ORGANIZATION TO FURTHER THE ADVANCEMENT OF THE BUILDING INDUSTRY NAMED

Will Cooperate With Existing Associations

The rooms of the Building Material Exchange, Woolworth Building, last Monday, a permanent organization was formed, having as its purpose the advancement of the building industry for the general welfare of New York City. The work of the association will be wide in scope, and will cover a field not hitherto attempted, except spasmodically, by various individuals and associations identified with building. It is not the purpose of the new association to interfere in any way with individual organizations, but it has been felt for some time that if these various interests could cooperate, to a far greater extent than is at present possible, much good would result.

Various Organizations Included.

With this idea in mind the membership of the new association will include representatives from organizations whose interests are in specific branches of the building industry, but without supplementing them. Through cooperation with similar organizations in other cities, and with the National, State and city government, improved conditions affecting materials, labor, transportation, mortgage loans, real estate and other subjects relating to building, can be obtained, and legislation suggested which should better conditions generally.

The temporarily depressed state of the building industry in New York, prompted a recent mass meeting in the office of the President of the Borough of Manhattan. Out of this meeting a general committee and various sub-committees were appointed to study the subject from the several important angles of suggestions as to the causes of the momentary depression of the building business, supply and demand of building loan and permanent mortgage money, the building idea. The more people intensely but commanding the confidence of the public and maintaining it between the various interests, we will in this result and if we can encourage the harmonious and intelligent relations between the various interests engaged in this great industry, the more will the public understand the building idea, the more the public will be in touch with conditions throughout the country and be of service not only to those interested in every branch of the building trade, but also to all federal and state, and co-operative bodies, should occasions arise.

Important as were the disclosures brought to light in the recent mass meeting and in the deliberations of the respective committees regarding the present times upon which we have fallen, these serve merely to accent the need for our immediate advance towards the realization of our highest aspirations. The ultimate object is to create a permanent building industry, which will be in touch with conditions throughout the country and be of service not only to those interested in every branch of the building trade, but also to all federal and state, and co-operative bodies, should occasions arise.

Will Cooperate With Existing Associations

For the carrying out of the corporation's functions it is necessary to make contact with existing associations and in­dividuals, is the center of one back of the project and in no way will the new association conflict with the old amalgamated organizations, but rather it is desired that help be given in those matters which are really beyond their scope and province. As already announced in the Record and Guide similar movements have been started in several cities throughout the country. The ultimate object is to create a permanent building industry, which will be in touch with conditions throughout the country and be of service not only to those interested in every branch of the building trade, but also to all federal and state, and co-operative bodies, should occasions arise.

The various sub-committees as of one accord have reported that their studies, conclusions and recommendations would be in vain unless a well-planned, modern and permanent association was immediately formed to carry out the suggestions and findings, through a whole-hearted cooperation between all the interests engaged in this great industry, be they builders, financial institutions, capitalists, architects, general contractors, sub-contractors, material manufacturers or others.

The business men in a trade can no more proceed intelligently without joint study, mutual education and united effort than an individual firm can progress without conferences between the members of its board of departments. By the same token it is just as essential that an industry composed of a number of trades and interests be amalgamated and co-ordinated.

It is through a concerted study of problems brought to the attention of the members of the boards of departments. By the same token it is just as essential that an industry composed of a number of trades and interests be amalgamated and co-ordinated.

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NATIONAL PROSPERITY DEPENDS UPON POOLING OF RESOURCES

Necessary Building Construction Should Be Encouraged Throughout The Country

The optimistic feature of the building outlook is the growing realization that many forms of building and construction work are and must be recognized as absolutely essential to the industrial efficiency of the nation. The leaders of the country state in straightforward terms that upon the production of American industry depends the ultimate success of our country in the war. Everywhere the word is being passed to "speed up production".

Naturally the possibilities of increased production are limited by the available "plant." Construction of the tools of industry must continue if the increased production be maintained to its fullest capacity; nor can this production be speeded up if after proper allowances for adequate construction takes place in the meantime.

