

1000
1000
1000

AVERY
CLASSICS
AN
735
N4
R.135

Copyright, 1907
by
The Monaton Press

—

Price, \$1.00

The Greatness of New York

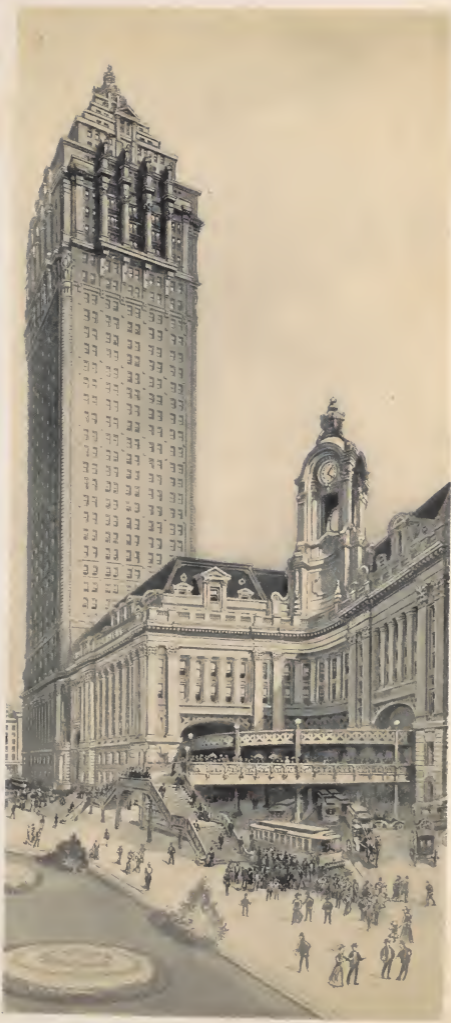


Compiled by Wm. F. Ramsey

1907

Compliments of
The McCormack Real Estate Co.
Times Building, New York

—
Published by the Monaton Press





New York City Hall. Over 100 years old. A beautiful architectural landmark

THE GREATNESS OF NEW YORK

THE magnitude of New York City from every point of view is so great as to challenge belief. There is no city in the world that compares with it in rapidity of growth, extensive municipal improvements and stupendous real estate developments, as are shown by the facts and figures.

Not only will it be the largest city in the world within the next ten years, but from every other standpoint it will be unequalled.

It has been said with truth that the greatest of all the wonders of the world is a big city like New York.

Here are all the races brought together into a single cosmopolitan community. Everything that is produced anywhere on earth is for sale in the Metropolis and can be bought at a price. It is not only the financial centre of the world, but is the commercial centre of the nation.

It is the object of the publishers of this booklet to place before those who may be interested some of the startling facts that are largely responsible for the city's greatness.

It is, however, impossible in so small a space to review a thousandth part of the wonders of this greatest of all commercial and financial centres, but sufficient will be cited to give the reader a little "peep" at least.

[Page Three]



WASHINGTON SQUARE

Showing Washington Arch and line of buildings formerly owned and occupied by aristocracy of New York

Its Settlement

New York City obtained its charter just two hundred and fifty-four years ago, (A. D. 1753) although it was settled in 1623. The whole of the island now known as Manhattan, (Monaton, the Indian name) bounded by the North, East and Harlem Rivers, was purchased by Peter Minuit from the "Manhattan" Indians, or Manhattas, for 60 guilders, (\$24) in 1626. "The 'Sea Mew' arrived in the harbor, bringing Peter Minuit, the new Director-General, the first of the four notable rulers of the Colony. His earliest official act was this purchase, the payment being in beads, buttons and other trinkets." The price paid was about ninety cents for a thousand acres. It was first called New Amsterdam, later New York, then New Orange and finally New York. At first it was a fur-trading coast, on the lower part of the island now called "The Borough of Manhattan," which is one of the five boroughs composing Greater New York as incorporated in 1898. The other boroughs are Brooklyn, Bronx, Queens and Richmond. That point used by the fur-traders is now the most valuable real estate section in the world.

Since first the eye of white man rested upon the Island of Manhattan, London, with nearly seven times as many years of history, is only slightly in the lead, while New York is fast setting a pace for the world.

New York's Area

This city has within its boundaries 209,160 acres



APPELLATE DIVISION, SUPREME COURT OF NEW YORK STATE

Handsomest court house in the world. Built 1900. Cost \$750,000.
Final jurisdiction in appeals over Supreme Court

of land, an area greater than the combined extent of Chicago and Philadelphia, while London occupies only about one-third as much land.

Growth in Population

In population, New York, with 4,014,304 inhabitants in 1905, was exceeded only by London, with 4,613,812 in 1903, and statisticians of the New York Board of Trade and Transportation estimate that by 1925 this city will contain 6,760,000 souls. Later statistics, however, show that eight years from now New York will be much larger than London. It has at the present time, according to the latest estimate, 4,800,000 inhabitants—a population more than one-fourth greater than that of Paris. London, it is true, is still ahead by about half a million, but New York is growing seven times as fast as the British Metropolis, having shown an increase in the last decade of no less than 37 per cent against 5 per cent for Greater London.

Area for Sub-division

As regards the area of New York City, which, as stated, is 209,160 acres of land, about 96,975 acres have already been utilized for business and living room; 12,375 acres are appropriated to parks and cemeteries;



ASTOR HOUSE

Opened in 1836. Scene of many famous receptions, dinners, etc.
Assessed today at \$3,500,000—worth \$5,000,000

and 25,520 acres are rendered unavailable in Jamaica Bay. This leaves only 74,290 acres for subdivision into building lots. 96,975 acres, as is shown by these figures, have been occupied and used by 4,800,000 people—New York's present estimated population.

Greater New York contains one-twentieth of the area population of the United States. Its population increases in ratio five to one compared with the increase of the rest of the country. In twenty-five years, or less, the population of New York will have doubled itself. Every business day of the year sees more than 100 families of 500 people added to New York's population. This in no way accounts for the immigrants who settle in this city each year. Out of the 1,000,000 who land here, 250,000 remain and make their homes in Greater New York. Its increase each year is equivalent in itself to a large city. Figuring even on a growth equal to that of the past, the population of Greater New York in 1950 will be over 25,000,000. Fully 10,000,000 people will live on Long Island.

Half of the State's Population is in Greater New York

Half of the population of the State of New York is located within the limits of this great American Metropolis, which has more inhabitants than Switzerland by one-fifth and more by one-third than Denmark. The population of New York City is more than equal to that of nine sovereign states of the Union combined—Maine,

Connecticut, Delaware, Florida, North Dakota, South Dakota, Colorado, Montana and Nevada. To this total Arizona and Alaska would have to be added in order to furnish as many Americans as are to be found within the precincts of the five boroughs.

Density of Population

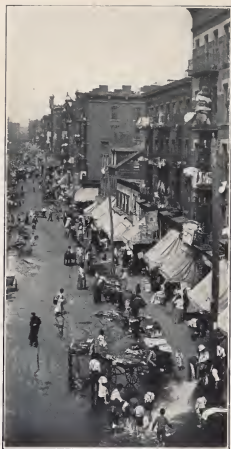
When we come to make comparison between Greater New York and Greater London, however, the most startling facts have to do with the density of population. Much has been written

about the crowding of the people in the slums of London, where, as reliable statistics show, the unfortunate inhabitants are so thickly packed that in some quarters there are as many as two hundred for each acre of land. And yet, when we look the matter up, it is found that densest London is less thickly populated than densest New York. There are, in fact, in the great American Metropolis, 2,626 acres with over two hundred persons to the acre. To put it differently, there are nearly three-quarters of a million of persons in New York who are housed more densely than the residents of the most thickly packed districts in London. Indeed, considerable areas in our most congested districts have two occupants for every one in the most crowded parts of London. Even this statement does not fully express the truth in as much as New York has 703 acres with 447 persons to the acre.

Congested Districts

In the whole of Manhattan and the Bronx, if all

[Page Seven]



EAST SIDE VIEW
of Hester Street. Most closely packed
residential spot in the world



PRODUCE EXCHANGE

Fronting Bowling Green. Largest commercial exchange in the world
Cost \$3,178,645. Daily business in wheat alone averages 4,000,000 bushels;
corn, 2,000,000 bushels. Three hundred offices on the upper floors
Membership limited to 3,000

the inhabitants of these two boroughs were equally distributed relatively to areas, there would be ninety for each acre. Of course, however, some districts are comparatively sparsely settled, (leaving out of consideration 6,836 acres of parks) and this means a proportionate overcrowding in other sections. The lower east side of Manhattan is a notoriously congested region, but in the Sixteenth Ward of Brooklyn human beings are packed almost twice as thickly as in the worst slums of London. In the slums of the West Central District of London there are eleven and a half people for each house. For each dwelling in the whole of Brooklyn the average number of inmates is almost as great—that is to say, ten and a half. Thus it would seem that congestion of the population is far more intense in New York than in any other city in the world—a very unfortunate circumstance.

