BOX
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FOLDER
76
Court House Board
1912; ud

Court House Board

115 Broadway
New York, August 20, 1912

To Hon. William J. Gaynor
Mayor &c &c

DEAR SIR:

I enclose herewith, for your information, a copy of the Programme of the Preliminary Competition for the selection of certain competitors to compete in a Final Competition for the selection of an Architect for the new Court House Building, which has been issued by this Board. You will find included therein a Tentative Schedule of Requirements for the Building, together with explanation thereof.

It is very desirable that any suggestions, which are welcomed by this Board, shall be made in writing prior to October 1st, 1912, in order that they may be considered in preparing the Programme in the Final Competition, to be issued shortly thereafter.

The Board will grant hearings on the subject subsequent to that date if a request is made therefor.

Very respectfully,

L. LAFLIN KELLOGG,
Secretary.

The Court House Board

NEW YORK COUNTY

PROGRAMME OF THE PRELIMINARY COMPETITION FOR THE SELECTION OF CERTAIN COMPETITORS TO COMPETE IN A FINAL COMPETITION FOR THE SELECTION OF AN ARCHITECT FOR THE NEW COURT HOUSE BUILDING.

New York Court House

PROGRAMME OF THE PRELIMINARY COMPETITION.

SECTION 1. The Court House Board, hereinafter called the Board, subject to the terms of Chapter 336 of the Laws of 1903, as amended, and in accordance with its Announcement dated May 24, 1912, institutes a Competition for the selection of an Architect for a new Court House in the County of New York.

This competition, as stated in said Announcement, is to be held in two parts—a Preliminary Competition and a Final Competition. The Board at this time institutes a Preliminary Competition.

§2. The purpose of this Preliminary Competition is the selection of ten architects, who, together with certain invited architects, shall be allowed to take part in the Final Competition for the selection of the Architect of the Court House.

The invited architects (two names having been added to the list published in the Announcement of May 24, 1912), are Messrs.:

McKim, Mead & White,
Carrère & Hastings,
LaFarge & Morris,
Tracy, Swartwout & Litchfield,
James Riely Gordon,
H. V. Magonigle,
York & Sawyer,
Charles Butler & Charles Morris, Associated,
Trowbridge & Livingston,
A. W. Brunner,
Cass Gilbert,
Geo. B. Post & Sons.

Whenever the word architect or competitor is used in this Programme it is to be understood as applying either to an individual or to a firm of architects.

§3. The following architects, having sent their names, office address and statement of qualifications to the Secretary of the Board, have been accepted by the Board as competitors in the Preliminary Competition, viz., Messrs.:

1. Andrews, F. M., & Co.
2. Allen, Augustus N.
3. Almirall, Raymond F.
4. Blum, George and Edward.
5. Barber, Donn.
6. Bosworth, Francke Huntington, Jr.
7. Buckham, Charles W.
8. Casey, Edward Pearce.
9. Cleverdon, Robert N.
10. Clinton & Russell.
11. Cross & Cross.
12. Davis, McGrath & Kiessling.
13. Delano & Aldrich.
14. Dennison, Hirons & Darbyshire.
15. Dillon, McLellan & Beadel.
16. D'Oench & Yost.
17. Emerson, William, and Walter D. Blair Associated.
18. Freedlander, J. H.
19. Gersdorff, George B. de.
20. Green, James C.
21. Griffin & Wynkoop.
22. Hill & Stout.
23. Haight, Charles C., A. M. Githens, & Aymar Embury, II.
24. Hunt & Hunt.
25. Hazzard, Erskine & Blagden.
26. Hedman & Schoen.
27. Heidelberg, Max G.
28. Helmle, Frank J.
29. Hoppin & Koen.
30. Howells & Stokes.
31. Huntington, Charles P., and Schonewald & Kintzing Associated.
32. Jallade, Louis E.
33. Josselyn, Edgar A.
34. King, Beverly S.
35. Knowles, H. P.
36. Kimball, Francis H.
37. Kirby, Henry P., & Petit, John J.
38. Lord, Hewlett & Tallant.
39. Lowell, Guy.

