strictly a co-operative establishment and is admirably arranged for housekeeping and entertaining. It is radically different from anything heretofore built in New York City.

Here is a description of an average apartment. It comprises a luxurious living room (22 by 27), drawing room (18 by 28), dining room

#### TYPICAL FLOOR PLAN.



(15 by 20), wainscoted to ceiling in selected figured oak. The foyer is charming and finished in Caen stone. Four large, sunny bedrooms with southern exposure make each apartment complete. There are other apartments of 9 and 10 rooms with 3 baths. Extra servants' rooms may be had if desired. The laundry is well equipped. There are two elevators which run day and night.

Everything considered, this is an apartment house that families socially inclined and looking for "class" in a refined neighborhood will do well to investigate.

#### 12 28 East 55th Otreet



# No. 28 East Fifty-fifth Street

Corner of Madison Avenue

This up-to-date apartment house is situated in a fashionable quarter of the town, within easy reach of the theatre and shopping districts and with excellent transit fa-

The building is 50 feet by 73 feet, of steel construction, with fireproof partitions. There is but one apartment of nine rooms and three baths on each floor.

All ceilings and floors are soundproof, insuring entire privacy to apartments.

Special attention is invited to spacious halls and separate servants' quarters.

The system of heating and ventilation gives each room a complete change of filtered air at snort intervals without being obliged to open window.

Heat being supplied from the street mains of the New York Steam Company, insures a uniform temperature.

The plumbing is according to the most improved sanitary methods. A pneumatic renovating and cleaning apparatus is installed.



TYPICAL FLOOR PLAN.

#### The Ot. Jenis



PLAN OF UPPER FLOORS.

| Comparison | Compar

WEST 92D STREET.

# The St. Denis

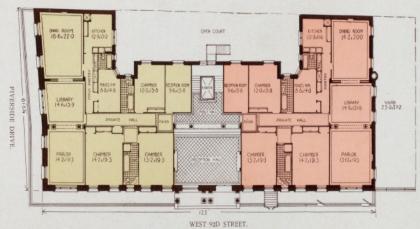
#### Northeast Corner Riverside Drive and Ninety-second Street

Commandingly situated, facing the park and river, and convenient to Subway and surface cars.

The Building is 9 stories in height and fireproof. It has a frontage of 125 feet on 92d street and 61 feet 51/4 inches on the Drive.

The Apartments are in suites of nine and ten rooms and three baths, and contain all up-to-date improvements, such as showers, patent clothes dryers in basement, etc.

The Trim in parlors and libraries is of mahogany finish, dining rooms in quartered oak, antique finish, and other rooms antique oak. Parquet floors in parlors, libraries and dining rooms.



PLAN OF GROUND FLOORS.

#### The Washington Irving



### THE WASHINGTON IRVING

# Northwest Corner Broadway and One Hundred and Fifty-first Street

The Washington Irving is an imposing six story brick and stone building ideally situated, fronting on Broadway, which in this section is a beautiful parked boulevard, teeming with pleasure traffic and brilliantly lighted by electric arc lights. The building immediately overlooks the new Riverside Drive Extension and Hudson River, being only half a block distant, and on the One Hundred and Fifty-first street slope to the Drive.

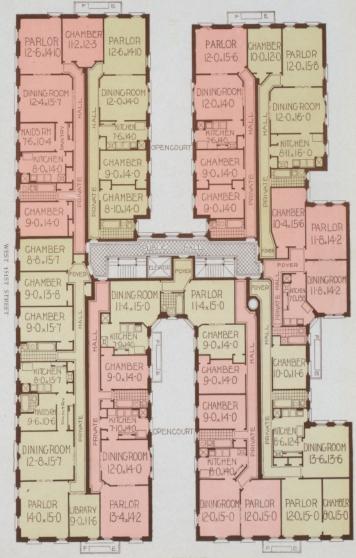
The One Hundred and Forty-fifth street and One Hundred and Fifty-seventh street subway express stations are close at hand, the Amsterdam and Third avenue surface cars but one block away, and the One Hundred and Forty-fifth street crosstown line is within three minutes' walk. This line transfers to all north and south lines except Amsterdam avenue. The Sixth and Ninth avenue elevated cars are within pleasant walking distance.

There are ten apartments on each upper floor, ranging in size from four rooms and bath to eight rooms and two baths.

The rooms are beautifully finished in hard woods, panel wainscoting, parquet floors and Dutch shelving in dining rooms. Most modern plumbing throughout, with porcelain fixtures.

ing throughout, with porcelain fixtures.

The entrance hall is magnificently finished in marble, with mosaic floors, and is very imposing. Noiseless electric elevator, all night service, telephone in each apartment and up to date conveniences.



TYPICAL FLOOR PLAN.

#### Concord Hall



# CONCORD HALL

Southeast Corner of Riverside Drive and One Hundred and Nineteenth Street

This apartment house faces one of the most attractive portions of Riverside Drive and Park. It is four blocks from the subway station at 116th street and but two blocks from the Broadway and 7th avenue surtace cars.

The building is nine stories in height, of steel construction and fire-proof. The size of the plot on which it is built is 100x100 feet. The apartments are arranged in suntes of seven and eight rooms, with

two baths.

The parlors, libraries and all chambers are finished in white with ma-

hogany doors. The dining rooms are Colonial in style.

The kitchens are walled with enamel tile four feet high. Bathrooms are equipped with showers and spray, all the fittings being of nickel



TYPICAL FLOOR PLAN.

