

NEW YORK, DECEMBER 2, 1916

## RESULTS OF CITY BUDGET ANALYZED

### Comparative Study of City's Appropriation, Chargeable Against Current-Revenues for 1917, Compared With Other Years

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#### PART FOUR.

**I**n the second number of this series a graph was used to show the actual increases in appropriations for expenses from year to year, from 1903 to 1917 as compared with an assumed average rate of increase in community demands. As a matter of fact, the assumed average rate of annual increase of community demands (6 per cent), whether right or wrong, does not depart widely from the actual increases in appropriations from 1898 (the date of consolidation) to 1908 (the time when elected executive officers began to address themselves seriously to the problem of improving the methods of doing public business).

#### Explanatory Chart.

In 1907 it was estimated that not less than 25 per cent of the total resources made available for public service was wasted—in fact, worse than wasted. No one will contest the view that the element of waste was large whether he regard the estimate as high or low. To give point to the discussion of methods of control used during the last few years Chart V is prepared on the basis of a 6 per cent assumed normal increase and an assumed 25 per cent of preventable waste during the first few years. Upon this is also traced the actual record of increases from 1898 to 1917.

A glance at this chart shows that during the first ten years, 1898 to 1910, the actual increase in appropriations follows closely the 6 per cent assumed normal on the graph. Then there is a gradual departure until 1917, when the rate begins again to rise and parallel the 6 per cent curve. Whether the 25 per cent of estimated waste is a fair approximation is not in point. The purpose of the chart is to raise for discussion two questions: (1) whether there are still further savings to be realized through better management; (2) whether the methods of control now used are not such as make further savings impossible.

The first question admits of but one answer. Without doubt there is still a large amount of preventable waste than has not yet been cut out. Even a cursory knowledge of present business practices supports this conclusion. But can the resources made available each year for public service be used to highest advantage so long as the present methods of control are continued? The writer is convinced that they cannot—and for these reasons: (1) because the methods used for purposes of control are arbitrary and out of harmony with the principles of representative government; (2) because the methods of control now in use violate principles of good business management. The seriousness of this criticism suggests first a brief description of existing methods of control—after which consideration may be given to what are thought to be defects and limitations.

#### Method of Preparing Budget.

The present method of preparing the annual appropriation bill is briefly this:

1—To require heads of departments to prepare "estimates" of expenditures chargeable against the "tax budget."

2—To submit these to the Board

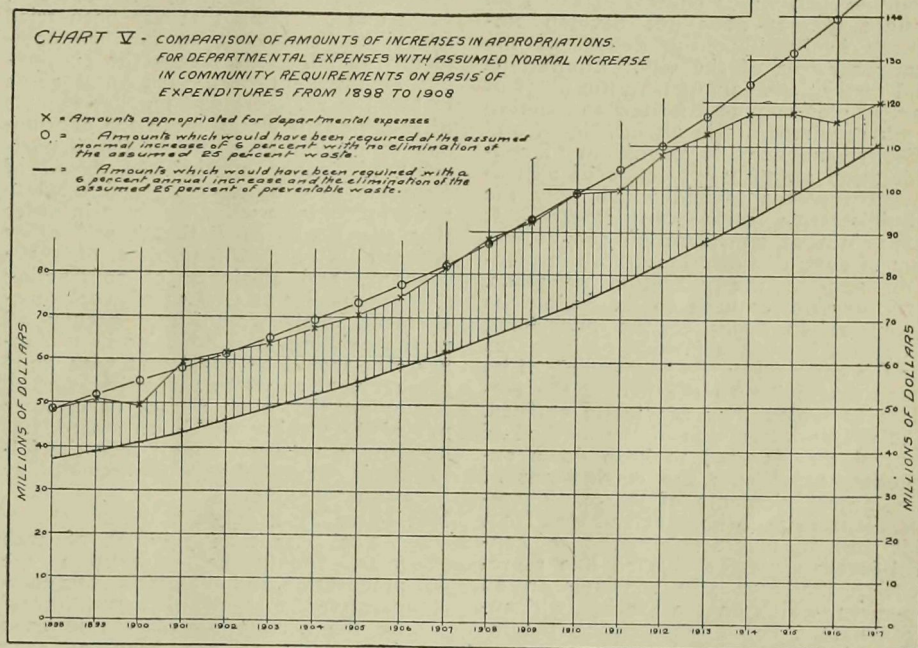
of Estimate which in turn hands them over to its staff agents.

3—The staff agents of the Board of Estimate then make up a "tentative" appropriation bill which is submitted to the Board itself for discussion and after a paring process the amended bill goes to the appropriating body under the title of "budget of the City of New York." This method just described is thought to be defective in many particulars and chiefly in the following respects:

1—The plan brings into review only a part of the city's activities and financial requirements; the amount of the "expenses" which are made the subject of careful scrutiny is only about 40 per cent of the total annual expenditures, while the en-

the correct process is wholly reversed and with this there is a loss of publicity because the board as a reviewing body comes to be the proposer while administrative officers become ineffective critics—the public being left in the dark and the city being deprived of the business judgment of officers in charge of its various services

The methods of accounting prescribed by the Comptroller are designed to provide for publicity as well as exact information both to officers and to the controlling boards. The information which the accounts prescribed by the Comptroller are designed to produce is of two kinds: (1) information to prevent overdrawings of appropriations; (2) information which will tell the story of



tire bill carries only about 80 per cent of all authorizations.

2—The preparation of the "budget" is put into the hands of the staffs of the Board of Estimate instead of requiring the executive officers themselves with their staff and line advisors to prepare, submit, explain and defend the proposals which are to be voted on by the representative body—a practice which thwarts all efforts to force on executives the necessity for planning and for rendering a strict account of their activities, the attitude of the executive under the circumstances being to ask for more than he needs in the hope that he may get what he thinks he is entitled to.

3—The initiative being taken by an irresponsible staff of a central board the conclusions reached are necessarily arbitrary and the method of control is one of minute limitations and restrictions on the management instead of critical review and approval or disapproval of executive plans with provisions for enforcing strict accountability as to the manner in which public money is expended.

While this criticism of method is couched in general terms the fact is that

what is being done and whether the business of the city is being carried on economically or wastefully.

The methods used by the staff agencies of the Board of Estimate in the preparation of the "budget," however, are such that it has been found impossible successfully to install and operate the last kind of accounts, the result being that both the board and the public are without information concerning the activities of the city and have little or no basis for judgment as to whether the management of public affairs is what it should be. While the Comptroller has been spending thousands of dollars each year trying to provide the means for enforcing accountability through accurate, up-to-date information on cost of work, the staff of the board has been spending other thousands in a manner to prevent it. In other words, the budget-making staff of the board has been working at cross purposes with the staff of the Comptroller and neither of them has been sympathetically supported by the staffs of the several departments.

The city is spending \$100,000,000 a year hiring men to carry on its work. One of the essentials to efficient public service is the development of a loyal personnel and an esprit de corps based on fair treatment of its employees. For



four years serious effort has been made to classify and standardize salaries and improve conditions of employment in the city government. The conditions which were sought to be corrected were these: Inequities in salaries for doing similar work; appointments, advances in salaries and promotions based on political influence instead of merit and fitness; lack of opportunity for men who are in the service; uncertainty and injustice to the many in the interests of the few. Instead of using the information obtained from the staff employed for this purpose to establish administrative regulations which would make for individual opportunity and more efficient service, instead of laying down rules with a view of holding officers responsible for executing them, the data collected has been used to take the whole subject of civil service administration out of the hands of officers who can be held to account and to keep the subject of advances, promotions and transfers in the hands of a political body. It may take years to overcome the bad opinion engendered by this kind of "standardization."

Without question the exercise of powers of initiative by a central controlling body can operate to keep down expenditures. Without doubt the assumption of arbitrary powers by such a body with the aid of a diligent and resourceful staff can squeeze out a certain percentage of preventable waste through placing limitations and restrictions on officers who spend. The record of the last eight years from this point of view is one of accomplishment, but there is a point beyond which control of this kind cannot go. It does not develop efficiency in handling the details of the many services of the city. Limitations and restrictions cannot take the place of careful planning with a view to meeting work requirements in an intelligent and effective manner. It leaves out of consideration all of the niceties of adjustment of means to end which only the administrative mind can foresee. It leaves out of consideration the utilization of executive discretion both in planning and in the execution of plans. Arbitrary power used to fix limitations does not go down to the underlying processes in such a fashion as bespeaks for the community the husbanding of its resources giving to the people the services to which they are justly entitled. The very arbitrariness of the method of control that is used to keep down expenditures prevents the cutting out of the largest elements of waste. Therefore, it is quite to be expected that from this time on, unless this method of control is changed, the charted line representing increases will continue on an up-curve, which on the average will approximate a curve representing the increase in community demands.

The Board of Estimate has made an effective use of a bad method of control. Or to put it in another way, they have made use of a very effective method so far as it goes, but it has definite limitations which should be recognized. By its use the board has kept down expenses for a number of years, but they have reached the limit of possibility. This does not mean that the limitations placed on expenditures through the exercise of arbitrary power is to be viewed as a futile effort or as a community loss. It does not even mean that as an initial step it has not been the best way, perhaps the only way, to break down the feudal walls of the many small and warring administrative chiefs who were in control of the public service ten years ago. It has the same justification for New York City as had the use of guns for blowing down the castle walls of local barons in the Middle Ages. This being done, however, it is time to change the method of control—to adopt one which is consistent with good administration.

Such a plan should begin with the recognition of the need for initiative on the part of elected executives in the preparation of a real budget which would be 100 per cent plan for the next fiscal year—a definite work program as well as a plan for financing. It should proceed in such manner that executives

could proceed on the information made available to them by their own subordinates; it should require that executives assume responsibility for submitting to the board and later the board as an executive committee should assume responsibility for submitting to the appropriating body proposals which they are ready to explain and defend openly and publicly; and this explanation should also be accompanied by a full account of the manner in which the business under them had been conducted with funds that had previously been granted.

Such a change would not require a new charter or any considerable modification of the present organization for doing business. The present charter and administrative machinery can be used; it requires only that the existing mechanism of control be geared up in a different way. In order that concreteness may be given to the proposal the following suggestion is made, which, making allowance for the present organization and legal requirements, would permit of the adoption of a method of control that long established practices in governments have shown to be consistent with efficient management.

If careful planning and review of results are to be substituted for the imposition of arbitrary limitations and restrictions on administrative officers, budget-making should be made more than a passing adventure in a year's business. It should begin with the continuous assembling and reporting of facts. The first thing to be done, therefore, is to establish a system of monthly reports from departments which will give complete, accurate and up-to-date costs of work done, a thing that has been tried for eight years, but so far has completely failed. This means the continuous employment of departmental staffs in keeping accounts and making reports of this kind; it would mean the continuous utilization of staffs in the department of finance and of the Board of Estimate to collate, verify and tabulate the information needed by them in order that the Board of Estimate and other controlling officers may determine the economy and efficiency of contracting and purchasing as well as of work-management. This would fully occupy all of the existing staff agencies in a manner that would be consistent with good management as well as effective control. Assuming that such a fact basis were provided (a thing which, as stated, has heretofore not been done), then the following is suggested as a new chronology for budget-making.

#### Not Later Than July 20.

Not later than July 20, of each year, should be undertaken the preparation and submission of a comparative "analysis of expenditures" by the accounting officers in each department to the head of each bureau or other administrative subdivision, to show:

1—Cost of each "function" or class of work done.

2—Cost sub-classified by "character"—that is, the amount of "operating expenses," "upkeep of properties," "capital outlays," etc.

3—Cost analyzed by "objects"—or things used, such as "personal service," "supplies," "material," "equipment," etc.

