

TABLE OF CONTENTS

TABLE OF CASES	Page
	XXIII
FOREWORD	1
PART I. INTRODUCTION TO THE LAW	
CHAPTER ONE. SOME PROBLEMS IN THE ACQUISITION OF PROPERTY	7
A. Introduction	7
B. By Labor	8
Wetherbee v. Green	8
The Isle Royal Mining Co. v. Hertin	13
C. By Luck	17
Bridges v. Hawkesworth	17
South Staffordshire Water Co. v. Sharman	19
Hannah v. Peel	22
D. By Purchase	29
Baehr v. Clark	29
Good v. Easy Method Auto Driver Training School, Inc.	31
Myers v. Hancock	34
Holland Furnace Co. v. The Trumbull Savings & Loan Co.	37
E. By Possession	43
Krona v. Brett	43
CHAPTER TWO. THE NATURE OF PROPERTY	50
A. Economic Interest	50
United States v. Willow River Power Co.	50
B. Political Interest	56
Fleming v. Nestor	56
C. Governmental Employment	63
Bishop v. Wood	63
D. Privacy and Personality	72
Spahn v. Messner (1966)	72
Spahn v. Messner (1967)	74
Messner v. Spahn	78
E. Ideas	80
Seager v. Copydex Ltd.	80

TABLE OF CONTENTS

PART II. SOME SUBSTANTIVE LORE

	Page
On an Organizing Principle for a Basic Course in Property	91
CHAPTER THREE. ESTATES IN LAND	114
A. Introduction	114
B. The Life Estate and the Fee Simple	117
Bennett v. Humphreys	117
C. The Fee Tail	123
Bauer v. Bauer	123
D. Conditions and Limitations	126
Self v. Billings	126
Hiddleston v. Nebraska Jewish Education Society	130
Biltmore Village v. Royal	134
CHAPTER FOUR. THE LANDLORD/TENANT RELATION- SHIP	138
A. Introduction	138
Brown's Administrators v. Bragg	139
Cricklewood Property & Investment Trust, Ltd. v. Leighton's Investment Trust, Ltd.	140
Riverview Realty Co. v. Perosio	148
B. The Common Law Tenancies	151
Thompson v. Baxter	151
A. H. Fetting Mfg. Jewelry Co. v. Waltz	155
C. The New Tenancies	161
Thorpe v. Housing Authority	161
Edwards v. Habib	167
Hosey v. Club Van Cortlandt	170
D. The Development of the Tenant Remedies	173
1. The Covenant of Quiet Enjoyment and Constructive Eviction	173
Charles E. Burt, Inc. v. Seven Grand Corp.	173
Weinberg v. Thomas	177
2. Restriction of Other Tenants	179
Aiello Bros. v. Saybrook Holding Corp.	179
3. Habitability	182
Green v. Superior Court	182
4. Partial Eviction	189
Smith v. McEnany	189
East Haven Associates v. Gurian	191

TABLE OF CONTENTS

CHAPTER FOUR. THE LANDLORD/TENANT RELATIONSHIP—Continued

	Page
5. Nuisance	196
Puritan Holding Co. v. Holloschitz	196
6. Repair and Offset	197
Marini v. Ireland	197
E. The Decline of the Landlord Remedies	206
1. The Power to Evict	206
Brown's Administrators v. Bragg	206
2. The Recovery of Possession	206
a. Forcible Entry and Detainer	206
Bass v. Boetel & Co.	206
b. The Summary Proceeding	212
Brause v. 2968 Third Avenue, Inc.	212
Green v. Superior Court	217

CHAPTER FIVE. CONCURRENT INTERESTS

A. Quasi-concurrent Interests	221
1. Dower	221
2. Curtesy and Jure Uxoris	222
3. Community Property	224
B. Common Law Typology of Concurrent Interests	226
1. Tenancy in Common	226
Stevahn v. Meidinger	226
2. Joint Tenancy	232
Carson v. Ellis	232
3. Tenancy by the Entirety	238
King v. Greene	238
4. The Modernization of the Common Law	245
Gagnon v. Pronovost	245
C. Utilization of Concurrent Interests	249
1. Costs and Charges Allocable	249
Hahn v. Hahn	249
2. Partition	252
Jezo v. Jezo	252
3. Unilateral Partition	258
White v. Smyth	258
4. Sale	264
Chuck v. Gomes	264