#### The Bownett



### The Bownett

#### No. 11 West 81st Street

No. 11 West 81st Street

The Bownett is situated on the north side of Eighty-first street overlooking Manhattan Square and Central Park.

The view from the windows of these apartments is varied and most beautiful.

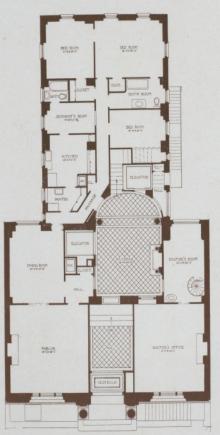
There is one apartment on each floor, consisting of ten rooms and three baths.

An interesting feature is the soundproofing of the floors and ceilings, which are all built double.

The servants' quarters, which are carefully designed to be removed from the master's apartments, are served by separate electric elevator.

The house is fireproof, and among other features may be mentioned electric dumbwaiters, complete electric bell system, United States mail chute, automatic mail delivery to each apartment, wall safes, refrigerating plant, &c.

The dimensions of the house are 50 by 82 feet on a plot of 102 feet.



PLAN OF FIRST FLOOR.



PLAN OF UPPER FLOORS.

#### Lasanne Court



# LASANNO COURT

307-313 West Seventy-ninth Street

"Lasanno Court" is situated on the north side of 79th Street, mid-way between West End Avenue and Riverside Drive, in the centre of a select neighborhood of high-class apartment nouses and private dwellings. The 79th Street Subway station at Broadway is only a block and a

select neighborhood of high-class apartment nouses and private discussion. The 79th Street Subway station at Broadway is only a block and a half away.

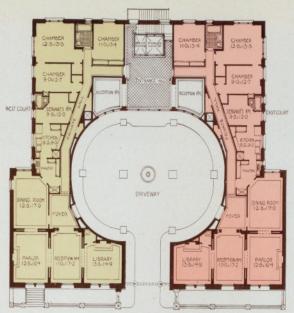
A commodious carriage entrance is provided within the building, leading through an artistically designed galeway directly to the main entrance. The carriage driveway, main entrance hall and reception rooms are beautifully designed and furnished.

All apartments have the southern exposure and are arranged not only to secure perfect privacy between the separate apartments, but also between the different rooms within the same apartment.

The apartments are arranged in suites of six, eight and nine rooms, with separate family and servants' bath rooms. Every room is exceptionally large and well lighted. The six and eight room apartments are so arranged that a fourteen-room suite can be had if desired. Plumbing fixtures are of the very best.

The gas and electric light fixtures are unique and excellent in design. The interior decorations of the walls, etc., are left to the individual desires of the tenants.

The woodwork within the apartments is of a high character. The apartments are separated by fireproof doors and partitions. A stand-pipe with fire hose connection is provided on each floor.

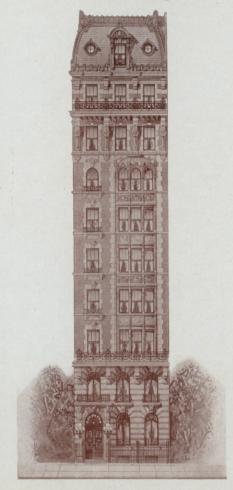


PLAN OF FIRST FLOOR.



PLAN OF UPPER FLOORS.

#### The Courtenay





# THE COURTENAY

55 Central Park West, Between Sixtyfifth and Sixty-sixth Streets

The location of The Courtenay and its environments have everything to commend it as a charming spot for a home. Directly opposite one of the loveliest sections of Central Park, a short distance from Riverside Drive, and numerous delightful points of local and general interest in the vicinity.

There is nothing to be desired concerning transit facilities. The subway station is but a short distance away, by which one may reach any part of the business centre very quickly. The Eighth avenue surface cars pass the house, while within one and two blocks there are several other surface lines.

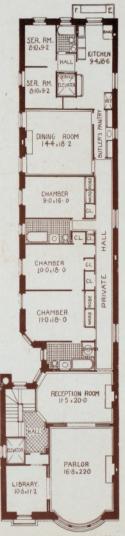
One apartment on a floor of ten rooms and three baths. The servants' quarters are altogether remote from the other rooms and are reached by a separate servants' elevator.

Among the many conveniences might be mentioned a vacuum air cleaning plant, automatic mail delivery direct to each apartment, filtered water, two electric elevators, &c.

The building is ten stories in lieight, with basement and sub-basement, and fireproof.

Size, 33 feet front by 125 feet deep.





TYPICAL FLOOR PLAN.

#### Che Van Cortlandt





NINETY-SIXTH STREET.

PLAN OF FIRST FLOOR.

# The VAN CORTLANDT

#### Northwest Corner of Park Avenue and Ninety-sixth Street.

This modern apartment house, on the upper east side, is situated two short blocks from the Ninety-sixth street entrance to Central Park, which is close to the Metropolitan Museum of Art.

Park avenue is a very broad thoroughfare, with grass plots of flowers in the centre.

The Madison avenue and Lexington avenue surface cars are close at hand, whilst the Third avenue elevated line affords convenient means of rapid transportation to the downtown business section.

The suites are of seven, eight and nine rooms with two baths.

Parlors and libraries are finished in mahogany, whilst the dining-rooms are in unique quartered oak, with a high wainscoting and Dutch plate shelving. The ceilings have oak beams.

These apartments contain all modern improvements.

The building is 100 feet by 100 feet.