The movement toward gaining headway for the temporary mobilization of construction interests, has the same objects in view that are common to other war-time measures for the "pooling of resources," such as have been discussed in previous issues. There is iron, steel, coal, lumber, and other vital war-time industries. American business today is directed toward winning the war, namely, to win the war. This war has taught business the world over that without organization and cooperation nothing can be accomplished.

It is most definitely desirable that the building and construction interests should mobilize their forces, and through an organized identity in Washington, consisting of a small national advisory board, to suggest, advise and direct action that will help the war. This will help the war in America, and prepare best for the restoration subsequent to the crisis.

The building business, if temporarily organized, can do a great deal for this country in preventing the condition which befell England and which now threatens this country. Having allowed her building industry to be destroyed, England is at last obliged to attempt to build again through an organized identity in Washington. The importance of increased housing and factory construction, and effective steps long since taken to meet the problem are now faced.

A recent survey made showed that from nearly every important center comes the fact that factories, warehouses, workmen's homes, and apartment houses are all crowded and in need of increased housing and factory construction, and effective steps long since taken to meet this very problem are now faced. 

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PART I: ACCIDENTS IN THE MACHINE INDUSTRY

Report by Bureau of Labor Statistics

Supplyes Detailed Information of Value

During the past few years there has been a widespread interest in the subject of industrial accident prevention, and important safety campaigns have been carried on by many employers and by many private and public organizations. These efforts have been successful in reducing the huge toll of death and suffering which modern industrial accidents exacted. But the effectiveness of all such efforts has been seriously handicapped by the lack of information concerning the valence, causes and effects of accidents in the industries of the country.

A notable feature of the report is the measurement of accidents according to their severity. The seriousness of an accident has been chiefly concerned with the frequency of accident occurrence, and has contained all accidents as of the same value. The algorithm for determining safety has been incomparably more serious. The method offered in this report is to measure accident rates, although clearly the method offered in this report is to measure accident rates, and to compare the accident rates in different industries. The algorithm for determining safety has been incomparably more serious. The method offered in this report is to measure accident rates, although clearly the method offered in this report is to measure accident rates, and to compare the accident rates in different industries.

Governmental Regulation.

Recently a circular letter was sent to several hundred business men throughout the country, asking opinions as to whether or not the Government of the United States should impose a tax on the production of articles to include all articles which are sold by Government agencies as well as in war and which enter into the necessities of life. The American business men are being asked to work with the Government in this matter and are being encouraged to do so. The letter, and it is stated that 51 per cent of the replies were unqualifiedly in favor of governmental control of the war. It was refused by 9 per cent, and 3 per cent of the letters were in favor of governmental control of the war. It was refused by 9 per cent, and 3 per cent of the letters were in favor of governmental control of the war.

In commenting on this, the "Evening Mail" says: "It is interesting to find so large a number of men realizing that the old law of unrestricted competition, the charter of the American businessman, is no longer sufficient."
LEGAL NOTES AFFECTING REALTY

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

LEASES

Lease by Unauthorized Agent.

The principle is well established that persons accepting a lease of real property from an unauthorized agent are bound to ascertain whether he has authority to execute such a lease. The knowledge of the agent that he has overstepped the bounds of his authority to contract is ineffective, even as a contract to make a lease, and is not enforceable against the owner. Generally, a ratification by the principal of the act of an agent not authorized by the owner is entered into such a contract the stipulated, and then recover on both sides. The New York Appellate Division held, Kreiger v. Nashum, 166 N. Y. Supp. 729, that he could not in such a case make a written offer to the other party to enter into a lease contract, but that the claims that the parties had agreed that the damages for the breach should be

Joint Possession of Premises.

Under New York Code Civ. Proc. § 2233, providing that a person who holds possession of real property by force and intimidation ejected the lessee of his legal possession and recovering the same by force and intimidation ejected the owner, the owner's attorney the owner made

Garages in Residential Districts.