What the Density Means

It is interesting to consider the fact that a density of two hundred persons to the acre signifies a distribution over that area of the occupants (if they were arranged equi-distantly and after the manner of pieces on a chess board) with spaces of less than fifteen feet between person and person. At ninety to the acre, representing Manhattan and the Bronx, they would be



GRANT'S TOMB

160 feet high. 300 feet above the Hudson, on Riverside Drive
Cost \$600,000. Bodies of General and Mrs. Grant in crypt

ninety-two feet apart. Considering the most congested districts of New York, the inhabitants, four hundred and forty-seven of them to the acre, would be separated from one another by distances of less than ten feet. This is rather instructive and may explain in some measure, why, as was found by a recent investigation, 2,563 tenement families enjoyed the use of only thirty-six bath tubs.

So Few Own Their Own Homes

Another melancholy fact is that in New York, relatively to the size of the population, fewer people own homes than in any other city in the world. There dwell on the Island of Manhattan 391,687 families, only 16,316 of which hold title to the houses they occupy. Ninety-four out of every hundred families pay rent—one result of which circumstance is that the population of the American Metropolis shifts in a more kaleidoscopic fashion than any other known. On the other hand, we observe the singular spectacle of ownership by one family (the Astors) of an immense multitude of dwellings, the property having a number of tenants greater than the entire population of Hartford or of Troy.

Banks and Trust Companies

New York's 206 banks and trust companies in July, 1906, had resources aggregating \$4,268,188,482; the 42 life insurance companies, supervised by the State, \$2,454,669,487; the 38 fidelity and casualty companies, \$70,476,877; the 39 fire insurance companies, \$106,633,670.



THE NIGHT AND DAY BANK
Fifth Avenue and 44th Street

Clearances

The monthly clearings of the New York banks ran as high as \$8,542,671,211 in November, 1906, and the lowest was in June, 1906, when the total was \$6,735,310,119. The clearing for the year was \$91,872,000,000. The banks held as high as \$1,202,972,300 on deposit during the year and had out at one time, \$1,004,564,000 on loan.

Deposits

The aggregate deposits in the 53 banks in the Clearing House Association averaged \$1,159,000,000; in the 58 non-member banks, \$231,000,000; in the 51 savings banks, \$918,000,000; in the 44 trust companies, \$871,000,000—a total of \$3,179,000,000. The Bowery Savings Bank, Grand and Elizabeth Streets, with wing through to 128-130 Bowery, founded 1834, is the largest savings institution in the world. It has over 150,000 depositors, with accounts aggregating over \$93,000,000; resources, \$103,458,000. Last year \$25,000,000 were withdrawn from the savings banks of New York for investment in suburban real estate adjacent to New York. Despite that fact the savings bank deposits were over \$70,000,000 over the previous year.

Stocks and Bonds

On the New York Stock Exchange, from January 1st to June 1, 1906, 137,967,403 shares, par value of \$100 per share, and \$583,297,700 of bonds were sold. The quarterly dividend disbursements in this city on July 1, 1906, amounted to \$150,000,000.

Night and Day Bank

New York has a banking institution, the like of which is nowhere to be found in the world. It is always open excepting Sundays and legal holidays. It is practically three banks in one—three sets of clerks and officers working eight hours each during the twenty-four hours. It began business May 1, 1906, and at the close of the first year's business, May 1, 1907, it had total deposits of \$2,584,689, and total assets of close to \$3,200,000.

The bank runs an armored automobile to collect deposits between three

in the afternoon and one in the morning. Another feature of the bank is "Milady's Bank," the woman's department, where there is a counting room, reading and writing room and dressing room exclusively for the use of women patrons. This branch of the Night and Day Bank in itself is on an independent footing.

Industries

Most of the important industrial corporations of the world have either their executive offices or important agencies in New York. Of the great American corporations, the business of 173 concerns, with an aggregate capital of \$7,000,000,000, centers in this city, besides multitudes of smaller corporate bodies and individual manufacturers. The aggregate wealth of all this interwoven financial and industrial fabric baffles computation.

Value of Its Products

The value of products of the city's factories for the



NEW YORK CLEARING HOUSE

Daily average clearings approximately \$200,000,000. Average daily balance exceeds \$10,000,000. Vault capacity \$165,000,000 in gold.



A GROUP OF SKYSCRAPERS

In the Financial District contrasted with the older styles of building construction

year ending June, 1906, is estimated at \$16,000,000,000, one-tenth of the entire output of the country. The city has 43,000 factories, employing 520,000 wage earners.

Railroad and Harbor Facilities

Eleven great railroad systems center in New York, bringing from the interior supplies for the city's needs and merchandise for export, while the inland waterways, connecting as they do, through Long Island Sound, with the New England and Canadian coasts and with the great waters of the West through the Hudson River and Mohawk Valley, contribute their quota. Its harbor facilities have made it the great port of entry for the Atlantic seaboard, and through the Narrows pass annually over 21,000 ocean-going vessels of 151 lines, which find wharfage facilities along the 353 miles of the city's water front.

All Night Features

New York has not only 500,000 persons working all night, but it has many businesses that never close. There is the "all night" bank, the shoe store, the cigar store, the dentistry, the drug store, the largest and finest barber shop in the world, an all night magistrate's court and hundreds of restaurants that are always open.

Large Suburban Station

In all probability the greatest passenger station in the world for suburbanites will be that of the Long Island Railroad, at Jamaica, which is owned and controlled by the Pennsylvania Railroad Company. The building alone

will cost \$2,000,000. The Company has also purchased in Jamaica and Long Island City, about 1,000 acres of land for freight storage and classification.

Exports

The exports of New York in the year ending June 30, 1906, were valued at \$628,493,866, more than 41 per cent of the entire exports of the United States, and more than the total export business of any nation except Great Britain, Germany, France and the Netherlands. The imports in the same period were valued at \$700,054,551, nearly 63 per cent of the totals for the country. The duties collected at this port in the year amounted to \$172,547,960.

New York's Physical Re-creation

The necessities of its vast business interests are re-creating New York physically. It has a greater number and larger skyscrapers than all the cities of the world combined. Great steel-frame structures, from 18 to 50 stories, are replacing the 6 and 8-story buildings of twenty years ago. Already there are 80 office buildings over 10 stories high, 10 of which are over 20 stories high. The tops of 50 of these buildings are more than 200 feet above the street, and 15 are more than 300 feet in height. Many of the large office buildings have a daily population equal to many so-called cities.

The Syndicate, or Park Row Building, is occupied by 5,500 people each day and over 50,000 people are daily carried in its elevators—a number equal to the population of Wilkesbarre, Pa. One building, the Singer



FULLER, or "FLAT IRON" BLDG.
Junction of Broadway, 5th Ave., 22d
and 23d Sts. Occupies lot space of
only 7,690 square feet, 300 feet high.



METROPOLITAN LIFE BUILDING

Largest and highest office building in the world. 200 x 425 feet, occupying entire block between Madison and Fourth Avenues and 23d and 24th Streets. 48 stories above sidewalk, 2 stories below.

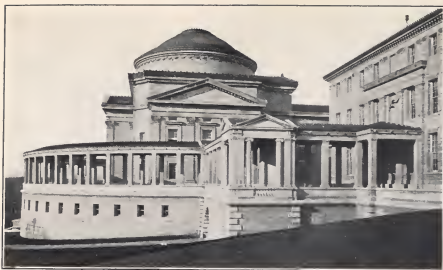
Sewing Machine Company's, on Broadway, between Cortlandt and Liberty Sts., now in course of construction, will be 612 feet high, of 46 stories. There is also to be one of 48 stories that will reach over 658 feet above the street, and 2 stories below the sidewalk. These buildings will be the tallest artificial structures in the world excepting the Eiffel Tower. The last named is the

Metropolitan Life Insurance Building, which will be erected on the site of the old Madison Avenue Presbyterian Church, Madison Avenue and Twenty-fourth Street, the pastor of which is the Rev. Charles H. Parkhurst, D. D. The Metropolitan Company paid \$1,000,000 for this site; in addition, the expense of tearing down and removing the old edifice.

There is not a skyscraper in New York that cost less than \$1,000,000. A number cost over \$5,000,000.

Building Operations

Plans were filed and contracts awarded for new buildings during 1906 at an estimated cost of \$250,000,000, and for remodeling of old buildings at a cost of \$20,000,000. This year's building operations will exceed \$300,000,000. These figures, stupendous as they are, do not include municipal improvements and public works. They represent the money spent in erecting



HALL OF FAME FOR GREAT AMERICANS

Colonnade 506 feet long, gift of Miss Helen M. Gould; cost \$250,000

hotels, theatres, office buildings and dwellings. The additional sum of \$700,000,000 will be spent in municipal improvements now under course of construction, which will total \$1,000,000,000 represented in contracts already awarded.

Some New College Buildings

On the building of the Union Theological Seminary, Broadway and 120th Street, \$2,500,000 will be spent; the College of the City of New York, now being completed, will cost \$8,000,000; Columbia College has asked for \$12,000,000, and the University of New York will spend \$1,000,000 or more. This university has \$15,000,000 in reserve for building, obtained from the sale of its former site near Washington Square.

