

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, DECEMBER 9, 1916

RELATION OF HEIGHT AND AREA TO SUNSHINE

Statement by Herbert S. Swan and George W. Tuttle, of the Staff of the Committee on City Plan

BUILDING requirements in Manhattan have in the past been so lax that it is safe to say that a preponderating majority of rooms in the existing shops, factories, offices and apartments receive absolutely no direct sunshine on the shortest day in the year.

The height and area regulations now being considered will have the tendency of remedying this condition. By limiting the height of buildings with reference to the street width and by requiring all windows to open out on either streets or open spaces of a prescribed size the zone plan will provide a larger supply of direct sunshine not only in the interior of all new residence and business buildings, but also in the streets.

The following paper shows the relation of these provisions to the duration and quantity of direct sunshine obtained under different conditions at New York City (40° North Latitude) as on December 21.

At noon, on the shortest day of the year, the shadows of different skyscrapers envelope large areas. The Adams Express Building, which is 424 feet high, casts a shadow 875 feet in length; the Equitable Building, which is 493 feet high, one 1,018 feet in length; the Singer Tower, which is 546 feet high, one 1,127 feet in length; and the Woolworth Tower, which is 791 feet high, one 1,635 feet in length.

The effect of skyscrapers casting shadows from a sixth to a third of a mile in length on surrounding property is well illustrated in the case of the Equitable Building. Its shadow, which at noon on December 21 is about one-fifth of a mile in length, completely envelops an area of 7.59 acres. The ground area of the Equitable Building is only 1.14 acres.

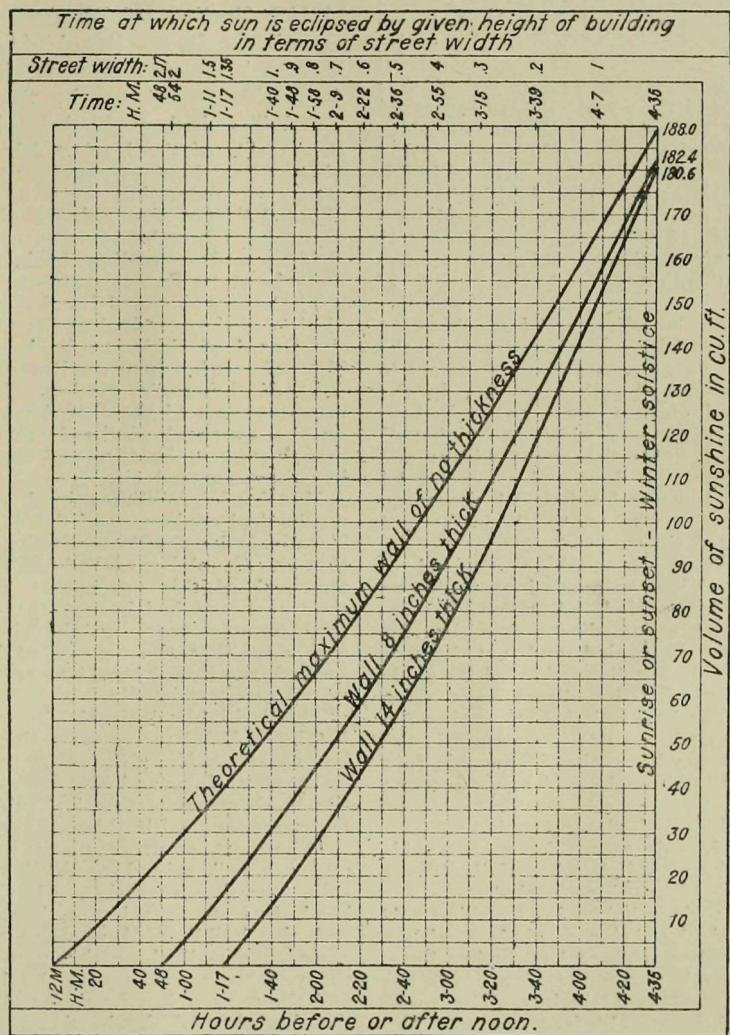
The shadow cuts off all sunshine from the Broadway facade of the United States Realty Building, which is twenty-one stories high. The New York Title & Mortgage Company Building, fourteen stories high, and the Washington Life Insurance Building, nineteen stories high, are both completely shaded. The south side of the Singer Tower is shaded to a height of twenty-seven stories. The nearest part of the City Investing Building 400 feet away is in shadow for twenty-four of its twenty-six stories. Even part of the New York Telephone Building north of Cortlandt street is shadowed by the Equitable Building. For almost a fifth of a mile this giant skyscraper casts its shadow. The area cut off by it from all noontime sunlight extends to within 100 feet of Fulton street.

Cedar street, the street immediately north of the Equitable Building, has an average width of 34 feet between Broadway and Nassau street. The height of the Equitable Building is 14½ times the width of this street. On a north and south street of this width in New York, uniformly improved on both sides with buildings having a height equal to that of the Equitable Building, only 9.31 per cent. of the windows would receive any direct sunshine at noon on the shortest day in the year. On north and south streets only the windows nearest the top for a distance equal to .135 times the width of the street would receive direct sunshine at noon on December 21 at New York (40° North Latitude). The windows in the first thirty-four stories nearest the ground would receive absolutely no direct sunlight. Direct sun-

shine would only enter those windows in the four stories nearest the top. Not a single window within 447 feet of the street level would receive a ray of direct sunshine.

The Equitable Building is, of course, an extreme case. But even in much lower buildings a considerable number of the windows on north and south streets receive absolutely no direct sunshine at the winter solstice. Up to a height equal to 1.35 times the width of such a street

posite side of the street, 28 per cent. of the sunshine period on a north and south street is cut off by the thickness of the wall in which the window is set. Where the opposite buildings rise to a height above the window equal to .2 times the width of the street, 35 per cent. of the sunshine period is cut off; where it rises to a height .4 times the width of the street, 44 per cent. is cut off; .6 times, 54 per cent.; .8 times, 65 per cent.; 1.0 times, 77 per cent.; and 1.35 times 100 per cent.



VOLUME OF SUNSHINE ADMITTED BY WINDOW.

Calculated for given room with window opening on north and south street. Latitude 40°N.

all the windows (assuming they fulfill the standard requirements described below) receive some sunshine. If the street, however, is improved with buildings one and one half times the street width in height only 90 per cent. of the windows obtain direct sunshine. If the height be increased to two times the street width the proportion receiving direct sunshine is reduced to 67.5 per cent. The number of windows receiving direct sunshine on north and south streets with buildings of different heights is as follows: Two and one-half times, 54 per cent.; three times, 45 per cent.; four times, 34 per cent.; five times, 27 per cent.; and six times, 22.5 per cent.

In this connection it must be remembered that all windows receiving sunlight do not obtain the same amount. Even though there be no buildings on the op-

This is for a wall 14 inches thick. For a thicker wall the percentage would in each case be more; for a thinner wall less.

A window in a north and south street situated in a position where the height of the buildings opposite it is .2 times the width of the street above its center level receives direct sunlight for a period the length of which is only 72 per cent. of that received by an unobstructed window; where the height of the buildings opposite is .4 times, 50 per cent.; .6 times, 33 per cent.; .8 times, 21 per cent.; and 1.0 times, 12 per cent.

The duration of the sunshine period of the facade and in the rooms on a north and south street at the winter solstice is shown in the following table for different points below the top of the opposite buildings:

Sunshine Period December 21.

(40° North Latitude.)

| Height of opposite bldgs. times street width above center of window. | Minutes of sunshine striking entire street facade. | Minutes of sunshine entering windows in wall 14 inches thick. | Per cent. of sunshine period from window at each height. | Per cent. period sunshine enters window at different heights in terms of that entering unobstructed window. |
|----------------------------------------------------------------------|----------------------------------------------------|---------------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| 0 | 275 | 198 | 28 | 100 |
| .1 | 247 | 170 | 31 | 85 |
| .2 | 219 | 142 | 35 | 72 |
| .3 | 195 | 118 | 40 | 60 |
| .4 | 175 | 98 | 44 | 50 |
| .5 | 156 | 79 | 49 | 40 |
| .6 | 142 | 65 | 54 | 33 |
| .7 | 129 | 52 | 59 | 26 |
| .8 | 118 | 41 | 65 | 21 |
| .9 | 108 | 31 | 71 | 16 |
| 1.0 | 100 | 23 | 77 | 12 |
| 1.35 | 77 | 0 | 100 | 0 |

A north and south street at New York improved with buildings on only one side of the street receives at least four hours and 35 minutes of sunshine at the curb level on all parts of its surface on December 21. If buildings are erected on both sides to a uniform height of one-half times the street width, the entire surface of the street at the curb level receives but two hours and 36 minutes sunshine. If the buildings are increased in height to one times the street width the pavement receives only one hour and ten minutes sunshine. In case of buildings two times the street width the sunshine period is one hour; two and one-half times, 47 minutes; three times, 41 minutes; four times, 34 minutes; five times, 30 minutes; and six times, 27 minutes.

To obtain a half hour of sunshine on the entire surface of the street at the curb level on a north and south street in New York on the shortest day in the year, the buildings must be limited to 3.7 times the street width in height; 45 minutes 2.4 times the street width; one hour .8 times; an hour and a quarter 1.4 times; an hour and a half 1.1 times; and two hours .8 times.

The volume of sunshine received in rooms is of just as much importance as the sunshine period. A room, for instance, may enjoy direct sunshine for a considerable period and yet have a comparatively small portion of its cubic contents aerated by direct rays from the sun. The best unit for measuring the effect of sunshine entering rooms is the cubic foot sun hour, that is, a cubic foot of space illuminated by the sun for one hour.

The volume of direct sunshine entering a window decreases far more rapidly with increased height of buildings than does the sunshine period.

The data given below for sunshine volume is calculated for a window with a pane 32 inches wide and 60 inches long, the opening between the stop beads being taken as 36 x 70 inches. The room considered is one 14 feet square. The distance between the center of the window and the south wall of the room used in the computation is five feet and the height of the window sill above the floor of the room two and one-half feet.

At the winter solstice a standard window on a north and south street in New York fulfilling the above requirements and set in a 14-inch wall and situated at a point equal to one-tenth the width of the street down from the top of the buildings on the opposite side of the street enjoys a sunshine period 85 per cent. as long as that enjoyed by an entirely unobstructed window. The volume of sunshine enjoyed is, however, only 71 per cent. of that obtained by an unobstructed window. This disparity between the sunshine period and the sunshine volume increases with added height of buildings.

At a point equal to one times the width of the street below the top of the buildings on the opposite side of the street the sunshine period enjoyed by a window is 12 per cent. of that enjoyed by

an unobstructed window, though the sunshine volume is only about one percent. Here again the thickness of the wall is to a large extent the controlling factor. Where the opposite building obstructing the window is a low one the disparity between the sunshine period and the sunshine volume is not very much greater in a thin wall than it is in a thick wall. This disparity, however, increases considerably in the case of high opposite buildings.

The volume of direct sunshine admitted by a window set in a wall 8 inches thick on a north and south street and situated at a point equal to one times the street width below the top of the opposite buildings is 6.5 times that admitted by the same window similarly situated but in a 14-inch wall.

The volume of sunshine admitted in terms of cubic foot sun hours by our standard window, the center of which is located at different distances below the top of the opposite buildings, is indicated in the following table. This table shows the volume of direct sunshine ad-

mitted by a window set in a wall 14 inches thick, one eight inches thick and one infinitesimally thin.

Window Opening in North and South Street.

| Distance of center of window below top of opposite buildings in terms of street width. | Cubic foot sun hours admitted by standard window. | | |
|----------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------|-------------------------------------|
| | In wall 14 inches thick. | In wall 8 inches thick. | In wall of infinitesimal thickness. |
| .0 | 267.1 | 312.9 | 391.2 |
| .1 | 189.2 | 232.8 | 316.9 |
| .2 | 138.4 | 168.1 | 248.0 |
| .3 | 84.1 | 132.0 | 184.2 |
| .4 | 54.4 | 88.7 | 158.4 |
| .5 | 35.2 | 62.4 | 135.2 |
| .6 | 24.0 | 47.9 | 108.8 |
| .7 | 14.6 | 33.6 | 84.8 |
| .8 | 9.2 | 24.5 | 63.9 |
| .9 | 5.3 | 19.2 | 55.2 |
| 1.0 | 2.8 | 18.2 | 46.2 |

BARGE TERMINAL.

Maurice W. Williams Gives Some Interesting Information.