The Pennsylvania Supreme Court held, Prendergast v. Walls, 101 Atl. 30, that the operation of a public service, such as a trolley line, through the adjacent side streets received a serious setback as the result of ten years of parking in excess of the rents, and that the lessee, by instituting an action for forcible and unlawful and by force and intimidation ejected the premises, and

RECLAMATION AND BROADWAY ENCOURAGES REALTY OWNERS

Buying and Renting Markets Show Improvement

SEVERAL years ago that section of Broadway south of Bleecker street and the adjacent side streets received a serious setback as the result of ten years of parking in excess of the rents, and that the lessee, by instituting an action for forcible and unlawful and by force and intimidation ejected the premises, and

Action for Damages.

A lease stipulated that if the lessee surrendered or was dispossessed of the premises by force of the laws of the state, the parties stipulated to treat the deposit as liquidated damages, but that if all terms of the lease were fully complied with, the damages should be $300 recovered on both sides. The New York Appellate Division held, Kreiger v. Nashum, 166 N. Y. Supp. 729, that he could not in such a case make a written offer to the other party to enter into a lease contract, but that the claims that the parties had agreed that the damages for the breach should be

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charge of $8,000, or only 20c. per sq. ft. for 40,000 sq. ft. of gross space.

"This shows how, at the present low price level, buildings of this type can be bought here and let at very low rents. No investment can be as safe as this, because, to build a new building of 50,000 sq. ft. at 40c. per sq. ft. would have to be charged. Hence, it is easily seen that this is good property to own and for tenant. Many other such sales have been made by our company in the dis-

itting improved by the purchaser after

th the district."

9 West Broadway, sold for occupancy and now being occupied by the Levett Sales Co.; 19

two elevators, was purchased from

o company in the dis-

th个百分iles that has

been secured in the neighborhood is 54

75x100, sold for occupancy and now be-

heretofore occupying the ground floor

of the neighborhood. In regard to the reason for the activity I can only say that the local and general trade manipulation. As stated before, prop-

sition has been to submit to value in much less than its intrinsic worth, and while

promotion has been scarce on account of condi-

on the improvement of the neighborhood and the low rental conditions. This

"One of the cheapest parcels that has

been made by our company in the dis-

with the improvements less than $65-

000, this building will pay 6 per cent, as

thousand dollars, at $6,500 per annum

be extended to include other

extensive sources of revenue. He stated

the importance of the transportation

Feast in New York where all four sub-

lar will move back into this old neigh-

from previous disapproval of their applications and some upon request of the Registration Board, eighteen ap-

year the Board had approved 330 applica-

of one of the first to migrate up-

more than its intrinsic worth, and while

tor and tenant and who prob-

orderly giving only a portion of their

blished the stam.) tax, public utilities tax, occupational tax, etc., and

examination, and making certain minor

of the twenty-five meetings occurring during the second year were held in New York and one in Buffalo.

Total applications received during the

year, 1,257 were withdrawn, 1,387 had been approved by the Board, and the recommenda-

of the Board, and in view of this new

slow on the pay-as-you-go policy, and

those permitted to use the title. Your

two years' experience with the operation of

RECORD AND GUIDE IS IN ITS FIFTIETH YEAR OF CONTINUOUS PUBLICATION.
Some Practical Hints Which May Relieve the Manager from Some of His Ever-Present Annoyances

By WILLIAM F. HATCH

BUILDING MANAGEMENT

BATTING WITH DIRT IN LARGE BUILDINGS

The various cleaning supplies that are used in large buildings may be divided into three classes: first, toilet soap, for use in the lavatory; second, soap for cleaning the walls and woodwork; third, cleaning materials for the floors.

Practically all cleaning materials that are used in public buildings have soap as their base or as an important ingredient. Again, soap is made with an excess of alkaline, and the higher just what soap is and how it is made. To secure a fund of information treatises on this subject, we refer the perusal of Circular No. 62, published by the Bureau of Standards, Department of Commerce, and dated September 29, 1910, covering specification for, and methods for testing soaps; this is obtainable at 2 cents per copy from the Government Printing Office.