One of Its Department Stores

New York has the largest department store in the world. It occupies two blocks and has 132 departments covering every line of wares. The total investment in land, buildings and stock is estimated at over \$10,000,000 and about 10,000 people are employed.

Municipal and Other Improvements Filed

In a quiet way, New York has entered on undertakings which for their magnitude and cost invite comparison with the Panama Canal, estimated to require



BROADWAY AND THIRTY-FOURTH STREET

Looking north to Times Square. Showing rapid progress north of department stores trade. Known as Rialto

\$135,000,000. During a period of eight years, the time limit for canal construction, there will be under way within a few miles of the City Hall, projects rivaling Uncle Sam's great undertaking. Some of them are: Extension of the aqueduct and water supply into the Catskills, \$161,000,000; extension of the municipal subway system as already authorized, \$175,000,000; electrification and new terminals of the Long Island Railroad, \$60,000,000; electrification and new terminals of the New York Central Railroad, \$50,000,000; electrification and new terminals of the Pennsylvania Railroad, \$35,000,000; six-track electrification of the New Haven's Shore Line to New Rochelle, \$25,000,000; New York Connecting Railroad, \$10,000,000; McAdoo Syndicate, Hudson tunnels and Sixth Avenue and Ninth Street subways, \$16,000,000; new Westchester and Boston Electric Railroad, through the Bronx and Westchester, \$12,000,000; Blackwell's Island Bridge, \$20,000,000; municipal lighting plant and conduits, \$20,000,000; Manhattan Bridge, \$11,000,000; Chelsea Park Improvements, \$10,000,000; New Hall of Records, \$6,500,000; Brooklyn subway and East River tunnel, now under construction, \$9,000,000; Public Library and Carnegie branches, \$10,000,000; new Bellevue Hospital, \$9,000,000; dock improvements under way on North and East Rivers, \$5,000,000; Hendrik Hud-

son Memorial Bridge over Harlem Ship Canal at Spuyten Duyvil, \$5,000,000; New Brooklyn Bridge terminals at Park Row and Center Street, \$3,500,000; new Brooklyn Borough municipal building, \$3,000,000; improvements on the Shore Road, Bay Ridge and Fort Hamilton, \$2,000,000; new Queens Borough



HALL OF RECORDS

Cost \$6,500,000. Contains real estate records of New York County. Absolutely fire-proof, steel and granite structure.

municipal building, \$1,000,000; Custom House, approaching completion, \$5,000,000; new General Post Office, at Forty-second Street, \$2,500,000; Boulevard Lafayette improvements, Washington Heights, \$1,000,000; new Owl's Head Park, Bay Ridge, Brooklyn, \$1,000,000; rebuilding Brooklyn Bridge, to be begun as soon as Manhattan Bridge is finished, \$16,000,000.

Increased Facilities for Transportation

Before we will have realized it the bridges and tunnels in course of construction will be in operation. The total carrying capacity of these structures and tunnels will afford facilities of transportation of about 400,000 passengers per hour:

Bridges and Tunnels		Capacity per Hour
Manhattan Bridge to Brooklyn	8 Tracks	92,600
Williamsburg Bridge to Brooklyn	6 "	63,800
Blackwell's Island Bridge to Queens	6 "	63,800
Municipal R. T. Tunnel to Brooklyn	2 "	19,200
Pennsylvania Tunnel to Queens	4 "	38,400
Pennsylvania Tunnel to New Jersey	2 "	19,200
N.Y. & N. J. Trolley Tunnel to New Jersey	2 "	19,200
Municipal R. T. Tunnel to Harlem	4 "	43,000
Brooklyn Bridge, capacity to be doubled	4 "	40,000
		Total, 399,200



HUDSON MEMORIAL BRIDGE

Will cost about \$5,000,000 when completed. It will be a continuation of Riverside Drive

Municipal Bridges

Greater New York has the largest and costliest municipal bridges in the world. The Brooklyn Bridge crosses the East River from the City Hall, Manhattan, to Sands Street, Brooklyn. It was opened May 24, 1883, and cost \$16,000,000, with necessary approaches. Length, $1\frac{1}{2}$ miles; height, 135 feet. Williamsburg Bridge, which was opened December 19, 1903, leads over the East River from Delancey and Clinton Streets, Manhattan, to Driggs Avenue, near Broadway, Brooklyn. The cost was \$16,000,000, including approaches. Length 1 1-6 miles; height, 135 feet. In 1904 ten half blocks of tenements were demolished to extend the bridge approach to the Bowery. The Blackwell's Island Bridge, which is being built over the East River from Second Avenue, near Fifty-ninth Street, to Jane and Academy Streets, Long Island City, will cost \$20,000,000. Length, $1\frac{1}{4}$ miles; height, 135 feet. It will be completed 1908. The Manhattan Bridge, the foundations for which are already laid, will be erected over the East River from Nassau Street, Brooklyn, to the Bowery and Canal Street, Manhattan, to carry 4 trolley tracks, 4 "L" lines and will have a 35-foot roadway and two promenades. Cost, \$12,000,000, exclusive of land. Length, $1\frac{1}{3}$ miles; height, 120 feet.

At present the number of day dwellers in lower Manhattan is estimated at more than a million, and of those more than 260,000 come from Long Island. The capacity of the present Brooklyn Bridge and the ferries



JUNCTION, THIRD & FOURTH AVENUES AND FAMOUS BOWERY
Showing Cooper Union, founded by Peter Cooper

to that borough is 64,000 an hour. The new facilities, when completed, will give a capacity of 239,600 an hour. The present capacity of all the north and south lines in Manhattan is 142,000 an hour; the additions now in progress will increase it only to 185,000. In other words the facilities for travel between lower Manhattan and Long Island will, in five years, be nearly four times those now provided.

Taxable Realty

The assessment rolls show that the city contains taxable realty valued at \$5,221,584,301; exempt realty, \$1,035,899,577; taxable personalty, \$690,571,926.

Underground, Elevated and Surface Railroads

The underground, elevated and surface railroads represent an outlay of \$230,000,000 and carry about 4,000,000 passengers a day. New subways to be built within a few years will cost \$150,000,000. Most of the costly part of the work will be done before 1908. New York's new tunnel system will place the most strenuous part of its busy life under ground and water. There are already in the Metropolis about 1,400 miles of surface and elevated trackage, but the expectation is that the elevated roads, which are already regarded as an out-of-date expedient for urban traffic, will be entirely done away with in the non-distant future.

Volume of Business

The volume of business transacted in New York is



NEW YORK STOCK EXCHANGE

White marble, richly carved
Cost of land and building, \$3,000,000

letters, and more than 2,000,000 pieces of mail are delivered. 937 publications are issued in Manhattan, and the quantity of these mailed averages 337,835 pounds, or about 200 tons a day. There are 71 post offices and 329 sub-stations.

“Hello” Service

Another illustration of the business activity of New York is found in its telephone statistics. There are 51 central offices with over 8,000 employees and 200,000 'phones. The average number of calls per day is 1,700,000.

Cost of “Wire” Service

On every business day of the week, \$175,000 is paid out for cables and telegrams in the financial district of Greater New York alone. Its daily telephone calls are 900,000.

Its Street Lighting

The outdoor illumination of New York is supplied by 3,500,000 electric lights, all of which, except 6,000, are

illustrated by the receipts of its post offices, which average \$58,965 a day. The receipts for last year, including Brooklyn, aggregated \$17,690,000, or 12 per cent of the total income of the 72,000 post offices of the United States, giving the department a net profit of \$11,500,000. In Manhattan there are mailed daily 1,716,000

incandescent. These represent a total lighting power of 180,000,000 candles, which, if they were real candles and were stood in line six inches apart, would stretch more than two-thirds around the world.

Coal Required

It requires 14,000,000 tons of coal a year to supply New York, about 10,800,000 tons being used to make steam and electricity. The average amount of fuel in the city's yards is 422,000 tons.

The Ashes it Makes

If New York's ash pile may be regarded as an indication of the city's size, New York has undeniable reason to boast that she produces during twelve months, 2,121,319 tons of ashes. Think what a mountain such a quantity would make if thrown into one heap!

The Hotels

More big hotels thrive in New York than in any other place in the world. Of 344 large hostleries, 136 average 400 rooms apiece—making in all 54,400; 51 accommodate 600 guests each and the others are nearly as large. Ten of the largest are valued at \$24,565,000. Eleven new hotels have been started, some of which are now finished. The total cost of these was over \$40,000,000. The hotels are the modern marvels of the Metropolis. The transient hotel population of New York is figured at 150,000.