40. Mann & MacNeille.
41. Maynicke & Franke.
42. Murchison, Kenneth M., & Howard Greenley Associated.
43. MacDonald, Evan T., & James Valentine Reddy.
44. Palmer, Hornbostel & Jones.
45. Pell, F. Livingston.
46. Perkins, Frank E.
47. Pilcher & Tachau.
48. Pope, John Russell.
49. Price, H. Brooks.
50. Reiley & Steinback.
51. Robertson, R. H. & Son.
52. Rogers, James Gamble.
53. Ross, Albert Randolph.
54. Starrett, Goldwin & Van Vleck.
55. Shire & Kaufman.
56. Snelling, Grenville Temple.
57. See, Milton & Son.
58. Taylor & Levi.
59. Trowbridge & Ackerman.
60. Van Pelt, John V.
61. Walker & Gillette.
62. Walker, Richard A.
63. Ware, James E., & Sons.
64. Werner & Windolph and William Van Alen Associated.
65. Westervelt, J. C.
66. Willauer, Shape & Bready.
67. Wilder & White.
68. Wallis & Goodwillie.
69. Swasey, William Albert.
70. Hoffman, F. Burrall, Jr.
71. Gillespie & Carrel.

§4. This Programme constitutes an agreement between the Board on the one hand and each competitor on the other, to which agreement each architect gives assent by submitting a design in competition.

§5. The drawings required to be submitted by each competitor are described hereafter.

With each set of drawings must be enclosed a plain sealed envelope without any superscription or mark of any kind, the same containing the name of the competitor.

No description of the design will be allowed.

The design submitted by each competitor must be of his own authorship, produced in his office under his personal direction.

No name or mark which could serve as a means of identification must appear on any drawing or upon the wrapper of the drawings; nor shall any competitor directly or indirectly reveal the identity of his design, or hold any communication regarding the competition with any member of the Jury or of the Board or with the Consulting Architect, except as provided in Article 15.

It is understood that in submitting a design each competitor thereby affirms that he has complied with each of the foregoing mandatory provisions, and agrees that any violation of them renders null and void both this agreement and any agreement arising from it.

§6. Each set of drawings must be securely wrapped, addressed "Court House Board" and delivered at No. 115 Broadway, Room No. 1101, not later than 12 o'clock noon on October 19, 1912.

§7. Each set of drawings will be removed from its wrappings by employees of the Board, under the direction of the Secretary of the Board, who will place upon each drawing and the enclosed envelope a number for identification.

The sealed envelopes will be held in the custody of the Secretary of the Board, and will not be opened until the ten designs have been finally selected as provided in Section 10.

§8. The designs will be examined by a Jury composed of Messrs.:

R. S. Peabody,
Frank Miles Day,
J. L. Mauran.

§9. The Jury will examine the designs submitted, holding meetings on at least three consecutive days; and will select the ten designs which appear to it the most meritorious, and make a written report to the Board designating them. Any design which does not comply with the mandatory conditions of this Programme will be excluded from consideration.

§10. The report of the Jury will be considered by the Board, which shall make a final and conclusive choice of ten designs.

The architects who are the authors of the ten designs thus chosen will be notified by the Secretary of the Board on or before November 1, 1912, or as soon thereafter as possible, and invited to take part in the final competition for the selection of an Architect for the Court House in the County of New York, provided, however, that such architects be approved by the Board. If any of these ten architects be not approved by the Board, he shall be paid the sum of One thousand dollars ($1,000) in full compensation for services rendered, and he shall have no other claim under this agreement; but otherwise no compensation will be paid for the designs called for in this Programme.

§11. The Final Competition will be held at a later date, and the Programme therefor will be issued as soon as possible after the close of this Competition, which Programme will provide for the payment of the sum of One thousand dollars ($1,000) to each of the competitors so invited or selected as above provided, who shall submit a design in the Final Competition, and will contain the usual and proper conditions of competition programmes.

§12. The drawings submitted in the Preliminary Competition will not be made public, and will be shown only to the members of the Board, to the members of the Jury, to the Consulting Architect, and to the employees of the Board who open the packages of drawings.

§13. The names of the authors of each design selected in this competition will not be communicated to the members of the Jury. Only the list of those selected will be made public.

§14. All drawings will be returned to their authors at the close of the Competition.