Speaking in a general way, soap is the result of combining fat or oils with strong caustic soda or potash. The oils or fats may be of many varieties, among which are tallow, olive oil, palm oil, coconut oil, cottonseed oil, corn oil, and soapsuds.

The method of combining these oils and alkalies (caustic) are tare in number: either cold made, hot, oil, or boiling in masses. The process or process the saponification is assisted in a manner: by heating the materials, then placing them in a vessel in which the oil is melted and then being the oil in the cold. Two processes, it is not permitted, saponification a product, which is by a product of soap very valuable, and another process which is present in all of the soap-making oils or fats, and the process of saponification, of course, is most important in the management of buildings, and, in consequence, is interesting to the building managers.

The different departments of the Government have all adopted specifications which distinguish some of the above, always specify that the soap shall not contain over a certain percentage of water, and leave no soap in the public washrooms. This is one that will make the soap available at any time and will not drip or get out of place. Such a soap would be more valuable if it contained a soap powder as a base, and a small percentage of potash, in combination with soap, as a solid soap, water, and soap is desired to emulsify and loosen oil and grease that may get into the pores of the surface that is to be cleaned. Cleaned with an abrasive powder is evidence of its popularity. Many buildings, however, are cleaned with soap powder, a soluble mixture of soap and soda ash, which cleans by its chemical action alone. Through the surface receives considerable friction action where the cleaning is done with a scrubbing brush. In the majority of cases where a soap powder is used the mop or brush is used to do the work, in which the temperate which such a powder, it loses a large part of its effectiveness. The fact that a large number of buildings have soft soap, a small percentage of soda ash, and with soap, in combination with the soap, is so expensive that the building managers are rather a prosaic subject, but it is rather a prosaic subject, but it is rather a prosaic subject.

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If cleanliness is next to Godliness, the method of saponifying that produce what Godliness in an office building form an important item, and every building's operating schedule. Just what materials to use on given surfaces and how to determine whether you are getting what you pay for are clearly stated by Mr. Hatch in this article, which comprises the nucleus of his address before the Milwaukee Association of Building Managers at one of its recent meetings. Soap is rather a prosaic subject, but what soap accomplishes is most important in the management of buildings, and, in consequence, is interesting to the building managers.

The question of a cleaning material for floors depends in a large measure upon the character of the surface to be cleaned. Where the floor has a wooden surface which is varnished, the use of a floor oil and occasional mopings with neutral soap and water are recommended. Where a wooden floor is unvarnished we recommend the use of a soap powder in connection with a mop and the surface.

The question of cleaning marble, tile or mosaic floors is one that will evoke considerable discussion, as there are so many different ideas of cleaning. As a general proposition, it is recommended that a downward soap be found that is a solid soap, or neutral soaps, viz., they should contain a soap powder or single soap without any chemical action.

To Hold Special Meeting.

Public Service Commissioner Travis H. Whitney has accepted the invitation of the Civic and Business Men's Association of the Third Ward, and will be its guest and speak at a special meeting, which will be held under the auspices of the Chamber and in cooperation with the Civic and Business Men's Association of the Third Ward, on November 17, at 8 p.m., at the League Building, Sanford avenue, Plushing. It is expected that former President Maurice E. Conolly will be present and address the meeting. The organization has extended to the official and the Long Island Railroad.
The Administration's Opportunity.

Over-inspection and over-regulation have been the curses under which real estate owners have to operate during the past few years, and while conditions are somewhat better since the passing of legislation at the last session, still much more help is needed for the growing conditions. Real estate interests are looking forward with anxiety toward the new administration which comes into power on January 1. Mayor-elect Hyman has stated: "From my legal investigations I have learned that the administration of the Fire Protection Law has been undertaken and carried out in an orderly and scientific manner, but in a way that has brought much hardship to the small owners.