The Restaurants

In fine restaurants the city is well supplied. The sum of \$40,000,000 is invested in superior eating houses,



HOTEL BELMONT
Tallest hotel in the world
Cost \$2,500,000



HOTEL ASTOR

Cost \$7,000,000. Has 1,000 employees

catering to about 500,000 diners a day, who spend about \$1,200,000 on their dinner. These places employ 60,000 people. They take the entire output of vegetable gardens covering 90,000 acres. One hotel kitchen alone represents an outlay of \$130,000. The epicure of every nationality can find a restaurant in

New York that supplies his native diet. There are numerous Hungarian French, German, Spanish, South American, Italian, Japanese and Chinese restaurants about Greater New York. New York has the largest kitchen in the world, that of the Hotel Astor, where guides are always waiting to show guests and visitors throughout.

Its Great Fisheries

Of all that we hear and read of the great fisheries of Oregon and Alaska, the fishing industries of Greater New York's immediate surroundings are greater than Oregon and Alaska combined.

Largest Zoological Garden

New York has the largest zoological garden in the world—the Bronx Zoo. It occupies 261 acres in the southeastern section of Bronx Park. It contains 3,000 specimens, representing over 500 species of animals. It is visited annually by 1,200,000 people. Over \$1,000,000 is spent each year adding new buildings, etc.

Madison Square Garden

In Madison Square Garden, New York has not only the largest but most beautiful amusement building in the

world. It is at Madison and Fourth Avenues, 26th and 27th Streets. It is of Renaissance architecture, and contains the largest amphitheatre in America, seating 12,000. It also has the Garden Theatre, a roof garden, concert hall and cafe. Its total seating capacity is 20,000. New York has many other large halls; among them are Carnegie Hall and the Grand Central Palace. It also has the largest roller skating rink, the St. Nicholas, at 66th Street, between Columbus Avenue and Central Park West.



MADISON SQUARE GARDEN

Renaissance architecture. Seats 12,000. Has also theatre, roof garden, concert hall and cafe. Tower 368 feet high. Scene of annual horse show and other amusements.

Its Six Race Tracks

New York's six race tracks, which divide the seasons among themselves, have an average daily attendance of 12,000, and the wagers laid aggregate more than \$1,000,000 a day.

Places of Amusement

The city has over 100 theatres—more in number and larger in size than any city in the world. Twelve or more will be built this year. Nowhere is so much money expended on amusements as in New York. It has what no other city has—two grand opera houses, the Manhattan and Metropolitan, each of which cost \$1,500,000. A third is being built by Hammerstein to cost in excess of \$5,000,000. Here also is the largest and costliest place of amusement in the world—the Hippodrome, costing \$1,750,000. Every production staged costs at least \$200,000 for scenery and costumes. The theatres of New York, all of them together, seat about 120,000



HIPPODROME

Cost \$1,750,000. Seats 5,200 persons. Stage 110 x 200 feet
40,000 electric lights

persons. If it be supposed that at an average performance they are only two-thirds full, it follows that 80,000 persons in the Metropolis must go to the play every week-day night—a number equal to the population of Savannah, Georgia. New York also has 12 beaches, 26 picnic groves, 25 athletic fields, 18 art galleries, 84 notable clubs, and over 100 statues and monuments.

Individual's Art Gallery

There is no individually owned art gallery in the world equal to that of J. Pierrepont Morgan's. The building cost \$1,000,000 and contains between \$5,000,000 and \$6,000,000 in art treasures. The gallery is situated at the rear of his residence, Madison Avenue and 36th Street, with an underground passage from his house.

Finest Art Museum in the World

The Metropolitan Museum of Art, Central Park, facing Fifth Avenue at 82d Street, covers 18½ acres and cost \$20,000,000.

Center Here

New York is the literary and art center of America, as well as the theatrical center of this country.

Its Aquarium

The New York Aquarium is the most complete in the world. It is in the low, round building at the lower



METROPOLITAN MUSEUM OF ART

Central Park. Completed structure planned to cover $18\frac{1}{2}$ acres, at a cost of \$20,000,000. Rapidly becoming the world's most famous art museum

end of Manhattan, at a point known as "The Battery." It contains the finest collection of living fish in the world, shown in 102 glass tanks. The building was erected in 1807 on a small island and called Fort Clinton. In 1822 it was joined to the main land by filling in and called Castle Garden, becoming a place of amusement. Jenny Lind sang there in 1850. In 1855 it became the immigration depot, which was moved to Ellis Island in 1892, and in 1896 the old building was opened to the public as an aquarium. The site commands a view of the upper bay and the Jersey shore, at the entrance to the Hudson River.

Clubs, Baths, etc.

There are a larger number of Turkish baths in New York than any other city in the world. It also has the largest number of clubs, many of which are the richest in the world. The largest life insurance companies in the world are here, and it has the largest importers, the H. B. Claffin Company, who carry \$8,000,000 insurance on their stock of merchandise.

Its Schools

There are 16 high schools and 496 elementary public schools, with 11,273 teachers and 675,000 pupils. There are also 469 kindergarten classes with 15,311 pupils. The 690,311 pupils undergo their instructions in nearly 11,000 schoolrooms. This means that the number of boys and girls who are seeking an education in the



AQUARIUM

Contains the finest collection of living fish in the world. 102 glass tanks
Formerly Castle Garden

Metropolis is greater by 74,000 than the population of St. Louis. New York spends alone on its public schools, \$24,231,850—one tenth of the cost of the public school system of the country.

The Colleges

There are 11 colleges, universities and seminaries in Greater New York, with 1,236 instructors, 16,000 students and 812,284 volumes in their respective libraries. New York has more college students than any other city in the world. It also has features no other city affords, that of free college education to its citizens. This is done by the College of the City of New York, West 116th Street, near Amsterdam Avenue. The college will accommodate 4,000 students and confers all degrees. It cost \$8,000,000.

The Churches

New York's 1,439 churches own property valued at \$183,972,340, and are presided over by 3,000 directors, pastors and curates. New York has one or more churches of almost every denomination in the world—the Baptist, Presbyterian, Reformed Presbyterian, United Presbyterian, Congregational, Disciples of Christ, Evangelical Friends, Greek Catholic, Jewish, Lutheran, Methodist Episcopal, African M. E., Moravian, Protestant Episcopal, Reformed Church in America, Reformed Church in the United States, Reformed Episcopal, Roman Catholic, Unitarian, Universalist, Armenian, Scandinavian,





CATHEDRAL OF ST. JOHN
THE DIVINE

Episcopal. (Morningside Heights)

Russian, Japanese, Italian, Hungarian, Chinese, Seventh Day Adventist, German, Swedenborgian, and many others who have their missions, chapels, etc. The only Russian church in the United States is in Greater New York, and is a striking, beautiful and costly structure. There are also several Christian Scientist Churches, one of which is located at 96th Street and Central Park West. It cost over \$1,000,000.

Its Hospitals

There are 132 hospitals, valued at \$14,782,400. Nowhere in the world are so many located in one city, and none is so complete in every sense of detail, efficiency and size.

Its Philanthropy and Charities

For philanthropies, benefactions and charities, no city in the world compares with New York. There are over 3,000 charitable organizations and institutions, among which are infirmaries, homes for the blind, for the incurables, orphan asylums and free dispensaries scattered about the city. The city gives yearly \$50 to each blind person, and has done so for years. Each religious denomination has its own system of giving, aiding the helpless, curing the sick and burying its dead; and many have their own hospitals, which are free for all. The Catholic, Jewish and Episcopal churches lead all others in their benefactions and charities. There is no city in the world that cares so tenderly and considerately for its poor. There are seaside hospitals, floating hospitals that are towed about the rivers and harbors during the summer months and immense fresh air funds which



COLUMBIA LIBRARY, COLUMBIA UNIVERSITY
Gift of Ex-Mayor Seth Low. Contains 350,000 volumes

provide for the sending of the poor into the country during the hottest summer months. It also provides free bread to the indigent, and free milk and ice throughout the congested parts of the city. As an illustration of the sympathy and tender-heartedness of the citizens of this great city, we have simply to mention the Society for the Prevention of Cruelty to Animals and the Society for the Prevention of Cruelty to Children. It is not an uncommon sight to see a street or avenue blocked while an injured horse, a wounded dog or cat is being cared for by the officers of the S. P. C. A. The care of the homeless and outcast children who are taken up by the S. P. C. C. is as delicate and tender as that of a loving mother. The little tots get every attention and are so disciplined and taught that they are moulded into better boys and girls—more fully prepared to overcome their unfortunate positions in the world and fight life's battle with a better chance for overcoming its many obstacles.

The Mills' Hotels

One of the greatest business philanthropies that this city knows is that of the building of the Mills' hotels, established and owned by D. O. Mills. There are already two and the third is being completed. One is on Bleecker Street, near West Broadway. It contains 800 rooms. A clean, comfortable room may be had for 20 cents a night and meals are furnished at 15 cents. There is another on Rivington Street, near the Bowery, on the east side, con-



THE NEW YORK LIBRARY
Astor-Lenox-Tilden Foundations

taining 600 rooms. The third is now in course of construction at 37th street and Seventh Avenue, at a cost of \$1,000,000. These hotels provide a place where a man of unfortunate circumstances may go and still retain his self-respect and standing among his fellow men and at very small cost. Visitors are always welcomed at these hotels and it is worth anyone's time to see them.