§15. If any competitor desires information of any kind whatsoever in regard to this Competition or the Programme,

No name or mark which could serve as a means of identification must appear on any drawing or upon the wrapper of the drawings; nor shall any competitor directly or indirectly reveal the identity of his design, or hold any communication regarding the competition with any member of the Jury or of the Board or with the Consulting Architect, except as provided in Article 15.

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§13. The names of the authors of each design selected in this competition will not be communicated to the members of the Jury. Only the list of those selected will be made public.

§14. All drawings will be returned to their authors at the close of the Competition.

§15. If any competitor desires information of any kind whatsoever in regard to this Competition or the Programme,

he is to ask for this information by letter addressed to the Secretary of the Court House Board, No. 115 Broadway, and a copy of this letter, and of the answer thereto shall be sent simultaneously to each competitor; but no such request for information received after September 1, 1912, will be answered.

§16. A copy of this Programme will be sent to each of the competitors already invited for the Final Competition.

REQUIREMENTS OF THE BUILDING.

§17. The general requirements of the Building and a detailed schedule of accommodations are given in the following paragraphs. These requirements are only tentative, and may be changed or modified in the Programme for the final competition. For the purposes of this competition they may be considered as definite, and are given as a guide to the competitors as to the conditions of the problem. The sizes of all the Court rooms and of other important rooms as given must be adhered to; other sizes are approximately correct.

§18. The plots of ground to be under the jurisdiction of the Court House Board are those marked A., B. and C. in the accompanying survey.

The building is to be placed upon the plot marked A. It may occupy such portion of this plot as each competitor may desire. The remainder of the plot, if any, and also the plots marked B. and C. may be treated as desired, as parts of the general composition.

The streets shown are as projected, and must not be interrupted. The Subway passes under the building site as shown in the Survey. It may be assumed for the purposes of this Competition that a portion will be rebuilt so as to give the necessary points of support between or on either side of the tracks.

The plot marked D. is the proposed future site for an important public building or buildings, but is not controlled by the Board.

§19. The number of stories is not dictated; and if desired certain portions may be higher than others.

§20. The lower story or cellar is to have its floor on approximately the same level as that of the existing tracks of the subway in Centre street. This story is to contain passages connecting the subway station corner of Lafayette and Worth streets, and the station corner of Centre and Park streets to stairs and elevators. The remainder of this story is to contain all necessary space for heating, electric, ventilating and other mechanical plants, and such space for store rooms, etc., as may be available.

§21. All stories containing Court Rooms are to be 27′ 0″ in the clear, with mezzanines if desired, and all other stories are to be 14′ 0″ in the clear.

§22. The general divisions of the building are as follows:

1. Supreme Court,
2. City Court,
3. County Clerk,
4. Commissioner of Jurors,
5. Library,
6. Justices' Chambers,
7. Janitor and Service,
8. Special Rooms for various purposes.

§23. So far as possible each of the first six divisions should be treated as separate administrations, each one complete in itself.

§24. It is preferable that of these divisions (3) and (4) be placed on or near the first floor; that (5) and (6) be placed at or near the top of the building. But these positions are not mandatory.

§25. The entrance on the south should have spacious vestibules and halls, and other entrances should be provided.

SUPREME COURT.

§26. Each Court Room, or where so indicated in the schedule, each two Court Rooms, with the appurtenances (Jury Rooms, Counsel Rooms, etc.), is to constitute a unit, complete in itself and without communication with other rooms.

If desired a portion of the floor space called for in Court Rooms may be placed in a gallery (accessible from a mezzanine floor) for the accommodation of spectators, and the space under the gallery may be utilized.

There should be provided in each Court Unit rooms as noted in the schedule. In every case where Counsel and Witness Rooms are called for, there should, if possible, be provided a Lobby giving access to these rooms and to the Court Rooms.

Certain rooms in any unit may, if desired, be placed in a mezzanine story, but if this is done access by means of special stairs must be provided for each unit.

CITY COURT.

§27. The conditions of the City Court are essentially the same as those of the Supreme Court. It is desirable that it be kept separate from the Supreme Court, especially in its approaches.

JUSTICES' CHAMBERS.

§28. The Chambers of the Supreme Court Justices and those of the City Court Justices should form two groups.