#### July 20 to August 1.

Between July 20 and August 1 consideration would be given by the head of each administrative subdivision with its advisors to the "analysis of expenditures" submitted to him; and to the preparation and submission of a "work program," with an "estimate" of the amount required for "personal service," "supplies," "materials," etc., for the next year.

#### August 1 to 15.

The estimates of the several heads of administrative sub-divisions having been tabulated, between August 1 and August 15 consideration would be given by the head of the department and his advisors to the "work program" submitted; also to the "estimate" of funds required to meet payrolls and purchase vouchers and to other collateral data in support

of requests such as the "list of personnel and salaries," the "time analysis sheets," the "consolidated report of stores, receipts and issues," etc., from which the department budget would be prepared for submission to the elected executive.

#### August 15 to 25.

The estimates of the various departments under the Mayor having been brought together they would be taken up for consideration as a consolidated "work program" and consolidated "estimates" for all departments under the Mayor at a conference of department heads; similarly each of the Borough Presidents and other elected officials would bring together and have under consideration all of the estimates for which he would be responsible.

#### August 25.

At a date not later than August 25 the estimates of each of the various executives, together with their "work programs," their "lists of personnel and salaries," and their supporting details, would be sent to the Board of Estimate and Apportionment, where they would at once be put in the hands of the Budget committee.

#### August 25 to October 15.

After the budgets of the several executives had been submitted to the Board of Estimate they would be independently reviewed and hearings would be had on them by the Budget Committee, which would be charged with preparing a budget plan for the city as a whole, including tentative drafts of finance bills—that is, a tentative draft of a proposed "appropriation ordinance," a tentative draft of a proposed "bond authorization," and a tentative draft of a proposed "revenue ordinance."

#### October 15 to 20.

Not later than October 15 the Budget Committee of the Board of Estimate should submit its tentative "budget" with tentative "finance bills" to the Board as a whole, which would consider the same in executive session and as fast as passed would print them for the information of the public.

#### October 20 to 25.

Time would then be given for public hearings on both the tentative "budget" and the tentative "finance bills." In this relation it is to be observed that if the plan suggested were followed the Bureau of Municipal Investigation and Statistics of the Comptroller's office would be constantly compiling the fact data upon which the budget would be premised; also that the staffs of the Commissioner of Accounts and of the Board of Estimate as well as of the Comptroller would be continuously throughout the year compiling the basis for independent critical consideration of the estimates prepared by the departments, all of which would be made available to the public at the time the budgets were sent to the Board of Estimate. Any citizen or organ of publicity, therefore, that would be interested would have a much better basis for the consideration of every question having to do with the city's "work program," or with its method of financing, or with its "finance bills" than is possible at the present time.

#### October 25 to 30.

Following the public hearings a draft would be made of the "budget" and the accompanying "finance bills" to be submitted to the Board of Aldermen.

#### November 1 to 30.

Instead of throwing a great volume of figures at the heads of the Board of Aldermen, as is done at the present time, it is suggested that the "budget" and the "finance bill" should be submitted by the Mayor, who by statute is given a seat in the representative body; furthermore, that the "budget" and "finance bills" should be taken up in committee-of-the-whole with the elected officers and their representa-

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# NEW DEPARTMENT OF PLANT AND STRUCTURES

## Duties Taken Over From Department of Bridges— No Transfer of Power Made by Board of Estimate

By Commissioner F. J. H. KRACKE

CITY departments should be conducted as a business enterprise in the interest of its stockholders—the public. The success of a business enterprise depends upon the margin of profit earned over and above expenses. The only difference between an ordinary business and a municipal administration is that while a municipal administration is required, if it would make good, to produce financial results it must also in addition pay incessantly in public service of one sort or another.

It is as a business operation that the Department of Plant and Structures, formerly the Department of Bridges, is to be discussed here. And let me say in passing that there is much confusion as to what has been done with regard to the new 'Plant and Structures' plan. The Legislature last winter made it possible for the Board of Estimate to transfer certain functions of several large departments to the new Department of Plant and Structures, but the Legislature did not make any transfers and could not, as this is a matter of home rule. All that the Legislature did was to change the name of the Department—nothing else.

The Board of Estimate has so far made no transfers of power and in consequence no new situation is presented as yet except the change of name of the Bridge Department. The Board has, however, before it for consideration a proposal for putting the plan into effect. Whether or not this will be done is a matter of policy for that board to settle.

### Decrease in Budget.

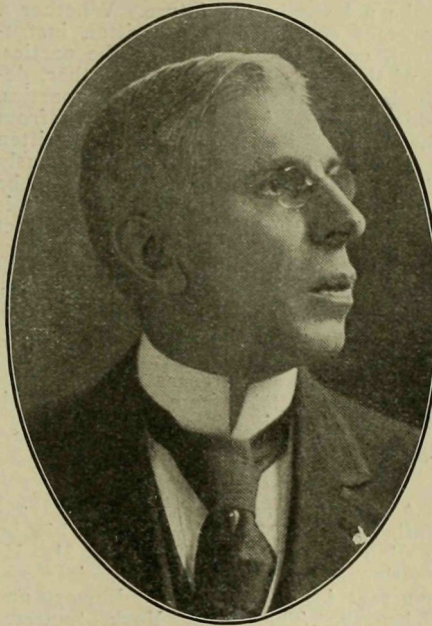
The budget for the Department of Bridges in 1914, the first year of the present administration, was \$1,571,315.80. In co-operation with the Board of Estimate this department effected such large economies that the following year (1915) the budget was reduced to \$1,293,177.42. In 1916 it was reduced to the low total of \$1,080,121.43. This was a clear saving of \$490,694.37 in the cost of conducting the department between 1914 and 1916. The Bridge Department (Plant and Structures) budget for 1917 shows also a further reduction so far as this lay within my power as head of the department. The total figure is increased, however, by the action of the Board of Estimate in granting increases under the \$1,200 grade to practically all annual employees in good standing. Another item which entered in here was the increase in the prevailing rate of wages in certain labor classes. But the increase, even allowing for these things, is but a matter of a few thousands of dollars and is negligible when compared with the great general savings effected.

### Policy of the Administration.

This administration stands for economical government; for the conduct of the city's business along proper business lines; for the elimination of waste; and for the rendering of increased public service.

In conjunction with the effort to reduce the overhead expenses of the department, a campaign has been waged to increase earnings. This has been largely successful. The income of the land held by the city at the terminals of the Brooklyn Bridge has been increased from \$77,680.43 in 1913, to well over \$100,000 in 1917. This has been done by insisting upon adequate rentals; by drawing contracts advantageous to the city, and by using property which though available for rental had hitherto been disregarded by the departmental authorities.

At the Manhattan Bridge the properties are being developed extensively. One lease made by this department will return the city \$336,000 in twenty years and



COMMISSIONER F. J. H. KRACKE.

will leave as the permanent possession of the city the extensive improvements placed on the property by the lessee. This is the block bounded by Division street, New Market street, East Broadway and Forsyth street. The rent is \$16,000 a year for the first ten years and \$17,600 a year for the second ten. The city furthermore may recover the property at need as the contract contains a recapture provision similar to that in the dual subway contracts; the lessee to be paid a sum based on the investment. This is if the city takes the property before the end of the lease. If possession is not required until that time, as I have said, the improvements revert free to the city.

Another large source of income has been developed by the department through its insistence that railroad companies using the Brooklyn and Williamsburg Bridges pay in full to the city in tolls the sums agreed to be paid by them when they obtained from the municipality the right to use the bridges. Previous to the present administration the railroad companies were able to credit these toll payments against their annual franchise tax payment made to the city, but imposed by the state. Analysis made by the department showed that from 1904 to 1914 the same credited back to the companies in this amounted to \$253,000 annually.

Furthermore, it was clear to me that this was in direct violation of the spirit of the contracts made between the city and the companies. I found that the city had unavailingly tried in the past to correct this situation, but had never succeeded.

The Bureau of Franchises of the Board of Estimate and special municipal committees on taxation had pointed out the impropriety of the rebate. The matter was threshed out in the city and it became clear that legislative relief would be necessary. In consequence, I sponsored a bill to amend Section 48 of the general tax law relating to local deductions from taxes imposed. This was fought through the Legislature and signed by the Governor. That was last year. The enactment of the amendment rectified this situation and made it possible for this department to place this large annual sum to the credit instead of the debit side of the city's books. The amendment specifically excepted sums paid as tolls for the right to cross municipally constructed bridges in cities of the first class.

Recapitulating, the department record then is: Maintenance reduced nearly \$500,000; rental income increased more than \$50,000 a year; bridge income from the railroads increased \$250,000. This is a statement of financial results upon which I think the Department can stand without embarrassment.

In addition, the Board of Estimate in 1916 placed upon the department the control of the new municipal garage service. During the past year this has been thoroughly tested. It was operated at a saving of close to \$50,000 as compared with the cost for the year previous to provide the same number of hours of service. The cars are assigned by a central dispatcher upon requisition from the various departments. A close supervision is maintained over the use of the cars and every effort is being made to have them productively employed on municipal business when in use.

I may say that the old abuses in the use of city automobiles are a thing of the past as far as the municipal garage is concerned. The garage supplies nearly all of the service for the Mayor's departments except the Police Department. It does not supervise cars under the jurisdiction of the various Borough Presidents.

### Bronx Barge Canal Terminal.

The way has finally been cleared for the erection of the first Bronx Barge Canal Terminal. The form of agreement between the city of New York and the State of New York, affecting the Barge Canal Terminal at East 138th street and the Harlem river, was approved at the meeting of the Board of Estimate on Friday, November 24, on the motion of Borough President Mathewson by a unanimous vote.

The money has been appropriated to cover the cost of erecting the terminal at 138th street, the only recent delay being caused by the necessity of having this agreement ratified so that at an early date the actual work of the demolition of the few structures now on the required land area will be begun, and the way paved for the construction work on the \$700,000 group of buildings that will adorn The Bronx side of the Harlem river.

The site of The Bronx Barge Canal terminal is on the Harlem river, starting near the bridge structure at East 138th street, and extends to a point about 150 feet west of the New York Central (Fourth avenue) railroad bridge, extending back from the water front to Exterior street.

The State Barge Canal is rapidly nearing completion, and necessarily the work on this terminal will be pushed, so that it may be completed at the same time as the State's great commercial waterway.

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

It will really be a great big wholesale public market (fitting well into the general scheme of the present era, conducive to such terminals, as aids to the reduction of the high cost of living), since it will cause to be brought to our very doors, at the lowest carriage cost, foodstuffs, produce, hay, oats, etc., from the greatly productive areas of northern New York and the Great Lakes region.

Practically every kind of foodstuffs, with the exception of fresh milk, which must be transported quickly, so as to avoid deterioration, etc., will be available for Barge Canal shipment, and the low cost at which these things can then be sold cannot but make for the benefit of the ultimate consumer, in this especial case, The Bronx citizen.



## LEGAL NOTES AFFECTING REALTY

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

### Option to Buy Land.

ALTHOUGH it is a general rule that a broker employed to sell for his principal cannot buy for himself, the Utah Supreme Court points out, *Burt v. Stringfellow*, 159 Pac. 527, that it is also well settled that the vendor may agree with the broker that the latter have an option to purchase the property himself and at the same time also have the right to sell it to others, and that in case he purchases or sells he shall be entitled to a commission. There is no public policy that is violated by such an agreement and the vendor, being fully cognizant of the facts, cannot complain. Under such an agreement, however, where a time limit is imposed upon the broker by the contract, he must either purchase or sell within the time specified. He cannot claim the right to purchase under the option after the time has elapsed, nor can he claim the right to a commission unless he finds a purchaser ready, able and willing to purchase the property at the price and upon the terms and conditions agreed upon between the broker and the vendor, unless the vendor in some way has prevented the broker from making the sale within the time limit.

