

Twenty-Ninth Year of Publication

Spring 1997

THE BROWNSTONER

A Publication of the Brownstone Revival Committee

(212) 675-0560

P.O. Box 577, New York, NY 10113

From New York City Municipal Archives: A Vintage Photograph of Your House

DURING the period from late 1939 through 1941, every single building in the five boroughs of New York City was photographed. The pictures were taken by the city's Department of Taxes (now called the Department of Finance) as part of its real-property appraisal system. Vacant land was not photographed. The names of the photographers are not known.

Prints of these photographs are now available. You can order one. Here's how:

Print your name, telephone number, address, and zip. For each photograph you want, print the borough, address, and block and lot numbers of the building. Put in a brief description of the building, e.g., 4-story brick house. If you do not know the block and lot numbers, the description will help the Archives people find the right negative. Incidentally, the block and lot numbers appear on the photo.

Specify whether you want an 8x10 or 11x14 print. The 8x10 is \$25. The 11x14 is \$35. Add \$2 for postage. Make checks payable to NYC Department of Records and mail your order to: NYC Department of Records and Information Services, Municipal Archives, 31 Chambers Street, New York, NY 10007. (Phone: 212/ 788-8580). Allow three weeks for delivery.

You can come into the Municipal Archives to view the photographs on microfilm.

The quality of the images in the collection varies considerably, says Municipal Archives Director Kenneth R. Cobb, but every effort will be made to supply a satisfactory print.

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What a wonderful gift this would make for a brownstone-owning friend! What a great gift this would make, by a realtor, to the buyer to whom he has sold a house!

BRC FREE LECTURE ON TUESDAY, MAY 13

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*East Side, West Side,
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Experts Examine the Hot
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With the assistance of a panel of real-estate experts from all parts of Brownstone Manhattan and Brooklyn, Dexter Guerrieri, President of the **BROWNSTONE REVIVAL COMMITTEE**, and Austin Haldenstern, a long-time Board member, will stage their annual seminar dealing with real-estate values in the brownstone communities. The program will focus on the "apple-down" effect of record-breaking 1996 sales on the 1997 market and on the market-analysis techniques that are used by appraisers in determining value.

The seminar, last of a series of Spring programs sponsored by the Brownstone Revival Committee, will take place at 6:00 p.m., Tuesday, May 13. The Donnell Library is at 12 West 53rd Street, Manhattan.

Admission is free.

THE BROWNSTONER

Newsletter of the
Brownstone Revival Committee

Twenty-Ninth Year of Publication

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Published by The Brownstone Revival Committee, Inc., P.O. Box 577,
New York, N.Y. 10113. Telephone (212) 675-0560. Opinions contained
herein do not necessarily reflect Brownstone Revival Committee poli-
cy. Design, typography and production by Breuckelen Graphics, 521
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Brownstone Revival Committee Gets a New President

THE Board of Directors of the Brownstone Revival Committee of New York has announced the election of a new president: Dexter Guerrieri. Mr. Guerrieri, a member of the Board since 1993, has been active in arranging many of the BRC's programs in the last four years, including several seminars on the West Side.

He is the founder and president of Vandenberg Real Estate, a firm specializing in condominiums and brownstones in the Lincoln Center area and the West Side. He is a past president of the West Side Professional Realty Organization.

Mr. Guerrieri is an approved instructor for New York State real-estate courses and a member of the Real Estate Board of New York Interfirm Forum, Sales, Brokers, and Admissions committees.

Dexter Guerrieri started life as a Coloradan, and is a graduate of Colorado College. As a young man, he was an expert at roping steers, and at one time contemplated traveling the rodeo circuits. Instead, he came to New York, this time contemplating becoming a writer. Changing directions again, he became a realtor. He is married and has one daughter. He can still rope a steer.