For each of these groups ample lobbies or public spaces are desirable.

LIBRARY.

§29. The Library should be so placed as to be easily accessible from the Justices' Chambers, and also accessible by the general elevators to members of the Bar.

AUDITORIUM.

§30. The Auditorium or a Court Room of large size should be one of the monumental features of the building and should be placed either in the first or second story, in connection with the principal entrance.

§31.. In addition to such private stairs as may be needed for communication between the different departments, when placed in more than one story, there must be a sufficient number of enclosed staircases, serving as fire-escapes.

§32. There should be an ample elevator service, grouped as may seem advisable. It is suggested that special groups may be provided for the Justices of the Supreme and City Courts.

DRAWINGS.

§33. The following drawings are required and no others must be submitted. No alternative designs will be allowed.

(*a*) A sketch plan of the first story, showing the treatment of the whole site and the adjacent streets as shown. Scale, 1/40″ = 1′ 0″.

(*b*) Sketch plans of all stories above the first story. But if any of these are essentially duplicates, a single plan of these stories may be shown. Scale 1/40″ = 1′ 0″.

These plans are to show entrances, corridors, stairs, elevators, etc., and important rooms as may be desired. But sub-

divisions of different departments are not required to be shown. The areas of any large rooms shown, or of any spaces devoted to the different departments must be indicated on the plans.

(*c*) A plan of one Court Room story, containing Court Rooms for the Supreme Court, Trial Term, Civil Cases, as noted in schedule. Scale 1/16″ = 1′ 0″.

(*d*) A plan of the mezzanine in this story if any be desired. Scale 1/16″ = 1′ 0″.

(*e*) A partial section of this story, showing one or two Court Rooms and the other rooms forming a Court Room unit. Scale 1/16″ = 1′ 0″.

All the above (*a, b, c, d* and *e*) must be rendered upon white paper or upon tracing paper, in ink or in pencil, with the solids of plans blacked in.

(*f*) One elevation of the south front. Scale 1/40″ = 1′ 0″.

This is to be rendered upon white paper or upon tracing paper, in ink or in pencil, with shadows cast at 45°. No appreciable color is to be used.

Each sheet of drawing is to have a single line as border to have a general title "New York Court House" with the scale and the designation of plan, section or elevation, the titles of rooms or departments, the dimensions and area of the same; and otherwise no lettering. All the above is to be in plain Roman letters.

Each sheet is to be mounted upon card-board, and as far as possible each sheet is to be about 27″ by 40″ (double elephant), plans, etc., being grouped as desired.

TENTATIVE SCHEDULE OF REQUIREMENTS.

General Divisions.

I. Supreme Court.
II. City Court.
III. County Clerk.
IV. Commissioner of Jurors.
V. Library.
VI. Justices' Chambers.
VII. Janitor and Service.
VIII. Special Rooms.

I.

SUPREME COURT.

A—Special Terms.
B—Trial Terms.
C—Appellate Terms.
D—Additional Court Rooms.

A—*Special Terms* (Three Parts and Equity Cases).

(1)	Part I.	Square Feet.
1 Unit	1 Court Room	3,600
	1 Robing Room and Toilet	400
	1 Clerk's Office	1,800
	1 Clerk's Private Office	300

		Square Feet.
(2)	PART II.	
1 Unit	1 Court Room	2,500
	1 Robing Room and Toilet	400
	1 Witness Room (for habeas corpus cases)	600
	1 Clerk's Office	300
	1 Assignment Bureau Record Room	800
	1 Examination Room	600
	1 Supreme Court Naturalization Room.	800
	1 Supreme Court Naturalization Clerk's Room	400
(3)	PART III.	
1 Unit	1 Court Room	2,500
	1 Robing Room and Toilet	400
	1 Office for general Clerks and Public.	1,800
	1 Calendar Clerk's Office	300
	1 Vault	100
(4)	EQUITY CASES.	
5 Units	10 Court Rooms, each 1,300	13,000
	5 Robing Rooms and Toilet, each 350	1,750
	5 Witness Rooms, each 300	1,500
	5 Counsel Rooms, each 300	1,500
B—*Trial Terms.*		
(1)	CRIMINAL CASES.	
1 Unit	2 Court Rooms, each 2,500	5,000
	1 Robing Room and Toilets	350
	1 Jury Room and Toilet	350
	1 Counsel Room	300
	1 Witness Room	300
	1 Grand Jury Room	800
	1 Room for Witnesses	400
	1 District Attorney's Office	300
	1 Interpreter's Room	200
	1 Prisoner's Lockup	200