THE Traffic and Waterways Bureau of The Bronx Board of Trade has been able to gather some interesting data with regard to the State Barge Canal Terminal, to be located on The Bronx side of the Harlem River, beginning at East 138th street, near the bridge structure, extending east to a point about 150 feet west of the New York Central (Fourth avenue) Railroad Bridge, and extending back from the waterfront to Exterior street.

The way was paved for the early completion of the terminal at the meeting of the Board of Estimate, held on Friday, November 24, when, on Borough President Mathewson's motion, the unanimous consent of the Board was secured on the approval of the form of agreement between the City and State affecting the proposed site.

Maurice W. Williams, in charge of the mechanical equipment of the Barge Canal Terminals for the State Engineer, stated that the Canal Board had been awaiting approval of this agreement for some time past, and had been prepared at any time to start work on the chosen site, and, now that the agreement had been ratified, the Board hoped to see the work go on uninterruptedly.

This is highly desirable, because State Engineer Williams expects the route to be open from New York City to Oswego by next spring, and the completion of the 138th street terminal should be contemporaneous with this.

"The first contract plans to be put under way," said Mr. Williams, "will call for the recessing of the bulkhead line to maximum barge width and the building of a stone and concrete quay wall along this new line; for the necessary grading of the land area and the approaches from the street; and the dredging of the berthage alongside the quay to a depth of thirteen feet at mean low tide, as required by the Barge Canal Terminal Act.

"It is not feasible to let the contract for equipment at this time, but that contract will follow as this other work progresses, and in this way the work of construction will move along rapidly.

"At present, also, nothing can be said as to the buildings to be constructed, inasmuch as the plans, although ready, will have to be submitted to the Canal Board, and approved by them before anything can be made public about them, but there will be as many freight houses as will be necessary to handle the volume of business and cranes and conveyors and all other mechanical appliances of the most approved type for the proper equipment of such a terminal, and fitted to handle as large a tonnage as may be expected, and in quantity sufficient to develop the terminal to its fullest capacity.

"At the present time the Shippers' Navigation Company, at Syracuse, have under contract and under construction

four barges, seventeen feet wide, approximately 120 feet in length and of about 400 tons capacity, and they have optional contracts for others.

"This is but one of a number of lines that will operate on the canal, as waterfreighting has received a wonderful impetus of late, with the result that many companies are preparing to use this improved State waterway.

"From my study of the canal and possible future traffic conditions, I have no doubt but that barges of maximum width, forty-three feet, will be under construction and in use shortly after the opening of the canal and the State and City will be able to derive maximum benefit from its operation."

There is no doubt as to the tremendous importance of this State Barge Canal and Terminal to The Bronx, wholly unrelated to the fact that a \$700,000 public structure is acquired.

In many ways it will help to reduce the high cost of foodstuffs, as it will really be a great big wholesale public market, and will cause to be brought to our borough, at the lowest comparative carriage cost, all kinds of foodstuffs, farm produce, hay, oats, etc., from the vast productive areas of northern New York and the Great Lakes region.

Practically every kind of domestic and some foreign foodstuffs will be available for barge canal shipment, and the low cost at which these things can then be retailed cannot but make for the benefit of the ultimate consumer, in this case The Bronx citizen.

Hearing on Lighting Rates.

The Public Service Commission has decided to investigate the rates charged for electric current by the Queens Borough Gas and Electric Company which serves the Rockaways section of Queens. The investigation is undertaken in the effort to see if it may be possible to secure reductions for consumers. On motion of Commissioner Travis H. Whitney, the hearing will be held on December 11, at 2.30 o'clock, before the whole Commission. The company has a maximum rate of 13 cents per kw. hour, and furnishes both gas and electricity to residents of the section mentioned, as well as for other communities adjoining New York. The pending investigation, however, has only to do with the electric rate in the localities served by the company within the City of New York, which is as far as the jurisdiction of the Public Service Commission extends.

The contemplated hearing follows a long series of conferences between Commissioner Whitney and officials of the company in which effort was made to secure voluntary reductions in both gas and electric rates on the part of the company. These conferences failing of the desired result, however, the Commission has ordered a hearing in respect to the rate mentioned. More than 100 consumers of the company's current applied to the Commission to undertake the investigation.

MOVING A THOUSAND TON APARTMENT HOUSE

Engineering Feat Accomplished Despite Many Obstacles Including Heavy Grade—Strip of Land Needed for the Subway

MOVING a thousand-ton apartment house 120 feet, on land which slopes 8 feet to every 80 feet, is the latest engineering feat accomplished by a New York City contractor. Additional interest attaches to this achievement, not only on account of the size of the building and the peculiar engineering problems which had to be overcome, but also by reason of the fact that the house moving business itself, which in former years was quite conspicuous, has within recent times been confined almost exclusively to small frame or brick dwellings in outlying sections of the city.

The extension of the Sixth and Ninth avenue elevated systems northward from 155th street and Eighth avenue, to connect with Jerome avenue, via River avenue, necessitated at one point the cutting through of a wide strip of territory which included property at 950 Anderson avenue, a five-story and cellar, brick and limestone apartment house, of recent construction, housing fifteen families. The structure measured 40.6x92.8 feet, and weighed about 1,000 tons.

The site occupied by the building was absolutely necessary for subway construction purposes and the problem immediately presented itself as to whether a modern apartment house of good income producing capacity was either to be demolished or moved. The owners of the property, the Interborough Rapid Transit Company, finally decided to move the structure bodily to a point 120 feet south of the present location, and the contract for this unique and difficult project was awarded to Charles Money, of 52 Vanderbilt avenue. The undertaking was recently completed by this contractor within three months of the date of the actual beginning of work.

The progress of the work was interesting and typical of present day house moving methods. Holes were cut in the brick and rubble stone walls, and heavy steel needles were inserted. After

since any undue or excessive strain exerted on this weakened side might have resulted in disaster. The entire north end of the structure was held in with beams and turnbuckles.

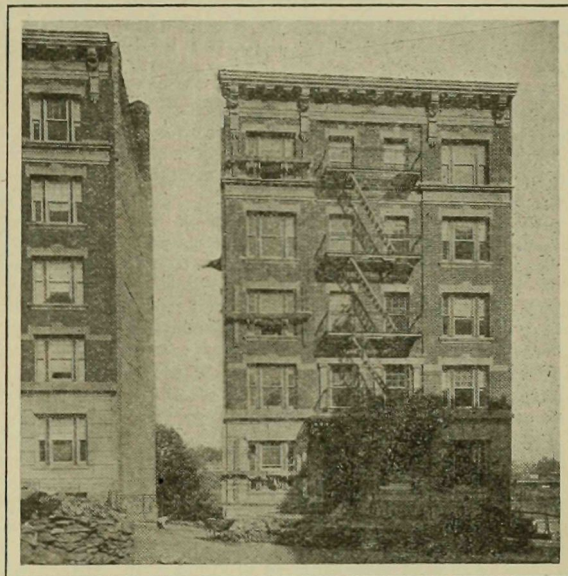
Upon completion of all this preliminary work the hazardous part of the project presented itself, namely, the lifting and carrying of the 1,000-ton load of shifting weight down hill for 120 feet. On account of the irregular lay of the land, it was necessary to employ, practically from the beginning, 16 feet of cribbing. On account of the uneven and shifting weight, it was also found necessary to allow two inches at the south end of the building for packing.

Where the weight of the building is evenly distributed the work has often been performed by horses working a windless to which chains are attached, but in this particular instance the building was moved by hand, literally by fractions of an inch.

The actual moving was done by nine men, six at the screw-jacks and three feeding the rollers, although the entire project in its various stages and operation involved the employment of about thirty men. Every turn of the screw-jack at a given signal moved the building one-eighth of an inch, and a complete revolution of the jack marked the advance of only one-half of an inch.

The last difficulty which presented itself and which was one of the most formidable was the placing of the building on its new foundation already excavated. When the building had reached its new site, it had to be lowered nine feet. The only part of the building left behind was about four feet of the cellar.

project was effected some time ago by William Higginson, who moved the massive stone edifice of the Mott Haven Reformed Church, formerly at Third avenue and 146th street, around the corner into 146th street, a complicated undertaking on account of the presence of the large towers. The church was one of the landmarks of the section, having been built in 1853, entirely of stone.



BUILDING AFTER BEGINNING OF WORK.

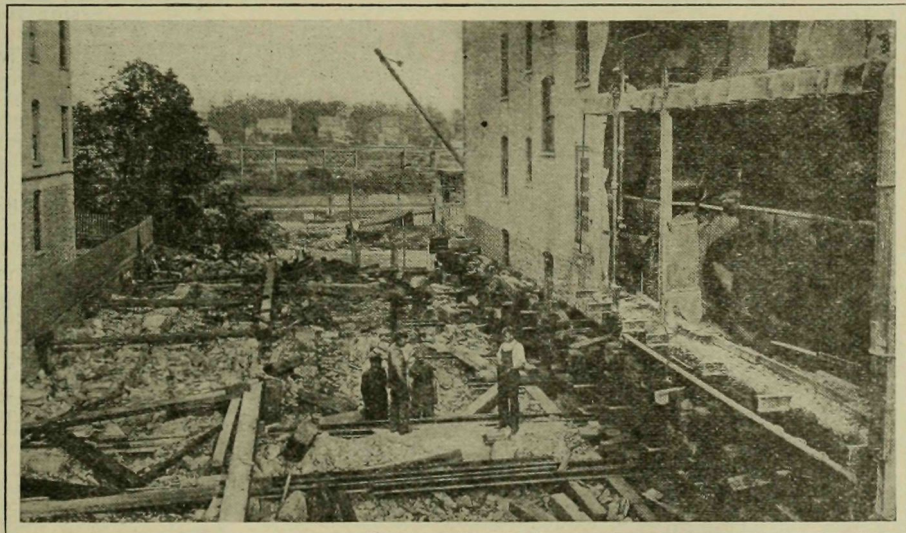
These walls in places were four feet eight inches in thickness. Complications presented themselves in that the church had to be not only moved, but also turned around, and the greatest care had to be exercised in keeping the building level and in tact at all times.

Another recent removal with interesting features was the shift by Drew Brothers of the famous Sherman monument at Fifth avenue and 60th street about 280 feet in the southerly direction, in order to give the subway builders an opportunity to excavate in 59th street. The statue weighed 160 tons.

The location of the monument at one of the busiest traffic points in the city coupled with the fact that it was a work of art, made the transfer especially hazardous, and necessitated unusual safeguarding measures.

Tunnel Headings Joined.

The last rock remaining between the east and west headings of the north tube of the Old Slip, Manhattan-Clark street, Brooklyn tunnel now being constructed beneath the East River under the direction of the Public Service Commission, as a part of the dual subway contract work has been blasted away. The two headings were brought together on Tuesday, November 28, and it was found that they varied less than an inch from a perfect junction. The south tubes of the same tunnel which are proceeding in solid rock about two or three hundred feet part, will meet some time before January 1, 1917. The "holing through" of the headings of the north tube was the first connection made in any of the four East River tunnels now under construction by various contractors under the supervision of the Public Service Commission engineers. Beside the Old Slip-Clark street tunnel, to be operated by the Interborough as a part of the Park place, Beekman and William street line, there are being built the Whitehall street, Manhattan-Montague street, Brooklyn tunnel; a tunnel from 14th street, Manhattan, to North 7th street, Williamsburg; and a tunnel from East 60th street, Manhattan, to North Jane street, Queens.



BUILDING DURING REMOVAL, SHOWING PARTY WALL.

the structure was thoroughly underpinned, shoes were set underneath the needles and the tracks put in place with rollers. All material underneath was then cut, so that the entire structure was supported by the rollers. The first problem which presented itself at this point was the party wall which joined this building with a similar house adjoining, and it was found necessary to shore up the entire side preliminary to the actual beginning of work on the removal.

The presence of a party wall aggravated matters considerably since it made possible the danger of a collapse of the entire northerly side of the structure, and the contractor had to provide for any shrinkage or settlement of the wall,

The completion of this removal recalls several other interesting projects of a similar character which have also been accomplished by New York contractors within the last few years. Last year C. Vorndran's Sons moved the Ryan mansion from its former site at the northwest corner of the Grand Boulevard and Concourse and 184th street, easterly to the corner of Tiebout avenue and 183d street, a total distance of 1,300 feet, another remarkable task when all the details were considered. It was a large dwelling, two and one-half stories high and about 60 feet square in size with a stone tower and four massive chimneys. The chief obstacle that presented itself was the uneven load.

Another remarkable house-moving

SURVEY OF QUEENS.

Chamber of Commerce of Queens Completes Industrial Survey of Borough.

