

**AS IN WASHINGTON'S DAY**

**Fraunce's Tavern Restored to Old-time Aspect.**

Washington might recognize the exterior of Fraunce's Tavern should he ride down Broad street in these days, but once inside there would be a number of details which would be novel to him. As he entered the "Colonial" hall he would see waiters in modern bobtailed evening coats sitting about earning honest tips. Instead of being permitted to climb the stairs to the "Long Room," where he bade farewell to his officers after the close of the Revolution, he might be invited to go up in an elevator. Passing the "tap room" on his way to the elevator, possibly he would be urged to try a cigar, "best Virginia leaf." His eyes, accustomed to guttering candles, would be astonished at the steady glow of electric lights, and, doubtless, he would want to know more about the way in which Franklin's lightning could be secured on a clear day for use in lighting. His quick ear would detect the click of the typewriter as he stepped through the passage toward the "Long Room," although he might not recognize the origin of the peculiar noise, and he would be mystified at the spectacle of a man talking into a telephone receiver. Probably he would also have a non-expressed opinion of the office boy spinning his gyroscope top on his desk while waiting for something to turn up.

Fraunce's Tavern, "the oldest landmark" in New York City, comes into the public eye once more because on December 4, the 124th anniversary of Washington's farewell to his officers in the big dining room of the old inn, the restored building is to be formally turned over by the committee having the restoration in



**GENERAL WASHINGTON TAKING LEAVE OF HIS OFFICERS IN THE "LONG ROOM" AT FRAUNCE'S TAVERN. (From Valentine's Manual, 1857.)**



**THE HISTORIC "LONG ROOM" IN FRAUNCE'S TAVERN AS IT APPEARS TO-DAY. A tablet reciting the history of the building will be unveiled here on December 4.**



**FRAUNCE'S TAVERN.**

As it appears to-day after restoration. A tablet to the memory of Frederick S. Tallmadge will be unveiled on December 4, when the restored building is formally accepted by the Sons of the Revolution.

charge to the owners, the Sons of the Revolution, and two tablets are to be unveiled. It is expected that President Roosevelt, Governor Hughes and Mayor McClellan will be present, as they have expressed a desire to attend if possible. The reception to the guests will be held in the hall of the Chamber of Commerce after the tablets have been unveiled. One of the tablets will be attached to the wall of the famous "Long Room," in which Washington's historic and touching farewell to his comrades and assistants occurred, and the other will be affixed to the exterior.

The history of the building is concisely told on the tablet which is to be placed in the "Long Room." It reads:

"Fraunce's Tavern, erected 1719; Queen's Head Tavern, 1762; Chamber of Commerce founded here, 1768; headquarters of Committee of Correspondence of 51, 1774; this room the scene of the farewell of General Washington to his officers, December 4th, 1783; Sons of the Revolution reorganized here December 4th, 1883; the property purchased by the Sons of the Revolution in the State of New York, 1904; formal occupation taken by the Sons of the Revolution, December 4th, 1907."

Fraunce's Tavern is an illustration of how little material ground is needed for the development of sentiment. Lodge a fact appealing to the sentiments in the public mind, and in a little while the public imagination will have built around it a story that will pass for true perhaps for all time. So many persons travelling in "rubberneck" wagons had seen the unpicturesque, flatroofed structure at Pearl and Broad streets which three years ago passed for Fraunce's Tavern that the sentiments of the public had clustered around the comparatively modern building. When they saw the walls being taken down for the restoration they began to feel the noble sentiments of the author of "Woodman, Spare That Tree!" Some described the restoration as destruction, and took occasion to remark that with only a portion of the walls of the second and third stories remaining, these being shored up on timbers, it looked "like the shell of a sucked egg." One poetaster, who described his lines as being "an immeasurable distance after Oliver Wendell Holmes," was moved to write as follows:

Aye, tear the battered brickwork down,  
It hurts the modern eye,  
And makes our Broad street brokers frown,  
Where real estate's so high.  
Here Washington his farewell said  
Unto his captains brave,  
Since then the place has never paid,  
Nor is worth while to save.

W. H. Merseureau, the architect who made the

restoration, after much investigation of all the evidence drew the design which has been realized in the building as it stands to-day. It is now supposed to look as it appeared when Washington visited it, and all of the bricks and timbers remaining of the building which was known as Fraunce's Tavern are still in the places they then occupied. All of the "improvements" of after years, including the "ginmill" of recent times, have been removed. That which remains from the past are the yellow Dutch bricks in the second and third stories on the Broad street side and the red English bricks in the Pearl street front. The beams supporting the floor and ceiling of the "Long Room" are also those which were in place when Washington's feet trod the floor and his powdered hair almost touched the ceiling.

The restoration is based on an advertisement printed in 1775 in which Fraunce offered his inn for sale and described it as "three stories high, with a tile and lead roof, has fourteen fireplaces, a most excellent large kitchen, fine dry cellars, with good and convenient offices, etc." The earliest picture of it is dated 1854. This showed the building as it appeared after its recovery from the damage caused by the "great fire" of 1835. In the same year it was again visited by fire. This time the "Long Room" was burned out, and the wall on the Pearl street side above the second story fell outward. When the building was restored this time it was made five stories high with a flat roof, and, barring the saloon on the ground floor, looked as it did until the recent restoration. Fifteen years ago the building was shored up and, with the exception of the corner piers, the walls of the first story were replaced with plate glass.