PLAN OF UPPER FLOORS.

#### The Ambassador



### **AMBASSADOR**

#### South-East Corner Madison Avenue and 97th Street

South-East Corner Madison Avenue and 97th Street

The Ambassador is situated just one block from the 96th Street entrance to Central Park, and is surrounded by many new apartment houses of the same high class, adding much to the tone of the neighborhood. It is two blocks from the Third Avenue Elevated R. R. station. The Madison Avenue cars pass the door and transfer to crosstown lines.

The exterior is Colonial. There are large interior and exterior courts, giving abundance of light and air. The building is equipped with the latest improvements.

The building has four apartments on a floor, consisting of one of seven rooms, two of eight rooms, and one of nine rooms, with two baths each.

The parlors and libraries are finished in Louis XIV. style in white enamel, with parquet floors, cabinet mantels, mirrors, elaborate chandeliers, etc.

The dining-rooms are exceptionally large, trimmed in Flemish oak, have beam ceilings, parquet floors, wainscoling six feet high capped with plate shelf, wrought iron gas fixtures and hardware to match. The kitchens have a butler's pantry with large dresser and large broom and pot closet, also non-tilated garbage closet. The bathroom walls are tiled four feet high and the floors to match. They have large medicine cabinet with mirror, porcelain, marble, enamel and nickied fixtures. The toilets are equipped with Flushometers, which do away with the noise of rushing water. Shower and needle baths are also provided. provided.

Chambers are of large size, are finished in white enamel and connected by mahogany and maple dressing rooms, which are fitted with lavatories, cabinets, mirrors and jewel safes.



PLAN OF FIRST FLOOR.



PLAN OF UPPER FLOORS.

### The Alelyde



# THE ALCLYDE

#### No. 2 West Ninety-fourth Street, at the Southwest Corner of Central Park West

Seven-story high-class apartment house, convenient to all surface cars; elevated station at Ninety-third street and Columbus avenue, and subway station Ninety-sixth street and Broadway. Magnificent view of Central Park. Light and air on all sides.

The apartments consist of eight room and bath, each with separate baths and toilets for servants. Ample closet room. All rooms finished throughout in hardwood. High panelled dining rooms. Parquet floors. Bathrooms wainscoted with proceeding the processing the p tile and tile floor. Porcelain enamelled bathtubs. Nickel-plated exposed plumbing. Abundant hot water supply. Two extra laundries in basement for use of tenants.

Long-distance telephone in every apartment. Electric and gas light. All-night ele

vator and hall service.

Size, 75 feet by 100 feet.



CENTRAL PARK WEST.

TYPICAL FLOOR PLAN.

#### The Mayfield



### THE MAYFIELD

15 East 10th Street

The Mayfield Apartment House is situated at No. 15 East 10th Street, between Fifth Avenue and University Place. All the front apartments have southerly exposure.

This portion of 10th Street is almost entirely occupied by high-grade private residences, there being no manufacturing buildings, so that there is very little traffic through the street, which makes it quiet and desirable for actions.

ufacturing buildings, so that there is very little traine through the street, which makes it quiet and deshade to residence.

There is an express Subway station at 14th Street, and the Broadway surface cars and Sixth Avenue surface cars are only a little over a block away.

The architecture of the building is French Renaissance, and it is constructed in accordance with the most modern methods. In addition to the inside iron stairway, this building is provided with fire-escapes and a well constructed private iron stairway in the court, so that every apartment has at least two methods of exit.

The floor plans are the result of careful study. There are no dark rooms and, without exception, every room and bathroom has direct light and air.

The apartments are arranged in suites of eight rooms in front, and the rear apartments are in suites of five and six rooms.

and six rooms.

The building is heated throughout by steam; all apartments are lighted by both gas and electricity. Gas log in each parlor and dining-room fireplace.

There are bathrooms provided for servants, ample storage room for trunks, etc., in the basement, and steam

clothes dryers.

The elevator is in continuous operation, day and night. In every apartment is a telephone, giving both local and long-distance service.



PLAN OF FIRST FLOOR.

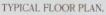


PLAN OF UPPER FLOORS.

#### Gainsborough Studios









TYPICAL MEZZANINE FLOOR PLAN.

# GAINSBOROUGH STUDIOS

Nos. 222-224 West Fifty-ninth Street, Between Seventh Avenue and Broadway, Facing Central Park

A fireproof building, containing fourteen double bus avenue and Sixth and Amsterdam avenue lines and twenty-five single floor apartments. For convenience of location it is excellent, having a subway and elevated railroad station two blocks distant; the Broadway and Eighth avenue surface cars one block distant; the Fifty-ninth street, Broadway and Colum-

passing the door.

The building has an office, ladies' reception, package and telephone room, as well as a restaurant on the ground floor. There is also a laundry and a storage room.

The building is equipped with the vacuum cleaner system.

There are two large passenger elevators. The apartments are large, with every convenience, and all rooms are light, having direct access to the light and air.
Size, 50 feet front by 88 feet deep.

#### The Orienta





TYPICAL FLOOR PLAN OF THE ORIENTA.

### THE ORIENTA

302-306 West Seventy-ninth Street.

THE ORIENTA is situated on one of the few wide streets and its location for residential purposes is unsurpassed. It is high, has perfect drainage, and, because of its proximity to the Hudson, Riverside Drive and Central Park, enjoys the purest air.

It is close to the Seventy-ninth street subway station and to all the west side surface car lines.