WILLIAM FELLOWES MORGAN, president of the Merchants' Association of New York, will be the guest of the Chamber of Commerce of the Borough of Queens, at its meeting on Friday afternoon, December 15, and speak on the subject of "The Value of An Industrial Survey to the Community." The Queens Chamber of Commerce recently established an Industrial Bureau, which has just completed a survey of the borough. The Merchants' Association is now conducting a similar survey for the entire city. Mr. Morgan will point out the advantages of a city-wide survey and its application to the business interests of Queens.

Ray Palmer, chairman of the Manufacturing and Industrial Committee of the Queens Chamber of Commerce, speaking today of the survey which was made under the direction of his committee, stated:

"It is important for the business men to know just what is meant by an Industrial Survey, and what we expect to accomplish as a result of this investigation. The term "industrial" is used in its largest sense as covering manufacturing—wholesale and retail trade, real estate and building, financial and business activities in general. In this entire field the industrial survey furnishes a plan for applying modern business methods to the development and prosperity of the community. The information obtained has been analyzed to show both the unfavorable as well as the favorable conditions that exist.

"Every business interest in Queens will be benefited as a result of our work, for every new industry located here radiates its influence to all parts of the borough, causing an increased demand for land for factories and for homes of every type, adding to the number of consumers of power, light and heat, increasing the number of bank depositors, increasing the number of passengers on all transportation lines, and creates a general prosperity in proportion to the increased factory pay rolls."

F. R. Howe, chairman of the sub-committee on Publicity, which has been studying the report prepared by the manager of the Industrial Bureau, C. W. Lansing, a well known industrial expert, stated:

"The survey shows a remarkable increase in manufacturing in Queens during the past two years. The United States Government compiles a census of manufacturing every five years, and the last figures available are for the year 1914, which was a year of general depression throughout the country. During the past two years, however, the manufacturing growth in the United States has been enormous, and the figures compiled in the survey for the year 1916 show that Queens Borough has received its full share of the manufacturing growth of the country. The following figures will give some idea of the increase in manufacturing in this borough from 1914, a year of general industrial depression, to 1916, during which manufacturing has been at its highest point:

| | 1914 U. S. Govt. Census. | 1916 Indust. Sur. Cham. Com. |
|-------------------------------|--------------------------------|------------------------------------|
| No. of factories.. | 975 | 1,169 |
| No. of employees | 37,201 | 63,964 |
| Salaries and wages paid | \$25,750,000 | \$46,921,050 |
| Value of products | 164,789,000 | 323,198,000 |

"There is a growing tendency on the part of manufacturing concerns which have outgrown their present quarters in Manhattan—where further expansion is too costly—to establish their plants in the Borough of Queens, where cheaper land is available for building increased accommodations at reasonable cost. Such manufacturers prefer to remain within the corporate limits of New York City, where they can continue to use the facilities afforded by such location, for the efficient production and distribution of their products. Queens Borough is taking advantage of this fact, and the Cham-

ber of Commerce has established the Industrial Bureau to present to any manufacturer looking for a new location all the data he desires as to available sites, cost of land, freight rates, shipping facilities, etc."

\$2,000,000 for the Garden.

Edward I. Devlin, representing the New York Life Insurance and Trust Co., bid two million dollars for the Madison Square Garden property at the foreclosure sale held yesterday at the stand of Bryan L. Kennelly. The price was about \$445,000 less than the judgment held by this company against the property, which brought about the sale.

The fate of the historic building, which for many years has housed a great number of New York City's expositions and conventions, was awaited with keen interest by real estate men and property owners not only in the Madison square section, but in all parts of the city. In the days preceding the sale, various rumors were rife regarding prospective bidders for the property, and it was reported at various times that it would be taken over by a well-known fight promoter. The American Poultry Association was also said to have been considering the building as a public market and exhibition hall. The auctioneer had reported that a number of inquiries were being received from out of town interests, whose plans regarding the property were, however, not made known.

The site now occupied by the Garden is probably the largest in that section of the city available for improvement. It occupies the entire block bounded by Madison and Fourth avenues, from 26th to 27th streets, with avenue frontages of 197.6 feet and street frontages of 425 feet. The sale was brought about by the institution of foreclosure proceedings, commenced by the New York Life Insurance Company against the F. & B. Company and others, to recover on a judgment of \$2,445,169. Taxes due amounted to about \$30,000.

Wages Increased.

Borough President Van Name has displayed his consideration for the drivers, sweepers, laborers and hostlers employed in the bureaus under his administration by having their wages increased to enable them and their families to meet in a measure the high cost of living. In the Bureau of Street Cleaning on June 1, 1916, forty-six drivers were increased from \$720 to \$768 a year. They will receive another increase to \$792 a year on January 1, 1917. Four drivers were increased from \$780 to \$792; ninety-five sweepers from \$720 to \$744; eleven hostlers from \$780 to \$792 and twenty-seven laborers from \$720 to \$744 a year.

In the Bureau of Highways, fifty-two laborers were increased on September 4, 1916, from \$2 to \$2.50 a day, and twenty-five laborers from \$2.25 to \$2.50 a day. This was the first increase of wages received by the employees in the Bureaus of Street Cleaning and Highways since the incorporation of the Greater City in 1898.

Waterways Convention.

At the Thirteenth Annual Convention of the National Rivers and Harbors Congress, which was held in Washington, Wednesday, Thursday and Friday of the past week, there was in attendance the following delegation from the Bronx Board of Trade: Messrs. Eugene H. Rosenquest, president; Olin J. Stephens, Hon. Henry Bruckner, Hon. Murray Hulbert, Hon. William S. Bennet, Albert Goldman, Edward B. Boynton, Willard R. Messenger, Alexander Haring, J. Harris Jones, William H. Bolton, James Brackenridge, J. R. Pollock, Rev. J. Emerson Zeiter, John A. Steinmetz, Robert J. Moorehead, William A. Newman, William J. Comeiner, Walter H. Warren, Maurice Muller, and Charles E. Reid, secretary.

These Bronx men, who attended in order to urge recognition of the needs of the Bronx, with respect to its rivers and harbors, to the end that, in common

with other communities it may receive as large as possible an appropriation from the National Government for this purpose, made up also the official delegation of the city and State of New York at this convention.

While at Washington the Bronx delegation appeared before the Rivers and Harbors Committee of Congress, of which the Hon. Stephen M. Sparkman is chairman, and urged the immediate necessity for improvements to the Bronx Kills and the Harlem River.

They also called upon Brigadier General Black, and the War Department heads, and urged the earliest approval of the plans for the new bridge over the Eastchester Creek (Hutchinson River), on the line of the Boston Post Road, an important connecting link between the Bronx, upper New York State, and the New England States.

Not only waterways problems were considered, however, as the delegates also called upon the Committee of Post Offices and Public Buildings, to aid Congressman Bruckner in his campaign to get an appropriation for the Bronx Post Office Building.

Company Asks for Re-hearing.

The Edison Electric Illuminating Company of Brooklyn, which was ordered by the Public Service Commission on October 27 to reduce its maximum rates for electric current from 11 cents to 8 cents per kw. hour, has declined to accept the order of the Commission and has applied for a rehearing. The Commission will determine within a few days whether the rehearing should be granted. The company through counsel filed a petition embodying the application for a rehearing and stating sixteen points in which the company differs from the Commission's findings. Among other things the company maintains that the Commission was without jurisdiction to make the order reducing rates and that the order itself is confiscatory and unconstitutional. The reductions made by the Commission for depreciation, failure to include various amounts in fixing the valuation of the company's property and the making of rates that are described as unjust, unreasonable and discriminatory are other points set forth in the petition.

Bridges Over Fifth Avenue.

Augustus Thomas, the playwright, offers the most recent solution to traffic congestion in Manhattan, which has become a serious problem now confronting the city authorities. Mr. Thomas believes that bridges will bring about the desired relief, if they were properly constructed across Fifth avenue, in the streets between 34th and 59th streets. The erection of these structures would, in his opinion, make adequate provision for east and west traffic and would allow an uninterrupted flow of vehicular and pedestrian traffic on Fifth avenue. Although it is doubtful whether the suggestion will receive serious consideration, on account of the insurmountable difficulties which will have to be overcome, the incident is a commentary upon the interest which New York City's citizens are taking in acute governmental problems.

Bids Received.

The Public Service Commission has received bids for the construction of the connecting link between the New Utrecht avenue (West End line) and the Culver Rapid Transit Railroads in Brooklyn. The connection is to be a three-track approach from the West End line to the Culver line, some 600 feet in length, rising from the 38th street cut at the point where the West End line leaves that cut slightly west of Tenth avenue and south of 37th street. The approach curving to the northeast across Tenth avenue rises to the elevated grade of the Culver line at a point some 371 feet east of Tenth avenue. The low bidder on the contract was Thomas Dwyer, of Broadway and 215th street, New York City, and his price for the work was \$42,268.

LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

Building Restrictions.

RESTRICTIONS were placed upon lots included in a tract, in proximity to the grounds of a United States Arsenal, which would probably perpetually remain open and be carefully cared for. In an action to enjoin the erection on a lot of a building which shall be other than a dwelling house for one family, the Supreme Judicial Court of Massachusetts holds that the provisions that no barn shall be nearer to the street than six rods, that but one dwelling shall be erected on any one lot, and that none shall be erected nearer to the street than twenty feet at a cost of less than \$2,000, indicate an unmistakable general scheme to create a residential section, *Powers v. Radding*, 113 N. E. 782. The court was of opinion, in view of the language of the deeds themselves in connection with the surrounding circumstances, that the deeds were executed, delivered and received with the intention that the words "but one dwelling shall be erected thereon" should define the use to which that dwelling should be put, and not merely the form of a structure. So construed, the court held that the restrictions did not permit of more than one dwelling under a single roof or the erection of a structure, as, for example, an apartment or a flat, designed to include more than one. The court pointed out that no apartment house had ever been constructed within the restricted district; that a dwelling house occupied by one family had been built on each lot and that no change in the locality had arisen to make the section less desirable as a place of residence. These facts, the court said, distinguished the case from *Jackson v. Stevenson*, 156 Mass. 496, where a tract of land was divided into lots which were sold subject to restrictions, which were designed to make the locality a suitable one for residences. Owing to the general growth of the city (Boston) and the use of the neighborhood for business, the purpose of the restrictions could no longer be accomplished, and they were therefore not enforced.

Landlords Not Liable.

Where doors over an opening in a sidewalk from which stairs lead to the basement were properly constructed and in proper condition, the Indiana Appellate Court holds, *Dammeyer v. Vorhis*, 113 N. E. 764, that the owner was not liable as for maintaining a nuisance to one injured by falling therein when the lessee had the doors open. The court cited, among others, the New York case of *Opper v. Bellinger*, 116 App. Div. 261, where it was held that where a cellarway under a sidewalk was constructed by permission of the municipal authorities, and was provided with doors to completely cover it, it was not a nuisance, so far as the owner was concerned, and he was not liable for injuries sustained by a pedestrian who fell into it while it was uncovered, where the premises were under the exclusive control of the tenant.

Exercise of Option.

A contract for the sale of land gave the purchaser the option to resell at the expiration of one year. In an action by the purchaser against the seller for breach of the contract the Pennsylvania Supreme Court holds, *Markley v. Godfrey*, 98 Atl. 785, that, construing the provision as requiring the exercise of the option on the exact day one year after the contract was executed, a letter at an earlier date giving notice that the purchaser will resell as per agreement, and that he will give the property into the seller's hands for conveyance from the date of the letter, was a proper exercise of the option at the date required. The option did not require a tender of reconveyance on the exact date, but only in a reasonable time.

Trees on or Near Boundaries.

When the base of a tree is wholly on the land of one owner, the whole tree is his without reference to its ramifications. The word "trunk" means the body of the tree at and above the surface of the soil. *Cobb v. Western Union Telegraph Co.*, Vermont Supreme Court, 98 Atl. 758. But where a tree stands wholly on the ground of one owner, any part overhanging the land of an adjoining owner may be cut off by the latter at the division line, if he does it without trespassing. This rule would not apply where the tree stands on the division line and is one in which both the adjoining landowners have an interest.

Validity of Foreclosure.

Section 1626 of the New York Code of Civil Procedure provides for sale of mortgage lands on foreclosure, while Section 1632 provides that a deed on foreclosure sale shall divest the mortgagor of his equity of redemption and the mortgagee of his lien. Mortgages were foreclosed, but no sale was had under the judgment, and 40 years later the mortgages were again foreclosed and sale made. The Federal District Court holds, *Eckerson v. Tawney*, 235 Fed. 415, that as, until the deed is made in foreclosure, the mortgagor remains the owner of the equity of redemption, and as the deed, and not the foreclosure, destroys the mortgagee's lien, the second foreclosure was not void, and, not having been objected to, good title passed

to a purchaser at the sale under the second judgment.