### Surrender of Lease.

The general rule as to what constitutes a surrender of leased premises is that a surrender may arise either from the express agreement of the parties, or by operation of law. Whenever a surrender is implied from the acts of the parties, it is a surrender by operation of law. This inference may be drawn from anything which amounts to an agreement on the part of the tenant to abandon, and on the part of the landlord to resume possession of the premises. But it does not follow that every abandonment on the one hand and resumption on the other constitutes a surrender of the term, either express or by operation of law, so as to relieve either party from all liability for his own antecedent breach of the lease. It is just as well established as is the general rule that when a tenant abandons the premises without just cause and refuses to pay rent the landlord may either treat the term as still subsisting and sue for the installments of rent reserved as they accrue, or, treating the lease as terminated by the tenant's breach, re-enter and sue for damages for the breach. If the landlord pursue the latter course, the damages are measured not by the amount of the rent reserved, but by the difference between that amount and the rental value of the premises to the end of the term.

### "Adverse Possession" Defined.

"Adverse possession," the North Carolina Supreme Court holds, *Holmes v. Carr*, 90 S. E. 152, consists in actual possession, with an intent to hold solely for the possessor to the exclusion of others, and is denoted by the exercise of acts of dominion over the land, in making the ordinary use and taking the ordinary profits of which it is susceptible in its present state, such acts to be so repeated as to show that they are done in the character of owner, in opposition to right or claim of any other person, and not merely as an occasional trespasser. It must be as decided and notorious as the nature of the land will permit, affording unequivocal indication to all persons that he is exercising thereon the dominion of owner.

### Specific Performance.

The Georgia Supreme Court holds, *Funk v. Browne*, 90 S. E. 64, that where a contract for the sale of land is in writing, signed by both parties, is certain and fair, is for an adequate consideration, and capable of being performed, it is as much a matter of course for a court of equity to decree the specific performance of it as it is for a court of law to give damages for a breach of contract.

### Contracts to Make Leases.

There is a distinction between a present lease and an executory contract to make a lease in the future. Whether a contract contained in a written instrument, or in letters between the parties, is of the one character or the other, depends upon the intention of the parties. This intention is primarily drawn from the writing itself; and if the written contract clearly and unambiguously shows the intention of the parties to be of the one character or the other, it is conclusive. But if the written contract is ambiguous or so lacking in clearness as to be open to construction by the aid of circumstances, such circumstances, including the construction placed upon each contract by the parties very shortly after it was made, may be proved to aid in its correct interpretation, but not to add to or take from the writing, if the latter is in itself complete. *Andrews v. Stubb & Vorhauer*, Georgia Supreme Court, 90 S. E. 59.

### Notice to Quit.

A tenant from month to month gave notice, dated November 29, of his intention to vacate on December 31. He continued to occupy the premises and pay rent for the months of January and February. The New York Supreme Court, Special Term, Erie County, holds, *O'Brien v. Clement*, 160 N. Y. Supp. 975, that he in effect abandoned any right he had to terminate the tenancy, and continued his occupancy as tenant from month to month, and could not thereafter relieve himself from the obligations to pay rent without giving a new and further notice to terminate his tenancy.

### Lighting Rates in Queens.

For the purpose of determining whether the rates charged by the Queens County Electric Light and Power Company shall be reduced, the company has been directed to appear before the Public Service Commission for a hearing on December 4, at 2:30 P. M. The company, which furnishes electric current to consumers in all of Queens Borough except the Rockaways section now charges 12 cents per k. w. hour, which is the maximum rate permitted by law. The company has a maximum power rate of 10 cents per k. w. hour, from which certain discounts are allowed. The action of the commission in directing this hearing takes on a special significance in view of the fact that the commission recently issued an order directing the Edison Electric Illuminating Company of Brooklyn to reduce its rates and acquiesced in important rate reductions made by the New York Edison Company following conferences between the Commission, officials of the company and city officials.

### Transfers Under Advisement.

The Public Service Commission has closed a hearing and reserved decision upon the question of whether the New York and Queens County Railway Company should be directed to provide transfers between its Vernon avenue line, sometimes known as the Ravenswood line, and other lines of that system crossing the Queensboro bridge at the point where the bridge intersects Vernon avenue. The company admitted that it was possible to make the transfer by a roundabout way and raised the issue, for the Commission to decide, that there is no intersection of Vernon avenue and the bridge roadway inasmuch as the bridge level is 100 feet above the avenue. Inasmuch as it holds there is no intersection, the company contends that it cannot be compelled to issue transfers.

### Train Service to Hollis.

The Public Service Commission has taken under advisement the question of an extension of the local train service on the Long Island Railroad between

Flatbush avenue, Brooklyn and Hillside Queens, to Hollis, and has set down for December 4 next a further hearing on the question of a reduction of the fare from Flatbush avenue, Brooklyn, to Hollis, which fare is now 15 cents. Complaint is made that it should be reduced to 10 cents. The hearings are being held on the complaint of the Hollis Civic Association which holds that the present fare is discrimination against that community.

### Jamaica Bay Improvement.

The improvement of Jamaica Bay progressed during 1915 under a joint expenditure by the city and the Federal Government. The city has appropriated \$1,000,000 and the government \$850,500 for this work. During 1915 the Mill Island Inner Channel was completed and deepened to a depth of 18 feet and width of 125 feet. In connection therewith a pier 400 feet in length by 30 feet in width has been built near the junction of Flatbush avenue and Avenue U.

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tives present to answer questions, to participate in discussion and to defend the proposals submitted.

### November 20 to 30.

On the closing of debate in Committee-of-the-Whole the committee should rise and report on the reduction to be recommended in the items of appropriation, also in any of the other finance measures submitted—following which report, the proper standing committees of the board would bring in the bills in the form to be acted upon and passed.

### December 1 to 15.

Having in mind the continuing possibility of reductions in items of the Appropriation Bill until about November 30, it is contemplated that after the act has passed the Board of Aldermen and has been approved by the Mayor, each head of department, whose appropriation may be affected, should submit an amended "work program" for the approval of his executive head; this would be done in order to complete the plans for the next year before January 1; and between December 15 and 30 the proper executives would have time to review the proposed amended work program submitted to them and approve them for action, after which notice would be given of approval to the Comptroller, Commissioner of Accounts and the Budget Committee of the Board of Estimate.

### December 1 to 30.

During the month of December also the Board of Aldermen would take under consideration the proposed measures for change in ordinances affecting miscellaneous revenues; also the "resolution for authorizing bond issues;" also the report on the condition of the general fund for the reduction of taxation, and fix the "tax rate" for the succeeding year.

### In Conclusion.

The foregoing steps, as indicated, may appear quite schematic; the details such as fixed dates, etc., may appear very arbitrary. This has been done with a view of giving concreteness to a broad principle rather than indicating any hard and fixed rule of procedure. The principle is one of practical common-sense—one which is commonly employed in all private business corporations, namely:

1—That of putting responsibility on the executive for leadership.

2—Making the executive responsible for planning, as well as for the execution of plans.

3—Requiring the executive to come before his board of trustees or the appropriating body to explain his plan and to answer all questions which may be asked about it before go-ahead orders are given for another fiscal year.

This is the very opposite in all its implications and results from the procedure which at present obtains.

THE END.



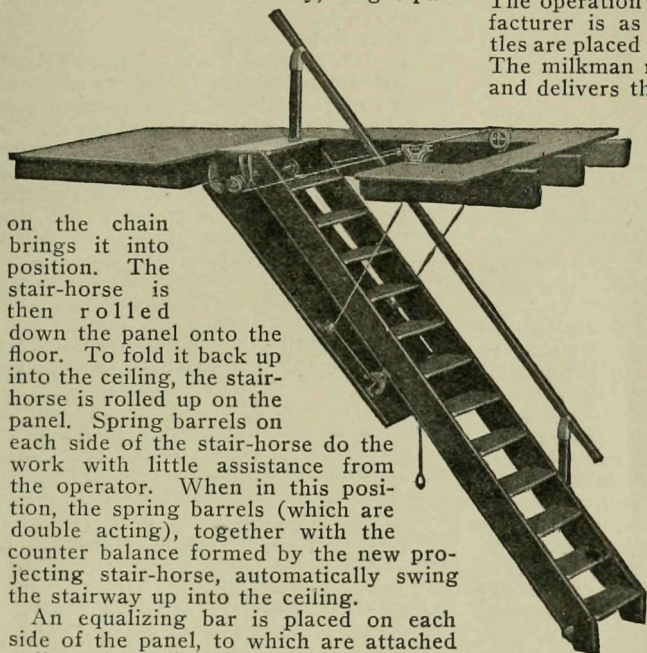
## NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

### Movable Stairway.

VARIOUS advantages are claimed for a movable stairway, which has been designed not only for the purpose of saving floor space but also in order to provide a convenient means of communication between floors, without sacrificing large interior areas for stationary stairway construction. The manufacturer states that this type of stairway has been satisfactorily installed, not only in dwellings and garages, but also in loft and office buildings and in several instances in hospitals and schools. The chief outstanding feature, he states, is its simplicity. It consists of a strong, well-built flight of stairs, which is attached to the end trimmer of an opening in the ceiling or hall where the stairs are to be located. The panel is the only part visible in the ceiling when the stairway is folded. To use the stairway, a light pull



on the chain brings it into position. The stair-horse is then rolled down the panel onto the floor. To fold it back up into the ceiling, the stair-horse is rolled up on the panel. Spring barrels on each side of the stair-horse do the work with little assistance from the operator. When in this position, the spring barrels (which are double acting), together with the counter balance formed by the new projecting stair-horse, automatically swing the stairway up into the ceiling.

An equalizing bar is placed on each side of the panel, to which are attached pulleys depending from the cable leading to the spring-barrels, and which perform the function of lifting the stairs up to the ceiling. The purpose of these equalizing bars is to keep an even and smooth pull on the stairs the entire distance of its ascent. This is accomplished by the pulleys traveling backward as the stairway goes up. This device causes the stairway to close up tight against the ceiling without slamming. There is no possibility, states the manufacturer, of the stairway coming down unless it is brought down.

### Steel Screen Doors.

ADJUSTABLE steel screen doors are now on the market which are made of light sheet steel formed by large power presses, seamed and then electrically welded in all the joints. The manufacturer states that instead of being over-sized the doors are built a trifle under-sized so that they will fit the casing for which they are intended. The door may be hung by driving the six screws necessary to attach the hinges and by making an adjustment at the top, bottom and sides if necessary. An adjustment two inches in length and one inch in the width is allowed to overcome any irregularity. The wire cloth may be removed as often as necessary by unscrewing the molding, removing the old wire, putting new wire in place, and replacing the molding again.