The entrance hall is wainscoted with marble, and there is a commodious waiting room on the first floor. The woodwork of the house is fine, and

the pariors contain gas logs.

The apartments are equipped with gas and electric lighting fixtures, and there are long distance telephones in all apartments.

The plumbing throughout is modern and sanitary and the kitchens are fitted with porcelain lined washtubs and sinks and glass lined refrigerators.

The facilities for heating the apartments are exceptional, and an abundance of hot water is supplied by an independent heater.

# The Rockingham





TYPICAL FLOOR PLAN OF THE ROCKINGHAM.

# THE ROCKINGHAM

Broadway, Southeast Corner Fifty-sixth Street

Most convenient location in the city. Semi-fireproof apartment house constructed for comfort and convenience,

Large, roomy halls, marble staircases. Spacious entrances on two sides.

Broadway surface cars pass the door.

Convenient to the theatres and shops. Within three short blocks of Central Park.

#### The Melba





TYPICAL FLOOR PLAN OF THE MELBA.

# THE MELBA

#### Central Park West at North Corner of 102d Street

A six-story modern apartment house fronting on Central Park, each apartment having a splendid view. Sixth and Ninth avenue Elevated station three blocks distant. Columbus avenue and Broadway surface cars one block away; Eighth avenue cars pass the door.

Plumbing is modern and in perfect condition. Parquet floors and tiled bathrooms,

Porcelain lined refrigerators. All night elevator service; uniformed hall boys.

Telephone connection in each apartment with main hall. Imposing main entrances,

Accommodation for trunks, &c., in basement.

Apartments decorated according to tenants' desires.

#### The Ban Balvadore



### THE SAN SALVADORE

#### 2 West 98th Street, Southwest Corner Central Park West

Seven-story high-class Apartment House, convenient to all surface cars; elevated railroad station 93d Street and Columbus Avenue, and sub-way express station, 96th Street and Broadway. Magnificent view of Central Park. Light and air on all sides.

The apartments consist of six rooms and bath each. Ample closet room. All rooms finished throughout in hardwood. Parquet floors, Bath rooms wainscoted with porcelain tile and tile floor. Porcelain enamelled bath tubs. Nickel-plated exposed plumbing. Abundant supply of hot water. Extra laundry in basement for use of tenants.

Long-distance telephone in every apartment. Electric and gas light. All-night elevator and hall service.



TYPICAL FLOOR PLAN OF THE SAN SALVADORE.

## The Hetherington



## THE HETHERINGTON

Park Avenue, Southeast Corner Sixty-third Street

Located in the centre of a rapidly growing section for exclusive high class apartment houses.

Erected on a plot 75x100 feet. Having only three apartments on each floor insures exceptionally large rooms in every apartment.

Park avenue at this point is 140 feet wide. The centre of this beautiful thoroughfare is ornamented with grass plots and fine shrubbery, thus affording a pleasing view from the apartments.

This part of Park avenue is now being improved with the highest type of duplex apartment houses, thus establishing the neighborhood as a permanent residence section.



TYPICAL FLOOR PLAN OF THE HETHERINGTON.

#### The Alimar





TYPICAL FLOOR PLAN OF THE ALIMAR.

#### THE ALIMAR

## Northwest Corner West End Avenue and 105th Street

The Alimar embodies the latest and best features of modern Apartment Architecture. Every known device of comfort, luxury and convenience was adopted in the construction, and in the decorative scheme nothing that superior skill and refined taste can achieve is left undone. Original and artistic decorative effects are produced in the interior, while the facades of the building present one of the most imposing architectural ornaments of the upper part of the city.

A large open court (41 1-2 x 25 1-2 feet) in the centre of the building, laid out as a garden, with gravelled walks, shrubbery and exotic plants, affords one of the most charming innovations, rendering every room of the apartments absolutely light, and insuring perfect ventilation.

The private halls of the apartments are a particularly novel and attractive feature. They are exceedingly wide, and the introduction at the entrance of a Colonial fireplace, an oriel window and window seat, forms a charming and picturesque reception-room.

There are two apartments on a floor, each consisting of eleven rooms and bath. The accompanying floor plan will show that the sleeping apartments, kitchen, toilets and bathrooms are entirely separated from the main salons.

The decorations throughout are of the handsomest character, the wood and cabinet work being chiefly finished in white enamel, except in the dining-rooms and libraries, which are done in selected mahogany. All the floors are of parquet and hardwood.

The bathrooms have tiled floors and wainscoting, porcelain tubs and shower fixtures. The kitchens are wainscoted with tiles and furnished with porcelain tubs and sinks. The butlers' pantries contain improved patent refrigerators. In the basement there are laundries, with patent steam driers, servants' baths, bicycle and store rooms. A telephone is placed in each apartment. In short, every comfort and convenience known to modern architecture is provided, affording each tenant the luxury and exclusiveness of a private residence. Electric Elevator Service is given day and night, and the best of uniformed hall service is always assured. The neighborhood is the choicest and most select of the upper West Side, being almost entirely built up with fine private residences.

## The Cayuga



## THE CAYUGA

#### Southwest Cor. Central Park West and Ninetieth St.

The Cayuga is a handsome seven-story apartment house on the southwest corner of Central Park West and Ninetieth street. It is built of white limestone to the second story and above of light brick.

Tall marble pillars adorn the entrance. To one side of the front hall is a well appointed reception room, and at the rear a modern elevator, which ascends direct to each apartment.

With its location on the corner, the Cayuga presents a most handsome and attractive appearance.