Ah, the Beauty of that Ivy-Laced Wall

As Your Brownstone Gets Eaten Away

IT'S hard to beat the picturesque beauty of an old stone or brick wall covered by ivy. Takes us back to Olde England and the Ivy League colleges that most of us did not attend. Still, before you let ivy take over the walls of your old house, ponder these problems noted in "Common Bond," the publication of the New York Landmarks Conservancy:

* Thick leaf cover limits access for repairs and inspections, allowing problems to remain unseen and uncorrected.

* Ground and aerial roots can penetrate mortar joints, grow thicker and displace masonry, causing structural problems.

* Large stems can displace water leaders, and shoots can clog gutters and lift roofing materials.

SOLUTION: Vigilant pruning and cleaning of debris from gutters and adjacent spaces. When removing ivy, it is simplest to cut out a section of the stem above ground level, causing the plant on the wall to die over the next two years. A herbicide applied to the parent (or main) stem will hasten its demise. Remember to cut or pull out mature vegetative growth from every mortar joint.

Pigeon Problems? New Technologies Come to the Rescue

Is your stoop a mess of white and yellow yukky blobs? Do you look warily as you emerge from your house in fear that a feathered resident of a ledge overhead may target you? In other words, do you have a pigeon problem?

Not only is the mess unsightly, but bird droppings are potentially dangerous, containing fungi and bacteria that cause serious diseases in human beings. Moreover, these acid droppings stain and corrode masonry, and water-soaked nests and mounds of old droppings may also lead to freeze-thaw damage of the porous stone.

Here are some solutions to the problem:

The least feasible (although attractive) is to install a flock of pigeon-eating hawks on your roof. Failing that, *Traditional Building*, a publication for professional restorationists, offers these possibilities (taken from their report, "Fending Off Our Fine Feathered Foes"):

* Netting. This strong, weatherproof and comparatively inexpensive material can exclude bird species from roosting or nesting. Openings

should be no larger than 3/4" by 5/8". Various colors are available. Good for ledges. The installation of tensioned plastic netting of knotted yarn or twine has been identified by the United States General Services Administration as a cost-effective system that meets preservation criteria if carefully selected and installed.

* Porcupine wire. This is the generic name for strips with upward pointing spikes. They come in both stainless steel and plastic, and understandably birds don't like to sit on them. Make sure when buying that there are not large gaps between spikes that permit small birds to sit between them. Properly installed, these systems can be effective. However, they do trap windblown debris (mostly leaves) and need to be cleaned out seasonally. Good for ledges.

* Pin-and-wire systems. Also called post and wire, these systems are inconspicuous and comparatively inexpensive. They consist of stainless-steel wire spring-tensioned to narrow posts. Good for pigeons and gulls but not for sparrows and starlings.

* Electrified wire and grids. Supposed to repel birds without electrocuting them. May-

(CONTINUED ON PAGE 4)



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A Brownstone Ghost Story From a Brownstoner of 20 Years Ago An All-Hallows-Tide Tale

Some 17 years ago we bought a brownstone in the West Village. An old Irish woman who lived downstairs told us a ghost lived in it, too. Since I'm part Welsh (both peoples are notoriously credulous about ghosts and little people and so on), I didn't pooh-pooh the idea completely. The house had been built in 1836 and had been home to many families before its top floors had been turned into a rooming house.

My husband, our two little girls, and I moved in, and spent the usual six months living downstairs while the contractors did their thing above us. Our "hauntings" were the usual day-long tramp of feet, thuds, bangs, and a steady rain of plaster dust. It was at night, though, that the house seemed eerie; all that dark empty space overhead, mysterious creakings, sometimes what surely sounded like---footsteps.

One night, daughter Kathy and I were alone in the house when the dog began to bark on the top floor--the hysterical bark of a dog who has surprised something. Armed with flashlight and poker, we crept upstairs. We had a pretty bad moment until the dog's Something, a human shape silhouetted in the far window, was identified as a workman's hat and coat hung on the wall.

Nevertheless, we did find many signs of previous human occupancy. A pair of magnificent gold picture frames were walled up in the attic, and remnants of an 1848 newspaper with advertisements for "Irish maid servants, \$5 per month" turned up under the floorboards.