### Wall and Door Cabinets.

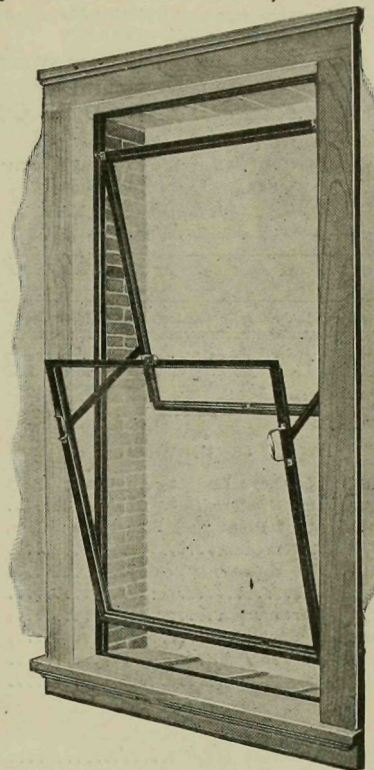
BUILDERS of apartment houses in recent years, in order to meet keen competition, have been required to equip their buildings with many conveniences. In line with this trend there has been placed on the market a new device which, according to the manufacturer, makes an especial appeal. It is known as a Safety Delivery Cabinet. It has two compartments, a small one for the receiving of milk, cream and butter, and a large one for provisions, which can also be used as a receptacle for other deliveries if desired. The wall cabinets are being made in three styles and sizes to fit various conditions of wall space, whereas the door cabinet is made only in one size. It may be easily installed in buildings already erected, or in new buildings where there is not sufficient wall space to install the wall cabinet. The operation as described by the manufacturer is as follows: The empty bottles are placed in the small compartments. The milkman removes the empty bottles and delivers the daily supply, pushes the door knob to the left and the compartment is locked. The grocer, butcher and other delivery men operate the other compartment in the same manner. Opening the inside door to remove contents of the compartments automatically unlocks the outside door of each compartment; the inside door is then closed and locked and the cabinet is ready for the next delivery. No keys or setting of locks are required. If either of the outside doors close while the delivery is being made the same may be opened, as the doors are not locked until the knob is pulled or pushed to the left by the delivery men. The construction is stated to be light, but substantial. The cabinets are made of heavy rust-proof steel well reinforced, welded seams and joints with no wearing parts. For sanitary purposes, the interior of the cabinet is finished in baked white enamel. The exterior finish is gray rust-proof enamel. These cabinets may be installed in the brick wall, either under the kitchen or pantry window or over the ice box, while the building is being erected.

### Electric Water Heater.

HOT and cold water may be produced from the same faucet by an electric water heater, which also sterilizes the water from the cold water pipes. The manufacturer states that his device may be attached to practically any bath tub, sink or wash bowl where there is one faucet. When the heater faucet is turned to the right, cold water flows; when it is turned to the left, the electric current is switched on, and the result is that hot water flows. The resistance wire is a nickel alloy No. 14 B. & S. gage, wound in the form of a helix, having a diameter of approximately three-eighths of an inch. The adjacent turns of the wire are separated slightly to provide insulation, and the entire resistance element, made in one piece, extends back and forth from end to end of the heater, through passages provided for that purpose.

### Solid Steel Windows.

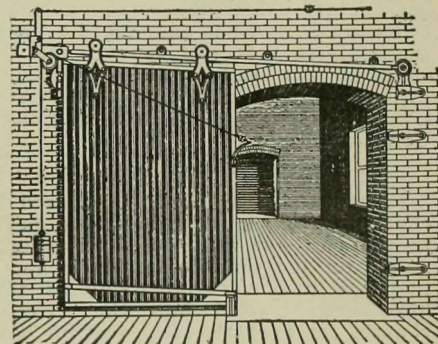
PATENTED solid steel windows are being manufactured of heavy specially rolled steel sections, with solid



bronze hardware. The distinctive feature, according to the manufacturer, is the Austral balance. A heavy forged steel arm carries in balance the upper and lower sash, which makes the window easy to operate. More and better ventilation is claimed by reason of the motion of the sash which opens at the meeting rail before it leaves the top and bottom of the window. Window shades are mounted on each of the sashes, and they are kept in tension so that they do not flap when the window is opened. No window awnings are required therefore, and ventilation is not interfered with at any time.

### All-Metal Fire Doors.

FIRE doors constructed entirely of metal and lined with asbestos are claimed to possess particular merit by the manufacturers. It is claimed that this type of construction is indestructible. There is no wood used in the construction. The door, illustrated on this page, consists of a panel of transversely laid standard, two and one-half inch corrugated galvanized heavy gauge steel, with interlining of asbestos roll board—all held in a continuous frame of three-sixteenths of an inch by two and one-



half inch bar steel. All joints are welded, not riveted or bolted. The frame and end of the panel sheets are protected by a cover binder of heavy galvanized sheet steel securely riveted to the frame, thus forming an armor to protect the edges of the door from abuse. In riveting the panel sheets to the frame, provision is allowed for expansion and contraction, and the manufacturers claim that the cross-laid corrugated panel sheets afford not only great strength, but also provide reduction in weight. The large air passages between the corrugation of the panel sheet and the asbestos roll board lining also provide the necessary resistance to the radiation of heat.



# REAL ESTATE BUILDERS RECORD AND GUIDE.

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in the Metropolitan District

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A business manager will be a valuable adjunct to the Board of Education, if he can stop the waste in the public school system, and actually save the money for the taxpayers, without having it spent for other purposes.

Under the direction of the Mayor, the Commissioner of Accounts has started an investigation into the high cost of coal, following the District Attorney's inquiry with the aid of the police. The U. S. Department of Justice is also probing the matter, and the probabilities are that coal, like the boy up a tree, will have to come down.

The Consolidated Gas Company, believing that its employees should share in its prosperity, has announced a profit sharing plan that will apply to all the affiliated gas and electric companies throughout the city and Westchester County, including the New York Edison Company.

Investigations are sometimes used to cover up wrongs, not to bring the guilty to the bar, but satisfying an outraged public for the time being. It is hoped that the numerous investigations that have been started into the extreme charges for food products, and for coal, will produce tangible and permanent results. A public market system, whether run by the State or by the city, is a very evident need.

The financial oracles of the country continue to preach conservatism, a virtue which the high prices have made obligatory upon a large element of the population, but which is a very necessary admonition for those business activities that are becoming unduly inflated. In the past the foundations of financial panics have been laid in just such times as these, and by just such methods as are now being practiced in some big business circles.

### The Subway Crisis.

The thing for the Public Service Commission to do now is to speed up the subway work and complete the missing links as fast as possible, especially in the Lexington avenue system, the delayed operation of which is imposing upon the public, by reason of the congestion on the other rapid transit lines, a personal discomfort difficult, if not impossible, to describe.

Under present city traffic conditions the only part of the business public which can travel between home and office without being subjected to delays and crowding are the commuters on the steam roads, those who have automobiles, and any others who may be quite independent of the urban lines. The millions who are compelled to crowd into subway, elevated and surface cars for transportation to their city homes, especially those who must await their chance at midtown points to get a foothold on packed trains, are to be pitied, whether they be men or women; but the women naturally suffer more from the jostling and crowding than the hardier sex.

The rush hours were once the only part of the day when the crowding was excessive, but now almost every hour is a rush hour, unless it be in some sparsely settled quarter of the city. When the working people are not moving in great numbers, it is the turn of the shoppers, or of the amusement goers. In no city in the world is it so difficult to get about as in New York at the present time. Great as are its transportation facilities they are too small by one-third. The city is too big for its own comfort.

Only too apparent is it that the construction of the new subway system has not been carried on by the municipal managers as methodically as a private corporation, such as the New York Central Railroad Company, would have planned, scheduled and worked out its various parts. If the Public Service Commission is capable of improving upon its record in engineering construction of speeding up the work toward completion, this is precisely the time to prove the possession of this technical ability. For everyone who is dependent on the municipal lines the homeward journey at night has become an exceedingly unpleasant experience. Business men are taking their families out of the city to live in order to end it, so far as they are concerned, and this means the loss of that part of the population which it is most desirable to keep, the part which keeps New York from becoming merely a tenement population.

### A Residential Alternative.

Centers of building activity in apartment house construction in the past year have been the Park avenue, the West End, the Audubon and the Dyckman sections, all in Manhattan, and with graduations in cost and consequently rental values very much in the order named. Only in the Dyckman tract is any consideration being given to the need of space by families financially unable to meet the rates which obtain in elevator houses, and even here, near the extreme north end of the island, rates are being obtained for non-elevator apartments equal to those which are scheduled for the lesser and older grades of elevator apartments; so that they can scarcely be counted in with the very respectable type of walk-up houses built on the East and West Sides of the city, and on Washington Heights, ten years and more ago.

Where the family of moderate means and some social pretensions capable of paying only a maximum of thirty-five or forty dollars a month for its housing is to live in the future, when all the existing apartments of that grade are occupied, if not in some other borough than Manhattan, it is difficult to perceive.

Of course, there will always be classes of people who will find and be satisfied with tenement life in the peripheral parts of the central borough, and others

who by sub-renting rooms will manage to pay a much higher rate; but for families who insist on maintaining the traditional national privacy in their household life, with more than the average floor space, at the rates which prevailed here fifteen years ago, their quest for housing must eventually lead them first to Brooklyn, where there is still space to be had in lower and upper parts of private dwellings in the central residential sections rated on a long-established basis of values, in houses which appeal to old-fashioned ways of living, where the janitor and the dumbwaiter are unknown.

They are in the midst of churches, schools, libraries, and all the accessories of a pleasant and well-mannered city life, with neighbors of a class which has always made Brooklyn a desirable home city.

Why families who cannot well afford it should strain to keep pace with Manhattan's ascending scale of rental rates, why they should tolerate the roomer, or to try to crowd themselves into fewer rooms, when Brooklyn can meet their housing needs satisfactorily, must be set down as a psychological problem.

Whatever advantage Manhattan once had over Brooklyn in the way of quick and comfortable transit has disappeared. The Brooklyn transit crush of historic repute can be duplicated any evening on northbound trains in New York. In fact, any fair comparison of present transportation conditions in the two boroughs must bring the conclusion that Brooklyn rapid transit is now, within equal geographical limits, the more comfortable and usable.

The last outpost on Manhattan Island for apartment houses is the broad plain known as the Dyckman tract, whence it is a long and tedious ride to the downtown business sections. Practically every finished house is fully occupied there and few years hence will see the entire section built over, with the exception of the waterfront. And when the region south of the 191st street subway station is all improved, Washington Heights will have offered its last opportunity for apartment house construction until the Fort Washington Ridge is made accessible by a subway branch.

What reason will then remain for a middle-class family to seek apartments in Manhattan's over-crowded precincts, when Brooklyn appeals so strongly with a more desirable home life at less expense, is not discernible to those who realize the wide difference between the two ways of living.

### A Narrow Basis for a Great Work.

The very evident need for a Hudson River bridge or tunnel keeps the project alive; the prodigious estimated cost keeps it from being realized. If a bridge or tunnel is ever erected or driven it must be by the States to be connected by it with the co-operation of the Government at Washington. Of all the plans for bridging the Hudson (south of Albany) in the last fifty years—and there were schemes which had their inception at Rondout, Poughkeepsie, Cornwall and and other favorable localities—only one came across after years of labor and heavy expense to its promoters, the Poughkeepsie Bridge. From this New York City derived no benefit, and very little came to the citizens of Poughkeepsie in return for the financial obligations it assumed to forward the construction. Only after many years was a trunk line railroad found to operate it. Railroads have ever been backward in co-operating in public enterprises for the construction of bridges, tunnels and terminal improvements. The Brooklyn marginal road project is threatened with failure because the Jersey railroads which were to use it jointly decline to operate the line upon the city's terms. They now decline to co-operate with the New York Central in operating the proposed West Side marginal elevated road which the Central is to build under the compulsion of State legislation.

It is certain that any plan for a Hudson River bridge or tunnel must also be



carried out without their assistance; and one which would be of no particular benefit to them when completed would be likely to have their opposition. A mere vehicular tube, such as it is now proposed by those who are favoring the appointment of a new interstate commission, would hardly suffice to relieve the congestion of trucks on the Manhattan waterfront, as its promoters opine. It would not pay for itself if it could A tube, or series of tubes, to be of real value ought to form a part of a general plan of port reorganization. It should be the well-considered product of a commission of railroad experts. It should be a connection for all the sub-surface and elevated freight lines that are contemplated for Manhattan Island with a great railroad freight classification yard on the Jersey meadows, somewhat as proposed by Calvin Tompkins.

