

FOOTNOTES

Note: The Real Estate Record and Builders' Guide is abbreviated R & BG.

1. "The Apartment Houses of New York," R & BG, 85 (March 26, 1910): 644; Elizabeth Hawes, "The Annals of Apartments: Courtyards," New York Times, 12 September, 1976: section 8, pp. 1, 6.
2. Professor Elliott Sclar, Population Table for New York Neighborhood History Seminar, Columbia University, February 18, 1981.
3. Charles Lockwood, Bricks and Brownstone: The New York Row House, 1783-1929, (New York: McGraw Hill, 1972), p. 254.
4. James Richardson, "The New Homes of New York," Scribner's Monthly, 8 (May 1874): 70.
5. Hubert, Pirsson, and Hoddick, "New York Flats and French Flats," Architectural Record, 2 (July - September 1892): 56.
6. David Handlin, The American Home, (Boston: Little, Brown & Co., 1979): p. 200.
7. Hubert, Pirsson, and Hoddick, op. cit.: 56.
8. Sarah Gilman Young, European Modes of Living or the Question of Apartment Houses (French Flats), (New York: G.P. Putnam's Sons, 1881), pp. 2,3,6.
9. Ibid., pp. 26, 27.
10. Ibid., p. 1.
11. Hubert, Pirsson, Hoddick, op. cit.: 58.
12. G. Matlack Price, "A Pioneer in Apartment House Architecture; Memoir on Philip G. Hubert's Work," Architectural Record, 36 (July 1914): 75. See also: Handlin, op. cit., p. 224; and Robert A.M. Stern, "With Rhetoric: The New York Apartment House," Via, 4(1980): 88.
13. Stephen Birmingham, Life at the Dakota, (New York: Random House, 1979), pp. 19, 30, 31; Slawson and Hobbes, "The Upper West Side," R & BG, 79 (January 26, 1907): 157; Hawes, op. cit.: section 8, p. 6.
14. Handlin, op. cit., p. 223.
15. Hubert, Pirsson, and Hoddick, op. cit.: 61.

16. Ibid.: 60.
17. Ibid.: 63.
18. American Architect and Building News, 97 (January 5, 1907): 1-2.
19. See Stern, op. cit.: 83; "The Apartment Houses of New York," op. cit.: 644; Charles Israels, "The Metropolitan Apartment House and Hotel;" R & BG, 73 (June 11, 1904): 1472.
20. Gordon D. MacDonald, Apartment Building Construction--Manhattan, 1902-1953, (New York: Real Estate Board of New York, 1953).
21. "Apartment Houses of New York," op. cit.: 644, 646.
22. "The Huge Apartment House," New York Times, 6 September 1908, sec. 2, p. 8; "Apartment Houses," R & BG, 17 (April 1, 1876): 238.
23. Ibid.: Elsie DeWolfe, The House in Good Taste, (New York: The Century Co., 1913), p. 237.
24. E. Idell Zeisloft, The New Metropolis, (New York: D. Appleton & Co., 1899), p. 620.
25. Cromwell Childe, New York: A Guide in Comprehensive Chapters, (New York: Brooklyn Daily Eagle, 1903), p. 23.
26. Zeisloft, op. cit., pp. 279, 633-634.
27. Stephen Jenkins, The Greatest Street in the World, (New York: G.P. Putnam's Sons, 1911), p. 280; Zeisloft, op. cit., p. 620.
28. Jenkins, op. cit., p. 280.
29. R & BG, 82 (September 19, 1908): 547; Slawson and Hobbes, op. cit., 157; see also G.W. Bromley, Atlas of the City of New York, (Philadelphia: G.W. Bromley and Co., 1891), plates 25,26.
30. Slawson and Hobbes, op. cit., 157.
31. R & BG, 77 (January 13, 1906): 47.
32. R & BG, 82 (September 19, 1908): 547.
33. Slawson and Hobbes, op. cit., p. 159.
34. "Good Choice in Apartments," R & BG, 82 (August 29, 1908); 436.
35. Slawson and Hobbes, op. cit., p. 159.
36. Index books, City Register, Surrogate's Court Building, Manhattan.

37. Jenkins, op. cit., p. 294; Museum of the City of New York: Broadway 78th Street file.
38. See negative 20257 B in New York Historical Society Print Collection.
39. Much more research needs to be done on the Astor holdings in New York City and what influence the Astor family had on the development of the city.
40. "Real Estate Notes," R & BG, 81 (April 4, 1908): 619.
41. Russell Sturgis, "A Review of the Works of Clinton and Russell," Architectural Record, 7 (October-December 1897): 3; Henry F. Withey, Biographical Dictionary of American Architects (deceased), (Los Angeles: New Age Publishing Co., 1956), pp. 126-127, 533-534. For the works of Clinton and Russell, see Sturgis, op. cit., and Architects and Their Works, 1 (November 14, 1908).
42. Hawes, op. cit.: 6; Alpern, op. cit., pp. 26-27.
43. Hawes, op. cit.: 6; Renting Guide to High Class Apartments—1917, (New York: New York American, 1917): no pagination.
44. "Largest in the World," R & BG, 77 (January 13, 1906): 51-52; "What a Tenant Gets for \$6,000 a Year," R & BG, 82 (July 4, 1908): 19.
45. R & BG, 79 (March 30, 1907): 626.
46. Ibid.
47. Ibid.
48. "What a Tenant Gets for \$6,000 a Year," op. cit.: 19; see also Handlin, op. cit., p. 220.
49. "What a Tenant Gets for \$6,000 a Year," op. cit.: 20; see also The World's Loose Leaf Album of Apartment Houses, (New York: The World, 1910), pp. 6-9, includes photograph and floor plans; American Architect and Building News, 97 (January 19, 1910): plates; and Handlin, op. cit., p. 220.
50. "Mammoth Apartment House," New York Times, 19 July, 1908: sec. 2, p. 8; "New FLathouse to be Biggest in the World," New York Times, 4 September, 1908: 1.
51. Hawes, op. cit.: 6; New York Herald, 5 September, 1909: sec. 4, p. 5; "The Belnord to Have Interesting Features," R & BG, 82 (November 7, 1908): 875.
52. New York Herald, 1 September, 1909, ad, p. 17; New York Herald, 5 September, 1909, sec. 4, p. 5; "Mammoth Apartment House," op. cit.: sec. 2, p. 8. Renderings of the facade of the Belnord and floor plans were published in "The Belnord to Have Interesting Features," op. cit.: 873, 875; and in R & BG, 82 (December 19, 1908): 1215, plates.