Then we heard that someone had once been murdered in the backyard, and my hopes revived. It wasn't that I wanted to meet a "murdered" ghost, but I'd always heard that they're the ones most likely to hang around. We also heard of other houses where sheets and cups

.....
(Pigeon Problems, continued from page 3)
be not a good idea for brownstones.

* Scare devices. Forget it; it doesn't take long for even pigeons to recognize a phony owl or snake.

* Audio devices. Not recommended in the city.

* Chemical roost inhibitors. Sticky and gooey, short-lived, and might stain the masonry.

were flung around after dark, but nothing happened at our house, except for pipes bursting in the middle of the night and similar examples of the perversity of old houses.

The house settled down, the children grew up, and I forgot about ghosts. Until one rainy afternoon when I was alone.

I had had a couple of errands and was gone about a half hour each time. After the second trip, I happened to go into my daughter's room. All the papers in her desk had been pulled out, but cats (at least, our cats) do not open drawers. I thought at first of intruders. With the dog at my heels, I carefully checked every room. There was no one there. No one else had the key to our house in any case, but I checked with my next-door neighbor. He assured me he had seen no one, but when I told him what had happened, he hesitated. Well, he said, they had had a poltergeist in their house a few years back. It had hung around for several months. Sometimes, he said, plates would move off shelves, hover in mid-air, then crash to the floor.

I tried not to look too dubious. I also did my best not to express my half-formed hopes for a ghost of my own.

We chatted a while of mediums and such, when he finally admitted that his house had a couple of ghosts as well--a pair of young women who wore long skirts and big hats tied under the chin, a costume belonging roughly to the 1830's, when our two houses had been built. He said they stayed around for a time until he woke up one night and found one of them leaning over him. When he flung up his arm, it went right through her, and after that she vanished. He said they weren't really scary.

Scary or not, I was somewhat ill at ease on that dank, depressing day. Something had been in my house, doing something inexplicable. (Burglars, after all, simply make for the stereo; they don't bother with papers.)

A few months later, we came home one afternoon to find a heavy pair of sliding doors, which had been open, were closed, and one of the living room curtains had been pulled down. Cats, and cat burglars, don't do things like that. Was it "our" poltergeist who returned? Was it our neighbor's who had come back for a visit and mistaken the house? Or is there another--rational--explanation? I cannot say. We have had no incidents since, but I have finally realized that, in fact, I really do not want to have a ghost of our own.

--Otis Kidwell Burger

The above account is taken from the October, 1977, *Brownstoner*. The Brownstone Revival Committee would welcome accounts of current brownstone ghosts.

Pros & Cons of Rent Control

WHAT'S a person to think, if he's not directly affected by rent control?--again a major issue. These facts seem to be unchallenged:

* The existence of rent-control and rent-stabilization regulations has adversely affected the amount of residential-building activity in New York. Says a *Times* report: "Average annual construction of housing units has fallen from 18,000 in the 1970's to 11,000 in the 1980's to 7,500 in the 1990's."

* Thousands of habitable buildings have been abandoned by owners to be destroyed or taken over by the City. Since 1980, New York has lost about 136,000 more units of housing than it has gained.

* It takes more than 600 employees to staff the state's Office of Rent Administration.

* As the *Times* says (April 6): "In some of the city's poorest neighborhoods, [if controls were removed] rents might hardly be affected at all, while in the most fashionable areas, huge increases would be a virtual certainty.... [A] landlord-sponsored study predicts that rents would rise by almost 30 percent in Greenwich Village and by more than 50 percent on the Upper West Side."

* What do housing experts and economists say? Reports the *Times*: "Almost without exception, economists side with those who oppose rent regulation; artificially holding down the price of housing, they contend, inevitably limits the supply for everyone. Even liberal-leaning economists who favor some sort of housing subsidies see rent regulation as wrong-headed because it does not benefit those who need it most."