However, something of consequence may yet come out of the never-dying agitation for better freight-handling facilities. A unification of New Jersey's interest in the port, with New York's, under a permanent national or interstate commission, should be one of the first results. We fear that the present plan for purely local control is too narrow a basis for a work of such magnitude.

### How to Get Low-Cost Houses.

Editor of the RECORD AND GUIDE:

I am glad to see that you are calling the attention of New York realty interests to the need of low-cost dwellings. The real housing problem of the hour is how to get low-cost houses in and near the city. An illustrated lecture on this subject delivered by Grosvenor Atterbury before the National Housing Conference at Providence, based on research work under the auspices of the Russell Sage Foundation, struck at the root of the matter, so far as this city is concerned. In the course of his remarks Mr. Atterbury is reported to have said:

"Those who have studied the housing problem carefully will not be surprised at my answer to the question of how to obtain low-cost houses and tenements for the workingman. But the ordinary citizen is likely to be puzzled particularly at the two requisites which in my judgment are most fundamental.

"The first is—honest and efficient government. Very few people have any idea of the enormous sums that are uselessly added to the cost of building in practically all of the cities of this country in order to protect the public against dishonest construction. Architects and engineers speak of it as the 'factor of safety.' From a broader point of view it were better called 'the factor of dishonesty.'

"The second requisite consists in scientific building regulation, by which I mean a national basic building code based on standard engineering co-efficiency and government tests. Here again the layman has no conception of the extent to which careful design and structural work is penalized through the inconsistencies, and in many cases, grossly erroneous principles, upon which building regulations are draughted. Here also the waste is often euphonyously termed 'a factor of safety.' It would come nearer the mark to call it the 'factor of stupidity.'

"Time does not permit me to go into detail, but it may help to point my moral when I tell you that whereas the building law requires us to use 12 and 16-inch foundation and basement walls at Forest Hills Gardens, I am to-day building houses of a similar type in Tennessee with walls only 4 or 5 inches thick, and I have not the slightest doubt but that they are amply sufficient for their purpose.

"The third requisite for obtaining low-cost houses is organized scientific research work in economic construction. It would be difficult to find a practical art which throughout all the centuries of man's civilization has made slower progress than the art of home-building. Notice that I do not say 'building construction,' although if we were to except the past ten or fifteen years my stricture would apply to that class of

work equally well. Until the discovery and development of steel truss construction and the rediscovery of the use of concrete, we have been practically following, generation after generation and century after century, methods of construction substantially perfected by the Mound Builders.

"Now, the obvious solution appears to me to lie in the standardization not necessarily of the general plan, but of its various component units and structural elements. Carried to its logical conclusion, as I believe it should be, this principle would result in a system of 'standard dwellings' manufactured on a ready-made system, if you please, of wholesale fabrication like that which has already given the poor man his two-dollar shoes and his ten-dollar suit of clothes.

"In other words, that the theoretic solution of the problem, as a result of considerations such as the foregoing, must consist in the employment of a more or less standardized, shop-made, and completely finished building section or unit, of the maximum economic size, as determined equally by the type of structure into which it enters, and by the latest mechanical devices available for its manufacture, transportation, handling and erection."

Low-cost dwellings should somehow be made possible in the suburbs of Greater New York, even within the city limits. If by eliminating excessive requirements from the law it could be made possible to construct a dwelling for \$2,500 to \$3,000 on a lot costing \$500, the times certainly demand it. J. R. T.

### The Shortage of Food Artificial.

Editor of the RECORD AND GUIDE:

An editorial entitled "Public Markets and Realty," in your issue of November 25, 1916, commenting on the causes for the high price of foodstuffs, states: "The accusing finger points to the speculative middlemen, not to the dealers, who from all accounts suffer with the public, often to the extent of being forced out of business."

I have no brief for the speculative middleman, whoever he may be, as he seems to be everybody who buys and sells the food between the farmer and the consumer, but I presume you mean the speculator who buys in times of plenty and holds until times of scarcity. His purchases tend to level prices, as they create a demand in times of plenty for food which otherwise would go to waste and have no prices at all, and furnish food in time of scarcity—when prices otherwise would soar out of sight.

The fault lies in ourselves for failure to adopt systems and furnish facilities which would bring in and distribute the available supplies at low prices. This failure plays into the hands of the speculator, as he can take better advantage of the meagre facilities we have. Inadequate facilities and lack of system make for gluts and waste in seasons of surplus, and speculative high prices in times of scarcity.

Shortage of foodstuffs is a relative term. There may be an actual shortage, which is hardly possible for a market open to the world, or there may be an artificial shortage, created by paralysis of the railroads, poor waterways or bad distributing systems. When we suffer from shortage usually it is an artificial one, which can be prevented.

CYRUS C. MILLER.

### Building Codes in Other Cities.

After two years' work a commission has completed a revision of the Los Angeles Building Code. An important feature is the new section relating to the construction of hollow tile buildings, the new code permitting the use of hollow terra cotta tile for exterior walls in Class A, B or C buildings outside of certain fire districts, up to 50 feet or four stories in height, except that party or bearing division walls may not be of hollow tile.

At Kansas City, Mo., the Mayor has appointed four experts—an architect, an engineer, a fire underwriter and a building contractor—to draft a new and much needed building code for the city.

## 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. 167.—Will you tell me how to collect back rent from a tenant who is working for a salary of \$25 a week, but has no real estate? Can I collect under the Garnishee Law? I am a man of moderate means and need the income from the property. J. B.

Answer No. 167.—You can collect through garnishee process, but not without employing a lawyer.

Question No. 168.—If a broker received a deposit for renting a floor and party who pays the deposit notifies the owner that she does not want floor a day or two later, is the owner entitled to deposit or does broker receive a commission, should the owner demand deposit?

Answer No. 168.—The question cannot be answered intelligently. As stated, it lacks various elements of the transaction referred to. What was the form of the receipt the broker gave for the deposit? What was the period of the renting against which the deposit was made? Was the deposit on account of rent or, if not, for what purpose was the money paid to the broker? Was there an enforceable contract of renting made between the party who paid the deposit and the owner? All of these elements are likely to appear somewhere in the transaction, and by completing the question and covering these matters, an answer that means something might be given.

Question No. 169.—Is the Board of Survey, provided for in Section 777 of the Charter, continued after October 1, or does it cease to exist under Chapter 503 of the Laws of 1916 (Lockwood-Ellenbogen Bill)? A. D.

Answer No. 169.—Section 12 of the bill repeals Section 777 of the Charter.

### Portland Cement Mortars and Concretes.

A publication has just been issued by the Bureau of Standards, Department of Commerce, on the "Compressive Strength of Portland Cement Mortars and Concretes," which will be of interest to contractors and engineers and, in fact, to all users of cement.

Many users of cement believe that the strength of concrete is entirely dependent upon the quantity of cement used in the mixture. This is not true, as a mixture lean in cement but properly made may have much greater strength than a rich mixture improperly prepared.

While there are not a great many failures of concrete structures, the majority of those which do occur are due to careless methods of preparing and placing the concrete, or ignorance of the effect of variable treatment. Most of the concrete used in building construction work today is mixed with an excessive quantity of water which permits of economic transportation from the mixing plant to the forms by means of chutes and troughs, but this excess of water may result in reducing the strength 50 per cent. or more from that which could be obtained by using a lesser quantity of water.

The paper states that certain generally accepted methods of testing aggregates and proportioning mixtures are incorrect and suggests methods of selecting concrete aggregates, proportioning the mixture, mixing, placing and curing.

Copies of the publication, Technological Paper No. 58, may be obtained free upon request to the Bureau of Standards, Washington, D. C.



## REAL ESTATE NEWS OF THE WEEK

Outstanding Feature of Market is Demand for Residential Properties—Deal in Financial District

TRADING slackened somewhat on account of the important holiday, and business did not come up to the standard of previous weeks. Fundamentally, however, the situation remains unchanged, and the deals which were closed were of a substantial character, and indicative of the oft-repeated assertion that there is still a market for well located and desirable income producing property.

A leading deal of the week, and of the year, which involved properties held at approximately \$2,500,000, concerned apartment houses at Broadway and 88th street, and at Broadway and 55th street. A Fifth avenue unimproved plot at 103d street, was brought by an investor. The Mount Sinai, at 100th street and Fifth avenue, was for many years regarded as the northerly point as far as residential improvement was concerned on Fifth avenue, but there has been a tendency apparent within recent months for the building of costly dwellings even as far north as 108th street, where one project is under way. The buyer in the present instance has, on several occasions, expressed his confidence in the future of real estate in Manhattan and in other sections through the acquisition of investment properties.

Deals of lesser importance concerned properties of smaller values scattered throughout various districts of the city. The effect of the holiday was everywhere apparent, and the same situation was reflected in the leasing branch of the market which also showed proportionate decreases as a result of practically two whole days being taken out of the business week.

In the auction market plaintiffs continued to be prominently identified as purchasers, although several of the

smaller properties passed into the hands of outside buyers. Among them were Robert Hopper, who paid \$11,750 for a four-story tenement at 73 Ralph avenue, Brooklyn; Louis Brunner, who bid \$4,450 for a two-story building at the northeast corner of Vandeventer and Seventh avenues, Astoria, L. I., and Thomas A. Brown, who paid \$7,750 for the two three-story buildings at 997-999 Van Alst avenue, in the same section.

In Manhattan the six-story apartment house known as Clement Court, which was sold on November 15 for \$250,000 in a voluntary auction sale, will soon be offered at foreclosure as the result of a suit instituted by the Baron De Hirsch fund to recover a claim of \$180,000.

Considerable attention will center next week in the sale at foreclosure of Madison Square Garden, occupying the entire block, bounded by Madison and Fourth avenues and 26th and 27th streets, on which the New York Life Insurance Company seeks to recover a claim of \$2,445,169. The property will be offered at the stand of Bryan L. Kennelly, who states that a number of inquiries are being received from Pittsburgh, Baltimore, Chicago and Boston regarding the property. The outcome of the sale is being awaited with interest by real estate men in this city because it has been known that the property in its present condition has not been very productive as a revenue producer, and the question has often been raised as to what would be the ultimate future of the site. Further south the same auctioneer will also offer at foreclosure the loft building at 242-250 Fourth avenue, the southwest corner of 20th street, as the result of an action started by Henry I. Ottman, against William T. Evans and others, to recover on a judgment of \$50,905. The property will be sold subject to two mortgages aggregating \$600,000.

## ORDER FOR SPRINKLERS.

Board of Standards and Appeals Declines to Reconsider Appeal.

AT the meeting of the Board of Standards and Appeals, held this week, the question of rescinding the order for the installation of sprinklers at 82-86 Rutgers street came up again. The chairman offered the following resolution:

Whereas, the Fire Commissioner, under date of November 20, 1916, has requested the Board of Appeals to reconsider its action in the appeal known as Cal. No. 222, of Hyman Adelstein and Abram Avrutine, owners, relative to premises 82-86 Rutgers slip, Manhattan, and has submitted information which he believes is new evidence, and which, if submitted at the time, would probably have changed the action of the Board, and that such information was not available at the time the appeal was heard;

Resolved, That a date be set for reconsideration of the appeal, and that the parties in interest be duly notified to appear at that time.

The resolution received the following vote:

Affirmative—Messrs. Boulton, Crawford, Holden and Fire Chief Kenlon; 4. Negative—The chairman, and Messrs. Baird and Kirkus; 3.

The resolution, failing to receive the requisite number of votes in the affirmative, reconsideration of the appeal is denied.