		Square Feet.
(2)	CIVIL CASES.	
12 Units	24 Court Rooms, each 2,500 (Six of these are for Trials without Jury)	60,000
	24 Robing Rooms with Toilets, each 350 (One Toilet for each two Robing Rooms)	8,400
	18 Jury Rooms with Toilets, each 350 (One Toilet for each two Jury Rooms)	6,300
	12 Counsel Rooms, each 300	3,600
	12 Witness Rooms, each 300	3,600
	1 Trial Term Calendar Clerk	800
	1 Clerk's Private Office, also near the Court Rooms, and grouped together	300
	Examination Rooms (These may be in one or more rooms with office partitions)	1,200
	1 Interpreter's Room	200
C—*Appellate Term.*		
1 Unit	1 Court Room	2,500
	1 Robing Room with Toilet	600
	1 Clerk's Office and Record Room	1,200
	1 Clerk's Private Office	300
	1 Stenographer's Room	300
D—*Additional Court Rooms.*		
5 Units	10 Court Rooms, each 2,500	25,000
	5 Robing Rooms with Toilet, each 350	1,750
	5 Jury Rooms with Toilets, each 350	1,750
	5 Counsel Rooms, each 300	1,500
	5 Witness Rooms, each 300	1,500
	Examination Rooms (These may be in one or more rooms with office partitions.)	1,000

II

CITY COURT.

A—Special Term.
B—Trial Term.

A—*Special Term.*		Square Feet.
1 Unit	2 Court Rooms, each 2,500	5,000
	1 Robing Room with Toilet, etc	350
	1 Public Office and Record Room and Interpreter's Room	2,000
	1 Clerk's Private Room	300
B—*Trial Term.*		
5 Units	10 Court Rooms, each 2,500	25,000
	5 Robing Rooms with Toilets, etc., each 350	1,750
	5 Jury Rooms with Toilet, each 350	1,750
	5 Witness Rooms, each 300	1,500
	5 Counsel's Rooms, each 300	1,500

III.

COUNTY CLERK.

A—Administration Room.
B—Records.

A—*Administration.*	Square Feet.
1 Main Office	2,500
1 Private Office	300
1 Deputy Clerk and Stenographer's Room	600
1 Naturalization Bureau	1,800
1 Examination Room	2,500
1 Judgment Docket Room	1,800
1 Filing Room	2,500
1 Lis Pendens Room	1,800
1 Index Room	1,800

B—*Records.*	Square Feet.
1 Current Filing and Indexes	5,000
1 Record Room (Stack Room)	10,000

IV.

COMMISSIONER OF JURORS.

1 Commissioner's Office	300
1 Secretary's Room	300
1 Examination Room	800
1 Room for the selection of Jurors	600
1 Clerical force and Files	1,800

V.

LIBRARY.

1 Reference Room (This may be divided in two rooms.)	5,000
1 Stack Room to contain 50,000 running feet of shelving in as many tiers of stacks as desired.	
50 Alcoves or Study Rooms, in as many stories as desired, accessible from Reference Room, each 100	5,000
1 Librarians Office	300
1 Library Employees Office	1,800

VI.

JUDGES' CHAMBERS.

A—Supreme Court Justices.
B—City Court Justices.
C—Dining Accommodations.

	Square Feet.
A—*Supreme Court Justices.*	
1 Office (Placed near Elevators).....	400
1 Clerk's and Stenographer's Office...	400
40 Justices' Chambers consisting each of 1 Justices' Room, each 300..... 1 Secretary's Room 200.....	20,000
B—*City Court Justices.*	
1 Office (Placed near Elevator).....	300
1 Clerk's and Stenographer's Office....	300
10 Justices' Chambers consisting each of 1 Justices' Room, each 300..... 1 Secretary's Room at 200.....	5,000
C—*Dining Accommodations.*	
2 Dining Rooms	2,000
1 Kitchen, Pantry, etc.	
1 Special Elevator	1,600

VII.