* Brownstoners who years & years ago bought houses containing rent-controlled tenants under the impression (frequently strengthened by the pooh-pooh sales talk of the realtors selling the houses) that the tenants and the problem would go away and that they, the new owners, would soon have that apartment or that floor for themselves--often find out that the rent-controlled tenants do not go away easily. They want enormous bribes, so they can buy their own chateaux in France. Also, rent-controlled brownstone tenants have particularly long lives, a new study finds. And even if they die before you do (you didn't kill them, did you?), it turns out that their room-mates or children or cousins have a legal claim on the apartment. Good luck, everyone.

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New West Side Records Are Set As Brownstone Sale Prices Rocket

NEW sales records were set on the Upper West Side in 1996 as brownstone prices rocketed to new levels. Highest price ever on the Upper West Side was set by the sale of 24 West 71st Street for \$4,275 million. A new high for West End Avenue was set by Number 350, which went for \$2.1 million. And the sale of 311 West 103rd Street for \$1.4 million marked a new record for the Columbia University area.

Previously, the highest price for an Upper West Side house was set almost a decade ago when 37 West 70th Street sold for \$4.2 million. That was before "Black Monday," which resulted in 10 years of cautious buyers and modest prices.

There were a number of other notable West Side sales in 1996. Among them: \$4 million for 57 West 69th Street, \$3.2 million for 22 West 68th Street, and \$3.735 million for 27 West 74th Street.

Now, back to West 71st Street, which can be viewed as an interesting case study in pricing on a single Manhattan street. Everybody knows that the three price determiners of value are location, location, and location; so how could there be a price differential of \$3.5 million dollars among four different houses on the same street?

Explaining the highest price is simplest. 24 West 71st had had an extraordinary renovation in the best location on the West Side: in the low '70's between Central Park West and Columbus Avenue. But how could 33 West 71st, just down the block, go for only \$770,000 and 51 West 71st bring a mere \$615,000? The answer: tenant profiles. Both 33 and 51 West 71st had rent-stabilized and rent-controlled apartments throughout most of their floors. Additionally, the sale of 33 West 71st was delayed several years by foreclosure and bankruptcy proceedings. Farther down the street, 305 West 71st was sold for \$1,175,000. This is a big 25-foot-wide house; but it also had tenants on floors that left only a modest contiguous space for the new owner to occupy.

Brooklyn Brownstone Prices Soar Into a Lower Altitude

BROOKLYN brownstone prices don't match those of Manhattan, but they look pretty good to Brooklyn brownstoners, even those who have no intention of selling. (Where would they go?) There's the owner on Park Slope's St. Johns Place (who paid \$25,000 for his house 30 years ago) and now greeted with amazement the news that a house down the block had just sold for \$775,000.

Park Slopers say that their community compares very favorably with the Upper West Side: alongside a great park (Prospect Park), within walking distance of a great museum (Brooklyn Museum, plus a bonus of the Brooklyn Botanic Garden behind it), great local restaurants, lots of writers and artists, and only five subway stops from Wall Street.

In Brooklyn Heights, where prices now approach Manhattan prices, a town house with a carriage house in back sold not long ago for \$2.75 million. And in July last year, according to a *Times* report, a Cobble Hill house sold for \$1,075 million. Much of this is ascribed to a ripple effect from Manhattan. But realtors say that the quieter streets of Brooklyn are attracting a number of would-be brownstoners. Also, the ride from downtown Brooklyn to downtown Manhattan is a lot shorter than, say, from the Upper West Side. And on a nice day, the walk across the Brooklyn Bridge from the Heights is a pleasure that is beyond compare.

A Contest for Brooklyn Green Blocks

Is your block the greenest block in Brooklyn? A contest sponsored jointly by the Brooklyn Borough President's office and the Brooklyn Botanic Garden will offer prizes to the winning block based on visual effect, variety and suitability of plants, color and horticultural practices, and people participation. Window boxes can be purchased at a discount price. Applications must be in by June 16, 1997. For information, call the Brooklyn Botanic Garden at (718) 622-4433, ext. 202.