When the building was dismantled for restoration the lines of the old roof indicating the top of the walls and the slope and height of the roof were found in the walls. The difference in

the bricks in the walls also helped to determine what portion was old and what modern. It will be observed that the wall fronting on Broad street is of thin yellow bricks. These are the same kind as are found in the old Dutch church in Tarrytown. In order to secure an additional supply to fill up the opening on the first floor they had to be made to order in a yard in Holland where bricks of the same size and kind are still made. The bricks on the Pearl street side are red. As they are an inch longer and somewhat thinner than the bricks made to-day it was only by searching through many yards, tape measure in hand, and picking up abnormal bricks that enough could be secured to "piece out" the original wall. By such means the old building was put back into a shape that would probably be recognized by "Black Sam" Fraunce if he should appear to-day.

The property, which is now used as the headquarters of the Sons of the Revolution in New York, represents an expenditure of nearly \$150,000, the restoration alone having cost nearly \$60,000. It is looked upon as a memorial of Frederick S. Tallmadge, who was the president of the society, and bequeathed to it a sum sufficient to pay the cost of restoration. The tablet which is to go on the outside of the building will commemorate his name and will contain his portrait, as well as a history of the building.

**GOOD IN EVERYTHING.**

Samuel Gompers, while attending the convention of the National Civic Federation in Chicago, got in an argument with a banker.

At the end of one of the banker's assertions Mr. Gompers retorted gayly:

"It is possible to say a good word for almost any state of things, isn't it? I remember once, in a very untidy chophouse in Syracuse, hearing a guest exclaim, as he took up a soiled bill of fare:

"By Jove, what an excellent idea—samples of the various dishes glued to the menu!"



**SIR CHARLES SANTLEY.**

One of England's favorite singers for half a century, knighted last month.

—Black and White.



**SIR JOHN HARE.**

One of England's favorite actors for many years, knighted last month.

—Black and White.

**WONDERFUL HALF MILE**

**Huge Values Piled Up in Short Stretch of Broadway.**

For sale—About eighteen acres of land in a desirable portion of Manhattan, with the buildings thereon situated, for the extremely low sum of \$136,796,100."

If an advertisement like the foregoing should appear in the real estate columns of the New York papers to-morrow experts would probably know at once that the most costly half mile of real estate in the world, the strip of Broadway between Battery Place and Vesey street on the westerly side and between Beaver street and Ann street on the easterly side, was being offered for sale at the valuation recorded upon the books of the Department of Assessment. But real estate men who know say New Yorkers could never by any possibility see the section named offered for sale at anything like the value assigned it by the assessors. Though there are few men who care to assume the responsibility of attempting to name an actual value for this wonderful half mile of real estate, there are those who aver that if ever such an advertisement found its way into print the chances are 100 to 1 that it would read "for the extremely low sum of \$500,000,000," if indeed a larger figure were not named.

"It is safe enough to multiply the assessors' figures by three," said one real estate man the other day, and when he saw the result, \$10,388,300, he was more firmly convinced than before that the estimate of \$500,000,000 is conservative.

But the figures on the books of the assessors which are matters of actual record are of themselves perhaps sufficiently interesting as a basis of instructive comparison to convey some ade-



**FRAUNCE'S TAVERN.**

As it appeared just before the recent restoration. It stands at Broad and Pearl streets.

quate idea of the enormous value of this little bit of Manhattan real estate without venturing far into the field of debatable actual values. Still, even the assessors' figures, as they stand on the books to-day, are an underestimate of property in the quarter named, for the value of several of the buildings is given as estimated when they were in process of erection. This is true of the newest of the so-called "Trinity twins," between Thames and Cedar streets, and officially known as No. 111 Broadway, though the elder twin is really No. 111, while the new one is numbered 113 to 119. This building was assessed in progress on a valuation amounting only to \$365,000, while the elder twin, which was complete when the assessment was made, is valued by the assessors at \$1,740,000. The buildings are of about the same size and value, so right there something like \$1,375,000 should be added to the assessors' figures to bring them up to date. Then again the Singer Building, a little further up the street, is assessed in process of construction at only \$975,000. Even at the admittedly low estimated cost of construction of this building, which was placed at \$1,500,000, the figures on the assessors' books must be increased by \$525,000 to bring them up to the proper estimate for the completed building.

The same is true of the City Investing Building, next door, which is assessed in progress on a valuation as low as \$20,000. It is doubtful if this would cover the cost of the foundations. So there is another instance where the assessors' figures are probably \$1,500,000 out of the way, if not more.

On the other side of the street, No. 1 Wall street, as the brick building at the lower corner of Wall street and Broadway is officially known, is assessed in progress on the low valuation of \$100,000. Competent judges place a conservative value of \$300,000 on the completed structure.

Still, incomplete and unsatisfying though the assessors' figures are, even they afford some comparisons which, to the lay mind, are startling. For instance, the 153,455 square feet, or a trifle over ten acres of land, comprising sites fronting the westerly side of Broadway between Battery Place and Vesey street, has an assessed valuation of \$59,602,000. Same persons place its actual value at \$178,806,000. The land utilized

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**ALL HAIR ON FACE AND ARMS**

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