JANITOR AND SERVICE.

Janitor's Apartment ..... (Placed as may be desired.)	5,000
Janitor's Offices ..... (In Basement or First Floor.)	2,500
Adequate space for mechanical plant, storage, etc.	
Slop sink, closets (two or more) in each story.	

VIII.

SPECIAL ROOMS.

1 Auditorium or Court Room of large size for the hearing of important cases, important meetings of the Judiciary or Bar, etc. This must provide ample seating capacity for 1,500 persons, about 900 on the floor and 600 in a gallery.
1 Anteroom, accessible from the bench.
1 General public waiting room in the first story with Telegraph and Telephone offices, and separate facilities for women and children, and public toilets for each sex.
1 Lunch room and dining room communicating with the above.
Coat rooms in all the principal stories.
Men's and Women's toilets in all the principal stories.
1 Bindery.
Public Stenographer's Rooms.
Connections with the Subway Station at Worth and Lafayette streets in the cellar, leading to elevators.
Elevators as required, both passenger and freight.
A sufficient number of enclosed staircases (serving as fire-escapes).

Dated:
New York, No. 115 Broadway,
August 19, 1912.

COURT HOUSE BOARD:
MORGAN J O'BRIEN, CHAIRMAN;
L. LAFLIN KELLOGG, SECRETARY;
EDWARD M. GROUT,
E. CLIFFORD POTTER,
CHARLES STECKLER.

WALTER COOK,
CONSULTING ARCHITECT.

M. B. BROWN PRINTING & BINDING CO.,
49-57 PARK PLACE, NEW YORK.

1

FRANKLIN ST.

CENTRE ST.

E.S. ✕ 12.0

ST.

OUTSIDE LINES OF SUBWAY-IN OPERATION.

508±

200±

D

80'

201±

✕ 1079 ELEV. ROOF

518±

LEONARD ST.

60'

E.S. ✕ 16.0

E.S. ✕ 17.0

CURB LINE

521.28

90°-50'-27"

91°-57'-13"

✕ 1083 E.R.

ST.

178.00

OUTSIDE LINES OF SUBWAY-NOT IN OPERATION.

168.39

80'

152'-46'-12"

E.S. ✕ 21.0

A

✕ 1119 E.R.

147°-29'-25"

WORTH ST.

E.R. } 20.5
E.S. ✕ }

✕ 1339 E.R.

220±

364.49

80'

LAFAYETTE

2

80'

201±

PARK

ST.

EXTENSION To Bowery

ST.

(PROPOSED) LEONARD

E.S. + 16.0

ST.

30±

ST.

BEND (MULBERRY now COLUMBUS)

MULBERRY

ST.

168.39

190±

227±

(OLD)

B

ST.

220±

338±

BAXTER

3

WORTH

ELM ST.

LAFAYETTE

292.47

152.46-12"

E.R. 21.0
E.S.

E.S. 21.0

E.R. 20.5
E.S.

A

11.49 E.R.

13.33 E.R.

13.79 E.R.

127-29-37"

218.57

14.30 E.R.

16.50 E.R.

109-26-06"

BAXTER

CURB LINE

PEARL

E.S. 18.0

50'

14.80 E.R.

177.00

62-58-37"

74-46-59"

19.30 E.R.

15.30 E.R.

147.84

C

125.53

80'

109-11-35"

113-02-49"

77.60

E.S. 11.0

E.S. 17.0

205 ELEV. ROOF.

DUANE ST.

NOTE

E.R. 14.80 = ELEVATION OF SUBWAY ROOF
E.S. 21.0 = " " SURFACE OF GROUND

ELEVATIONS ON THIS MAP ARE REFERRED TO THE CITY DATUM 2.67 FEET ABOVE UNITED STATES COAST AND GEODETIC SURVEY DATUM

DRAWN. W.A.G.M.
CHECKED. A.V.W.P.

LINES NOT IN ION.

1149 E.R.

1339 E.R.

1380 E.R.

1430 E.R.

1650 E.R.

109°-26'-06"

364.49

(NEW) 80'

CURB LINE

BAXTER

147°-29'-25"

168.39

190±

220±

338±

B

PARK

227±

(OLD) MULBERRY ST.