Sad Death of the Clark Building On Historic Park Row

After much pussyfooting, J&R Music World, which owns and has occupied the 1893 Clark Building at 1 Park Row, has begun demolition of the building. Besides J&R, which apparently cares little about the urban fabric of the city that supports the store, the New York City Landmarks Preservation Commission must share the guilt for this crime in failing to designate the proposed Civic Center Historic District (first considered at public hearings in 1979 and 1980), which would have protected the building.

Help Wanted for Repair of "Equitable" Windows

A BRC member is seeking help on behalf of three owners who purchased wooden double-hung windows manufactured and installed by Equitable Merchandising Co., a former advertiser in the Brownstoner. The firm is apparently no longer in business.

Some of the spring balances in these windows have broken and the owners have been unable to have them repaired or to obtain replacement parts from the manufacturer, the Jim Walter Co. If any reader has had similar problems or can suggest a solution, please contact the member at 212/996-6464. FAX: 212/410-7795. E-Mail: gw@pips.com.

Landmarks Conservancy Establishes Loan Program for Emergency Repairs


THE severe winter of 1995-96 resulted in numerous appeals for financial help from property owners whose buildings had suffered damage. Such situations led the New York Landmarks Conservancy to create a new Emergency Loan Program to provide low-interest loans for repairs to small landmark buildings in New York City. To be eligible, a building must be individually landmarked, be in a National Register historic district, or be eligible for listing in such a district. Loans are limited to \$7,500 per project, at a 5% interest rate. The fund is administered by Karen Ansis, New York Landmarks Conservancy, 141 Fifth Ave., New York, N.Y. 10010. Phone: (212) 995-5260.

See page ten for
"Things to Do and Places to Go
for the New York Buff"

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200 Years Ago in New York

Social Notes from the 18th Century City

"Vauxhall gardens No. 112 Broad-Way. Joseph Delacroix informs his friends, etc. that in the beginning of June next his gardens will be elegantly decorated in a new taste, in which will be fixed a large Orchestra, for the accommodation of 15 of the best Musicians, and three times a week, there will be a Vocal and Instrumental Concert. The place will be provided with all kinds of refreshments. Those who desire to subscribe for the whole season shall have a deduction."

N. Y. Gazette & General Advertiser, May 20, 1797

"John Avery, late keeper of the Tontine Coffee House, has removed to that large, airy and elegant building, formerly the property of Dr. Samuel Bard, No. 42 Broad street, contiguous to Federal Hall...The capaciousness of this house, yards and garden, running back to new-street, covered with fruit and forest trees...The encouragement and support with which the subscriber has been favored in this line of business, during a three years residence at Belvidere and one at the Tontine Coffee House..."

Daily Advertiser, May 23, 1797

"New Vauxhall Gardens. Pearl-street, no. 5, opposite the Menage, two doors from the Battery. Peter Thorn ...begs patronage for a house and garden he has just set up in the above mentioned place, under the name of Apollo's Garden....Ice Cream, Cakes, Punch, and any Liquors; as also warm milk from the cow every morning. There are several rooms in the house for separate apartments.

"The Garden is elegantly set up with a quantity of boxes lighted with lamps in a fine and new stile, will be opened on Thursday evening next 25th May."

Ibid., May 26, 1797

"The Panorama, in this city [at 222 Greenwich Street], is to be opened this evening, for the first time. This beautiful invention in optical philosophy has been so far improved by Mr. Baker as now to exhibit views by artificial light, the result of his own experience.--Among other views in the Panorama, is one of an original painting of the city and harbour of Charleston [S.C.] with James and Sullivan Islands."

Time-Piece, May 29, 1797

"The inhabitants of the city of New York...are informed that a company of comedians...are
(Continued on next page)

arrived in town on their way to Philadelphia, and having permission of Messrs. Hodgkinson and Dunlap mean to open the Theatre, John street, for two nights only. The first performance will be this evening, the 18th of August."