Directly opposite the Cayuga is Central Park, and an entrance to the footpaths and bridal path in the park is located at Ninetieth street.

Eighth avenue surface cars pass the Cayuga on Central Park West. One block to the west is the elevated railroad, and two blocks further west is the Broadway subway.

The Cayuga is a double house, with one apartment of eight rooms and two baths on each floor. The rooms are arranged in line and are large, airy and extremely light.

The baths are the most modern, and a feature of the interior arrangement of the Cayuga certain to attract favorable attention is the abundant closet room in each apartment.

Care and taste have been exercised in the decorative features of each apartment, the woodwork being of the finest. Handsome parquet floors of special design are in each parlor, library and dining room, and throughout the remainder of the apartments are finely matched hardwood floors.

There is all-night elevator service for the benefit of the tenants of the Cayuga and special service is to be had throughout the day and night.

## The Pamlico



## THE PAMLICO

#### Central Park West, Between Sixty-ninth and Seventieth Streets

Located on Central Park West in the middle of the block between Sixty-ninth street and Seventieth street is the Pamlico. It is one of New York's most attractive apartment homes.

The Pamlico is built of white stone and brick, with stone window casings. It is eight stories high. The entrance is wide and palatial.

The Eighth avenue surface car line, the elevated line along Columbus avenue and the subway at Broadway make the transit facilities of the Pamlico of the best. It is within ten minutes' ride of the theatrical and shopping districts.

Central Park, New York's most beautiful garden spot, faces the Pamlico.

There are two apartments of eight rooms and one bath on each floor. The elevator entrance to each apartment is from a large hallway. Service lifts are in the rear of each apartment and far removed from the living rooms of the apartments.

Specially designed parquet floors are in the front three rooms and private hall-ways of each apartment. Excellent hardwood floors are in the remainder of the rooms.

The interior decorations of the Pamlico are particularly handsome, the woodwork being of an exceptionally fine-grained cherry. In the dining rooms the walls are panelled to the height of four and a half feet.

A particularly large court insures excellent light and air for each room. The baths in the Pamlico are equipped with every modern appliance.

## La Grange



## LA GRANGE

#### Northwest Corner Central Park West and Eighty-third Street

La Grange Apartment House is located on the northwest corner of Central Park West and Eighty-third street. The entrance is on Eighty-third street.

La Grange is a handsome seven-story structure. Brownstone and brick have been used in its construction and a wide artistic entrance makes the exterior appearance highly pleasing.

On each floor are three apartments, one of eight rooms and bath and two of seven rooms and bath. The larger apartment faces the east and the two smaller the north and south.

A large courtyard in the rear of the building insures plentiful light and air.

The finest woodwork, flooring and panelling is used in each apartment, making their interior decorations equal to the finest in the city.

Elevator service to a well appointed hallway on each floor, automatic service lifts in the rear and lavishly appointed baths are some of the desirable features of the apartments.

Its location is well-nigh perfect. Directly across the street is Central Park West. A short walk to the west is Riverside Drive, with an accompanying magnificent view of the North River and the Palisades. Eighth avenue surface cars pass the door, elevated and subway lines are but a few minutes' walk distant.

From La Grange to any point in the city is but comparatively a short trip, its central location making every point on Manhattan Island easily accessible,

#### The Indiana



## THE INDIANA

#### No. 117 West Seventy-ninth Street

The Indiana is a seven-story apartment house located at No. 117 West Seventy-ninth street. It is one hundred feet west of Columbus avenue, on the north side of the street.

The Indiana is built of white stone and brick. It has a handsome pillared entrance and its exterior appearance is one of richness and exclusiveness.

The location of the Indiana so far as transit facilities are concerned is excellent. The Eighty-first street station of the elevated on Columbus avenue is only two blocks distant. The Broadway Subway is within easy walking distance and surface car lines on Columbus avenue, Amsterdam avenue and Broadway are all within a few minutes' walk.

Central Park and the Museum of Natural History are within a block of the Indiana, and Riverside Drive is but two blocks further away.

The interior arrangement of the Indiana permits of two apartments of eight rooms and bath on each floor.

Elevators connect with each apartment.

The interior decorations of the apartments are sumptuous and preserve the appearance of elegance first noted on approaching the building.

Light and air in plentiful quantities are features of each apartment that make their occupancy desirable. The woodwork is of mahogany and oak on alternate floors.

Directly adjoining the main entrance hall is a well appointed reception room, and courteous attendants are in service day and night.

#### The Catherine



#### THE CATHERINE

#### Northwest Cor. Central Park West and Sixty-ninth St.

The Catherine is an attractive seven-story apartment house located on the northwest corner of Central Park West and Sixty-ninth street, the entrance being at No. 1 West Sixty-ninth street.

The Catherine is within easy walking distance of the Sixth avenue elevated road or the Broadway subway line. Its location makes it just half way between the local subway station at Sixty-sixth street and the express station at Seventy-second street. Eighth avenue surface cars also pass directly by on Eighth avenue.

Central Park is directly opposite, and only a few blocks distant is the New Theatre.

On every floor, with the exception of that on the street level, there are three apartments, two of six rooms and bath and one of seven rooms and bath. On the ground floor are two seven-room apartments and one four-room.

All-hight elevator service and courteous attendants are features of the Catherine.

The white limestone and brick used in the construction of the Catherine give it an exceptionally handsome exterior appearance. White marble pillars support the entrance portico, which leads to a handsomely decorated lobby.