Bids for Railroad Yard.

Bids have been received by the Public Service Commission for the construction of a railroad yard for the storage of subway cars in connection with the White Plains Road extension of the first subway. The yard is officially designated as the 239th street yard, although it will cover an area of several city blocks beginning a short distance east of White Plains road and north of 239th street. It is one of a number of yards which must be built in the future for storage purposes in connection with the operation of the present and new lines composing the Dual System. Another yard is now being built at 180th street and Bronx Park on the White Plains road line.

The 239th street yard will make provision for 580 subway cars on thirty-seven tracks, and an adjoining yard to be built on the same plot by the Interborough will have capacity for about 350 elevated cars. The plot upon which the two yards are to be built is irregular in shape, approximating 800 x 1,100 feet in dimensions.

Elevated trains will obtain access to the yard by means of the Webster avenue-Gun Hill road extension of the Third avenue line, which connects with the White Plains road line. In order to prevent grade crossings at the entrance to the yard, the contract provides for the rebuilding of a portion of the White Plains road structure south of the 241st street terminal station. The Thomas J. Buckley Construction Company, of 303 Fifth avenue, Manhattan, was the low bidder for the construction of the yard at \$372,692.

OWNERS SHOULD PREPARE TO MEET
EXODUS OF THE GARMENT TRADES

PROPERTY owners in the Seventh avenue section, south of the Pennsylvania station have an opportunity to improve their holdings in such a way that splendid income returns should result. The "Save New York" movement has become an established fact, and, as already announced in the Record and Guide, many firms have expressed their willingness to co-operate with those back of the movement and remove their establishments so soon as their present leases expire.

These firms have to find other quarters, and it is only natural that the first preference would be given to property as near their former locations as possible, and Seventh avenue and the adjacent side streets are logical places for them to go. Unless these property owners take cognizance of the existing conditions, they will wake up some morning to find out that there has been a movement started to house these concerns in other sections. In fact, there is already under way a well defined plan to create a "Garment City" at Long Island City. Many people have felt that this project is Utopian, but those behind the proposition are earnest in their ideas and if they are carried out, there is but little doubt that Manhattan will lose many large establishments; also thousands of employees, who will in the natural course of events move across the river.

J. H. Burton, in speaking of the "Save New York" movement, said yesterday: "The movement started in the early part of the year is a success and will be far reaching in its effects. The impression has gotten abroad, and wrongly so, that the movement is confined to the Fifth avenue section, and this is entirely wrong. Of course, Fifth avenue is going to be benefited, but the adjacent side streets also will receive the same advantages.

"To make the movement plain, I will state that the object of the movement is to see that in that section of the city from 32d to 59th streets, from Third to Seventh avenues, including Madison,

Sixth and Seventh avenues, Broadway, Lexington and Fifth avenues, and all the cross streets from 33d to 59th streets, that these streets be protected against the manufacturers of cloaks, suits, garments, etc., whose men employees would have ruined this district if they had invaded the section as they did the lower part of the city.

"Practically all the manufacturers in the zone have agreed to move as soon as their leases expire. There are about thirty firms whose leases expire this coming February and about one-third of these have already signed leases outside of the 'Save New York' zone. The balance will have no difficulty in finding locations to move into, but the demand for space outside of the 'Save New York' zone for a year from this February and the year following will be so great that additional space must be provided for these firms who will move out.

"All these firms recognize that the 'Save New York' movement is a benefit to the city and will be to them in the end, but they must have the proper places for the conduct of their business. They are ready to move as a unit to any part of Manhattan where the proper space will be provided on a reasonable basis. But should this space not be provided, this garment industry will unquestionably have to leave New York City. Owing to the tremendous overhead charges that they have had in the past, the trade was beginning to leave the city and go to Western cities before the 'Save New York' movement started.

"Now a proposition has been made by a corporation in Long Island City to build a modern factory city there, and these firms will leave as a unit, and unless some means is found of keeping them in Manhattan there is no doubt that but what a majority of them will concentrate in Long Island City. The reduced overhead at which they could operate will insure the fact that the needle industry, which makes New York one of the largest manufacturing cities in the world, will always stay here, but it is unfortunate that the development cannot take place in Manhattan proper, instead of going across the East River."

BUILDING MANAGEMENT

TROUBLES CAUSED BY SUB-TENANTS

By ALBERT KERN, of Detroit, Mich.

ONCE upon a time I was asked to give a talk on "Sub-tenants," their origin, their habitat and their care. I agreed, and upon investigation I found that way back to the pyramids they were, and they now are. They're here in force with flags flying, ports painted and bands playing, but a cure will require a Rockefeller foundation. I also found that they are of low visibility and operate with the sun in their eyes, giving them very much the advantage in the preliminary engagement. I am using military similes because the subject is militant. It arouses every building man's fighting blood. One manager told me the other day that he didn't want to talk about them because he got mad all over when he did; he considered them hopeless to cure, and the doctor advised him that he shouldn't get mad—it was bad for him. No building man should ever get mad anyway, he has no reason to, not in his business.

Their numbers are as the sands on the shore. Their presence is as welcome as a breath of spring over a bed of violets and they are as easy to eradicate as a good setting of Canadian thistles of a nice yellow field of mustard. He is a bird of the species "Cuckoo," which you know never occupies its own nest but lays in another's. Then, when the little cuckoos get big enough they throw out the real owners. I have had this little idea fed out to me many times by progressive, hard working, energetic sub-tenants who in prospering wanted me to double cross the real tenant and not renew.

Reasons for His Existence.

The sub-tenant is the submarine among the different types of craft met in our daily business efforts. He submerges to enter your building and when he is in, is constantly up and down and is satisfied when he breaks even, but it's when he can't come up that the trouble starts. His reason for existence is analyzed somewhat as follows.

First. He is a small worker and cannot afford the price of an office and seeks this kind of a business home, ready to expand if he prospers and to evaporate if he fails.

Second. A man rents an office with the idea of controlling certain space for his future enlargement and therefore sub-rents.

Third. A business proposition solely; to get a good office in a fine building and farm it out so that it won't cost a cent.

Much Abused Clause.

The following clause, which holds a prominent position in almost every typical office building lease, expresses, in my opinion, one of the most abused and also the most generally misunderstood or rather misinterpreted, on the part of the tenant, sections of the entire document. It reads substantially as follows:

"— neither the lessee, nor others, having the lessee's estate in the premises, will assign said term of this lease or allow the same to be assigned by operation of law or otherwise, or let or under-let said premises, or any part thereof, or use the same or permit the same to be used for any purpose other than as above specified, and will not make any alterations therein, or additions thereto, without the written consent of the 'lessor' first had and obtained."

The sub-tenant is sometimes facetiously called a "nester." By the way, this term is not inaptly applied, for as it has been said, a "nester" is an individual who

arrives from nowhere, is going nowhere, seeks out the most fertile lands and clearest waters, and until he moves along, thrives on the fat of the land with no thought or obligation except his own particular convenience.

Most of us can, with a certain show of confidence, even if we don't always feel it, answer a question as to the desirability of a certain plot of ground for an office building; select an architect of ability to produce results; give information as to cost, income, height, displacement of space, rentable area, choice of materials, number of elevators, and the thousand and one other details of construction, and finally see that the building is filled with a desirable lot of tenants.

Then comes, in my humble opinion, the time for the real try-out of all the best that is in us. Getting into daily, hourly touch with the temperamental vagaries of our large family, the process of separating the sheep from the goats, learning the real human part of our lesson, its pitfalls of lying, evasiveness and chicanery and misplaced confidence, we must learn to judge and act accurately and promptly; to be true to ourselves and our trust. If an applicant is not desirable, discard him, but be sure that you are right by carefully considering application. A building can be seriously handicapped by an indifferent lot of tenants who work much injury. We must know the tenant who plays fair and the one who doesn't.

Are Sub-tenants Known?

Do we know all about the sub-tenant as we do the regular tenants? Do we consider him in the renting of our space in the constant endeavor to secure a sufficient income to make the building a financial success? Is it not reasonable to assume that a room or suite rented to one firm or individual should be considered at a different rate when it is jointly used by several individuals? Is not a greater burden placed on the management? More tenants per square foot mean more service, more work for the office, more elevators and more wear and tear.

We know that after a building is erected and finished and we have carefully figured out our cost of operation and apportioned our rentals to secure a fair income, that year after year our operating cost, taxes, etc., are constantly increasing under changing conditions; but it is no easy matter to readjust our rentals to keep pace with it.

You have perhaps all noticed in the pursuit of your business that there has been a change in recent years in the attitude of the average office man towards the domestic economy of his room. In the old days it was a most unusual thing for a tenant to consider having a fellow occupant of his office entirely outside of his business. He wanted privacy for himself and his clients; but now it is a most common thing to find a real estate man, a lawyer and a coal man living together in harmony. The feeling of privacy for one's business appears to be passing away, prompted by a spirit of economy.

Argument Advanced.

The argument advanced for this community arrangement is that a higher salaried and more intelligent office attendant can be procured who will carefully look after all calls and see that they are promptly delivered, and also a more satisfactory answer given to inquiries than by an indifferent office girl, and finally a clever tenant can so maneuver that he is in charge of a highly efficient office at a minimum expense. The sub-tenants are

made to pay a very substantial portion for their space.

I think most of us have our ideals of the character of occupancy and operation of a building and our ideals may be as diverse as our own personalities, for every one's ideals are on a level with the degree of efficiency and mental progress and growth from experience that we individually have attained in our own characters. The plain, decent, common citizen or firm who rents an office because he wants it for his own affairs is a pleasure to the management; the other type as I have detailed should be scrutinized more closely.

Our buildings must be filled, rooms rented and earnings conserved, but let us also look at the side of respectability, law and order. I believe that by a little longer waiting and closer application, we will reach a higher and more desirable tenancy by eliminating those who develop undesirable traits, both personal, or in the conduct of their business. Space will become more valuable and the better renting public will pay a premium to enter such a building and be proud that they are in it.

To quote a New York physician: "We live like rats. Presently I shall scamper into my hole. I do not even know the names of any of the colony in the adjoining holes. In the morning I shall emerge in search of a nibble of cheese, frisk about in the sunshine till something frightens me back and from time to time during the day make other little hurried excursions into the light. Terriers are upon us at every moment. Want, competition, ambition, greed, vanity, selfishness and the rest of the yelping pack constantly worry and threaten us. We are gray haired at thirty-five, suspicious at ten, old before we have realized youth and forever deprived of the happiness that comes from having human sympathy, neighborliness and elbow room." Rather a grey and sombre view, but also a real one.

Flats and apartment houses, I understand, are having the same problems to face in colonization. Some apartment houses attach a rider stating the number of persons to occupy a suite and making a charge for any excess. I also know of an office building, which makes a charge of \$5 per month for each sub-tenant, but when we consider the almost insurmountable difficulties in the way of finding out where a sub-tenant leaves off and begins according to the many arguments of a tenant, then the task seems almost impossible.

Frozen Water Pipes.

Many winter fires are caused by ill-advised attempts to thaw frozen water pipes. A burning match, torch or open flame of any description should never be employed for this purpose. To wrap the pipes with oil-soaked rags and set them on fire is worse than folly; it is incendiarism. Pipes are almost invariably adjacent to walls or partitions where there is an ascending current of air to feed and spread a flame. Even if the flame does not start a fire its sudden local heat may cause the pipe to break and flood the premises with water.

Wrap the frozen section of the pipe with cotton cloth and pour hot water upon it (even if the hot water must be obtained from a neighbor) until the ice in the pipe gives way. Rags on the floor at the base of or under the pipe will absorb the waste water. If the freezing is too severe to yield to this treatment send for a plumber.—National Fire Protection Association Bulletin.

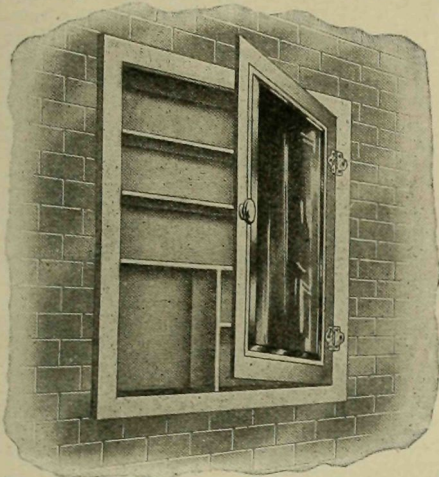
NEW AND USEFUL APPLIANCES

Novelties and New Applications of Familiar Devices,
of Aid to Architects, Builders and Building Managers

Described without regard to advertising consideration

A Sanitary Medicine Cabinet.