Daily Advertiser, August 18, 1797

The Duc de la Rochefoucault Liancourt Gives His Impressions of New York

"New York is, next to Philadelphia, the largest and best town in the United States. These two cities rival each other in almost every respect. Philadelphia has hitherto had the advantage, but from the fine situation of New York there is reason to expect that sooner or later it will gain the superiority.

"It is calculated that the city contains at present upwards of fifty thousand inhabitants. There have been no less than four hundred and fifty new houses built here in this present year. It is increased and beautified with unheard of quickness....

"This quarter of the city [the section burned out in the great fires of 1776 and 1778] has been rebuilt since the peace, and is now one of the handsomest parts in it. The town had formerly been built without any regular plan, whence everywhere almost, except what has been rebuilt in consequence of the fire, the streets are small and crooked, the footpaths, where there are any, narrow, and interrupted by the stairs from the houses, which makes the walking on them extremely inconvenient. In general the houses are mean, small and low, built of wood, and many of them yet bear marks of Dutch taste. The new part of the city, built adjoining to Hudson's River ...is infinitely more handsome, the streets there being generally straight, broad, and intersecting each other at right angles, and the houses much better built. There is not in any city in the world a finer street than Broadway; it is near a mile in length, and is meant to be still farther extended: it is more than a hundred feet wide from one end to the other. Most part of the houses are of brick, and a number of them extremely handsome. From its elevated situation, its position on the river, and the elegance of the buildings, it is naturally the place of residence of the most opulent inhabitants. Broadway is terminated, at one end, by a handsome square, in the front of which is the governor's house...built upon the spot where the fort stood before the revolution. The demolition of this fort has left, between the governor's house and the river, a

large space, which has been formed into a public walk upon the banks of the Hudson River and from thence round to East River....Thus, in this promenade, the eye embraces at once all the outlets of this great port, and sees all its shipping come in and go out....

"The water is, in general, bad in New York.... There is a pump placed at the [northern] extremity of the city, where those families that are not satisfied with the wells and common pumps, get their water. The spring which supplies the pump belongs to one of the inhabitants, and is by him let for twelve hundred dollars, to a person who is said to sell daily from fifteen to twenty thousand gallons, and sometimes more. The water is known in the town by the name of tea water."

Travels in the United States of North America in the Years of 1795, 1796, and 1797 (London, 1799)

150 Years Ago in New York

A Railroad Along the Hudson

"There are now four parties of Engineers engaged in surveys for the purpose of settling the location of the line for the Hudson River Railroad. The progress thus far made, is such, that the location is expected to be settled by the latter part of this month, from this city to Fishkill, a distance of sixty miles."

Evening Post, May 4, 1847

The Common Council permits the Hudson River R.R. Co. "to construct a double track of rails, with suitable turn-outs along the line of the Hudson River, from Spuyten Devil Creek to near Sixty-eighth Street; occupying so much of Twelfth Avenue as lies along the shore, thence winding from the shore so as to intersect the Eleventh Avenue, at or near Sixtieth Street; thence through the middle of the Eleventh Avenue to about Thirty-second Street; thence on a curve across to the Tenth Avenue, intersecting the Tenth Avenue at or near Thirtieth Street; thence through the middle of the Tenth Avenue to West Street, and thence through the middle of West Street to Canal Street."

Proceedings of the Common Council, XIV: 307

Relief for the Irish

"The money received by the New York Committee for the Relief of Ireland amounts to \$144,000. Four ships, five barks, and four brigs have been sent abroad with 21,731 barrels of Indian meal and corn."

Evening Post, May 17, 1847


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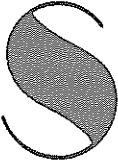
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A Cornerstone for the Arsenal

The cornerstone of the New York State Arsenal, on the west side of Fifth Avenue at 64th Street, is laid. In the morning there is a review of the New York State Militia at the Bowery. In the afternoon, a large number of ladies and gentlemen set out from the arsenal at the corner of Centre and White streets to attend the laying of the new arsenal's cornerstone.