Exceptional care was used in the selection of the woodwork for the interior decorations of all the apartments.

The corner location of the Catherine assures both light and air in each room of every apartment. The interior is so divided as to give the seven-room apartments a northerly exposure and the six-room south and west exposure.

# Ciffany Apartmento Annex



## TIFFANY APARTMENTS ANNEX

No. 898 Madison Avenue, at Seventy-Second Street

Recently completed addition to the well known Tiffany Apartment House.

Two bachelor apartments of two rooms and bath. Studio apartment of five rooms and bath.

Two duplex apartments of ten rooms and four baths.

Elevator and service of the highest standard.



TYPICAL FLOOR PLANS OF THE TIFFANY ANNEX.

## The Dwitzerland



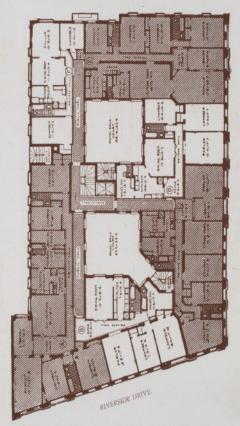
## THE SWITZERLAND

#### Northeast Corner 151st Street and Riverside Drive

The Switzerland is located on one of the most attractive corners on upper Riverside Drive. The extension of the Drive at this point is unusually attractive, commanding an extensive view of the Hudson River and the Palisades.

The Switzerland was constructed with the idea of giving tenants extra large rooms and an abundance of closets. All outside bedrooms. Every improvement, including elevator service, &c., &c.

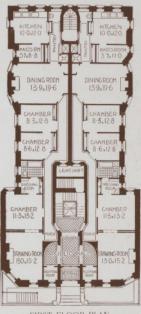
Five, six, seven, eight, nine and ten rooms, two and three baths, extra large foyers.



TYPICAL FLOOR PLAN OF THE SWITZERLAND.

#### The Summers by Apartments









UPPER FLOOR PLAN.

#### THE SUMMERSBY

Nos. 342-344 West Fifty-sixth Street

The Summersby is a splendidly built, fireproof apartment house, with elevator service and telephone in each apartment. The highest degree of efficiency is demanded of the superintendent and uniformed hallboys. Tenants are selected with great care, and each apartment has the advantages of a private house. Besides the elevator there are both front and rear stairs, the latter being found very convenient for servants and tradespeople.

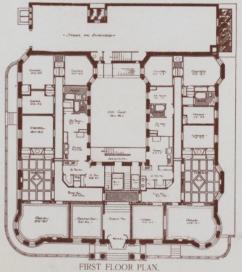
The Apartments—The building is 50 feet wide, with only two apartments on each floor, fourteen in all. Those above the first floor comprise eight large rooms, bath, dressing room with hot and cold water, a servants' toilet and a butler's pantry. The servants' room adjoins the kitchen and is not otherwise connected with the rest of the apartment.

The dining rooms are unusually large, with bay window effect. The woodwork throughout the apartments is selected, well finished and heavy. There are handsome double sliding doors between the parlor and library and between the parlor and first bedroom. The bay window in the parlor affords an extensive view along the street.

Location—Near Columbus Circle and within walking distance of the principal theatres in Longacre Square and Forty-second street section; also convenient to the most popular restaurants. Subway and elevated stations nearby, and numerous trolley lines. Central Park is only three blocks away.

## Che New Century





#### THE NEW CENTURY

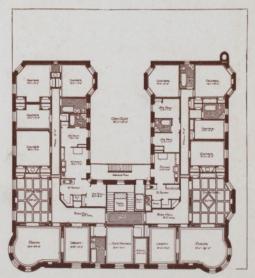
Northwest Corner West End Ave. & Seventy-Ninth Street

This strictly fireproof Apartment House is located in the most quiet and fashionable, as well as in the most accessible part of the city, being one-half block from the subway station and Broadway surface cars and two blocks from the elevated station.

The building occupies four lots; it is nine stories high and has two apartments on each floor containing 8, 9 and 11 large and airy rooms each, three bathrooms and two spacious servants' rooms, also ample closets and pantries. All kitchens and bathrooms have tiled floors and wainscoting. The plumbing throughout is of the best and most modern type. All the water is filtered before entering the house.

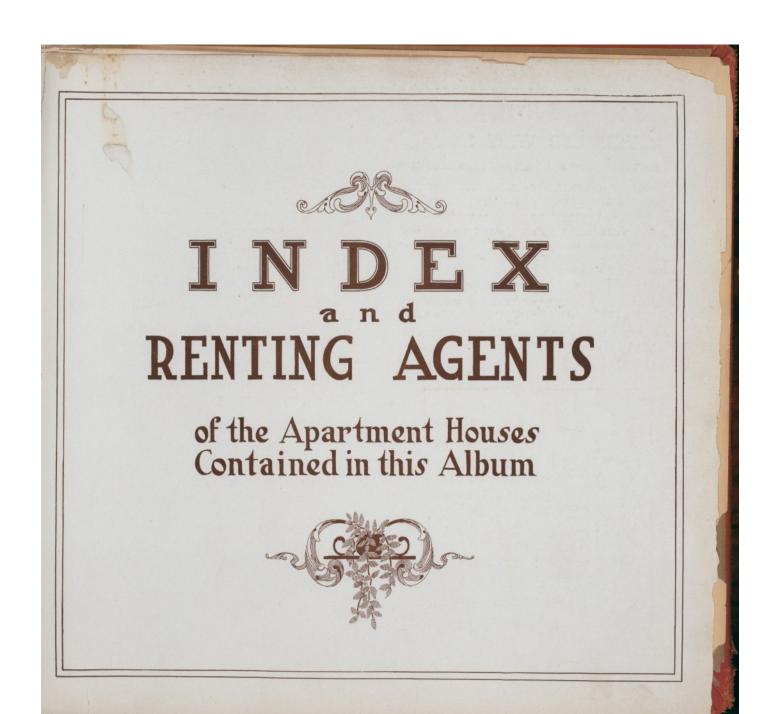
The building is provided with a cold storage plant, and besides having a refrigerator in each pantry a cold storage compartment is provided for each apartment in the basement.