Sacred Funds

Much of the sacred funds of New York is invested in New York City real estate. The Corporation of Trinity Church has the largest income from its investments. It receives nearly \$800,000 yearly, which is used to support a number of parishes and for settlement work among the east side poor.

The Libraries

To help both young and old to study and to learn, New York has libraries which contain in the aggregate, 2,000,000 of books. Counting each time of use as one book, 6,000,000 volumes are withdrawn by citizens during each year for home use, and 3,000,000 are read in the reading rooms. The New York Public Library, now in course of construction at Fifth Avenue and 42d Street, will cost \$15,000,000 and will contain over 4,000,000 books—1,000,000 in excess of the next largest in the world, that of the Bibliotheque Nationale, of Paris—the great French library. The New York Public Library (Astor, Lenox and Tilden Foundations) was



THE PLAZA

58th Street and Fifth Avenue, showing entrance to Central Park
Hotels Netherland and Savoy and Metropolitan Club shown in the foreground

established by consolidation of the trustees of the Astor Library, the trustees of the Lenox Library and the Tilden Trust, May 23, 1895. The Lenox Library building and site were sold to Henry C. Frick for \$3,000,000. This money will be spent for books alone. Andrew Carnegie has given the city \$5,500,000 for 55 libraries, 15 or 16 of which are now constructed, the money to be spent for buildings only, the city to provide the land and maintain the libraries when built. They are to be free circulating libraries.

Greatest Publishing Center

This is the greatest publishing center in the world. The printers and press operators number 26,414, of whom 893 are women. The circulation of its daily press, magazines and periodicals surpass those of any other city. There is scarcely a language that does not have its representative newspaper in this great Metropolis. There are the Chinese, Greek, Hebrew, Italian, German, Hungarian and Swedish publications, beside others.

Newspaper Office Building

The greatest newspaper office building in the world is the Times Building, Broadway and 42d Street, this city. It has the best equipped newspaper plant in the world—that of The New York Times. As an office building it has no equal—for location, light, centralism and accessibility. Its tenants are selected with the greatest discrimination. High character and strictly legitimate business



TIMES BUILDING

Home Office of The McCormack Real Estate Co.
Cost \$1,200,000. Highest point within 12 miles

only accepted. It is on an island, so to speak, with 100-foot streets on every side. It is nearest the clouds of any artificial or natural point within 12 miles. It has electric elevators with the highest rise and costliest control of any office building in the world—that of 326 feet 1¾ inches. It contains more than 5 miles of heating pipe. Its smoke stack is 389 feet high. Over 28 tons of glass were used in the building. More than 12,500 tons of cement were needed in its construction, also 3,293,000 red brick, a greater part of which were supplied for building the great retaining walls extending from the foundations up to the street level. For artificial light and other purposes, 21 miles of conduits were installed. Small though the roof area of the Times Building is, more than 47 tons of material were required for doing the work. The pipes in the plumbing weigh more than 100 tons. The flag pole is 471 feet above tide. The building cost \$1,200,000. The pressroom of The Times is three floors below the level of the street, and a portion of the ground floor and floor below at the subway entrance are rented for a drug store at the yearly rental of \$36,000.

Cost of City Government

The cost of running this great city is larger than

[Page Thirty-two]



NEW UNITED STATES CUSTOM HOUSE

Facing Bowling Green at foot of Broadway. Magnificent carved granite structure, costing \$4,500,000. Style, French Renaissance

that of any other city in the world. It exceeds the cost of the administration of the United States, exclusive of pensions, post offices and river and harbor improvements. There are over 50,000 on the city's pay roll.

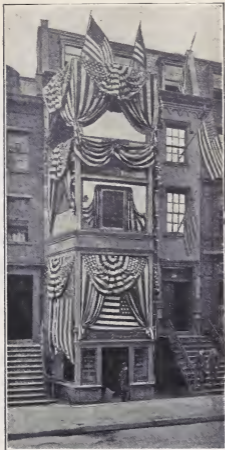
Revenue From Liquor Licenses

There are about 16,000 licenses granted each year in Greater New York for the sale of malt and spirituous liquors, for which the city receives over \$12,000,000.

The Police

To maintain the peace in the five boroughs of Greater New York, 7,178 policemen are required, without counting 1,240 "specials" and watchmen. There are no more heroic "guardians of the peace" in this or any other country than are the "blue coats" of New York. There is scarcely a day passes that we do not hear of some one or more risking life to save that of some child, man or woman. London has over 12,000 police, which augers that while it may be one-seventh larger than New York, it requires fifty per cent more police protection.

The famous "Broadway squad" is composed of the finest specimens of mankind, the world knows. Each one is selected for his tallness of stature and magnificence of physique and for his intelligence and education. They are noted for their kindness and attention to women and children. The "squad" represents the cream of the Department. The mounted police, or "Traffic squad" share



THE BIRTHPLACE OF PRESIDENT ROOSEVELT

On 21st Street, between Broadway and Fourth Avenue; now surrounded by large loft and apartment buildings.

about 3,000 firemen are hired, the apparatus they employ comprising 160 steam engines (besides chemical and hand engines), 24,000 feet of ladders and nearly 500,000 feet of hose; 1,100 horses are used by the Fire Department, notwithstanding whose efforts some \$7,000,000 of property goes up in smoke every year in the City of New York.

Police and Firemen

New York's "Finest" and its "Fire laddies" go on review parade each year. It is a sight most pleasing to behold to watch these gallant, heroic specimens of America's sturdiness and physical courage as they pass by. The police have their parade May 11th each year, after which awards for bravery are made by the Mayor and Police Commissioner. The firemen parade and are also reviewed each year. Medals for heroism are also presented the same day by the Mayor and Fire Commissioner.

with the "Broadway squad" the attention and admiration of the city's guests and visitors. Their mounts are beautiful bay horses, each of which is trained for its duties to such a degree that they show almost human reasoning. Many of them have circus-horse tricks, so to speak, and are made pets wherever they are ridden. The "Bicycle squad" are not to be forgotten, for truly they are as unique in their sphere as any others of the force.

Fire Department

For keeping under proper subjugation the treacherous "fire-fiend,"

“L,” Subway and Trolley Employees

There are employed on the Brooklyn Rapid Transit, Interborough and Metropolitan transportation lines in New York, 29,000 persons—the B. R. T., 10,000; the Interborough, 9,000, and the Metropolitan, 10,000.

The Streets

There are in Greater New York about 3,000 miles of paved streets, the mere clearing of which requires the service of 2,900 persons all the year 'round. New York's streets, placed end to end, would extend across this country from the Atlantic to the Pacific, and the tracks of car lines would reach almost half way. To remove the snow during the winter just past, \$4,200,000 were spent, and during some of the heaviest falls of snow as high as 17,000 men were employed each day until the work was accomplished.

Greater New York has the longest street in the world, that of Broadway. Its length is about 20 miles.

The Speedway

New York has the finest speedway in the world. It is on the lower bank of the Harlem River, north of Washington Bridge. It is 100 feet wide and extends from 155th to 208th Streets, 2½ miles, and cost \$8,000,000. It is exclusively for driving horses in light harness. It was opened July 1, 1898, under the management of the New York Road Drivers' Association.

Letter Carriers

Of Uncle Sam's faithful men who bring to our



THE WALDORF-ASTORIA
Fifth Avenue, 33d to 34th Streets. It
is 16 stories, 214 feet high. Contains
1,400 rooms and cost \$15,000,000



THE SPEEDWAY

A splendid driveway along the Harlem River, 100 feet wide, $2\frac{1}{2}$ miles long
Used exclusively for driving horses in light harness

homes and offices both good and bad news as the year rolls around, 3,012 of his letter carriers are employed in this city.

Its Millionaires

Here's the home of the millionaire. Here's where they come to live and spend their money. In 1885 New York had only 28 millionaires. Now it has more than 2,000. Josiah Strong figures in his book, "Social Progress," that the wealth of our city is increasing at the rate of \$8,000,000 a day. To show that two or three of the millionaires have spent and are spending their money in this city, we need but cite the facts that Senator William A. Clark (United States Senator from Montana and millionaire copper-mine owner) has built at Fifth Avenue and East 77th Street, the most costly private house in America, with lofty observation tower and an art salon filled with treasures. It has 121 rooms (without counting 20 bathrooms) a Turkish bath, and with its contents it will cost, when completed, \$15,000,000. Charles M. Schwab, former President of the United States Steel Corporation, has built a \$6,000,000 mansion on Riverside Drive, at 74th Street. Andrew Carnegie's American home, Fifth Avenue, 91st to 92d Street, cost \$3,000,000—a birthday gift from the famous ironmaster, founder of libraries and philanthropist, to his only daughter, Margaret Carnegie. Henry C. Frick, the Pittsburg coke and steel magnate, has bought the site of the old Lenox Library, on Fifth Avenue, paying \$3,000,000 for



SCHWAB MANSION

Built and owned by the former president of the United States Steel Corporation. Cost \$6,000,000

the land alone, on which he will build a mansion. John W. Gates has just leased a suite of rooms in the Plaza Hotel at the yearly rental of \$46,000—the highest price ever paid in any hotel in the world.