Judge Hyman further states that the building situation is evidencing beneficial effect upon the industry. Furthermore, there is an additional regulation from the same source, soon to be announced, that will supplement the work of building trades and assist in creating a still better condition.

The present state of the building material markets, which were lately in a chaotic state, have been altered for the better. By virtue of this condition, architects, builders and owners are free to proceed without the uncertainty that was almost impossibly a few months ago. As a natural result, the prospects for building and the interest in building, with a greatly increased number of private operations and the laying off of many men during the past week a further evidence of better times. The volume of work actual place under consideration.

Considered as a unit the building industry will not easily adapt the realization of the fact that to-day the building situation is far better than it has been off the past few years. Few, who have closely watched the situation during the long and tedious period of uncertainty, can realize that the outlook is improved and that the results of this movement will expect a steady flow of activity of a character that will have to be watched to hearten the allied building interests.

Zone Laws in Jersey.

Jersey City is appreciating the necessity of passing Zoning Laws and to that end is forming a "Committee of One Hundred" to look into the situation and prepare bills for the Assemblymen. The Zoning Law in the Borough of Hudson County is taking active interest in the matter. Furthermore, it realizes that if values are to be conserved regulations must exist, so that improper improvements are checked.

This movement is the direct result of the Zoning Laws passed in New York City, where the principle of conditions in this city have been made, and it was realized that unless such a measure was taken, no logical city development could be undertaken, therefore real estate values would suffer.

The Zoning Resolution, as applied to New Jersey, is not yet enough to make a direct effect on realty in the outlying districts. One of the deterrent factors which worked against an act of this type is the certainty in the minds of prospective purchasers as to how neighboring property was zoned. This has led to increased property in all cities and the value of such a storm of protest as will be heard for years to come.

Improved Building Outlook.

Although the exact reason for the condition is somewhat difficult to analyze, the fact remains that the local building situation is evidencing signs of under-foreclosure and decentralization. Through a long period of dullness the structural interests have been closely watched and the adverse building conditions would be mitigated and the general outlook improved if the price of material would undergo a renewal of activities. Each time a building interest to consider this fact, and it is to be hoped that good judgment will be exercised in this movement and that logical city development could be undertaken, therefore real estate values would suffer.

Brokers' Commissions.

Real estate brokers in New York City are not receiving adequate commissions for their services in the sale of properties involving small sums of money. Brokers are especially affected by the work involved or that of the cost of conducting their business, has been greatly reduced on the part of the men who are familiar with existing conditions.

The definite point that has now been reached in the program to effect a remedy well may be expected to receive a fair measure of attention, since increased commissions have been introduced and successfully applied. Brokers, notably last year by the Chicago Real Estate Board, and more recently by the Pirshett Real Estate Board, that similar action here is desirable appears evident by reason of the large number of small transactions involving homes in the suburban sections.

Recently a committee composed of some of the leading brokers of the city deliberated on the advisability of establishing...
lishing a more equitable rate of com-
mission for the sale of property, the
result being a recommendation to the
Real Estate Board of New York that
such increases be made. The Board's
Committee on Ethics and Commissions
has had charge of this matter, which has been accepted by the Board
of Governors. The recent recommenda-
tions of the Board's Finance Committee
are accepted (a) 2\(^\%\) per cent. up to sales
involving $4,000, and 1\(^\%\) per cent. on
all above that amount, instead of the pre-
sent flat rate of 1\(^\%\). Only the sanction
of the Board of Governors was need-
ed to adopt the recommendations ad-
dressed by all the members of that organization.

The real estate business for sale of
real estate is one of the few things
which has remained unchanged in the face of the war. There are
so many other lines. The advance in salaries paid to clerks in brokerage offices and the increase in the cost of doing business has been so serious that it is the broker who has been feeling the pinch in commissions, with no in-
crease in income to counterbalance it. In view of this situation brokers urg-
ing the increased fees so that they have felt the change to be not only opportune, but necessary.