Commissary-General Storms, chief superintendent of buildings, conducts the arsenal ceremonies. A company of Veteran Artillerists celebrates by firing "the old twelve-pounders which the British left on the Battery on a certain 25th day of November."

New York Herald, July 7, 1847

City College Is Born

The New York State legislature passes an act authorizing the Board of Education of the City of New York to establish a free academy. It gives authority to procure a site and erect a building at an expense of \$50,000, and authorizes an annual expenditure of \$20,000 for its support. It also provides, as a condition precedent to this becoming a law, that the question whether such an academy be established be submitted to the people. [The question was submitted and was approved, 19,404 votes in favor, 3,409 against.]

Laws of New York, 1847, Chap. 206

"The proposition to erect the free Academy in Madison square meets with strong opposition from the property holders and residents in that neighborhood. They say the authorities would violate their pledged faith by such a proceeding; it would destroy the value of the property, it would be unjust, for they (the property holders) had expended \$70,000 towards the formation of the square, and they would not consent to the proposition unless that amount were refunded; they had no right to build school houses on the square, for it would eventually be wanted for a City Hall or other municipal building."

Evening Post, July 30, 1847

"The Board of Education has resolved to purchase, for \$25,000, ten lots on the east side of Lexington Avenue at the south east corner of 23rd Street as the site for the Free Academy."

Ibid., Sept. 2, 1847

**"THINGS TO DO & PLACES TO GO
 FOR NEW YORK BUFFS"
 ON THE NEXT PAGE!**

Things to Do and Places to Go For New York Buffs

MUSEUM OF THE CITY OF NEW YORK, 1220 Fifth Ave., Manhattan
(212) 534-1672

"Professional Archaeologists of New York," Exhibition, to Sept. 14

"A Dream Well-Planned: the Empire State Building," Exhibition, to Dec. 7

"George & Ira Gershwin Centennial," Exhibition, to Jan. 4, 1998

"New York Gets Married," Exhibition, May 21-Sept. 21

"New York Paintings and Photographs by Maurice & E. Sievan," Exhibition, June 18-Nov. 9

"Under the Big Top: Circuses of New York," Exhibition, Oct. 15-Mar. 1, 1998

BAY RIDGE HISTORICAL SOCIETY, P.O. Box 090483, Fort Hamilton Station, Brooklyn, NY
11209-0011.

"The History of the Press in Brooklyn," Wednesday, May 21. Lecture by Fred Halla. 7:45 p.m. Community Room, Shore Hill Towers, 91st St. and Shore Road, Brooklyn

MUNICIPAL ART SOCIETY, 457 Madison Ave., Manhattan.
(212) 935-3960

"21st Century Streetscape," Exhibition. Opens April 31.

"Preserving the Moderns: 1940-1965." Spring course consisting of four slide lectures and four walking tours commencing May 14. Call for information.

BROOKLYN HISTORICAL SOCIETY, 128 Pierrepont St., Brooklyn.
(718) 624-0890

"Historic Industrial Williamsburgh." Walking tour led by John Kriskiewicz. Saturday, May 3 at 11 a.m. \$12. Phone for reservation.

"Sheepshead Bay." Walking tour led by John Kriskiewicz. Saturday, June 22 at 11 a.m. \$12. Phone for reservation.

AMERICAN MUSEUM OF NATURAL HISTORY, Central Park West at 79th St., Manhattan. Phone:
(212) 769-5200

"Wonders of Metropolitan New York: The Revolutionary War." Two-part slide lecture by Sidney Horenstein on how geology affected the war. Succeeding Tuesdays, May 20 and 27, 7-10:00 p.m. \$15.

"Geology Cruise Around Manhattan." Tuesday, June 10, 6-9:00 p.m. Three-hour boat trip around Manhattan, with Sidney Horenstein as guide. \$25.

"Nooks & Crannies of Western New York Harbor." Tuesday, June 17, 6-9:00 p.m. Three-hour cruise along western part of harbor. \$25.