Home of the Heads of Great Corporations

New York is the center of the world's greatest corporations. The Standard Oil, the U. S. Steel, the railroads, coal companies, the U.S. Rubber, Tin Plate, Plate Glass, American Tobacco Company and hundreds of others representing billions upon billions of capital invested and stocks and bonds issued. From Beaver Street North to Liberty Street—one block deep, running back to Broad and Nassau Streets—a covering of space of about 200 x 1,000 feet, (less than 3 acres of land) are buildings in which corporations are conducted representing many billions. That space is, perhaps, the most valuable piece of real estate in the world.

Vital Statistics

There is in this city an average of 212 deaths and 270 births a day. The birth rate is 29.1 in every thousand. As the death rate is 17 in every thousand, we have a net gain of 12.1 in a thousand a year. During the past year 73,714 persons in the Metropolis died. There were in the same period 90,000 babies born. In other words, one person died every seven minutes and one was born every four minutes. One-third of the per-



THE BROAD STREET CANYON
Showing curb market in operation

789,342 residents of foreign birth, and Brooklyn, 355,697. The total number of foreigners domesticated in the Metropolis is, in precise figures, 1,297,080. They alone would compose a city as big as Philadelphia, four times larger than San Francisco, or more than twice as big as Boston. There are more Irish in New York than there are in Belfast, Dublin and Cork—the three largest cities in Ireland; more Germans than in Leipzig and Frankfort-on-Main; more Italians than in Rome; more Austrians and Hungarians than in Trieste and Fiume; more English and Scotch than in Aberdeen and Oxford; more Poles than in Poltava, Russia, and more Greeks than in Athens. One-sixth of the population of Greater New York, one-fifth of Bronx and one-fourth of Manhattan are Jews, a number greater than the entire population of the State of Maine. It has been said, and no doubt truthfully, that three-fourths of the business men from the Battery to 23d Street, on Broadway, are Jews. One-eighth of the total number of Chinese in the United States are in New York City.

sons who died were under five years of age, and 16,526 of these children did not survive long enough to reach the age of one year. On the other hand, 695 died of old age. During the year there were 40,000 marriages — one solemnized every twelve minutes, and of divorces there were 1,100—one every eight hours or three a day.

Foreign-born Residents

Just about one out of every three inhabitants of New York City is foreign born. Manhattan alone has

The Immigrants

The yearly arrival of immigrants to this new world each year numbers about 1,000,000—250,000 of whom stay in Greater New York. If the increase for 1907 is to be judged by the landing of these prospective citizens during the first thirty-six hours of May, 1907, the total for the year will be over 1,250,000. 20,000 landed on May 1st and 2d,



NEW YORK COTTON EXCHANGE
Building cost \$1,000,000. Membership of 450

breaking all previous records. Many were held aboard ship for several days because the machinery of Ellis Island, running at its greatest capacity, will allow only 5,000 persons to pass through its hands in a single day.

Bachelors, Spinsters and Others

There are in New York at the present time, 75,680 more bachelors than spinsters of twenty years and over. In the population of the city there are, of ages from twenty up, 357,986 single men, 626,603 married men, 48,272 widowers and 1,189 divorced men. Of women of like age, there are 282,306 spinsters, 610,321 wives, 147,386 widows and 2,040 divorced. The widows and widowers alone of the Metropolis, would make a city greater than Providence, Rhode Island.

Lawyers, Actors, Artists, etc.

There are slightly fewer than 8,000 lawyers, rather more than 11,000 nurses and midwives, (1,342 of them men) over 13,000 professional peddlers, 4,733 actors, 2,629 actresses, about 4,000 artists and teachers of art,



VIADUCT AT 155th STREET

Extending from St. Nicholas Avenue to McComb's Dam, connecting Washington Heights, Harlem River and the Borough of the Bronx

approximately 10,000 musicians and teachers of music, 4,400 candy makers, 14,000 stenographers and typewriters and 1,572 undertakers.

Barbers and Doctors

To shave the men and cut and care for the hair of both sexes, there are 12,022 barbers and hairdressers of male persuasion and 852 female tonsorial artists. It is no small task to attend to the health of so huge a community, and this business keeps busy nearly 6,700 doctors, 510 of whom wear petticoats.

Salesmen, Office Boys and Others

New York, of course, is a big shop, and to dispose of the wares it has to sell, 45,730 salesmen and 22,705 saleswomen are required. There are 13,451 errand and office boys and nearly 2,000 girls are employed in similar capacities. More than 10,000 persons are engaged in agricultural pursuits, (including gardeners and florists) and it is odd to learn that the much mixed population of the city included 1,903 farmers and 116 lumbermen.

Feminine Employments

In this classification of occupations most interest naturally attaches to curious and out-of-the-way feminine employments. There are in New York, for example, 73 women clergymen, 78 women dentists, 3 women street-car conductors, 48 women carpenters, 16 women keepers of livery stables, 37 women masons in brick and stone, 5 women paper hangers, 45 women plumbers,



SCENE ON HUDSON RIVER

At 155th Street. Boating and bathing enjoyed here
Many boat clubs have their headquarters along this water-front

16 women blacksmiths and 251 women painters and glaziers. Women, in this age of intense industrial activity are invading, on an extensive scale, handicrafts hitherto regarded as belonging to the male sex. Nevertheless, though this fact has become in a general way familiar, it seems surprising to discover that there are at present in New York, 4 women fishermen and oystermen, 97 women officials of banks and corporations, 67 women bankers and brokers, 78 women lawyers, 66 women electricians and 30 women boatmen.

“One Day’s Trouble”

What might be called “one day of trouble in New York” is represented by a few figures recently obtained by a person curious about such matters, who, taking a chance of twenty-four hours of life in the Metropolis, discovered that in that length of time there were 26 fires, 35 serious accidents, 5 persons found dead, 2 attempted suicide and 392 individuals were arrested for various offences more or less important. It is more interesting, however, to review such occurrences by the year. Careful inquiry has elicited the fact that on every day of the twelvemonth, taking an average, 10 fatal accidents are reported to the police in the Metropolis. 2 persons commit suicide every day and 1 man or woman is murdered every three days. In Greater New York 12 human beings meet violent deaths in one form or another every day of the year. During the year, the total number of violent deaths was 4,425, out of which number 162 were



ST. PAUL'S CHAPEL

It is overtopped by office buildings. Is the oldest church building in New York. Gen. Washington worshipped here

homicides, 648 suicides and 3,462 accidental.

Sad to Relate

Out of every ten persons who die in New York City one is buried in the Potter's Field—the last resting place of those who have no friends or money to bury them. The expenses of all such burials are paid by the city. Out of every nine families one is evicted or served with dispossess notice for non-payment of rent.

Summer Excursions

New York is the greatest center from which to start on summer excursions. The Atlantic Ocean, Long Island Sound and Hudson River for the steamers, and railroads leading to every point of the compass. The "special" rates on railroads and steamers are proportionately cheaper from this point than any other in the country.

Greatest of Summer Resorts

New York City is the greatest summer resort in the world. It is crowded during the hot weather by vacationists and visitors from all over the country and the world. The hotels and boarding houses are over-crowded and at times it is almost impossible to get accommodations.

Greatest Seaside Resort

Coney Island, whose character has very creditably changed in the last few years, is unquestionably visited by more people than any other resort in the world. It is not unusual for 500,000 to go there in one day. Millions of dollars have been invested and are being

spent there for further improvements. During the hot weather it is quite frequent that from 40,000 to 50,000 people sleep all night on the beaches. Coney Island also has the largest hotel. It contains 1,000 rooms. There are also Midland and South Beaches, and Long Beach, drawing enormous crowds.

What Do You Think of This?

No. 1 Wall Street, at the corner of Broadway, is assessed by the City at \$4 per sq. inch.

New York City Prison

The most modern jail in the world is that of the City Prison, which has been erected at a cost of \$1,000,000 on the site of the old Tombs, a damp and gruesome structure of Egyptian architecture. It is connected on the north with the Criminal Courts between which is the much-heard-of "Bridge of Sighs."

Largest Bank in the World

The National City Bank, at 52 Wall Street, is the greatest financial institution excepting the Bank of England and the Banque de France, both of which are Government banks. It was founded in 1812 on the present site. It has purchased the Custom House for \$3,000,000 and will remodel that historic structure and occupy it when the Collector of Port moves to the new building on Bowling Green. Since James Stillman, brother-in-law of Wm. G. Rockefeller—brother of John D.—became president of the bank in 1891 its business has grown enormously, revolutionizing banking conditions. Its capital and surplus are \$42,480,726; deposits, \$255,468,356; assets, \$317,436,471. It is known as the Rockefeller Bank.