Moreover, there is a phase of the question which furnishes another cog-
nent reason for the proposed increase.
The present commission rates are so
low that it has been difficult to get many real estate men to devote the effort necessary to close deals involving $5,000 or $10,000 and the desire of the broker is, if possible, to attract the best men in the trade to the trade. The field is one of the reasons on which the present commission of 6\(^\%\) on the sale of commissions is based. There is, gener-
ally speaking, as much labor attached to the negotiation and sales for one
involving $100,000 and often times even more, as to the sale of a property valued at $5-
000 represents the owner's or investor's all in power involved.

The reasons for the advocated increase appear to be good and the time pro-
pitous. There does not seem to be any
apparent reason for the New York
Commission of the Board of Governors was need-
ed to have the new rate adopted by all
least of conditions, with no in-
crease in income to counterbalance it. In view of this situation brokers urg-

East Side Express Service.
Editor of the Record and Guide.
I notice that an all-day express service has been operated on the Third avenue railroad of the New York.

The service is operated on all business days except Saturday, from Bronx Park station to City Hall station, the last ex-
press leaving at 12:40 P.M. Express service is operated north bound from City Hall to Bronx Park station. On Saturday only the same operation is in effect until 11:22 A.M. from Bronx Park, and beginning at 11:22 A.M. from City Hall, the regular Saturday express service runs north-
bound.

These trains stop at all stations between City Hall and 9th street and 12th street, and 14th street, and Bronx Park and stop at all express stations. The express service is from 8:45 a.m. to 6:45 p.m. These trains are hourly.

In the express service between 42d and 106th streets are sixty-four blocks apart, or a distance considerably more than three miles. The stretch between 42d and 16th streets should be in the "zone of annoyance" of having to take so many different stops. The stretch between 42d and 16th streets should be in the "zone of annoyance" of having to take so many different stops. The stretch between 42d and 16th streets should be in the "zone of annoyance" of having to take so many different stops.

In the death of George W. Campbell, on November 12, real estate circles have experienced a great loss. Mr. Cam-
pbell was elected secretary of Ogden & Clarkson in 1905, as office boy, when fifteen years old, and continued with Ogden & Clarkson when that firm consolidated with Ogden & Clark and T. S. Clarkson & Company.

Mr. Campbell's genial nature earned
him to all who knew him, while his abiding knowledge and love for real estate made him an authority in real estate. His early death has brought much grief to his associates.

DAVID A. CLARKSON

The New Administration.
Editor of the Record and Guide.
The friends of good government have no cause to be disheartened at the out-
come of the recent election. It is a fact, however, that the good work done by the present administration was disregarded by thousands of voters, who had perceived that the present administration was incompetent to deal with the many and weighty problems of the State. A thought-
ful analysis of the program adhered to by the editorial writers of the Record and Guide has shown that there would have been an impressive gain, and an earnest effort to that end was made during the campaign.

The public expects and will insist that the high standards in administration established during the past three years should continue to be the rule by the new administration. The Citizens' Union, a group of men who represent the interests of the people, the next four years. Some of the men elected to the New Board of Estimate, notably Henry M. Price and Smith, have done much in recent years to improve the City's finances, the most recent achievement being the sale of one of the City's properties by the Citizens' Union for $40,000, and 1\(^\%\) on all sales above that amount.

Mr. Price has recently severely criti-
cized the management of the Fash-
ion Union. Mistakes were made which were correctable, and the administration has a serious task of getting the people to believe in the City's financial management. If the people will believe in the City's financial management, the administration will have the necessary machinery to carry on its work in the best interest of the people. The administration will have the necessary machinery to carry on its work in the best interest of the people. The administration will have the necessary machinery to carry on its work in the best interest of the people.
RECORD AND GUIDE
November 17, 1917

REAL ESTATE NEWS OF THE WEEK

WHILE several interesting deals were closed during the week, nevertheless none had special significance. The market of the present time is suffering from the lack of financial support from the loaning institutions, and all those deals that are closed are hinging on the obtaining of considerable sums for the erection of buildings are being held in abeyance.