ST.

BAXTER

ST.

E.S. 11.0

1480 E.R.

74°-46'-59"

1530 E.R.

125.53

0'-02'-49"

2005 ELEV. ROOF.

CITY HALL PLACE.

4

CITY OF NEW YORK BOROUGH OF MANHATTAN
OFFICE OF THE PRESIDENT
BUREAU OF DESIGN AND SURVEY.

COURT HOUSE SITE

LEONARD, LAFAYETTE, (NEW) BAXTER AND DUANE STS.

DATED... August 15-1912 SCALE. 40'=1"

H. A. Metcalfe
ASSISTANT ENGINEER IN CHARGE.

FILE NO.

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mittee, that the respective designations of a down town and an up town site cannot well be improved upon.

No adequate reasor now exists for any further delay and I therefore address myself to the sole question, which of the two designated sites is preferable ?

As a citizen and a justice of the Supreme Court in this County, with an intimate familiarity of ten years with court conditions, I deem it a public duty to ask you dispassionately to consider all phases of the question. I am satisfied that if you do this, your conclusion will be reached with due regard to both the primary and essential needs of a court house and the existing condition of the finances of the City.

I am strongly of the opinion, that the up town site is <u>per se</u> the most desirable for a court house. That it is the least costly site that has been proposed is demonstrable beyond cavil.

The selection of a down town site seems to rest upon three controlling considerations. The first is that the removal of the court house up town would seriously inconvenience the members of the bar and result in the lowering of values of down town office buildings.

The second is, that it is important to locate the court house near the Hall of Records, the municipal building and the City Hall.

The third is, that a down town site will bring into reality the dream of the architects, of a large civic centre.

The statistics taken from the records of the jury term calendars

of the Supreme Court, conclusively show that the first consideration is founded upon a false and baseless assumption of fact.

There are upwards of 11,000 lawyers located in New York County and only 7000 causes on the jury calendar represented by about 3350 attorneys (whether for plaintiff or defendant). The statistics for the years 1910 & 1911 show that nearly 3500 or one half of these cases are disposed of outside of court and that the total number of cases disposed of in court, either by trial or for want of appearance of one of the parties, averages about 2100 cases annually.

Of the 3350 lawyers represented, 1600 have only one case; 625 have two cases each; 500 have three or four cases; 380, five to ten cases; 165, 10 to 20 cases; 53 from 20 to 30 cases; 31 from 30 to 60 cases, and 14 upwards of 60 cases.

It has also been ascertained that most of the lawyers having a large number of cases on the calendar are those engaged almost exclusively in personal injury cases, either as plaintiff or defendant, the latter representing either the street railway or the indemnity companies.

There are therefore less than 5600 cases annually reached for trial on this calendar, and of this number only 2100 or less than one third of all the cases on the calendar require the attendance of lawyers, that is to say, one third of 3350 attorneys or less than 1150 are required to come to court upon these trials. Of these you will remember that half have but one case and that a third, less than three

cases, leaving about 200 firms that attend upon trials more than three times a year.

The equity calendar has less than 1800 cases and the proportions there will not seriously affect the conclusions reached.

In view of these indisputable facts, can it be successfully claimed that the members of the bar generally will be seriously affected by the removal of the court house to Washington Square, to reach which, would consume perhaps five to ten minutes more of their time than to reach Worth and Centre Streets.

It is quite evident that lawyers locate their offices with reference to the convenience of their business and proximity to other lawyers' offices, and that removal northward of the court house would not in itself affect the occupancies of the down town offices.

The fact that the Appellate Division is located at 25th Street only emphasizes the correctness of my views.

I would also call your attention to the fact that in all likelihood, when the new west side subway is constructed, a transverse subway connecting it with the east side subway will be built at or near Washington Square.

The second argument resting upon an assumed important relationship between the Hall of Records, The City Hall and the Municipal building on the one hand and the court house on the other is wholly unfounded in fact. Original documents from any of these offices are not often required in court, and when they are, counsel either agree upon copies

of the papers or offer certified copies, which by law are admissible in evidence.