[Page Forty-three]



No. 1 WALL STREET
Cor. Broadway. Famous as the highest priced property, per foot, in the United States. The land recently sold for \$700 per sq. foot



HELL GATE BRIDGE OVER EAST RIVER
Planned for the Pennsylvania Railroad

The City's Sight-Seeing Conveniences

The thousands of daily visitors to New York are afforded an opportunity for seeing this great city in a way found nowhere else on the globe. There are companies who run automobiles to all the interesting parts of the city. There are yachts that are run around the North and East Rivers and harbor, passing through the bay to the ocean and return. There are autos and guides to take guests through Chinatown and other points of extreme interest at night.

Public and Private Baths

New York, like Japan, believes in personal cleanliness, as is evidenced by the numerous public and private baths throughout the city. The municipal government maintains many stationary and floating free baths for the poor along its water front. These baths are a great boon to the poor, who, in the summer time, crowd them daily to their utmost capacity. Each year new ones are added.

Largest and Heaviest Bridge in the World

The steel viaduct and bridge that will connect the Long Island and Pennsylvania lines at the Long Island City terminus of the tunnel with the New York, New Haven & Hartford tracks in the Bronx will be the largest and heaviest bridge in the world. The plans were filed with the Municipal Art Commission for their adoption before the actual work will begin. They contemplate the erection of a structure to carry four tracks 140 feet above high water at Hell Gate, and to cross in a sweeping curve, Hell Gate, Ward's Island, Little Hell Gate, Randall's Island and the Bronx Kills. 80,000 tons

of steel will be used in its construction. The railroad tracks will be imbedded in stone ballast so as to render the structure noiseless.

Its Passenger Stations

When completed (and both are building) New York will have two of the largest and most beautiful passenger stations in the world—the New York Central and the Pennsylvania. When completed and tunnel connections are made, steam for transportation purposes will be entirely abolished in New York City.



HELL GATE BRIDGE

Over East River. Showing the stone towers dividing the arch bridge proper from the steel viaducts that form the approaches to it

Voters and Representatives

New York City has a larger number of voters than any other city and also has a larger representation in the halls of Congress at Washington.

The Center for Merchandise

New York is the country's center for merchandise of every character. There is not a department store of any size in the United States and Canada that does not send its buyers to this market at least once a year. Many of them have salesrooms and branches here.

Interborough Power Plant

At 59th Street and North River is situated the largest electric power house in this or any other country. It has a voltage of 11,000 volts which is distributed



OLD CUSTOM HOUSE

200 x 160 feet. Built for Merchants' Exchange, 1841; Custom House, 1862. Purchased by City National Bank for its offices

to sub-stations and run through transformers and goes out over the system at a voltage of about 600. This enormous power drives cars over the Interborough and Metropolitan lines, which include the subway, "L" and surface trains, the passenger receipts from which were \$500,000,000 last year.

Proposed Municipal Office Building

The illustration on page two is a design for a 45-story - 650 feet high, municipal office building and railway terminal near the City Hall-Brooklyn Bridge approach. It was planned by former Bridge Commissioner Gustav Lindenthal and Architects Henry F. Hornbostel and George B. Post. Besides furnishing 400,000 square feet of office room for the city departments, the structure would have at its base a five-decked railroad station, with the subway in the basement, Metropolitan surface cars on the street level, ten loops for Brooklyn surface cars on the second story, Manhattan "L" station third story, and Brooklyn "L" station on fourth story. Estimated cost, \$10,000,000. It is, as yet, merely an idea.

Daily Use of Water

There is an average daily use of water in Greater New York of 475,190,000 gallons. To fully realize what such a vast quantity represents, you would have to learn that if it were run into those large oil-tank cars we see on many of the railroads, each of which has a capacity of about 6,000 gallons, it would require 80,000 cars each day to carry it. The cars if placed end to end

would reach a distance of 409 miles—further by 29 miles than from New York to Rochester. Again, if this almost unbelievable volume of water were put into a stand pipe, 10 feet in diameter, the pipe would have to be 183.8 miles high to hold this daily supply. If the stand pipe were laid horizontally, it would reach from New York to beyond Troy.

Finest Municipal Ferry Transportation

Two of Greater New York's boroughs, Manhattan and Richmond, Staten Island, are connected by the finest ferry system owned by a city in this country. New York City has already spent nearly \$5,000,000 for these ferries. The Ferry Commissioner says the Staten Island Ferry is the best in the world. Each one of the new boats—and there are five of them—cost \$350,000. Each is named after one of the five boroughs—Manhattan, Brooklyn, Bronx, Queens and Richmond. The new ferry terminal and borough buildings at St. George, Staten Island, cost \$1,500,000.

Within a Short Radius of New York

Inside a circle that could be circumscribed by a 12-inch gun on one of Uncle Sam's battleships, if the ship lay anchored in the Hudson River, opposite the Custom House, lie the greatest and largest manufacturing plants in the world. Within that area are the greatest sewing machine factory, the largest thread works, silk mills, carpet manufacturers, sugar refineries, starch factories, builders of boats and yachts, largest of tanneries of sole,

[Page Forty-seven]



TITLE GUARANTEE & TRUST CO.

One of the most beautiful bank buildings in the world. Used exclusively for its own purposes. Capital and surplus exceed \$11,000,000. Deposits, \$50,000,000



GRAND CENTRAL STATION

Now being erected, covering 19 city blocks. 47 tracks on level below street; 15 suburban tracks. Larger train capacity than any station in the world. Main entrance, three arches, each 33 feet wide

calf and patent leathers, hardware producers, varnish and paint manufacturers, trunk, hat, millinery and women's garment, gold and silver works, piano makers and immense iron, bridge and shipbuilding industries. There are also the largest lead pencil manufactories as well as plants making rubber clothing, etc. These are all exclusive of the 48,000 manufacturing plants within Greater New York. The largest basin, Erie, is also within this circle.

Bouquet Money

New York is credited with spending \$4,000,000 a year for buds and blossoms. The floral item in the annual budget of the whole country calls for \$100,000,000. This sum is almost twice the aggregate bonded debt of the New England States. What New York pays for flowers is approximately \$11,000 per day.

Largest Playground in This or Any Other Country

New York City has the largest playground in the world. This is the Parade Ground, just outside of Prospect Park, Brooklyn. Nearly four times the size of the gigantic Stadium at Athens, which is famous as the athletic field of the Greeks, the Parade Ground exceeds in size any playground in Europe. It comprises exactly forty acres of smooth, well-kept turf. Nowhere in New York, which has scores of playgrounds greater in size than those of any other city in America, is there one field to compare with this. Even the beautiful green lawn of Central Park, where thousands of Manhattan's



THE PENNSYLVANIA R. R. TERMINAL STATION

children congregate daily, is but one-half its size, containing twenty acres.

New Bellevue Hospital to be Largest and Finest of Kind on Earth

Old Bellevue Hospital, its buildings overcrowded, out of date and almost dilapidated, is about to give place to one of the largest and most magnificent hospitals in the world. The \$8,500,000 to be expended upon it will be spent for the poor, for Bellevue is theirs. In reality it is a gigantic charity of the kind that doesn't pauperize—for the man who is "down and out," who must be helped but can't help himself. No place in New York or any other city sees more of humanity as it is, more pathos, more tragedy, than Bellevue Hospital. A street car runs over a child; the first man that hears a shriek runs to "ring up Bellevue." An old woman in a tenement contracts the dreaded "white plague;" she hobbles to Bellevue. A millionaire may want a "dizzy brother put in a safe place;" he carries him first to the psychopathic ward of Bellevue. So it goes. The old buildings at First Avenue and Twenty-sixth Street take them in and send them out. There is no end to the work—it grows. The new hospital is to cost \$8,500,000 and will be as near fireproof as possible.

Greater New York Parks

In Greater New York there are something over one hundred and sixty improved and unimproved parks, aggregating more than seven thousand acres. These are distributed throughout the various boroughs so that there



CITY INVESTING COMPANY'S BUILDING

Broadway, Cortlandt and Church Streets
Height, 486 feet. Cost \$5,500,000

is scarcely any portion of the city to which some of these open spaces are not accessible. The park system of this great city is the largest in the world. Each of the smaller "square parks" as they are sometimes called, has particular attractions for a different class of loiterers. More beggars make Madison Sq.

Park their headquarters than any other park in the world. From there they can readily reach the large shopping districts and the residence section.

Greatest of All Its Wonders

Wonderful, yes, even marvelous, as are the facts reviewed on the preceding pages, yet the greatest statistics relative to New York are those of its real estate values. Today, New York has a greater population than Paris, which was founded before the Christian era, and is the largest city in the world with the single exception of London, which has required nearly 2,000 years to attain its present growth. In many respects New York has distanced London, and her recent ratio of growth indicates that at an early day she will easily rank first as the world's Metropolis in population, wealth and beauty. Seated upon the three great islands by the sea, her feet washed by two magnificent rivers, she is incomparable.