53. "Mammoth Apartment House," op. cit.: sec. 2, p. 8; "New Flathouse to be Biggest in the World," op. cit.: 1.
54. "Building Operations," R & BG, 82 (July 18, 1908): 134.
55. "Belnord to Have Interesting Features," op. cit.: 875.
56. The World's Loose Leaf Album of Apartment Houses, op. cit., p. 22.
57. Renting Guide to High Class Apartments - 1911, (New York: New York American, 1911), ad; "The Belnord to Have Interesting Features," op. cit.: 875; For floor plans see The World's Loose Leaf Album of Apartment Houses, op. cit., p. 22.
58. To compare floor plans, see Alpern, op. cit.
59. American Architect and Building News, 91 (January 5, 1907): 20.
60. "What a Tenant Gets for \$6,000 a Year," op. cit.: 19.
61. "Belnord to Have Interesting Features," op. cit.: 874; The World's Loose Leaf Album of Apartment Houses, op. cit., p. 22.
62. Ibid.
63. Renting Guide to High Class Apartments - 1911, op. cit., ad.
64. "What a Tenant Gets for \$6,000 a Year," op. cit.: 19, 20.
65. The World's Loose Leaf Album of Apartment Houses, op. cit., p. 22.
66. "Belnord to Have Interesting Features," op. cit.: 873; New York Herald, 5 September, 1909: sec. 4, p. 22.
67. Ibid.; Renting Guide to High Class Apartments - 1911, op. cit., ad.
68. "What a Tenant Gets for \$6,000 a Year," op. cit.: 19; Handlin, op. cit., p. 220.
69. Renting Guide to High Class Apartments - 1911, op. cit., ad.
70. "What a Tenant Gets for \$6,000 a Year," op. cit.: 19.
71. Renting Guide to High Class Apartments - 1911, op. cit., ad.
72. New York Herald, 9 September 1909: sec. 4, p. 22 (ad).
73. "Upper Manhattan: A City of Magnificent Apartments," New York Times, 18 September 1910: sec. 7, p. 1; "Princely Prices for Apartments," New York Times, 25 September 1910: sec. 7, p. 1.

74. "What a Tenant Gets for \$6,000 a Year," op. cit.: 19.
75. Renting Guide to High Class Apartments (for 1913 and 1917).
76. Renting Guide to High Class Apartments - 1911, op. cit., ad.
77. 1914 Fall Renting Guide, (New York: The World, 1914), ad.
78. Renting Guide to High Class Apartments - 1913, op. cit., ad.
79. Israels, op. cit., p. 1472.
80. New York Times, 11 August 1912: sec. 8, p. 2.
81. "What a Tenant Gets for \$6,000 a Year," op. cit.: 19.
82. New York Herald, 5 September 1909, sec. 4, p. 22 (ad); "Upper Manhattan: A City of Magnificent Apartments," op. cit.: sec. 7, p. 1; 1911, 1914, 1917 Fall Renting Guides.
83. New York Herald, 1 September 1908: 19 (ad).
84. New York Herald, 2 September 1909: 20 (ad).
85. New York Times, 10 September 1911: sec. 7, p. 9.
86. Renting Guide to High Class Apartments - 1911, op. cit., p. 2.
87. In the twentieth century, the New York State census was taken in 1905, 1915, and was discontinued after 1925.
88. New York State census tracts, 1915, 1925. County Clerk's Office, Manhattan.
89. "Princely Prices for Apartments," op. cit.: sec. 7, p. 1.
90. "What a Tenant Gets for \$10,000." R & BG, 84 (November 6, 1909): 807.
91. Renting Guide to High Class Apartments - 1913, op. cit.
92. "Pity the Wealthy but Homeless New Yorker," New York Times, 23 April 1905: sec. 3, p. 3.
93. "Upper Manhattan: A City of Magnificent Apartments," op. cit.: sec. 7, p. 1; "Royal Comfort in an Apartment," New York Times, 31 January 1909: sec. 5, p. 12; "The Huge Apartment House," op. cit.: sec. 2, p. 8; "Princely Prices for Apartments," op. cit.: sec. 7, p. 1.
94. Renting Guide to High Class Apartments - 1912, op. cit.
95. Many of the apartments in the Apthorp were divided up in the 1930s and 1940s, according to Alpern, op. cit., p. 52. Apartments were also carved out of the servants quarters under the roof. The Belnord also has had some changes over the years.

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