Commenting on the action of the Board of Appeals in refusing to reopen the Adelstein-Avrutine matter, Alexander C. MacNulty, counsel for the successful appellants, said today: "While I am gratified that the Board of Appeals has refused to reconsider the Adelstein-Avrutine appeal, I hardly see how the Board could have done otherwise. There is no authority of law for a reconsid-

eration of a decided appeal and neither appellants nor their counsel were present when the motion was heard, nor had any of them received notice of the pendency of the motion. The effect of this second defeat of the Fire Commissioner will be to force him to proceed by the certiorari proceeding authorized by the Lockwood-Ellenbogen Law, in case he wishes a judicial review of the decision of the Board of Appeals. Here an anomalous condition will rise. The Fire Commissioner will be the petitioner and the Board of Appeals the respondent in the proceeding. The Fire Commissioner will be represented by the Corporation Counsel, who under the Charter is also counsel for the Board of Appeals. Adelstein and Avrutine, although vitally interested in the litigation are not, under the law, parties to the proceeding.

"Under these circumstances, the certiorari proceedings will be a 'heads, I win, tails, you lose' proposition for the Fire Commissioner, a judicial travesty, unless, by the leave of the Court or the grace of the Board of Appeals, Adelstein and Avrutine are permitted to intervene and have their counsel oppose the attempt of the Fire Commissioner and the Corporation Counsel to overturn the decision of the Board of Appeals. I do not believe that the courts will permit the Corporation Counsel to represent both sides of this controversy. In fact, I anticipate no objection on the part of the Corporation Counsel to our intervention in behalf of the Board of Appeals; to the extent, at least, of upholding its decision in which we are so materially interested. It may be, however, that the Fire Commissioner will be content to await the action of the courts on cases involving the same point, which I shall present to the Appellate Division of the Supreme Court, of the First and Second Departments, in the near future. These cases are certiorari proceedings which have been brought looking to the review of reports of

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surveys concerning sprinkler orders issued since March 15, 1916. In each of them, there has been filed in behalf of the Fire Commissioner a mass of irrelevant documents, which, at the proper time, it is my purpose to ask the court to strike out. These collateral controversies will have the effect to delay the final determination of the main issue of the respective cases, possibly until after the Court of Appeals has passed upon the right of the Fire Commissioner to bolster up the defective reports of improperly conducted surveys with post mortem affidavits and copious quotations from works on fire prevention and reports of fire investigations, as has been attempted in these cases."

**Snow Cleaning in the Bronx.**

The Bronx Board of Trade has come out flat-footedly against the possibility of an order being issued by the Street Cleaning Commissioner, calling upon the property owners or occupants of property in any part of the city being called upon to clean away the snow in front of their respective properties, beyond the sidewalk line, and to this end has forwarded to the Clerk of the Board of Aldermen and the members of that board representing Bronx districts the following communication:

"The Civic Bureau of the Bronx Board of Trade hereby makes formal protest against the adoption of any proposed amendment or amendments to existing ordinances, or any new ordinance or ordinances by the Board of Aldermen from the City of New York, which would empower the Commissioner of the Department of Street Cleaning, by proclamation or otherwise, to call upon all citizens, owners or occupants of property, to open passageways for vehicles through the snow in front of their respective properties; and in such cases where the proclamation or order is not complied with, in a reasonable time, said citizens, owners or occupants would be subject to a fine or imprisonment.

"Such legislation, if adopted, would place an additional burden upon the taxpayers of this city, who are already taxed for the performance of this work, and would therefore be compelled to perform a duty for which they have already paid the city. Such legislation should not be asked for except the situation be one of extreme emergency, and we do not think that condition exists now.

"We therefore formally protest against the adoption of this proposed amendment and sincerely urge the Aldermen from the Bronx to oppose said amendment."

**Interesting Calendar.**

Following out its custom inaugurated several years ago the Title Guarantee and Trust Co. has issued a calendar which should prove of use to real estate interests. On the face of the calendar is printed in red letters special dates which should be noted by those interested in real estate, and in addition special notations are made of the various dates upon which taxes, etc., become due.

On the top is a colored illustration showing Collect Pond in 1752. Collect pond was named from Kalck Hoeck. This was the name given to the hill in the background of our picture. It lay just to the west of the pond and at that time formed a barrier to any further northerly extension of Broadway. It contained vast deposits of oyster shells left there by the Indians, for this hill had been the site of the Indian village, Werpoes. The white shells gave the name of Kalck or Chalk, but like many other Dutch names this was too much for the English tongue and after the English took possession of the island it became corrupted into Collect. The Dutch themselves always referred to the pond as the Versch Water or Fresh Water.

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### Brokers to Expand.

At the special meeting of the Brooklyn Board of Real Estate Brokers, held November 27, steps were taken to acquire larger rooms, in accordance with the new President's ideas, extending the board's activities. The Dinner Committee reported progress in their effort to get the leading city officials to attend the annual dinner to be held in January, the exact date of which will be announced later. The Board's membership has already shown signs of growth. Three new members were taken in last month, and three applications are now before the Admissions Committee. The monthly meeting of the Brooklyn Board of Real Estate Brokers will be held on December 12.

### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 20, as against 33 last week and 37 a year ago.

The number of sales south of 59th street was 12, as compared with 13 last week and 7 a year ago.

The sales north of 59th street aggregated 8, as compared with 20 last week and 30 a year ago.

From the Bronx 19 sales at private contract were reported, as against 11 last week and 13 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 769 of this issue.

### \$2,500,000 Broadway Deal.

Derschuch & Company and N. A. Berwin & Company have sold for the Eighty-ninth Street Construction Company, Jacob Axelrod, president, the new twelve-story fireproof apartment house known as the "Buchova," at the northeast corner of Broadway and 88th street, on plot 100 x 175. This building contains ninety-five apartments and eight stories, and although only completed this autumn, is fully rented. The gross rental is about \$180,000. The purchaser is the estate of Henry Schwarzwalder, who gave in part payment the "Sonoma," an eleven-story apartment house at the northeast corner of Broadway and 55th street. This is the only Broadway corner south of 59th street where the grade floor has not been converted for business purposes. The Broadway block front, between 88th and 89th streets, was purchased by Mr. Axelrod from the City Investing Company a little more than a year ago. The 89th street corner was sold a few months ago to the Rookery Investment Company. The 88th street corner has been held at \$1,500,000 and the 55th street corner at \$950,000. Stoddard & Mark, as attorneys, represented the 89th Street Construction Co. and Deyo & Bauerdorf, the Schwarzwalder estate. N. A. Berwin & Company will manage the 55th street corner for Mr. Axelrod.

### Are Electric Contacts Safe Substitutes for elevator interlocks?

### That the inspecting authorities of the State of Pennsylvania do not find them so is evident from the following letter.

(Pennsylvania passed a law requiring automatic locking devices on passenger elevators in 1895, and has the practice of some years behind its judgment!)

JOHN PRICE JACKSON  
COMMISSIONER



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF LABOR AND INDUSTRY  
BUREAU OF INSPECTION  
HARRISBURG

LEW R. PALMER  
CHIEF INSPECTOR

October 21st, 1916.

Subject: Interlocks.

Shur-Lock Elevator Safety Co.,  
63 Park Row,  
New York City, N. Y.

File MD-133.

Gentlemen:

We have inspected quite a number of interlocking devices installed recently by various elevator and interlock companies, and, on quite a few occasions, have found that the power controlling mechanism was not mechanically locked in Elevator Cars.

As a matter of information, we would advise that all Interlocks hereafter installed in Pennsylvania, are required to embrace such apparatus as will mechanically lock the power controlling mechanism, so long as landing door remains open or unsecured.

Trusting that this matter, may in the future, receive your kind and careful consideration, we beg to remain

Very truly yours,

Supervising Elevator Inspector.

me/eh.

Although only comparatively few elevators in New York City are equipped with any safety devices whatever, for this purpose, some owners are now installing the (so-called) electric contacts systems that do not lock the power controlling mechanism in the car mechanically as required by Pennsylvania Authorities.

### Such Systems are dangerous.

The elevator boy is tempted to hold his controller at the "on" position after he has opened the door, so that he will get a quick start the instant the door closes the switch.

(Quick service is featured in some buildings.)

A "ground" at this time will start the car with a jerk and probably cause the death of any person in the act of crossing its threshold.

Experience proves that the only positive safety at elevator shaftway doors, where fully 85% of the fatalities occur, is a mechanical interlock on the power-controller while the door is open and until it is safely closed and locked.

**SHUR LOC ELEVATOR SAFETY CO., Inc.**

706 Pulitzer Building, New York

### Sell \$450,000 Loft Building.

Cutner & Lipset have sold to the Directors' Realty Company, I. Randolph Jacobs, president, for the Kinson Realty Company, James Fogarty, and Hubert McClellan, the twelve-story loft building at 158-164 West 27th street, on a plot 88 x 98.9 feet. The property is fully rented as a rental of approximately \$47,000 a year. It has been held at \$450,000 and is assessed by the city at \$378,000. The brokers report that it was an all-cash transaction over a mortgage of \$325,000. Cutner & Lipset have been appointed agents by the new owner.

### Deal for New Insurance Building.

Charles F. Noyes Company announces an important transaction in the fire insurance district, in the sale of the large vacant plot of 8,000 feet held at \$300,000, at 130-134 William street, size 50x160. It is definitely stated by Mr. Noyes that an insurance building will be erected and that Edward I. Shire will be the architect. The Thompson-Starrett Company has the general contract and the building will be ready for occupancy in the fall of 1917. Several important leases are pending in the proposed building. The entire transaction involves approximately \$1,000,000. The plot is directly opposite the "Underwriters Building," in which is located the New York Board of Fire Underwriters and New York Fire Insurance Exchange, and is 80 feet south of Fulton street, where the entrances of the William street subway will be located. One-half of the property just purchased was sold a few years ago for \$135,000 all cash to Stanley L. Cohen, who owned the other half. The trend of insurance buildings has steadily been north on William street and popular buildings for insurance firms today are the Woodbridge, Hilliard, Golen Hill and Underwriters, which are located close to this property. The statement has been freely made that after the William street subway is in operation with stations at Fulton street, the heart of the insurance centre will be at William street, between John and Fulton and near William on these last two thoroughfares.

### Mr. Brisbane Buys on Fifth Avenue.

Arthur Brisbane has purchased, through Pease & Elliman, from various owners, the plot of seven lots at the southeast corner of Fifth avenue and 103d street, which have been held at \$250,000. The immediate corner, 100.11x100 feet, was acquired from Frank Dunning, Mrs. William F. Dunning and Mrs. Thomas P. Fowler, and the adjoining plot, 75x100.11, from John G. Gillig and the estate of Jacob Ruppert. The adjoining 102nd street corner is owned by Klein & Jackson. The block to the north is owned by Henry Clews and the next block by August Heckscher. Mr. Brisbane's plans have not been divulged, although it has



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been stated that he bought purely for investment in the belief that this section would be benefited by the northward expansion of the high class Fifth avenue residential colony, which has already reached 108th street. At this northerly point, Miss L. Parsons contemplates the erection of a costly private house, which will be one of the most northerly on the avenue to be taken for high-class residential improvement, and projects of similar character are also under way in the immediate neighborhood.

**\$340,000 Fourth Avenue Sale.**

Josephine C. Christman has sold to the Broadway-John Street Corporation, Elias A. Cohen, president, the four four-story houses, with stores, at 407-413 Fourth avenue, on a plot 90 x 113, occupying the middle portion of the frontage between 28th and 29th streets. The property is assessed at \$340,000. The plans of the new owners have not been announced. Directly opposite, at the northwest corner of 28th street, the Hasco Building Company is erecting a sixteen-story commercial building.