A complete laundry is provided in the extension, and steam for boiling clothing as well as gas for ironing is furnished. Ample drying racks are provided; also a large drying roof is located right above the laundries.



UPPER FLOOR PLAN.

TYPICAL PLOOR PLANS OF THE NEW CENTURY.



A		
Adlon, The—534 West 112th St	92,	93
Admaston, The—Northwest corner 89th St. and Broadway  Apply to Manager, on premises.	14—	111
Alcyde, The-Central Park West and 94th St	1	74
Apply to Goodwin & Goodwin, 217 Lenox Ave.  Alimar—Northwest corner 105th St. and West End Ave	1	82
Apply to Lewis M. Thiery, 2150 Broadway.  Allendale—808 West End Ave.  Apply to A. L. Mordecai & Son, 135 Broadway, or Manager,	35	Е
on premises.  Alwyn Covrt, The—182 58th St., West	58,	59
Ambassador, The—Madison Ave, and 97th St	1	173
Amherst and Cortlandt—South side 110th St., east of B'way Apply to Bing & Bing, 595 Fifth Ave., or Resident Manager.	35	C
Ansonia, The—Broadway and 73d St	10,	11
Antlers, The—No. 603 West 111th St	14—	LII
Applier, The—Broadway and 78th St	6-	<b>-</b> 9
Ardelle Apartments, The—527 Riverside Drive		160
Audubon Park—Broadway and 156th St	155	В
В		
Barnard, The—Central Park West and 71st St	74,	75
86th St.  Barnard Court—15 Claremont Ave  Apply to Earle & Calhoun, Broadway and 72d St.	154	E
Belnord, The—Broadway and 86th St	20-	-23
Belvedere, The-Edgecombe Ave. and 150th St		159
Belvoir, The—Southeast corner West End Ave. and 83d St  Apply to F. R. Wood, W. H. Dolson Co., Broadway and 80th St.	14-	—IX
Bennington Corners—99th to 100 St., west side West End Ave. Apply to Fred'k Zittel & Sons, Broadway and 79th St.	34	A
Biltmore-Blenheim, The—56 West 58th St	66,	67
Bonavista, The—362 Riverside Drive		
3ordeaux, The—Southeast cor. 127th St. and Riverside Drive Apply to W. P. Sheridan, Agent, Riverside Drive and 127th St.	14—>	
30wnette, The—11 West 81st St		169
3radley Court—Southeast corner Broadway and 165th St 1 Apply to David J. Corbitt, 3926 Broadway.	4—XX	(VII
Braender, The—Central Park West and 102d St	90,	9
Brentmore, The—69th St. and Central Park West	34	I
Breiton Court—306-310 West 110th St	154	1 (

roadview, The—606 West 116th St	36 /	
rookfield, The—450 Riverside Drive	54, 5	5
auckingham Court—310 West 99th St	40, 14	1
C		
Catherine—1 West 69th St	18	7
Cayuga—296 Central Park West	18.	3
Central Park West—Corner 66th St		
Chateau—314 West 100th St	108 I	D
Chatham Court—Central Park West and 67th St	36, 13	7
Chalsworth, The—Riverside Drive, 72d St	12—1	4
Cherbourg, The—Central Park West and 92d St	42, 14	13
Chesterfield, The—North corner Riverside Drive and 98th St.  Apply to Braisted, Goodman & Hershfield, Broadway and 113th St.	14—X	X
Clarendon, The—Riverside Drive and 86th St	28, 12	29
Clearfield—Riverside Drive and 103d St	34	С
Cliff Haven—Corner Riverside Drive and 114th St	35	A
Colosseum—Riverside Drive, south corner 116th St	16—16	iΑ
Columbia Court—431 Riverside Drive	109	E
Concord Hall—Riverside Drive and 119th St	10	68
Cornwall, The—Broadway, northwest corner 90th St  Apply to Slawson & Hobbs, 162 West 72d 8t.	36	D
Courtenay, The—55 Central Park West	1	71
D		
D		
Devonshire, The—Broadway and 112th St		57
De Witt Court—254 West 82d St	14—LV	111
Dorchester, The—Riverside Drive and 85th St	56,	57
Dorilton, The—Broadway and 71st St	48,	49
E		
El Dorado, The—Central Park West and 91st St	94,	95
Euclid Hall—Broadway and 85th St	,	97
Evanston, The—Southeast corner West End Ave. and 90th St.	14—XX	(IV