To one familiar with the actual procedure in such matters, it ~~seem~~ seems preposterous seriously to urge that it is important for the court house to be in close proximity to either the Hall of Records, the Municipal building or the City Hall. There is no practical relationship between the court and these buildings.

We now come to the third consideration, that of a proposed "civic centre".

I freely acknowledge the desirability of creating civic centres in the embellishment of our City. But it seems to me that the development of a civic centre should be based upon some harmonious relationship between the buildings forming the proposed centre.

The distinguished committee of architects admirably summarized the essentials of a court house in stating "that the surroundings of the Court House should be of such extent as to provide a sure abundance of light and air, the least possible disturbance from the noise of street traffic, convenience of approach and the dignity befitting a great hall of justice".

The requirements of a court house are unlike those of a building devoted to purely administrative work, such as a hall of records, a municipal building or the City Hall. It partakes more of the character^istics of a noble house of learning or of an edifice dedicated to religion. I hardly think, for example, that the eminent architects would

advocate the collocation of the magnificent Public Library with the group of buildings which are to form the proposed civic centre. The Public Library has in itself resulted in a magnificent civic centre at Fifth Avenue and 42nd Street.

The removal of the present court house and the Post Office with appropriate architectural changes in the present ugly approaches to the Brooklyn Bridge and the elevated terminal might result in a fine civic centre about the Municipal building.

But why complicate the selection of a court house site with a vague, hazy idea that in the uncertain future it may be determined to erect some other, as yet unknown, public buildings which might then be brought into this civic centre. And why complicate the court house site problem with a project which means a present expenditure of many millions of dollars with the possible retardation of other necessary public improvements, such as the Brooklyn court house.

According to your committee's report, the estimated cost of acquiring sites will reach the sum of $6,500,000. This does not include the cost involved in reconstructing the number of streets and thoroughfares suggested in the report. It is safe to say that the actual cost of the site will likely be from eight to ten million.

In my judgment, the total cost of building a court house including an ideal site should be well within ten millions of dollars.

Aside from the objection of unnecessary extravagance in the use of public moneys, by tagging on the civic centre idea to the court house,

I call your attention to the fact that the already congested traffic conditions culminating at City Hall Park, which will be intensified upon the completion of the new Municipal building, will be still further aggravated by the erection of the court house in "Centre Street".

The assessed valuation of the land embraced within the four blocks South of Washington Square, as shown by the assessments of 1912, which I have just procured, is as follows:

	Land		Buildings		Total.
Block 538 -	$451,000.	-	$202,000.	-	$653,000.
" -	362,500.	-	113,000.	-	475,500.
Block 541 -	439,000.	-	132,000.	-	571,000.
" -	228,000.	-	92,000.	-	320,000.
	1,480,500		539,000.		2,019,500.

I have been informed that most of the buildings within the foregoing area are old and very likely worth less that the assessed value.

It is therefore probable that even with the extravagant cost of condemnation proceedings, the actual cost of this site would be about $2,500,000. and assuredly should be less than $3,000,000. since it presents no complications involving rearrangement or reconstruction of streets.

A hasty computation, made from the assessment maps, shows that the area embracing the four blocks South of Washington Square, including the street spaces, which would also be acquired, aggregates about 247,000 square feet.

You have thus a site at hand, which in my judgment, is better

adapted for a monumental court structure than the Centre Street one and which should enable you to furnish it for the City of New York for considerably less than ten million dollars, including cost of site.

The simple question is, shall the City pay ten millions or more for the Centre Street site, when the Washington Square site may be obtained for less than three millions.

It is to be hoped, that you gentlemen of the Board of Estimate and Apportionment will realize that there are necessarily advantages and disadvantages in considering ~~these~~ any sites, and that to arrive at a wise conclusion, you must consider which, under all the circumstances, presents the best solution of the question.

You should not for a moment lose sight of the fact that you are not only building for the present but for many years to come.

I have attempted to place before you such data and arguments as I deemed proper to convince you that the best interests of the City will be served by the selection of the Washington Square site.

But I must conclude this communication by saying that I do not think you will be justified in any further delay in locating a site and that any site will be preferable to a prolongation of the existing intolerable conditions.

I am, faithfully yours,

Edward Greenbaum