SPECIAL features are claimed for a steel medicine cabinet and bathroom locker, in one of the latest offerings in this line. The manufacturer states that his product is in accord with the popular tendency to adapt fireproof and sanitary materials to the construction of household appliances and to general building construction. The cabinet is



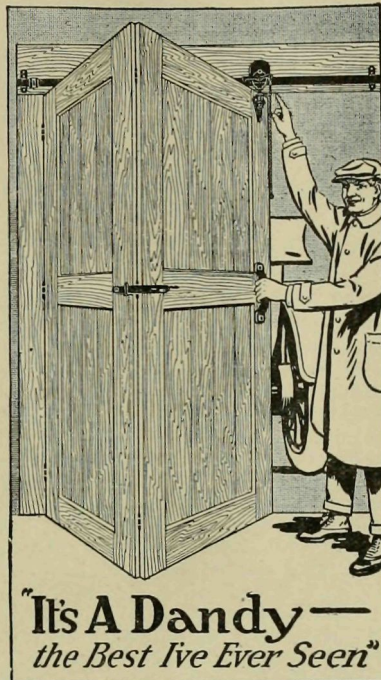
made of soft, smooth, annealed steel, pressed and formed into shape by automatic machinery. The manufacturer also claims that it is built in a substantial manner, the corners of the doors and frames being solidly welded, and the various parts securely riveted. It is heavily coated inside and out with white enamel, each coat having been subjected to a separate baking in gas-heated ovens. It may be washed and cleaned with soap and water or with furniture polish. The cabinet is also furnished with a plate glass mirror with beveled or plain edges, if desired. The same manufacturer also furnishes plain white doors with new mirrors if this style is preferable. The trimmings (hinges and turn handles) are a solid bronze polished and nickel-plated and attached with plated brass bolts. The shelves are adjustable and may be placed at different heights to suit the demands. The chief advantages of the use of enameled steel as enumerated by the manufacturer is first that it does not warp or swell, that it is not absorbant, and will not stain, and that being easily kept clean, will not harbor any vermin.

Combination Wood and Coal Grates.

COMBINATION wood and coal burning grates are being manufactured, which, it is claimed, are able to maintain a cheerful and smokeless fire. Its chief merit, according to the manufacturer, is that it burns free without smoke. The design is such that two-thirds of the area is opened to permit free air passage for combustion of fuel without allowing small fuel to drop through. The back guards keep fuel and logs away from the fire wall, giving the necessary back draught for proper burning. The grate is placed over the andirons, which prevents the fuel from burning through, falling down, and smothering the blaze from lack of draught. The construction is as follows: The grate bars of firebox steel wire 2 inches thick are less than $\frac{1}{2}$ inch surface space and from $\frac{3}{4}$ inch to $2\frac{1}{2}$ inches apart, giving the under draught, which is necessary for combustion, as well as affording the cooling that prevents heating, warping or "burning out."

Garage Door Hanger.

GARAGE owners will be interested in the new garage door hanger for which the manufacturer claims various advantages. To be satisfactory a door hanger must comply with the following requirements: first, allow the use of the full door opening without risk or damage to the car or the door; (2) enable the doors to be left wide open without danger of swinging or being blown shut,



without being propped; (3) need no runway extending beyond the building on either side; (4) allow the doors to be properly weather-tight when closed; (5) enable the owner or chauffeur to enter the whole door, and (6) be able to withstand the rough usage. The manufacturer of the new hanger claims that his product complies with these conditions. He states that the installation of his product will also mean economy in space.

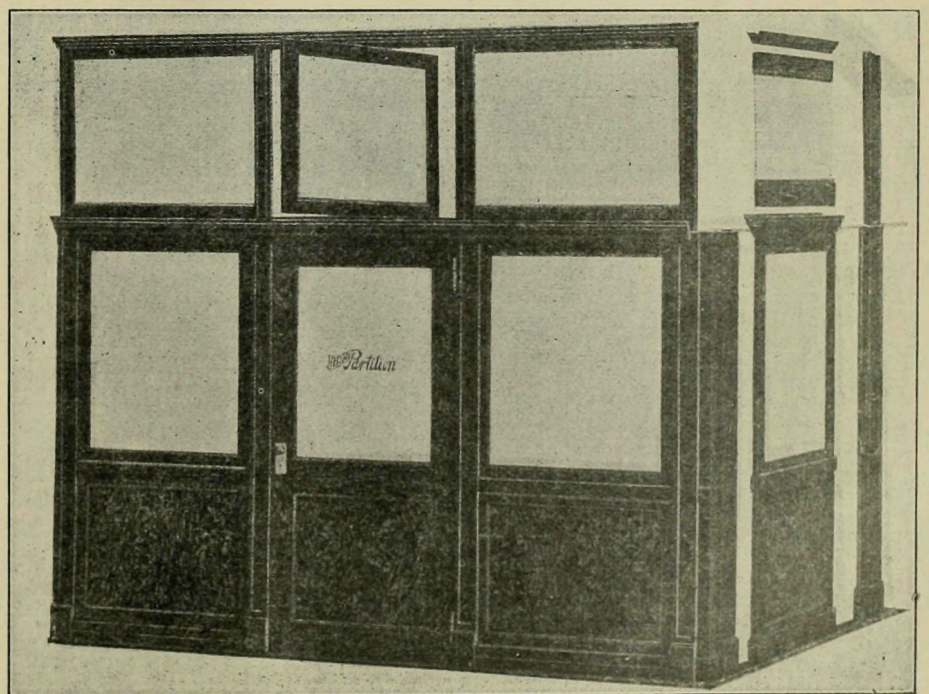
A Down-Draft Boiler.

DOWN draft boilers of interesting types are being manufactured. The distinguishing feature of the boiler is stated to be the arrangement of the combustion chamber, and the course followed by the fire travel. The draft comes from above the fresh coal, carrying the gases down and through the incandescent body of fire. In this way, according to the manufacturer, no gas escapes consumption, and the boiler is as a result made smokeless in operation regardless of the kind of coal used. The manufacturer also emphasizes the fact that the major portion of the fire surface is self-cleaning, and that the location of the magazine is such that it does not occupy heat absorbing space that is valuable. The magazine is stated to be able to hold enough coal to last twelve hours in extreme weather, and twenty-four hours in moderate weather. The boilers are furnished for both steam and water heating, and there are nine sizes of each, the steam capacities ranging from 900 to 4,300 square feet and the water capacities ranging from 1,500 to 7,100 square feet.

Practical Office Partition.

MOVABLE office partitions constructed especially for the modern office building, in order to reduce operating expenses, are represented in a product now on the market. The partition is made of interchangeable units which are said to be simple to assemble, and are held together with screws only, thereby preserving the property for the owner. The manufacturer, in describing the advantages of his product, claims that its special features are as follows: First, it is sectional in that it will make layouts of any size; second, that it will fit any ceiling up to thirteen feet, and third, that it is portable, in that it may be moved any number of times. In an office building the partition may be moved without damage, since it is flexible.

The illustration on this page represents a typical product which the manufacturer states has been installed in a number of high class modern New York office and lot buildings. The specifications are as follows: Material, plain oak, quartered oak, birch and mahogany; the sections are made of one and one-quarter inch stock, seven feet high, and 18, 24, 30, 36, 42, 48 and 54 inches wide to meet individual requirements. The doors and panels are built up and veneered. The posts are built up hollow three and one-half by two and three-quarter inches, seven feet long. They contain telescoping, extension posts, seven feet long to reach ceilings up to 13 feet. The locks are bronze and the glass Florentine moss, or plain (double thick), and the finish is filled, shellaced, varnished and rubbed.



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TABLE OF CONTENTS

(Section One)

| | |
|------------------------------------------------------------------------------------|-----|
| Relation of Height and Area to Sunshine; Herbert S. Swan and George W. Tuttle.. | 787 |
| Barge Terminal in The Bronx..... | 788 |
| Moving a Thousand Ton Apartment..... | 789 |
| Survey of Queens..... | 790 |
| Legal Notes Affecting Realty..... | 791 |
| Owners Should Prepare to Meet Exodus of Garment Trades..... | 791 |
| Troubles Caused by Sub-Tenants; Albert Kern..... | 792 |
| Editorials..... | 794 |
| Query Department..... | 795 |
| Cornerstone Laid for New School..... | 809 |
| Building Material Market..... | 808 |
| Classified Buyers' Guide..... | 818 |
| Current Building Operations..... | 808 |
| Departmental Rulings..... | 817 |
| Leases..... | 805 |
| New and Useful Appliances..... | 793 |
| Personal and Trade Notes..... | 810 |
| Private Sales of the Week..... | 801 |
| Real Estate Notes..... | 807 |
| Statistical Table of the Week..... | 807 |
| Trade and Technical Society Events..... | 816 |
| Wholesale Material Market..... | 809 |

One of the most encouraging features of recent building construction in the city has been the activity of small home builders in the Borough of Queens. Architects report an unusual demand for plans calling for the construction of dwellings ranging in cost from \$3,000 to \$8,000 each.

Chaotic conditions on Broadway from 34th to 47th streets, have aroused the ire of the Broadway Association, which has begun a vigorous campaign for the elimination of many of the evils which have resulted therefrom. A large retail establishment, near Herald Square, recently suspended business, and posted several signs in conspicuous positions on its windows placing the blame upon the condition of the thoroughfare.

The Board of Aldermen, by a vote of 52 to 19, approved the action of its Finance Committee in cutting \$120,420 from the 1917 budget of \$211,115,000. The occasion was accompanied with the usual amount of oratory and criticism. The rumor persisted throughout the week that the Mayor would veto each cut that was made in the budget, and that the matter would be referred back to the Board. A three-fourths vote would then be required to override the veto, and doubt was very generally expressed as to whether this was possible. The \$211,115,000 budget will probably stand.

A total of \$1,268,715,834 will be required to operate all branches of the Federal government for the fiscal year 1918, or about \$24,398,000 a week. This is six times as much as will be required for the operation of the City of New York, whose budget for the corresponding period has been placed at \$211,115,000, or about \$4,059,000 a week. The figures indicate the position which New York City holds among the municipalities not only of the United States, but of the world. When it is considered that the population of the United States is just about nineteen times as large as that of the City of New York, and its cost of government is only six times as great, the situation becomes even more remarkable.

Dr. Cleveland on the City Budget.

Our readers are indebted to Dr. Frederick A. Cleveland for the ablest discussion of the city budget for 1917 which has yet appeared. It is perhaps unnecessary to say that Dr. Cleveland is one of the most eminent exponents in this country of that school of public accounting which aims to enable the electorate to control the policies of its governmental officials through proper methods of budget-making and of accounting. This city has now for a number of years had in operation a system of budget-making and of accounting which was intended to serve this purpose of democratic control. The great merit of Dr. Cleveland's discussion is that it points out wherein the system has been successful and wherein not, and that it suggests remedies for the defects which it exposes.

In a series of four articles, ended in our issue of last Saturday, Dr. Cleveland made a thoroughgoing functional analysis of the budget for 1917. It is the sort of analysis that voters and taxpayers must have in order to co-operate intelligently, both among themselves and with the administration, toward making expenditures fit the capacity of the sources of revenue. For years the increase in expenditures has exceeded the increase in taxable property values, and this is especially true of expenditures on behalf of the debt service. "While the bonded debt has been going up by leaps and bounds," says Dr. Cleveland, "the valuation of property upon which taxes have been paid has followed along at a snail's pace. In fact, it may be said that the increased indebtedness and consequent fixed charges on real estate has been one of the primary reasons for the retardation of increased valuations." The bulk of the public revenue is derived from taxation on real estate. When taxation becomes so heavy as to check the normal increment in the value of real property, the entire community is affected, not merely the real estate owner.

Our present methods of budget-making and of accounting, it appears, have been effective mainly in the sense of enabling the elected city officials composing the Board of Estimate to improve the service and keep within bounds the cost of the executive departments over which they exercise direct control. But even here our methods have not been effective in the sense of placing the responsibility for planning executive work where it belongs, namely, with the executive heads of departments. The initiative has had to be taken to an undue extent by the Board of Estimate, which, absorbed in this work, has not given sufficient attention to the elimination of inherited waste in reference to pensions, condemnation costs, advertising, sinking funds, the bonded debt, etc.

Furthermore, our methods have failed conspicuously in their purpose of inducing the public to take an active share in the construction of the budget. There is plenty of uninformed criticism and obstructions. The absence of helpful suggestions is, of course, due to the failure of our budget publicity and accounting system to reveal information upon which to base popular judgments. The statistics are immensely voluminous and complex. It requires an expert accountant like Dr. Cleveland to study out their meaning, and the information which they convey is incomplete or imperfectly classified. All this may be said without reflection upon the competence or intentions of the originators of the present system. The science of public accounting in relation to popular government is still in the experimental stage, and this city, largely through the advocacy of Dr. Cleveland himself, has taken the lead in developing it experimentally.