"Exploring the East River and Long Island Sound." Saturday, June 21, 11:00-3:00 p.m. \$30.

"Walking Tour Along the Harlem River: Geology & History." Saturday, June 28, 10-11:30 a.m. or 1-2:30 p.m. \$15.

"Arthur Marks Tours the West Side." Three tours, all from 1:30 to 3:30 p.m. \$10 each. Saturday, May 10: "Duke Ellington and Broadway." Saturday, June 7: "Chelsea, Hub of the Arts." Sunday, June 29: "Life & Dreams on the West Side."

BIG ONION WALKING TOURS, P.O. Box 20561, Cherokee Station, New York, NY 10021-0070.
Offers a huge variety of tours. For complete schedule, write to address above, or call (212) 439-1090.

Fifth Annual "Restoration" Exposition To Take Place in Chicago, Oct. 16-18

CLAIMED to be the largest comprehensive exposition for professionals interested in the preservation and renovation of historic and traditional architecture and objects, the fifth annual Restoration exposition will take place at the Chicago Merchandise Mart on October 16-18.

The organizers of the conference are now inviting proposals for presentations, which should be submitted by May 15. Proposals should be addressed to: Conference Manager, EGI Exhibitions, 129 Park St., North Reading, Mass. 01864. Phone: (508) 664-6455. FAX: (508) 664-5822. e-mail: show@egixhib.com

Cooler in Summer, Warmer in Winter: Roof Insulation Can Make It Happen

HERE'S good advice from the New York Landmarks Conservancy about insulating a flat-roofed building--which most brownstones are.

Energy codes recommend insulating ceilings to an R-value of 38 in southern New York State. (R is a measure of insulating power.) "If you have a flat-roofed building with a space between the ceiling of the upper story and the roof, check to see if it's insulated by looking inside with a flashlight. If you find an uninsulated space in a building that's regularly heated, it may be a prime candidate for energy savings." Your utility company can help you calculate the payback for recommended amounts of insulation.

"It's imperative to ventilate an insulated space to avoid condensation and allow the insulation to work properly. In a space of 1,000 square feet [typical of a brownstone roof] two vents are required that need thoughtful installation: for example, galvanized-steel mushroom-shaped vents, 12 inches in diameter, set in holes cut through the roof, with metal flange flashing stripped in with roofing felts and bitumen. Plastic drip pans below the vents protect the insulation from errant moisture and condensation."

Before you hire an insulation contractor, ask how he gets insulation into the far reaches of crawl spaces, how he installs vents and flash openings, and what materials he uses. The Conservancy warns: "Work only with properly licensed, insured firms that have successfully completed similar installations."

Technical briefs called "Insulation Facts" are available at no charge from the North American Insulation Manufacturers Assn., 44 Canal Center Plaza, Suite 310, Alexandria, Va. 22314. Phone: (703) 684-0084.

100 Years Ago in New York

Mayor Strong Sends a Message to the Board of Aldermen Concerning Education and Health

"The past year has been fruitful of more discussion regarding the school system in this city than any previous year in our history. Not only has there been a radical change in our school law, but the question of adequate accommodations for school children and the ability of the city to meet the requirements of an increasing population have been productive of much discussion in the public prints and by the citizens generally. It is a fact that for a number of years there has not been a sufficient and proper school accommodation in this city. It is a fact that there is not now such an accommodation as the standing of New York City and the character of its population demand.

"I understand it to be a fact that tuberculosis in cattle is the same disease so fatal in mankind, and that the milk from such diseased animals is frequently the cause of this disease in those who consume it. The importance of an early diagnosis of this disease in milch cows and the prompt destruction of diseased animals is obvious. Of the 2,700 milch cows within the city limits, 1,139 have been carefully examined the past few months and the 'tuberculin test' applied. Of this number 186 were found to be diseased and were slaughtered, and the autopsy in each case confirmed the diagnosis."

Proceedings of the Board of Aldermen,
CCXXV: 109-20



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