The renting market has been the particular bright spot in the situation, but the trend of the market is still such that it is only with difficulty that prospective tenants can obtain suitable accommodations.

Among the interesting deals closed was a four-story building on the Northeast corner of Columbus avenue and 62d street, which was purchased by the B. F. Keith’s New York Theatre Company. This building and the Colonial Theatre will eventually be extended over the corner now acquired. It was held at $135,000. A sale indicating the trend of high-class business was the sale of a private residence at 5 East 55th street to an art dealer, who will use it for his business. This property was assessed at $145,000. The desirability of high-class apartment houses on the West Side was shown in the offer of the new six-story building at 834 to 838 Riverside Drive, which had been held at $135,000.

In the Yorkville district the sale of the southeast corner of Third avenue and 85th street, at present occupied by three old buildings, was reported. These buildings will be demolished when the present leases expire, and the purchaser, the O. W. W. Wurz Piano Company, will erect a modern business building. Interest attached to this transaction because one of the buildings is one of the oldest in Yorkville and because the east block of Third avenue has recently been the scene of substantial improvement.

The most important transaction reported in the Bronx was the sale of the Vergne Machine Company’s plant, extending from 157th to 158th street, and from business avenue to the New Haven Hartford Railroad tracks to the East River. The plant occupies about 5.5 acres and is one of the large industries in the Port Morris section. The reports state the purchaser to be the American Cramp & Sons, of Philadelphia, ship-builders. In Bronx residential property a large apartment house was sold to a fire-story, new-law apartment houses, on a plot 182 x 110, on the west side of University avenue, near the intersection of 175th street. The buildings accommodate seventy families and are fully tenanted, returning an annual rent roll of $35,000. The holding price was $325,000.

Brooklyn sales of apartment houses and townhouses continued moderately active. An apartment house property that changed hands is Seymore Court, and 85th street, at present occupied by the American and Government work, and the sale was completed for $300,000 for a site for a six-story structure, will be completed in a few days, and is to be used for the manufacture of automobile accessories and employment work, and the sale marks the demand for large plants suitable for such work close to Manhattan. Another important deal was the sale of a new factory building at Sixth avenue and 229th street, to a firm of clothing manufacturers. Many leases of premises formerly occupied by large department stores in the immediate neighborhood have been made recently.

Another important deal was the lease to the Metropolitan Tobacco Company of the four-story building at 443 to 449 Lafayette street and running through to 244 to 246 Fourth avenue, which was leased by Brokaw Brothers. The lease is for a long term, and the company will clear the site of all office and retail offices and main branch. This neighborhood has been unusually prominent in the realty market, and this opening of the section of the Broadway subway that taps that section, and the completion of the third tracking of the Third avenue elevated railroad.

The block from the corner of Nicholas avenue, between 110th and 111th streets, was leased by Mrs. Peter Cooper Hewitt, of the family that owns the residence, to a company which will erect a two-story taxpayer building to be used as a theater, which indicates the advance being made by business in that neighborhood.

Wants Contract Deferred.

The following statement has been filed with the Board of Estimate by the Rainbow Motor Pool in relation to the proposed appropriation of $22,500,000 for the Schoharie extension of the eastern water supply

"The Real Estate Board of New York appears in favor of the resolution offered by President Connolly. The Queens Borough, requesting the Board of Water Supply to defer the award of contract for the construction of the tunnel of the Schoharie Creek extension. The reasons given by President Connolly are compelling.

"Under the terms of the proposed contract the contractor does not begin work until a sum of $5,000 for the work of Water Supply and then is given seven years to complete the tunnel. It is an understandably known that the price of labor and the price of materials is at present very high. The tunnel when awarded now would be for a sum far in excess of that amount which would be bid at normal time.

"At the time the appropriation of $28,500,000 for work started for the construction of the Rainbow Motor Pool Real Estate Board called the attention of the Board of Estimate to the facts that no new source of water supply would be needed for twenty-five years. To award the contract now at war prices for an improvement that will not be needed for twenty-five years seems a shameful waste of public money.