SUB-TREASURY

Former site of New York City Hall, where the Federal Congress met and George Washington was inaugurated the first president of the United States

Its Talent Nowhere Equalled

In her wonderful cosmopolitanism, New York stands absolutely unique, and this has been her characteristic from the first. The remarkable talent of the New Yorkers of our day, for instance, for real estate dealings, is nowhere to be matched, neither can any other city of the world hope to equal her marvelous growth and development in wealth and culture. New York is great, magnificent, still growing and is destined to outshine the world.

Number of Owners Decreasing

The land on which the city stands, originally owned by a few, was divided and sub-divided until its owners numbered 119,000. But the tide has turned, and today the number of owners is steadily decreasing and is destined to continue decreasing with accelerated rapidity, since the possession of land in New York City is more surely a source of wealth than any gold mine. Personify gold as "wealth" and New York real estate may be rightly held the richest gold mine of them all.

Requires the Millionaire

No individual, unless a millionaire or close to that class, can longer hope to acquire personal holdings of New



MUSEUM OF NATURAL HISTORY
Columbus Avenue and 77th Street

York real estate. It is fast going into the hands of corporations, both sacred and secular. Realty companies are the order of the day. The keynote to New York's enormous wealth in realty lies in the fact that her real estate has been limited by nature.

Five-fold Increase

From 1850 to 1900 the population of New York rose from 700,000 to over 3,500,000—an increase five-fold. During the same period real estate values rose from \$500,000,000 to \$5,000,000,000—an increase ten-fold.

Doubled Every Twenty Years

During the past one hundred years the population of New York has doubled every twenty years, and realty values have advanced twice as rapidly as the population.

Billion More Than National Debt

The assessed value of New York real estate in 1906 was over \$5,750,000,000, greater by over \$500,000,000 than the combined real estate assessments of Chicago, Boston, Philadelphia, St. Louis, San Francisco, Pittsburg and Baltimore; more by a whole billion than enough to pay the National debt twice over.

Fabulous Advance

During the past fifteen years, from 1885 to 1900,



PROSPECT PARK (BROOKLYN) ENTRANCE

the advance in the value of land in New York City was nearly equal to the total advance during the two hundred and seventy-five years preceding.

Rate of Increase

From 1870 to 1880 the rate of increase was 22 per cent; 1880 to 1890 the rate of increase was 52 per cent; 1890 to 1900 the rate of increase was 65 per cent.

Will Use Up Vacant Land

At the present rate of increase the city's population will reach over 8,000,000 within twenty years, using up all the vacant land, and carrying the value of the city's realty to the enormous sum of \$15,000,000,000.

Immensity of New York Land Values

The ten years' net increase of land values in New York City from 1890 to 1900 was \$1,173,732,306. The combined output of all the gold and silver mines of the United States for the same period was \$1,000,997,140, or \$172,735,166 less than the net increase of the city's land. The total income from dividends on all the railroad stocks of the United States for the same period was \$895,176,104, or \$278,556,202 less than the net increase of the city's land. Total combined capital and surplus of all the National banks in the country is \$880,314,384, or \$293,417,922 less than the value of the city's land.

Exceeds by a Billion

It exceeds by nearly a billion dollars the present com-



THE TRINITY BUILDING
The most beautiful structure of the
kind in existence

tides, as certain as day following night. The population will exceed London by 1915, and double in twenty-five years.

Matters of Public Record

The above are all facts of public record and can be verified by reference to national and municipal statistics. They show clearly why success in the ownership of New York real estate is not exceptional and why it is a favored investment field of the largest capitalists and shrewdest financiers the country over, and even in Europe.

Never Lose Her Harbor

The great city is what it is by virtue of that which she can never lose—her harbor. As long as there is commerce, New York must grow and outgrow its artificial geographical boundaries, for no city in the world is the natural gateway to such vast possibilities as this Metropolis.

Growth 20 Times Greater Than United States

Beyond the Harlem River in the Borough of the

bined capital of all the banks and trust companies in the country. New York real estate values are fixed by the law of supply and demand. With the population doubling every twenty years, can there be a limit to the demand? Not one failure has ever occurred in the ownership of New York real estate in the line of, near by and based upon the growth of the city.

Continued Growth

The continued growth of New York City is as irresistible as ocean



BLACKWELL'S ISLAND BRIDGE

Being built across the East River. A cantilever structure, resting on six masonry piers. Total cost, approaches and all, \$20,000,000

Bronx and the adjoining suburban sections tributary to New York are now more than half a million people. During the last twenty years, 1885 to 1905, the population of the Bronx has increased from 58,000 to 325,000 persons, and its real estate values from \$28,000,000 to \$273,000,000. This growth is twenty times greater than that of the United States as a whole—marvelous as that growth has been.

Greater Developments

Now that rapid transit has penetrated this section, it will develop still more rapidly. The increase in the population of the Bronx during the last census decade was over 127 per cent, a larger rate than shown by any city in the United States. The inevitable greater increase in real estate values that is bound to follow will make fortunes for those who wisely take advantage of the present situation. What the Elevated has done for Harlem, the subways, tunnels and bridges are doing for other sections, but on a much larger scale.

Boroughs of Brooklyn and Queens

Heretofore the principal exodus from the city has been toward the north. The direction of the greater exodus, which is bound to come within the next few years, may not, however, be to the northward. The direction of the city's future great expansion will be in the line of the least resistance, and that line will depend almost entirely upon the improved transportation facilities.

The Boroughs of Brooklyn and Queens and all of suburban Long Island will, within a few years, enjoy advantages far superior to those of the Bronx and its



ONE OF GREATER NEW YORK'S EIGHT RECREATION PIERS

Provided by the city, adjacent to the congested tenement districts for mothers and children to enjoy the refreshing river breezes

northern and eastern suburbs. The completion of the tunnels to Long Island will have almost a revolutionary effect upon suburban Long Island. Its effect upon values of real estate will be almost incalculable. Long Island will then enter upon an era of improvement appreciated at the present time only by those who have an eye to the future.

In the matter of removing the river barriers it will be seen that the municipal authorities have looked not to the present, but to the future. If the present rate of growth continues, to occupy a private house on Manhattan Island will be a remarkable distinction. The masses of the people are gradually being driven to the suburban districts, where modest incomes can find suitable homes. Peering through the haze of the future, one perceives with uncompromising clearness the vision of a magnificent city on Long Island whose startling, rapid growth within a few years will overshadow Manhattan and carry with it the centre population of Greater New York.

This Is What We Invest In

On this class of real estate the Preferred Stock of the Monaton Realty Investing Corporation is based—New York City income realty. It is a better investment than Government bonds—more profitable and fully as safe.

Editor's Note—The figures that appear in this booklet have been carefully compiled from reliable authorities and



we believe them to be accurate; however we cannot absolutely guarantee the statements made herein.

As Great as May Seem the Facts

enumerated on the preceding pages of this booklet, the greatest of all within the cover are those of the history of

THE McCORMACK REAL ESTATE COMPANY

☐ This Company became a corporate body January 1, 1906. The principals are Edward J. McCormack, President, and D. Maujer McLaughlin, Vice-President and General Manager. Its original incorporation was for a full paid capital of \$50,000. It has since been increased to \$500,000 full paid capital. During its short existence it has incorporated many successful companies for development.

☐ The McCormack Real Estate Company has a most enviable reputation, and its success in real estate operations, both wholesale and retail, has been not only phenomenal but it is unprecedented.

☐ Only recently it incorporated the McCormack Warranty Company with a full paid-in capital of \$100,000, and has just launched a \$1,000,000 corporation known as the Monaton Realty Investing Corporation, with full paid-in capital. Each of these was incorporated under the laws of the state of New York.

☐ The Monaton Realty Investing Corporation invests exclusively in New York City income property. Its Preferred Stock is sold at the par value of \$100 per share, and the five per cent interest is guaranteed by the McCormack Warranty Company, The McCormack Real Estate Company acting as Exclusive Fiscal Agent.

☐ Never before in the history of New York City real estate operations have such wonderful achievements been known. The McCormack Real Estate Company has developed within the last sixteen months, St. Albans and Rosedale Terrace, in the Borough of Queens, and Valley Stream, just over the city line in Nassau County, and on June 1st opened Floral Park Villa, also in Nassau County, Long Island. In its wholesale and retail transactions, the Company has handled over \$8,000,000 of realty—an average of \$750,000 a month, and its present holdings are over \$3,000,000.

The McCormack Real Estate Company

Exclusive Fiscal Agent

MONATON REALTY INVESTING CORPORATION

Times Building, Broadway and 42d Street, New York

Ex Libris

SEYMOUR DURST

t' Fort nieuw Amsterdam op de Manhattan



FORT NEW AMSTERDAM



(NEW YORK), 1651.

*When you leave, please leave this book
Because it has been said
"Ever'thing comes t' him who waits
Except a loaned book."*

AVERY ARCHITECTURAL AND FINE ARTS LIBRARY

GIFT OF SEYMOUR B. DURST OLD YORK LIBRARY