Dr. Cleveland's series contains an analysis of the budget which makes the larger aspects of that instrument intelligible to the taxpayer; and, what is more, it offers constructive criticism of the greatest value to the community. We urge all real estate men to bring these articles to the attention of their influential clients, for it is one of the evidences of the need of the reforms

he advocates that no such systematic and instructive discussion of the budget is to be found in the great metropolitan newspapers, the normal instructors and leaders of public opinion, as has just been given by Dr. Cleveland in the Record and Guide.

The Annual Review Number.

It is just eight years since conditions made it appear advisable for the Record and Guide to attempt the publication of an Annual Review and Opportunity Number. The near completion of the projected subway and elevated extensions, coupled with changes about to take place as a result of the working out of the new Zoning Resolution, will create new conditions in almost every section of the city. These new conditions will demand a proper understanding and a readjustment of old ideas in order that investors may properly interpret the final solution which the future has in store, for almost every section of the city affected by the new arteries of transit and the restrictions of the Zoning Laws.

In the articles which have reached the Record and Guide for publication in its Annual Review and Opportunity Number, much valuable data is contained about every section of the city affected by these two influences. The contributors represent the leaders of opinion in the real estate and building market. Among the experienced and professionally prominent men whose views have reached us the belief prevails to an unusually high percentage that all the requisite conditions, general and local, are present for a great revival of activity.

Brokers, agents, operators, speculative builders, investors, contractors, manufacturers of building material, officers of financial institutions and others interested in the future developments of New York City will find in this issue a vast fund of reliable data of the utmost importance to anyone interested in interpreting properly the future trend of values.

The student of such movements as "Save New York," the restrictions of the Zoning Resolution and the probable resultant shifting of population following the opening up of new transit lines will find much in these articles that is of vital value and interest. If the "Save New York" movement is successful, what is to be the future of the section now occupied by the garment workers, and what is to become of the buildings erected upon borrowed money in which these firms are now housed? An interval of time must elapse before this section will find the requisite number of new tenants, of a desirable character, to replace those now occupying many hundreds of thousands of square feet of available space in the affected area. In the meantime will the owners be able to carry these properties? Will the money loaning institutions be able to withstand the pressure of foreclosure proceedings?

The Zoning Resolution as it works out its own solution will give birth to many new problems. Already we hear complaints about the enforced injustice of the act in this and that section. A broker complains that it did his principals and himself an injury because it prevented the sale of a stable which was intended for alteration into a garage. His complaint is that it deprived him of a much needed commission. It also deprived its present owner of an opportunity to unload a piece of property that could no longer be leased at profitable rental because of the changing character of the section from a private to an apartment house neighborhood.

In this particular case, as in many others of which we have records, the answer is that the individuals concerned are allowing their selfish motives to dictate their expressions of opinion. They forget that the interests of the individual must be sacrificed in order to advance the needs of the many. The benefits to accrue to the residents of the city at large ten years from now will not be possible if we are to be ruled by men

who are governed by such small and selfish motives.

The story of the first elevated road and the first subway is about to be repeated at no distant date along the routes of the projected elevated and subway lines now nearing completion in all of the boroughs other than Richmond. The start of the movement of population from the congested sections of Manhattan, Bronx and Brooklyn to sections opened up by the routes of the new transit lines will take place during 1917. The prints of Columbus avenue made in 1879 exists today not alone along Jerome and other avenues in the Bronx, but along every avenue in each of the other boroughs reached by the new transit lines. A year from now and ten years from now the avenues and streets traversed by these new lines will represent pictures of street after street of homes, apartment houses, etc. As trade follows the flag, so population follows transit lines. If the investor of today walking along Jerome avenue, after noting carefully the magnificent elevated transit structure which follows this avenue's course for mile after mile will close his eyes, he can picture a scene not many years distant when the thoroughfare will be lined with apartment houses, stores and homes just as Columbus avenue was lined within fifteen years after the elevated line was completed to 155th street.

In planning the Annual Review and Opportunity Number of the Record and Guide we have pointed out to contributors the movements influencing the city's future growth—influences that are creating opportunities for investment that have never been more promising than they are today. These opportunities will be set forth in a systematic discussion, embracing every distinct section of the city, each separate kind of building and every phase of the real estate and building market. The work, largely a labor of love, will, we feel assured, favorably influence both the real estate and building market during not only 1917, but for many years immediately following.

Demand for Apartments.

An examination of the national income tax figures compiled last week may tend toward an explanation of the success which has attended the construction of high-class apartment houses and private residences in Manhattan within the last year. The demand for residential accommodations, principally in this Borough, has been unprecedented in the history of the city, and the call for space ranging in rental from \$3,000 to \$25,000 a year has been so insistent that the efforts of builders directed toward meeting this demand have been in practically every instance well rewarded. A few years ago renting from the plans was unheard of, yet 1916 has witnessed, as a common experience, leases closed almost over the architects' working boards. Numerous cases may be cited where buildings have been entirely rented from the plans before a single tenant was in possession, and there is one notable instance of an apartment which was taken, for a long term, sixteen months before it would be available for occupancy.

Real estate brokers declare that a considerable number of applications for space are being received from prosperous out-of-town people who are being drawn to New York on account of its manifold advantages for residential purposes, but that the bulk of recent leasing affected New Yorkers themselves, who are eager to devote increased incomes to the most modern housing comforts and conveniences. This contention is borne out to a great degree by the income tax compilations which indicate that out of a total of 336,653 who paid the tax in various parts of the country, 73,400 were residents of New York State, and 52,079 residents of Greater New York and Long Island, comprising the First, Second and Third Districts of the State.

In the uptown district of New York, which has witnessed the building activity of both apartment and private house

character, 21,301 persons paid taxes on incomes from \$3,000 a year to \$1,000,000 a year or over, under the following classifications: From \$3,000 to \$4,000, 2,133; from \$4,000 to \$5,000, 3,083; from \$5,000 to \$10,000, 15,000, 2,595; from \$15,000 to \$20,000, 1,455; from \$20,000 to \$25,000, 1,059; from \$25,000 to \$30,000, 655; from \$30,000 to \$40,000, 788; from \$40,000 to \$50,000, 502; from \$50,000 to \$75,000, 579; from \$75,000 to \$100,000, 270; from \$100,000 to \$150,000, 210; from \$150,000 to \$200,000, 86; from \$200,000 to \$250,000, 58; from \$250,000 to \$300,000, 29; from \$300,000 to \$400,000, 28; from \$400,000 to \$500,000, 22; from \$500,000 to \$1,000,000, 27; on \$1,000,000 or over, 24.

In the downtown district, which included the business and financial sections, a total of 17,584 were liable for taxation, the detailed classifications being as follows: From \$3,000 to \$4,000, 2,193; from \$4,000 to \$5,000, 2,272; from \$5,000 to \$10,000, 5,689; from \$10,000 to \$15,000, 2,058; from \$15,000 to \$20,000, 1,165; from \$20,000 to \$25,000, 799; from \$25,000 to \$30,000, 578; from \$30,000 to \$40,000, 711; from \$40,000 to \$50,000, 440; from \$50,000 to \$75,000, 634; from \$75,000 to \$100,000, 285; from \$100,000 to \$150,000, 282; from \$150,000 to \$200,000, 156; from \$200,000 to \$250,000, 67; from \$250,000 to \$300,000, 54; from \$300,000 to \$400,000, 60; from \$400,000 to \$500,000, 20; from \$500,000 to \$1,000,000, 79; on \$1,000,000 or over, 42.

Licensing Contractors.

Editor of the RECORD AND GUIDE:

The occasional collapses occurring in reinforced concrete structures, while much less in number than in former years, still form the most disquieting feature in this class of construction.

I am only talking of the danger that must always threaten when the erection of reinforced concrete work is placed in inexperienced hands. The correcting of this abuse; indeed, this menace to life, is clearly up to some of our authorities, whether it be State or municipal. I am only dealing with the actual abuse, and I wish to suggest something that many engineers, architects and contractors have felt should have been long ago taken care of, namely, that each erector of reinforced concrete should be licensed. I mean to give a broad interpretation to the term "reinforced concrete" and to consider it as cinder concrete erected between steel beams on spans from 6 feet to 20 feet, and stone concrete erected between steel beams or reinforced in one of the several methods now used in the best practice when applied to what is known as reinforced concrete columns, girders and floors.

On the above classes of construction, collapses should not occur, excuses should not be offered, lives should not be lost. It is not my intention to advertise any concern now in the field, but quite naturally one calls to mind a few of the concerns who are now interested in this important line, and who, understanding the art thoroughly, realize that this is work with which no liberties can be taken. The ignorant man who concludes he fits in because he has perhaps worked on reinforced structures or observed such work being placed, should be kept out of this line entirely, and the responsibility for his being in it at all may usually be settled upon some owner, engineer or general contractor who has cast his lines out for a sucker, and along comes Mr. Sucker and nibbles. The bait seems real tempting—a good sized contract for some fairly big concern—a prominent connection—something really important to point to as being accomplished. Of course, the boss demands a bond, and the sucker, very often by hook or crook, produces a bond, and the boss is safe. The sucker in the meantime having been given the old time yarn, "I'd like to give you this job. Mr. Johnson, but I can get it done by another concern for a figure that beats yours, still I would like to give it to you, and if you feel like meeting the figure and can furnish a bond, I would like to have you do the work," and the sucker swallows the bait, hook, line and sinker and

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin, President New York Building Managers' Association.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 170.—What is the policy of the city with relation to sewer assessments? Is the amount of assessment determined by the front foot ownership or the character of the improvement?
H. N.

Answer No. 170.—The question is not clear. There are two kinds of assessments for sewer improvements. One applies to storm water or outlet sewers. In this case the whole drainage area is assessed on a basis determined by the Board of Assessors as to benefit. When the total cost and area are determined the property is assessed on the square foot area of the individual property units in the territory. The other is the ordinary sanitary sewer. In this case the assessment is on a front foot basis on each side of the street.

Question No. 171.—(1) Is the war tax imposing a tax on conveyances still in operation, or (2) was it discontinued at the expiration of last year?
F. K. L.

Answer No. 171.—(1) No. (2) By provision of the Act of September 8, 1916, the provisions of the Act of October 22, 1914, and the joint resolution of December 17, 1915, extending the 1914 Act, are repealed with the exception of sections 3 and 4 which remain in force until January 1, 1917. While the stamp taxes (deeds, etc.) are all repealed, it is provided that all the provisions of the Act shall remain in force for the assessment and collection of all taxes imposed thereby "accrued prior to the taking effect of this new act and for the imposition and collection of all penalties accrued thereunder. The tax upon brokers is among those kept in force until 1917.

Question No. 172.—In a building which has been used in part for purposes which are not permitted under the Zoning Resolution, can such use be continued? Can such use be extended throughout the entire building? Can partitions be erected in the building to change large rooms into smaller rooms without necessitating a discontinuance of the present use?
M. E. B.

Answer No. 172.—Section 6 of the Building Zone Resolution provides that any existing use of a building may be continued or extended throughout the building provided no structural alterations in the building are made for the purpose of extending such use. It is not probable that the erection of partitions would be construed as structural alterations if the building itself were not enlarged or extended.

the deal is on. There has not been one-half dozen collapses in this class of construction in the United States during a long period since it was first begun that hasn't had a lot of the above mixed up in it.

I am personally acquainted with some of the contractors, who have undertaken work of this class and met disaster in the undertaking, and I don't know a single one of them to be properly equipped for carrying on such work, but as long as there are unscrupulous owners, architects and contractors, there will also be the poor suckers ready to nibble and bite. The way to get past all this is to make it necessary for each constructor of reinforced concrete in all of its departments covering structures above ground, to be licensed by the state or city.

I feel that such restrictions would result in justice to the owner, the public and the reputable contractor.

ALBERT OLIVER.

REAL ESTATE NEWS OF THE WEEK

Recent Tendency of Manufacturers to Purchase
Properties Now Under Lease—Other Reports

TRADING was quiet this week and reflected no new developments. The business expansion which has accompanied present day prosperity in so many lines of mercantile endeavor has been accompanied by an unusual demand for commercial space, and a number of firms who have been occupying properties under lease have acquired within recent weeks a fee ownership to the property. These transactions aside from their importance as investment deals assume special significance because they indicate the confidence of business men in their present locations and in the future of real estate generally. This state of mind is in direct contradiction to a policy which has been built up for many years as a result of which business men have based rather than bought the property in which they have conducted their businesses.