CHAPTER SIX. SECOND- AND THIRD-PARTY RIGHTS IN PROPERTY

A. Use	270
1. Mere Permission	270
Miller v. City of New York	270
Stoner v. Zucker	273

TABLE OF CONTENTS

CHAPTER SIX. SECOND- AND THIRD-PARTY RIGHTS IN PROPERTY—Continued

	Page
2. Non-exclusive Use as of Right	275
a. The Easement	275
Baseball Publishing Co. v. Bruton	275
Martin v. Music	277
b. Creation Without Expression	280
Van Sandt v. Royster	280
Shellow v. Hagen	284
Finn v. Williams	288
c. Termination	290
McCullough v. Broad Exchange Co.	290
D.C. Transit v. State Roads Comm'n	295
Sakansky v. Wein	299
B. The Power to Restrict Use	302
1. Reciprocal Negative Easements	302
Trustees of Columbia College v. Lynch	302
2. Restrictive Covenants	306
Shell Oil Co. v. Henry Ouellette & Sons Co.	306
3. Implied Restrictions	310
Turner v. Brocato	310
4. Equitable Servitudes	317
Coomes v. Aero Theatre & Shopping Center, Inc.	317
5. Termination of Restriction	321
a. Neighborhood Change	321
McClure v. Leaycraft	321
b. Waiver or Estoppel	325
Cherry v. Board of Home Missions	325
C. The Power to Require Performance	329
Spencer's Case	329
Greenspan v. Rehberg	329
Martin v. City of Glens Falls	337
Pratte v. Balatsos	341

CHAPTER SEVEN. NOR SHALL PRIVATE PROPERTY BE TAKEN FOR PUBLIC USE WITH- OUT JUST COMPENSATION

Section I: From Regulation to Taking	346
A. Regulation	346
Pioneer Trust & Savings Bank v. Village of Mt. Prospect	346
Pennsylvania Coal Co. v. Mahon	348

TABLE OF CONTENTS

CHAPTER SEVEN. NOR SHALL PRIVATE PROPERTY BE TAKEN FOR PUBLIC USE WITH- OUT JUST COMPENSATION—C't'd

	Page
B. Eminent Domain	351
1. Taking	351
Batten v. U. S.	351
2. Public Purpose	355
Cannata v. City of New York	355
3. Just Compensation	358
People v. Ricciardi	358
Section II: Zoning	363
A. Zoning and Taking	363
Village of Euclid v. Ambler Realty Co.	363
Nectow v. City of Cambridge	368
B. Control of Use	371
1. Lot size	371
Bilbar Construction Co. v. Easttown Township	371
2. Type of Structure	375
Vickers v. Township Committee of Gloucester	
Twp.	375
Derry Borough v. Shomo	380
3. Aesthetics and Historical Preservation	382
State <i>ex rel.</i> Stoyanoff v. Berkeley	382
Penn Central Transp. Co. v. City of New York	385
C. Flexibility of Control	392
1. Variance	392
Puritan-Greenfield Improvement Ass'n v. Leo	392
2. Exception	397
Archbishop O'Hara's Appeal	397
3. Amendment	400
Eves v. Zoning Board of Adjustment	400
Bosse v. City of Portsmouth	404
4. Non-conforming Use	407
La Chapelle v. Goffstown	407
D. Control of Users	410
Village of Belle Terre v. Boraas	410
Southern Burlington County N.A.A.C.P. v. Town-	
ship of Mount Laurel	413
Construction Industry Association of Sonoma Coun-	
ty v. City of Petaluma	420
Golden v. Planning Board of Ramapo	424
Young v. American Mini Theatres, Inc.	428

TABLE OF CONTENTS

PART III. PROPERTY LAW FOR THE FUTURE

	Page
CHAPTER EIGHT. THE ENVIRONMENT	434
A. Remedial Doctrines	434
1. Private Nuisance	434
Campbell v. Seaman	434
2. Governmental Use of Nuisance Doctrine	437
Georgia v. Tennessee Copper Co. (1907)	437
Georgia v. Tennessee Copper Co. (1915)	438
3. Other Tort Theories	440
Martin v. Reynolds Metals Co.	440
Union Oil Co. v. Oppen	442
B. Constraints on Remedy	446
1. Injunction	446
Boomer v. Atlantic Cement Co.	446
2. Public Nuisance	450
Oppen v. Aetna Insurance Co.	450
3. Problems of Standing	452
Sierra Club v. Morton	452
4. Protection as Taking	457
State v. Johnson	457
5. Criminal Sanctions	461
McCollum v. State	461
C. The Limits of Governmental Power	463
1. Restriction of Consumption	463
Steuart & Bro., Inc. v. Bowles	463
American Can Co. v. Oregon Liquor Control	
Commission	467
2. Population Control	473
Edwards v. California	473
Shapiro v. Thompson	476
Korematsu v. United States	478
Roe v. Wade	481
In re Joseph Lee Moore	485
CHAPTER NINE. THE DECLINE OF PROPERTY	490
A. Introduction	490
B. A New View of Due Process and Property	492
Sniadach v. Family Finance Corp. of Bay View ...	492
C. The Contours of the New View	496
D. H. Overmyer Co. v. Frick Co.	496
Fuentes v. Shevin	499
D. The Supreme Court Retrenches	504
Mitchell v. W. T. Grant Co.	504
North Georgia Finishing, Inc. v. Di Chem, Inc.	512
Index	519