**Sale in Washington Place.**

Pepe & Brother sold for Cesare Rozetti, 77 Washington place, a four-story old Colonial house, on lot 23 x 97. This property has been sold to a corporation that intends to operate extensively around Washington square, in altering houses. This house will be altered into studio apartments, of two rooms and bath, and will be on the style of 124 Waverly place. All the Colonial features will be preserved and the amount of the alteration, including a duplex studio, which will be built in the rear of said lot, will be about \$12,000, and it will bring in a rental of about \$5,000 a year when alteration is completed. It is expected to be ready by May 1, 1917. One of the features of this new studio building will be the wall bed, which is greatly in use in Chicago and California, and known as the two-in-one. These beds set into a closet behind a door so that at night by the swinging of the door the bed is in use and in the morning the bed is folded up. It appears like a closet, when not in use, and will be a novelty for New York.

**Sale to Publishers.**

Fairchild Brothers, publishers of Women's Wear, a publication devoted to the textile trades, has purchased from the Butterick Publishing Company the six-story commercial building at 6-10 East 13th street, on a plot 75 x 103 feet, adjoining the southeast corner of Fifth avenue. The property will be altered for the purposes of the purchasers. In the immediate neighborhood are the big publishing plants of Macmillan & Company and Ginn & Company. The brokers were J. N. Kalley & Son.

**Buys in the "Swamp."**

Matthew J. Sullivan, who has been occupying the property as a tenant, has purchased from the Schultz estate, the three-story buildings at 109-115 Cliff street, through to 18-22 Vandewater street, covering an area of approximately 15,800 square feet. The frontage in Vandewater street is 75 feet, and in Cliff street, 115 feet. The property is located just north of the Brooklyn Bridge. Mr. Sullivan is in the storage warehouse business. Prior to his occupancy the buildings were for more than twenty-five years used as a storehouse by the United States Leather Company.

**Tenants Buy Building.**

John H. Schneider & Company, commission merchants at 286 Washington street, southwest corner of Chambers street, have purchased the property at that location from the estate of Bloomfield Brown. It is a five-story building covering a plot 26.3 x 48.4 x 26.3 x 57.3, and is assessed by the city at \$40,000.

**Institution in Deal.**

It was announced yesterday that the Andrew Friedman Foundation Home for Aged Men and Women, created under the will of the late Andrew Freed-

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No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and To Lease section of the Record and Guide.

## WANTS AND OFFERS

IF YOU have water or other sediments coming into your cellar, we will keep it out or no charge, whether the leakage is due to springs or tidewater. If you have a leaking roof of any kind, we will make it tight and dry. Orders taken for any locality in New York or Westchester. **BESANT & CO.**, 112 Westchester Ave., Portchester, N. Y. Telephone 984.

YOUNG man in real estate office; one familiar with management and collections preferred; state experience and salary. **REALTY**, Box 250, Record and Guide.

COLLECTOR, experienced in repair work and management of property, seeks position with high-class house; references. Box 249, Record and Guide.

COMPLETE file of this Publication from 1901 to 1914 inclusive for sale reasonable. **SCHWORM-MANDEL**, 450 4th Ave., N. Y. City.

## FOR SALE OR TO LEASE

### FOR SALE HOUSE.

56 Greene Ave. Address or apply  
**OWNER, 54 Greene Ave.**

### FOR SALE LOT 27x80.

Corner Rochester Ave. and Dean St., \$3,000.  
Apply **J. T. Birch, 1821 Dean St.**

### PLAINFIELD, N. J.

A large, roomy, comfortable house, with large lot; price very reasonable; photos and prices.

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### FARM OF 50 ACRES—CHEAP.

one mile from Quogue, L. I. railroad station; good land with buildings, \$4,500.  
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Business property 144 feet deep; 50 foot front on two streets; half cash.  
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### FLATBUSH—415 E. 46TH ST.

nine room bungalow; \$5,500; easy terms; hot water heat; two-car garage. Brokerage allowed. Phone SENIOR.

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in the automobile district for Jersey property, improved or unimproved. What can you offer?  
**L. N. CREIGHTON,**  
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100 feet from subway station; values bound to increase; detached dwelling, 50 x110, 12 rooms, steam heat, electric light.  
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### \$1,000 CASH;

balance easy terms; nearly new 2-family house; Union St., near subway station; space for garage.  
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### FIVE-STORY SINGLE APARTMENT.

Waverley place, at Washington square; sacrifice to close estate; savings bank mortgage; fully leased.  
**ADMINISTRATOR, 3525 Broadway.**

### THE HOUSE YOU WANT

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**FICKEN, Van Wyck, Cor. Liberty Ave., Jamaica. Est. 1891.**

### DO NOT PAY RENT.

Own your own apartment house and fix up your own apartment to suit. I have two and will sell one; both are in elegant condition and profitable.  
**BOX 242, Record and Guide.**

### BARGAIN—WANT TO RETIRE.

Will sell Business established 10 years; three-story building; on main street; will give reasonable mortgage; price \$16,800.  
**SCHWEBEL & FREUND,**  
879 Broadway, Bayonne, N. J.

### VERY MODERN ONE-FAMILY

brick house in best part of Flatbush, 8 rooms and bath; electricity, parquet and hot water heat; offered at \$7,500; easy term mortgage. Phone 1563 Flatbush or address  
**Box 251, Record and Guide.**

### ROSELLE.

House, new, 7 rooms, bath, all improvements, electricity and gas; located within 35 minutes of New York; price \$5,200, \$1,800 cash.

**BOX 253, Record and Guide.**

### FOR SALE.

2-family house and three 1-family cottages; rent \$3,000 yearly; easy terms; sacrifice account sickness. **CHUTE**, 1420 Boscobel Ave., Washington Bridge. Real Estate Brokers invited.

### BROKERS NOTE ON YOUR LISTS

3-sty modern mercantile building, 20x100 x40, facing two streets, 297 Third Ave. and 202 East 23rd Street. Sale or rent store and lofts; \$4,000 per annum; store alone \$2,200.

**Owner, F. W. SEYBEL, 8117 Murray Hill.**

### 20 MINUTES NEW YORK;

commutation 9c.; house 12 rooms; all large; porch across front and part side; steam heat; in fine condition; near trolley; plot 50x185; 50 ft. more front available; flowers, shrubbery, trees.

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man, has selected a site on the west side of the Grand Boulevard and Concourse, at 166th and 167th streets, owned by the Alliance Realty Company, as a site for its building. The plot comprises ninety-five lots, and was acquired through L. J. Phillips & Co.

**Heights-Greenwich Village Trade.**

Dr. Alfred Bartels has sold the vacant plot 50x103 feet on the west side of Haven avenue, 100 feet north of 170th street, to Max and Samuel Lipman, who gave in exchange the six-story tenement at 19-21 Christopher street, on a plot 40x90 feet between Greenwich avenue and Waverly place. The deal was negotiated by Morris Jacobs and involved approximately \$100,000.

**Big Brooklyn-Queens Exchange.**

James C. Graham has purchased from the George W. West Realty Corporation, representing Schenectady and Saratoga interests, 525 lots comprising thirteen

city blocks in the Borough of Queens, with frontages on Lawrence and Little Neck avenues. In part payment Mr. Graham gave the six four-story apartment houses covering the south side of St. Johns place, from Rogers to Nostrand avenues, Brooklyn. The deal involved properties which have been held at about \$500,000. The brokers in the transaction were Maurice G. Strauss and George L. Long.

**Manhattan.**

**South—of 59th Street.**

**SUFFOLK ST.**—The Lawyers' Mortgage Co. has sold to an investor 169 Suffolk st, a 3-sty and 5-sty rear tenement, on lot 24x100, rear Houston st.

**WATER ST.**—Charles F. Noyes Co. and the Duross Co. have sold 227-229 Water st, northeast corner of Beekman, two 5-sty loft buildings covering a plot of about 4,000 sq ft. After extensive alterations the premises will be occupied by the George Josephie Co. for their business. The property was assessed at \$52,000. Ascher & Goldstein, attorneys, represented the sellers, and I. Newton Williams the purchaser.

**WATER ST.**—Dodwell & Co., Ltd., a British importing and exporting concern, now at 50 Broad st, purchased from the Lawyers' Mortgage Co., 161 and 163 Water st, southeast corner of Fletcher st, a 5-sty building, on plot 35.4x50.7. The structure will be altered for the firm's occupancy. The Douglas Robinson, Charles S. Brown Co. as broker, arranged the transaction. The property was sold free and clear.

**WAVERLY PL.**—Duross Co. sold in conjunction with E. A. Polak and V. Z. N. Boyajian, for James McEachem, 191 Waverly pl, a 4-sty single flat, 22x75, to Edward Moore, who gave in part payment 558 Washington av, Brooklyn, a 3-sty dwelling on lot 20x100.

**25TH ST.**—J. P. Finneran and P. J. Ryan have sold for Anna E. Woodcock to J. L. Van Sant 242 West 25th st, a 4-sty dwelling, on lot 15x80. The buyer gave in exchange a residence, on plot 125x100, at the corner of Woodycrest av and Valley rd, White Plains, N. Y.

**29TH ST.**—Louis Schlesinger, Inc., sold for Charles B. Van Valen the Laurelton, a 4-sty store and apartment building, 20x100, at 4 East 29th st to John B. Hart, of Newark, N. J., who gave the apartment, on plot 50x249, at 457-459 Mount Prospect av, Newark, in part payment.

**55TH ST.**—Douglas L. Elliman & Co. have sold for Robert Hoe, 113 East 55th st, a 4-sty dwelling on a lot 18.9x100.5. The buyer is reported to be S. Albert Reed.

**North—of 59th Street.**

**78TH ST.**—John P. Kirwan & Sons sold for Mrs. C. V. G. Roeser the 5-sty apartment at 203 West 78th st, 40x92x100, for all cash. The building was built by Gunn & Grant in 1891, and is assessed this year at \$60,000. It was held at \$65,000.

**151ST ST.**—J. P. Finneran and P. J. Ryan resold the plot, 75x290, in the north side of 151st st, 100 ft. west of Amsterdam av, through to 152d st. Another buyer acquired the property recently through Sutton & Benjamin. The 75 ft. plot in 152d st has been resold for the new owner to the Hopewell Building Co., which gave in part payment the 2-sty dwellings at 72 to 76 Grove st, Port Chester, N. Y., and 27 acres at Stormville, Dutchess county, N. Y.

**Bronx.**

**GROTE ST, ETC.**—Joseph A. Wasserman has sold for A. Moses Sons & Co. a plot of four lots on the south side of Grote st, 267 ft. west of Southern bldg; also for the Wilson-Bryant Co., a lot 25x100 on the north side of East 233d st, 50 ft. west of Amundson av. Both of these were cash deals.

**HALL PL.**—Alexander Selkin and David Mintz have resold for the 1640 University Avenue Co., 1072 Hall pl, extending through to 1075 Intervale av, near 167th st, a 2-sty frame house and a 1-sty garage, on plot 30x110xirreg.

**156TH ST.**—Samuel Cowen has sold the plot 40x130 ft. on the north side of 156th st, 95 ft. west of Prospect av to the Bronx Terminal Express Co.

**167TH ST.**—Frederick Brown sold to Annie Socol 914 East 167th st, northeast corner of Tiffany st, a 5-sty apartment house, plot 39x94; held at \$60,000.

**AQUEDUCT AV.**—H. A. Douglas & Co. sold the southeast corner of Aqueduct av and West 181st st to the William Kaufman Construction Co., for Regino Truffin, of Havana, Cuba. The buyer will erect a 1-sty taxpayer at once, on an 87-ft. frontage.