Considerable interest continued to be manifested in small investment properties in various parts of the city, and suburban real estate brokers also reported well-maintained activity in Westchester and Long Island. Suburban business both from the selling and building standpoints has been regarded as exceptionally good within recent weeks, and there has been a decided movement on the part of many people with small capital to acquire homesites in the outlying sections of New York. In Brooklyn and Queens this tendency has been a decidedly marked one, and many one and two family houses of moderate cost are being built and contracted for at this time.

The unusual prosperity which has attended the business careers of New Yorkers within the last year has aroused much speculation as to whether or not there would be very many Christmas gifts of real estate this year. The first deal of this kind reported so far is a costly residence in East 83d street, which is to be a Yuletide offering.

Leasing was fairly well distributed and concerned itself equally with residential and business properties.

Auction market interest centered largely upon the offering of the Madison Square Garden property, occupying an entire solid block in the Madison Square district. The details regarding the outcome of this sale are reported in another column of the Record and Guide. Interest in the sale was heightened by the announcement earlier in the week that the New York Life Insurance Company, holders of the first mortgage, in order to facilitate the sale, would loan \$1,750,000 for three years at five per cent. on the property.

Pepe & Bro., the Washington Square real estate brokers, appeared as buyers of the dwelling at 146 West 4th street, sold at foreclosure as the result of an action commenced by the Mutual Life Insurance Company against the Clarence Realty Construction Company. Their bid was \$13,975, which was about \$165 more than the existing encumbrances. The property was bought for a client who will alter it into studios. Another outside buyer in the Exchange Sales Room was August F. Schwarzler, the Bronx builder, who paid \$13,000 for the triangular plot, 136x64.8x131.7 feet, at the southwest corner of Southern Boulevard and Boston road, offered at voluntary sale for the Estate of Sadie T. Sturges. The vacant plot, 114.6x52.9 feet, at the southeast corner of Carpenter avenue and 232d street, was sold to M. Howe for \$2,800.

Bryan L. Kennelly will sell this morning, at 10:30 a. m., at 1516 Metropolitan avenue, directly opposite the property, 73 building lots on Metropolitan avenue, Vincent, Mary, Prospect, Atlantic and Arctic streets, in the Metropolitan and Maspeth sections of the borough. The sale has been brought about by the institution of foreclosure proceedings, but the lots will be sold separately. They are stated to be well adapted for flats,

one and two family houses, and for business purposes.

An important public hearing is to be given by the Board of Standards and Appeals Thursday, December 21, 1916, at two o'clock in the afternoon, in Room 1124, Municipal Building, on a proposed rule giving the Fire Commissioner the necessary authority to order sprinkler equipments in buildings where there is serious life or property hazard. The proposed rule reads as follows:

"Any building deemed by the Fire Commissioner to be hazardous to life or property shall be provided with such automatic sprinklers, standpipes, tanks and other auxiliary fire extinguishing appliances as required by order of the Fire Commissioner in writing."

Doctors' Office Buildings.

At its regular meeting, held December 5, 1916, the Board of Appeals fixed the status, under the Building Zone Resolution, of buildings which are used for physicians' offices. Such buildings when arranged for and devoted to doctors' offices, patients' rooms and laboratories used in connection with such doctors' offices, are deemed to be sanitariums, provided they are not used for other purposes than those specified. A single apartment for the use of the caretaker, however, is permitted in such buildings. The complete resolution embodying this decision follows:

Whereas, A. L. Libman, secretary, Leavitt Realty Co., has filed with the Board of Appeals an appeal, October 1, 1916, for an interpretation of the Building Zone Resolution, as to the classification with regard to use of a building devoted to doctors' offices, patients' rooms and laboratories; and

Whereas, A public hearing was held on this appeal by the Board of Appeals, at the regular meeting held December 5, 1916, after due notice by publication in the bulletin of the Board of Standards and Appeals; and

Whereas, The building zone resolution in Section 3 includes hospitals and sanitariums among the uses to which buildings may be put in a residence district; and

Whereas, A building devoted to doctors' offices, patients' rooms and laboratories used in connection therewith is in its nature a sanitarium and may be properly classed as a sanitarium;

Resolved, That in the opinion of the Board of Appeals a building arranged for and devoted to doctors' offices, patients' rooms and laboratories used in connection with such doctors' offices, is deemed to be a sanitarium, provided that such a building is into use for other purposes, except a single living apartment for a caretaker.

Suburban Movement.

The real estate movement in the suburban territory of Long Island is no longer a speculative venture, as it was a decade ago. Substantial investors have bought plots and improved them for all-year residence in the central and southern parts of Nassau county and the westerly part of Suffolk county. Real estate dealers assert that there was mad gambling in vacant land in this same territory a decade ago.

"The land movement of one age is the investment movement of the next," said Col. Stephen B. Yates while discussing Long Island real estate.

"Suburban areas near other large cities throughout the country are in many respects experiencing the same speculative movement now as characterized Long Island real estate in 1906. It is a natural phenomenon that typifies the desire on the part of every man and many women to make money.

"Speculation in suburban lots is no wilder than speculation in many other commodities. The boom in wild western farm lands in the thirties, when the exodus to the Middle West began, was every bit as rabid as any lot-speculating scheme on Long Island was ten years ago, or in The Bronx, for the matter of that.

"Washington Irving took part in the land boom in Michigan when it was a wilderness, and he then made the point that is made now, that speculative fever is superseded by investment movements.

"Here are Irving's exact words in a letter to his friend, Congressman Gouv-

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TENEMENT INVESTMENTS

- 188-90 Monroe St., near Montgomery St.** Size 44.6 x 96
 Two five-story tenements. Stores and apartments.
 Rent, \$4,092. Assessed at \$28,000.
 PRICE, \$37,000.
-
- 192-4 Monroe St., near Montgomery St.** Size each 24.10 x 97
 Two five-story tenements with stores; 10 rooms on a floor.
 Rent, \$1,968 each. Assessed at \$15,000 each.
 PRICE, \$19,000 each.
-
- 55 Lewis Street, near Delancey Street.** Size 25 x 100
 Four-story brick tenement with stores, cold water. First floor two stores, upper floors 4/2's.
 Rental, \$1,500 yearly. Assessed value, \$15,000.
 PRICE, \$13,000.
-
- 626-8 Second Avenue, near 34th Street.** Size 49 x 100 irreg.
 Two four-story apartments with stores, two apartments on a floor in each house, 1/5 and 1/4 and bath.
 Rental, \$4,700 yearly. Assessed value, \$40,500.
 PRICE, \$36,500.
-
- 223-229 East 110th Street, near 3rd Avenue.** Size each 41.8 x 100
 Two six-story new law tenements with stores. First floor, stores and 3 apartments, 1/4 and 2/3; upper floors, 6 apartments, 3/4 and 3/3—21 rooms. Hot water supply.
 Rent, \$4,850 each. Assessed at \$40,500 each.
 PRICE, \$40,000 each.
-
- 15 East 112th Street, near 5th Avenue.** Size 19 x 100.11
 Five-story and basement single flat. First floor 1/6 and bath, upper floors 7 rooms and bath each. Steam heat and hot water.
 Rental, \$1,800 yearly. Assessed value, \$17,000.
 PRICE, \$13,500.
-
- 181 East 93d St., near Lexington Ave.** Size 30 x 100
 Four-story brownstone apartment. First floor 2/6's and baths; upper floors, 2/7's and baths. Steam heat, hot water.
 Rent, \$2,640 yearly. Assessed at \$24,500.
 PRICE, \$21,000.
-
- 2186-8 Second Avenue, near 112th Street.** Size 41.8 x 100
 Six-story new law tenement with stores. First floor, three stores and 3/3's. Upper floors 2/4's and 4/3's.
 Rental, \$4,410 yearly. Assessed at \$46,000.
 PRICE, \$41,000.
-
- Southeast corner Seventh Avenue and 118th Street.** Size 40.10 x 100
 Five-story brick apartment with three stores; upper floors 2/8's and bath, steam heat, hot water, electric light.
 Rental, \$9,700 yearly. Assessed at \$80,000.
 PRICE, \$78,000.
-
- 52 East 120th St., near Madison Avenue.** Size 19 x 100
 Five-story brick, single flat, steam heat and hot water; first floor: 6 rooms and bath; upper floors: 7 rooms and bath.
 Rental, \$1,764 yearly. Assessed value, \$14,000.
 PRICE, \$16,000.
-
- 222 West 128th Street, near 7th Avenue.** Size 33.4 x 99.11
 Four-story and basement brick and brownstone apartment. First floor: 2/6's and bath; upper floors: 1/6 and 1/7 and bath.
 Rental, about \$3,500 yearly. Assessed value, \$25,000.
 PRICE, \$23,500.

FOR BUSINESS OR IMPROVEMENT

- 43 Crosby Street, near Spring Street.** Size 25 x 100
Five-story and basement store and loft building.
Rental, \$2,500 yearly (vacant). Assessed value, \$32,000.
PRICE, \$25,000.
-
- 206 East 13th St., near Third Ave.** Size 16.3 x 103
Four-story and basement brownstone dwelling. Sixteen rooms and bath.
Rent, \$1,000. Assessed at \$12,000.
PRICE, \$12,000.
-
- 37 West 19th Street, near 5th Avenue.** Size 25 x 92
Seven-story modern store and lofts. Elevator, steam heat, etc.
Rental, \$7,300 (Est.). Assessed value, \$59,000.
PRICE, \$57,500, very easy terms.
-
- 330-332 Fourth Avenue, adjoining corner of 24th Street.** } Size 49.4 x 100
29-31 East 24th Street, adjoining corner. } Size 40 x 49.4
Fine Plot, 7,000 square feet, two-story stores on 4th Ave. and two three-story dwellings on 24th Street.
Rental, \$13,000 yearly (possession can be had). Assessed at \$251,500.
PRICE, \$210,000.
-
- 28 West 31st St., near Broadway.** Size 25 x 98.9
Four-story and basement business building.
Assessed at \$76,000. Rental, \$3,300, with possession.
PRICE, \$75,000.
-
- 238 East 34th St., near Third Ave.** Size 18 x 98.9
Three-story and basement dwelling, brick; 11 rooms. Suitable for business.
Rental, \$900 per annum. Assessed at \$11,500.
PRICE, \$12,500.
-
- 228 West 36th Street, near Seventh Ave.** Size 20 x 98.9
Three-story and basement old dwelling; 11 rooms.
Rental, \$1,200 yearly (vacant). Assessed at \$25,000.
PRICE, \$24,000.
-
- 255-61 West 43d St., at Times Square.** Size 100 x 100
Old buildings on plot 10,000 square feet. Fine plot for immediate improvement.
Rent, \$8,400 (possession). Assessed at \$155,000.
PRICE, \$175,000.
-
- 227-9 East 58th St., near Third Ave.** Size 25 x 100
Two three-story dwellings; 10 rooms and bath each. Suitable for business.
Rented to one tenant at \$840. Assessed at \$15,000.
PRICE, \$16,000.
-
- 250 East 110th St., near Third Ave.** Size 16.8 x 100
Two-story and basement brick dwelling, 8 rooms and bath.
Rent, \$420 per annum. Assessed at \$4,500.
PRICE, \$5,500.
-
- 207-15 West 123d St., near Seventh Ave.** Size of Plot 78.1 x 100
Five three-story and basement brick dwellings. Fine plot, suitable for improvement.
Rent, \$2,880 yearly.
PRICE, \$47,000.

PRIVATE DWELLINGS

- 114 West 94th Street, near Columbus Avenue.** Size 16 x 94.7
Three-story and basement high stoop dwelling, brownstone; 10 rooms and bath.
Rent, \$840 yearly. Assessed at \$15,000.
PRICE, \$12,000.
-
- 1320 Madison Ave., near 93d St.** Size 16 x 87.8
Three-story and basement, high stoop, brownstone dwelling.
Rented at \$1,320. Assessed at \$22,000.
PRICE, \$20,000.
-
- Southeast corner Manhattan Ave. and 106th St.** Size 17.3 x 70
Three-story and basement dwelling; 10 rooms and 2 baths.
Rental, \$900. Assessed at \$17,500.
PRICE, \$15,000.