F	
Forres, The—Northwest corner 81st St. and Broadway  Apply to Douglas Robinson, Chas. S. Brown Co., 2277 Broadway, at 82d St.; 128 Broadway and 10 East 45th St.	-
Forrest Chambers—Northwest corner Broadway and 113th S  Apply to Resident Manager.	t. 34 E
Fullerton Apartments—116 East 58th St	. 14—XXVI
G	
Gainsborough, The—112 Riverside Drive.  Apply to Ernest Tribelhorn, 320 Fifth Ave.	. 152
Gainsborough Studios, The—222 West 59th St.  Apply to McVicker, Gaillard Realty Co., 344 Columbus Ave.	176
Glen Cairn—Northeast corner 99th St. and Riverside Drive  Apply to Berlin Renting Agency, 141 East 17th St., 3883  Broadway.	14—XL
Georgean Court—Central Park West and 66th St	
Gramercy Park Club House. 36 Gramercy Park East  Apply to Pease & Elliman, 340 Madison Ave.	162
Grinnell, The-Riverside Drive Audubon Place and West	
157th St.  Apply to Centre Realty Co., 381 4th Ave., or Manager, on premises.	14—XLIII
Н	
Haddon Hall—Riverside Drive and 137th St	98, 99
Hanover, The—Park Ave. and 83d St.  Apply to Superintendent, on premises.	138, 139
Hadrian, The—Northeast corner Broadway and 80th St	14—XXI
Harperly Hall—North corner Central Park West and 64th St  Apply to F. R. Wood, W. H. Dolson Co., Broadway and  80th St.	14—X
Hetherington—Southeast corner Park Ave. and 63d St  Apply to J. Edgar Leageraft, 17 West 42d St.	181
Hendrik Hudson Apartments—Riverside Drive and 110th St Apply to Manager, on premises.	2, 3
Hendrik Hudson Addition—Broadway and 110th St	4, 5
Hohenzollern, The—West End Ave. and 84.h St.  Apply to F. R. Wood, W. H. Dolson Co., Broadway and 80th St.	153
Holland Court—315 West 98th St	100, 101
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Idaho—7th Ave., between 54th and 55th Sis	35 B
Indiana, The—117 West 79th St	186
Irving Arms—Riverside Drive and 94th St	82, 83

N.		
Kenilworth, The—Central Park West and 75th St		131
Kenmare, The—Central Park West and 93d St	122,	123
L		
La Grange—1 West 83d St		185
Lancashire, The—No. 353 West 85th St	14—	-VII
Langham, The—Cen'ral Park West and 73d St	40-	-43
La Rochelle—57 West 75th St	155	Е
Lassano Court—307 West 79:h St		170
La Touraine—Northwest corner 115th St. and Morningside Ave., West 14 Apply to Huston & Spraker, 27 East 45th St.	—XXX	(VI
Livingston, The—261 Central Park West, corner 86th St Apply to Stawson & Hobbs, 162 West 72d St.	108	E
Lorington, The—Central Park West and 70th St	24, 1	25
Lucetine—35-37-39 West 96th St	155	A
Luxor, The—Southwest corner 115th St. and Broadway  Apply to Paterno Bros., Inc., Owners, Managers, on premises.	14—XI	LII
M		
Madison Sauara Anartments M. I'	14—X	IV
Manchester—Broadway and 108 h St. (N. F. corner)	35	
Manhasset The—Broadway and 4004h of		
apply to Mark Hajatsky, 521 Fifth Ave.	,	
Marc Antony and Prince Huinbert—214 to 220 Cathedral Parkway, 110th St. and Broadway. Apply to Paterno Cons. Co., owners, on premises, or Thomas J. O'Reilly, Broadway and 169th St.	14—X	II
Mayfield, The—15 East 10th St.  Apply to Huston & Spraker, 25 Liberty St.	17	75
MetDa, The—Northwest corner 102d St. and Central Park West Apply to J. Edgar Leaveraft, 17 West 42d St.	17	79
Apply to Superintendent, on premises, or Taylor Bros.,  Agents, 5 East 42d St.	32, 13	13
Montebello, The—548 Riverside Drive	04, 10	5
N		
Nathan Hale Apartments—S. E. Cor. 181st St. and Fort Wash-		
Apply to M. J. Strunsky & Bro., 692 West 181st St.		
Netherlands, The—86th St., near Riverside Drive	6. 10	7

New Century, The-West End Ave., northwest cor. 79th St. Apply to David Land, 400 West End Ave.	191	Apply to Pease & Elliman, 165 West 72d St., an d3\0 Madi-
Norman—37-43 West 93d St	36 B	son Ave.  No. 960 Park Avenue, N. W. Cor. 82d St
Columbus Ave., corner 81st 8t.  No. 104 East 40th St	4—XLVII	No. 636 Fifth Ave
Apply to Pease & Elliman, 165 West 72d St., cpd 340 Madison Ave.		Apply to Manager on premises.  No. 667 Madison Ave
No. 144 East 40th St.—near Lexington Ave	14—XV	Apply to Manager, on premises, or your own broker.  No. 777 Madison Ave
son Ave. No. 28 East 55th St	165	Apply to Resident Manager.
Apply to Manager on premises.  No. 383 Park Ave	14—LI	No. 780 Madison Ave
Apply to Pease & Elliman, 165 West 72d St., and 340 Madison Ave.		80n Ave. No. 1261 Madison Ave
No. 471 Park Ave	44—47	Apply to F. R. Wood, W. H. Dolson Co., Broadway and 80th 8t.
No. 515 Park Avenue, Southeast Cor. 60th St	14—XLIX	Onondaga—Southeast corner Riverside Drive and 152d St 37 C
Apply to Pease & Elliman, 165 West 72d St., and 340 Madi- son Ave.		Apply to Manager, on premises.
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