**FRANKLIN AV.**—Frederick Brown sold to John Knox McAfee 1071 to 1079 Franklin av, running through to 3370 to 3374 Third av, a 5 and 6-sty flat, plot 82x96xirreg. held at \$75,000. The buyer gave in part payment the plot 65x100 on the east side of Valentine av, 300 ft. north of 196th st. Sharrott & Thom were the brokers.

**NEWBOLD AV.**—Samuel Cowen has sold the vacant plot on the north side of Newbold av, 87 ft. west of Zerega av, 100x103 ft., for M. Zimmerman.

**TRINITY AV.**—Frederick Brown sold to the Macy Construction Co. the plot, 50x123. In part payment the seller took two private dwellings, each on lot 25x105, at 555 and 557 South Fifth av, Mount Vernon, N. Y. Kurz & Uren were the brokers.

**Brooklyn.**

**DEAN ST.**—Nicholas J. Occhifinto sold for May G. Lenane to Antonio Salerno, 885 Dean st, a 2-sty dwelling.

**MILFORD ST.**—The Henry Morgenthau Co. has bought 381 and 383 Milford st, two 2-fam. houses, on plot 40x100. In part payment it gave Queens lots taken recently in a trade.

**48TH ST.**—Tutino & Cerny have sold for John A. Ryan the 2-sty dwelling, on plot 20x100, at 662 48th st.

**73D ST.**—Frank A. Seaver & Co. sold for the Peerless Land Co. the 1-fam. attached dwelling, 1048 73d st, on plot 31.3x100.

**Queens.**

**ROCKAWAY PARK.**—The Rockaway Park Realty Co. sold for Andrew J. Kenny his house on North West End av, to Amelia Zucker, and for Arthur D. Benson his house on South West End av to Daniel Mackintosh.

**Nearby Cities.**

**NEWARK, N. J.**—Through the office of Louis Schlesinger Arthur Samuels has purchased a plot, 30x115, at 100 Rose terrace, and has contracted with the National Realty Construction Co. for the erection of a 2-fam. dwelling, containing 13 rooms and 2 baths, with garages for the use of the occupants.

**Rural and Suburban.**

**GREAT NECK, L. I.**—Baker Crowell (Inc.), in conjunction with Shields Bros., sold for C. H. Schultheis Co. a parcel of land having a frontage of 138 ft. on Manhasset Boulevard, Great Neck Hills. It is the intention of the purchaser to improve with a residence.

**GREAT NECK, L. I.**—I. G. Wolf sold for the Villa Park Association to the C & R. Realty Co., a corner plot in the Great Neck Estate, having a frontage of 60 ft. on Elm st and 100 ft. on Hillside ave.

**HYDE PARK, L. I.**—Robert E. Farley Organization has sold for the Glens Falls Trust Co. several plots at Nassau Haven, its new development, to C. W. Weddle and Chester A. Stobough.

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**KINGS PARK, L. I.**—William B. Codling has sold to John Shields a tract of 10 acres of land adjoining the L. I. R. R. Theodore S. Hall was the broker.

**LOCUST VALLEY, L. I.**—Cocks & Willets sold to Myron C. Taylor the De Forest Candee property, formerly the old Underhill farm. The tract contains 36 acres, borders on Factory Pond, and is in the vicinity of the estates of Judge Robert S. Lovett, F. W. M. Cutcheon and Paul D. Cravath.

**MILL NECK, L. I.**—E. S. Willard & Co. sold for Erastus M. Cravath his property adjoining that of Irving Brokaw, and opposite the Piping Rock Estate. The purchaser is Lyman N. Hine, who will occupy the property.

**SCARSDALE, N. Y.**—Scarsdale Estates, Robert E. Farley, president, has sold another plot on Walworth av, in the Greenacres section, to Clarence W. Eisner. This plot immediately adjoins on the north the house which Mr. Eisner recently sold to Mr. Vermilya through the same brokers.

**SCARSDALE, N. Y.**—The Scarsdale Estates has sold a plot on Walworth av, in the Greenacres section, to Mark S. Holman, of the Westchester and Bronx Title Co. The new purchaser plans to erect a residence in the near future.

**SUMMIT, N. J.**—E. C. Holmes Agency has sold the Canda estate property of 14 acres, improved with dwelling, garage, gardener's cot-

tage and green houses, to A. H. Mathews of New York.

**SYOSSET, L. I.**—S. A. Warner Baltazzi has sold for Otto H. Kahn 15 acres at the south west corner of the North Hempstead turnpike to Robert McAllister Lloyd. This land adjoins the property of L. Cass Ledyard, Jr.

**WESTBURY, L. I.**—Henry A. Rogers of Worthington Whitehouse (Inc.) has sold for William E. Townsend, a tract of woodland in Broad Hollow Woods. It adjoins the country estate of Middleton S. Burrill and is just south of the properties of E. D. Morgan and Ralph Ellis. This is the ninth sale made by the same broker in this section in the past few weeks.

**WESTBURY, L. I.**—G. Maurice Heckscher, who recently purchased Tyler Morses place at Westbury, has bought the Dr. Louis N. Lanehart farm, of 30 acres, on the north side of the Jericho Turnpike, on which he will lay out a polo field.

**WESTBURY, L. I.**—Henry R. Rogers of Worthington Whitehouse, Inc., has sold for the estate of James Abel Payne, a tract of woodland.

**WEST ORANGE, N. J.**—The Payson McL. Merrill Co. has sold for the Llewellyn Park Improvement Co. 4 acres on Mountain av, Llewellyn Park, N. J., to Hugh K. Boice and Dudley W. Figgis of South Orange, who will erect residences for their own occupancy.

**YONKERS, N. Y.**—Thomas S. Burke sold for

M. J. Snyder, representing Margaret Kraft, to Antonio Longo and Michael Oriando, 224 New Main st, through to Morgan st.

## LEASES.

### Manhattan.

**AMES & CO.** have leased for the Hakalist Realty Co. the 6th loft at 130 West 28th st to Herman Weng, cloaks and suits; and to Kalmon J. Smith, dresses, the 5th loft in the same building to J. Silverstein & Co., the 2d floor for dress manufacture; for Samuel W. Peck the 2d floor at 6 West 29th st to A. Goldstein & Co., furriers; and the 5th floor in the same building to the Original Hand Embroider Co., laces; for Robert S. Minturn at 11 East 22d st the 5th loft to Harry Handin & Simon Holleb, furriers, and the 4th loft to Ryer & Cashel, dealers in upholstery trimmings; and the 2d floor to Edward Schuberth & Co., music publishers, and the 3d loft to Rodgers & Co., importers.

**AMES & CO.** have leased the following apartments: for Jesse T. Meeker at 309-11 5th av to Marriott Strickland, H. T. Johnson, E. V. Cresson, E. Rockwell, L. E. Boucher and the entire fourth floor to the Graeceton Apartments; also the top floor studio at 309 5th av to E. Karcher Art Co.; in the Briarcliff Apartments at 274-276 West 19th st to M. Ward, Frank P. Woodruff, L. W. Wright, S. E. Hayton, John Ray, M. Costa and I. P. Holly; at Armory Court, 120 East 34th st, to A. G. King, Dr. J. K. Nielsen, F. H. Doughty, Chas. Laring Brace and Ingo Simon; in the Prospect Apartments, at 1945 7th av, to Dr. J. Lippman, J. M. Head, F. M. Strecker and Henry Passman.

**CHARLES M. BALDWIN**, of Gaines, Van Nostrand & Morrison (Inc.), leased for the estate of Eugene A. Hoffman the store at 258-260 Fifth av, to the Acme Press (Inc.), of 7 East 28th st.

**BASTINE & CO.** have leased for William C. Walker's Sons the 8th floor of 7 East 17th st, to the Governor Fastener Co. and also in the same building, the 4th floor to the LeRoy Shirt Co.; for the American Real Estate Co., at 114 5th av, space to J. A. Williams; a floor at 153 West 27th st for William F. Donnelly to the Clairmont Costume Co., mfrs. of dresses, and the store and basement at 35-7 East 10th st for Alfred Seaton to Sanford Simons, wholesale cottongoods converters.

**BASTINE & CO.** as agents for 112 East 19th st have leased a part of the 8th floor to the Publicity Art Service; the 11th floor at 132-134 West 22nd st for James A. Zobel, to L. Rabinowitz, manufacturer of cloaks and suits, and have leased the 10th floor at 200-206 6th av to the Century Doll Co. for the estate of Mary A. Chisholm.

**DANIEL BIRDSALL & CO.** rented store at 468 Broadway to S. Albert; also lofts at 8 Washington pl to C. Kopman; in 37 White st to National Cocoa Mills; in 69 Worth st to Bloomfield Mills, and in 111 Duane st to New York Shoe Finding Co.

**BRETT & GOODE** leased at 30-32 West 13th st the top floor to Topken Co.; space at 7-11 West 54th st to Edward J. Fagan, Adolph Stern and the Neometric Dental Instrument Co.; at 150-56 Lafayette st to the Mantle Machinery & Patents Co.; and at 62-64 West 14th st lofts to the Century Doll Co., and the E. Z. Walk Mfg. Co., in conjunction with Bastine & Co. and the Douglas Robinson, Charles S. Brown Co., respectively.

**CARSTEIN & LINNEKIN (INC.)** leased the store and basement at 133-7 East 16th st to Eimer & Amend; large space on the 12th floor at 221 4th av to the Plymouth Rubber Co., and in the same building space to Edmund Schwartz; at 840 Broadway, with Spear & Co., the 5th loft to Kantor Brothers; spaces at 320 5th av to Joseph Lurrepp, and at 347 5th av to the Grand Rapids Brush Co., C. I. Hudson & Co., and the British American Importing Corporation.

**CROSS & BROWN CO.** has leased the entire building at 152 West 54th st to C. F. Piehle; at 37 Warren st 1st loft, in conjunction with Daniel Birdsall & Co., to the Atlas Tack Co.; at 1790 Broadway, space to Chevrolet Motor Co.; and at 220 5th av space to Samuel Finkelstein.

**CROSS & BROWN CO.** has leased the building at 329-331 West 49th st and the third floor at 302-342 West 50th st, to Sally Weisbaden; also at 148-150 West 52nd st, third floor, to the Auto List & Addressing Co.

**CROSS & BROWN CO.** has leased the store at 1893 Broadway to M. D. Randall; at 127 Grand st 1st loft to P. & M. Greenberg-Marcus Co.; at 2-4 Lafayette st top loft to Dispatch Press, Inc., and at 343 Broadway the 3d loft.

**JAMES A. DOWD** leased for Frank B. Vermilyea, as attorney, representing Mrs. Margaret T. Coates, the building at 141 West 54th st, for ten years, to the Franco-American Lamp Co.

**DOUGLAS L. ELLIMAN & CO.** have leased, furnished, for the season, 13 West 9th st, a 3-story dwelling, for Miss Katherine M. Cooper to Ferruccio Vitale; a large apartment at 763 5th av to Henry G. Dearth; from October 1, 1917, in the new building under construction at 125 East 72d st, for Julius Tishman & Son to Maitland Dwight; a furnished apartment at 106 East 85th st for Mrs. L. H. Lewis to A. N. Connett, Jr., and with Homer Foot, Jr., leased the store and basement at 6 East 43d st, to Charles Thorley, the 5th av florist, for the Christmas holidays.

**DOUGLAS L. ELLIMAN & CO.** have leased, furnished, for the season, an apartment at 850 Park av, for Mrs. Ernest S. Emanuel to Mrs. Charles S. Bates; also a furnished apartment in the "Wyoming," 7th av and 55th st, to S. D. Fleming; a furnished apartment at 122 East 82nd st, for Mrs. Catherine Tyssaowski to Sam-

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