- 235-7 West 120th Street, near Seventh Avenue.** Size 16.8 x 100 each
Two three-story and basement brick and brownstone dwellings; 9 rooms and bath each.
Rent, \$600 each yearly. Assessed value, \$9,000 each.
PRICE, \$8,500 each.
- 517-9 Manhattan Ave., near 122d St.** Size 16 x 90 each
Two three-story and basement, high stoop, brownstone dwellings.
Rent, \$800 yearly each. Assessed at \$11,000 and \$11,500.
PRICE, \$9,000 each.
- 527 Manhattan Ave., near 122d St.** Size 16 x 90
Three-story and basement, high stoop, brownstone dwellings, adjoining corner. Good speculation.
Rental, \$720 yearly. Assessed at \$11,500.
PRICE, \$11,000.
- 266 West 130th St., near Eighth Ave.** Size 18.6 x 99.11
Three-story high stoop, brick dwelling; eleven rooms and 2 baths; arranged for two families.
Rent, \$720 yearly. Assessed at \$9,500.
PRICE, \$9,000.
- 270 West 132nd Street, near 7th Avenue.** Size 16.8 x 99.11
Three-story and basement, high stoop, brownstone dwelling; 9 rooms and bath.
Rental, \$600 yearly. Assessed value, \$8,000.
PRICE, \$6,500.

BRONX INVESTMENTS

- 878-82 Kelly Street, near Longwood Avenue.** Size 38 x 100 each
Two five-story modern apartments, steam heat and hot water.
Arranged two apartments; 7 rooms and baths on each floor.
Rental, \$4,200 yearly each. Assessed at \$31,000 each.
PRICE, \$27,500 each.
- Northeast corner of Union Avenue and 167th Street.** Size 45 x 90 x 100
Five-story, new law apartment with stores. First floor: one store, 1/6 and 1/8 and baths. Upper floors: 1/6, 1/7 and 1/8 and baths; steam heat and hot water.
Rental, \$6,036 yearly. Assessed value, \$50,000.
PRICE, \$45,000.
- 1004-1020 Simpson Street, near Westchester Avenue.** Size 40 x 87 x 100 each
Two five-story modern apartments, steam heat and hot water, electric light. First floor: 1/6 and 1/7 rooms and bath. Upper floors 3/6 and baths.
Rental, \$4,400 yearly each. Assessed value, \$36,000 each.
PRICE, \$32,500 each.
- 1347-9 Boston Road, near McKinley Square.** Size 50 x 65 x 70
Two-story tax-payer; three stores.
Rental, 2,190 yearly. Assessed at \$31,000.
PRICE, \$26,000.
- 786 Cauldwell Avenue, near 156th Street.** Size 20 x 100
Two-story, two-family brick dwelling; first floor: one apartment of four rooms and bath; upper floor: one apartment of five rooms and bath; modern plumbing.
Rent, \$540 yearly. Assessed at \$7,000.
PRICE, \$7,000.
- 1586 Washington Avenue, near Wendover Avenue.** Size 50 x 109
Three-story frame dwelling. Fine plot for improvement.
PRICE, \$12,500. Assessed value, \$12,500.
- 1782 Bathgate Avenue, near 174th Street.** Size 41 x 106
Two-story old frame dwelling. Fine plot, suitable for improvement.
Rental, \$600 yearly. Assessed value, \$7,000.
PRICE, \$9,500.
- 2444 Beaumont Avenue, near Pelham Avenue.** Size 25 x 100
Two-story and basement, two-family dwelling. First floor: 6 rooms and bath; upper floor: 7 rooms and bath.
Rental, \$720 yearly. Assessed value, \$6,000.
PRICE, \$6,000.
- 2753 Briggs Avenue, near 196th Street.** Size 20 x 91
Three-story brick dwelling; steam heat and hot water; 8 rooms and bath.
Rental, \$600. Assessed value, \$7,500.
PRICE, \$6,500.

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59 LIBERTY STREET

erneur Kemble: 'As to the extravagant speculations, which excited vehement censure, I look upon them as incident to that spirit of enterprise natural to a young country in a state of rapid and prosperous development; a spirit which, with all its occasional excuses, has given our nation an immense impulse in its onward career and promises to carry it ahead of all the nations of the globe. There are moral as well as physical phenomena incident to every state of things which may at first appear evils, but which are devised by an all-seeing Providence for some beneficent purpose. Such is the spirit of speculative enterprise which now and then rises to an extravagant height and sweeps throughout the land. It grows out of the very state of our country and its institutions and, though sometimes productive of temporary mischief, yet leaves behind it lasting benefits. The late land speculations, so much deprecated, though ruinous to many engaged in them, have forced agriculture and civilization into the depths of the wilderness; have laid open the recesses of primeval forest; made us acquainted with the most available points of our immense interior; have cast the germs of future towns and cities and busy marts in the heart of savage solitudes and studded our vast rivers and internal seas with ports that will soon give activity to a vast internal commerce. Millions of scores which might otherwise have remained idle and impracticable wastes have been brought under the dominion of the plow. All this has in a great measure been effected by the extravagant schemes of land speculators.'

"If Washington Irving," continued Colonel Yates, "saw such fruitful results from land speculation what would he now think of the substantial land developers of Nassau county—where he often sojourned—who are building and selling homes for all-year occupancy?"

One of Irving's haunts in the forties was Craig Manor Inn, a historic structure at Baldwin Harbor. There he met other congenial celebrities, among them Daniel Webster, who was instrumental in having Irving appointed minister to Spain.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 21, as against 20 last week and 27 a year ago.

The number of sales south of 59th street was 9, as compared with 12 last week and 6 a year ago.

The sales north of 59th street aggregated 12, as compared with 8 last week and 21 a year ago.

From the Bronx 4 sales at private contract were reported, as against 19 last week and 24 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 807 of this issue.

Garage In Restricted Block.

The L. L. D. Corporation has purchased, through A. L. Libman, from the trustees of the Leake & Watts Orphan House, the five-story factory and stable building, at 227-229 East 56th street, on a plot 50x100 feet, which has been held at \$50,000. The purchaser will erect on the site a six-story garage, with a capacity of 130 automobiles. The building is to be designed similar to the International Motor Company building at the northeast corner of West End avenue and 64th street, erected several years ago by a corporation, the officers of which are also identified with the L. L. D. Corporation. The Board of Standards and Appeals on the application of Mr. Libman has already granted its consent to the erection of the garage which is located in a restricted area, due to the demand for building of this type, and the existence of a stable on the same street and on part of the property. Negotiations are reported pending for the lease of the proposed structure for a term of twenty years at a net rental of \$200,000 for the term. Hays, Kaufman & Lindheim, as attorneys, represented the purchasers, and William A. Kirk and

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John A. Dix, the sellers. A. L. Libman has been appointed-renting agent for the building.

Motor Co. May Enlarge.

Cross & Brown Company have sold the four-story apartment houses on plot 100x100 at 27-33 West 61st street, to the Packard Motor Car Company. The former owners, the Lambert Suydam estate and Gustavus Goldsmith, have been holding this property at \$200,000. It immediately adjoins the Packard's sales-room at 61st street and Broadway, and with this recent acquisition it will give the Packard Motor Car Company a holding of 114 feet on Broadway and 286 feet in West 61st street. This recent purchase makes 61st street an important automobile side street, the Locomobile Company having their headquarters immediately opposite. The Packard Company intends to hold this property in its present condition for possibly a year or two and then may erect a building to suit their needs. The same brokers re-

cently sold the same company the entire block adjoining their service building in Long Island City, consisting of sixty lots.

Buys' Front Street Block Front.

Charles F. Noyes Company has sold for all cash for the estate of James Morris to Joseph F. Cullman, the block front on the east side of Front street, from Maiden Lane to Fletcher street, a five-story building covering a plot about 52x41 feet, with a total street frontage of about 131 feet. The property is assessed at \$55,000. Mr. Cullman in purchasing this property secures another well known landmark in the neighborhood. The present building was erected in 1851, and the property is leased to Robert F. Lister. It took nearly three months to get the deed signed by the various parties in interest, it being necessary to have the individual signatures of legatees residing on the Continent, England, Canada, New Jersey, Pennsylvania and Western New York. George E. Godman, attorney and

executor, represented the sellers, while Goldsmith, Cohen, Cole and Weiss represented Mr. Cullman. Another well-known landmark recently purchased by Mr. Cullman through the Noyes Company was the Abbot A. Low property, 31-35 Burling Slip, a building in which the Low business was developed in the early shipping days. This is the sixth sale reported by the Charles F. Noyes Company in the immediate neighborhood during the last few months. Mr. Cullman, the purchaser, recently erected a one-story building at 159-161 Front street, directly opposite the property just purchased, and last week the sale of 166 Front street and of 161-163 Water street, corner of Fletcher street, to Dodwell & Company was announced.

Dwelling for Christmas Gift.

The former residence of the late Colonel Edward M. Knox, at 26 East 83d street, has been purchased by a client of S. Osgood Pell & Company, who contemplates presenting the deed to the property as a Christmas gift. It is a three-story house on a plot 45x102.2 feet, with a one and two-story extension occupying the entire depth of the plot. The house was erected in 1884 by Colonel Knox, but several years ago was entirely modernized at a cost of about \$90,000. One of its features is a ball room, 45 feet square. The property has been held at \$200,000, and is now occupied under a lease which expires next Spring.

Sale of Sixth Avenue Corner.

The Kearney Estate has sold to W. N. Norris, through James H. Stryker, the three buildings at the northeast corner of Sixth avenue and 29th street. At the immediate corner is a five-story tenement with store, and in the rear, two three-story buildings.

Rising Cost of Acreage.

James D. Foot has sold the last parcel of his vacant property on Hilltop Place and Highland Road, Westchester County, Rye, New York, to Mrs. Margaret McIntyre Sherwin, who plans to build a residence for her own occupancy in the Spring. The price was said to be in the neighborhood of \$12,000 for the two acres. As an instance of the increase in values of Rye real estate, this parcel of about 20 acres was purchased some years ago by Mr. Foot from Hobart Park at a cost of about \$20,000. Mr. Foot has sold off property aggregating well over \$100,000, and still retains for his own use about seven acres of the original tract. Heckscher & de Saulles, who recently sold part of the property to Seavey Battelle and another part to Richard E. Forrest, were the brokers in this transaction.

Manhattan.

South—of 59th Street.

CANAL ST.—Samuel Zipris sold for the estate of Bernhard Cohen the northeast corner of Canal and Ludlow sts, known as 35-37 Canal st and 2, 4 and 6 Ludlow st. This property has been held by the estate for the last thirty-three years and is an old landmark on the East Side. Joseph Vidootzky, importer of herring, is the buyer.

LAFAYETTE ST.—Robert F. Bonsall has sold for Charles C. Doscher the 4-sty building at 245-247 Lafayette st.

10TH ST.—The Deborah Sinclair estate is reported to have sold the 3-sty building 128 East 10th st, at the junction of Stuyvesant st, with street frontages of 20 ft. and 25.2 ft. respectively. This is the first sale of the property in more than forty years.

14TH ST.—Duross Co. has sold 233 West 14th st, a 5-sty dwelling with store, on lot 25x120, for Mme. Pauline to the Ulrici Medicine Co., which will spend about \$10,000 for alterations. The property was held at about \$28,000.

55TH ST.—William B. May & Co. have sold for Helen Gawtry Collins the 5-sty dwelling at 50 West 55th st to Roger C. Kipp, who intends to occupy after making extensive alterations. The property was held at about \$55,000.

2D AV.—Bryan L. Kennelly sold for the estate of Adolph Droste to Henry Schneider, a client of Salter & Steinkamp, 1441 2d av, northwest corner of 75th st, a tenement, 25.9x105. This property was to have been sold on Wednesday by auction by Mr. Kennelly.

North—of 59th Street.

59TH ST.—J. Clarence Davies has sold 43 East 59th st, a 4-sty dwelling converted for business, on lot 16.8x100.5, one door from the

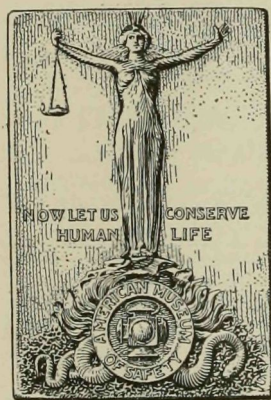
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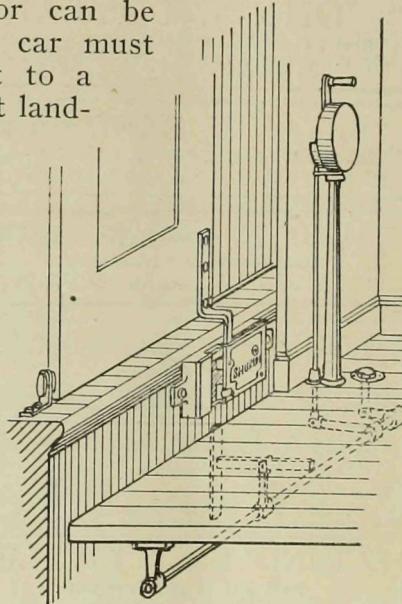


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