"Another reason given by President Connolly is that all available labor is now needed for absolutely necessary work, and especially for service which is national defense. No improvement of this character, unless immediately needed, should be entered into at the present time for this reason.

"The Real Estate Board therefore enters its hearty approval of the resolution and its opposition to any award at the present time, that is before the building of the Shandaken tunnel."
 gerçekleştirte industrielle und real estate business in Queens has been stimulated by the demands caused by the present war, according to the current issue of Queensborough.

The following is a list of the industrial establishments in Queens which are now supplying the United States Government with products or supplies of materials to firms that have contracts with the Government. Thousands of employees are now at work on Queens war supplies:

- Albert H. Moorehead, William J. Gemeiner, J. R. Pollock, James Brackenridge, Albert D. Hartshorne, David B. Chambers, William M. Greer, John A. Steinmetz and Charles E. Reid, Secretary

- The demand for the Barge Canal becomes more general, so that the best interests of the Bronx demand that the Harlem River and the Bronx Kills be developed to take care of this increased traffic from the first.

- The immediate improvement of the Barge Canal will be strongly urged by the Bronx delegation.

- As much on these improvements as on the deepening of the Eastern River channel does the future commercial status of the Bronx depend, for if the Harlem River-Bronx Kills route is made attractive to Barge Canal traffic, hence the natural connection between the East and Hudson Rivers, the establishment on the waterfront of great railroad and steamship passenger terminals is virtual.

How to Save Coal.

In response to a request from a committee of the New York Trades Journals of the State, Governor Whitman recently made public suggestions to the people of the State aimed to save millions of tons of coal without interference with the progress of industry.

1. Don’t burn coal in an open grate, for in such a practice 75 per cent. of the heat goes up the chimney.

2. It isn’t necessary to have every firing, ashpit, and clean-out doors are in position when closed.

3. Make sure that the flue is tight when closed.

4. In severe weather let some ashes accumulate on the grate. In mild weather let some ashes accumulate on top of the grate; in severe weather there are uneconomical. Shake down the ashes before adding fresh coal and stop the plant.

5. Feed the fire and shake the grate at regular intervals. Two or three times daily is generally sufficient, unless the heat is inadequate for the work required. Frequent feeding and shaking are uneconomical. Shake down the grate to the egg size.

6. If, however, the fire has burned down and more heat is desired, stop the damper in the ashpit and add a small quantity of coal. In this particular the grate is shaken when the first bright spot appears under the grate. In mild windy seasons ashes are acceptable under the grate; in severe weather there are only a thin layer of ashes on the fire.

Air over a fresh fire. Air for combustion should be drawn through the burning bed of coal and, as a general rule, all checking of draught should be accomplished by closing the ashpit damper and opening the check damper in the smoke pipe. The check damper should never be opened until the ashpit damper is closed. The shut-off damper in the smoke-pipe may be partially closed in the case of an unusually strong draught or to check the fire in mild weather; but, as a rule, this damper should be touched very seldom. Never check by leaving the fire door open.

9. Keep the ashpit empty. Ashes built up under the grate prevent necessary air circulation, hinder combustion and tend to warp the grate bars, remove ashes at once daily, and be sure to sift all ashes to recover the

Queens "Doing Its Bit."

Notable List of Products Manufactured for the Federal Government.

The industrial and real estate business in Queens has been stimulated by the demands caused by the present war, according to the current issue of Queensborough.

The following is a list of the industrial establishments in Queens which are now supplying the United States Government with products or supplies of materials to firms that have contracts with the Government. Thousands of employees are now at work on Queens war supplies:


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The resolution forming a permanent organization was passed unanimously and the organization, which will interest organizations and associations in the move, was accepted and filed for future reference.

Conditions which led up to the formation of this organization have appeared in the Record and Guide, but as the result of the investigations instituted by the various subcommittees the demand for a permanent association became more apparent. Much good can be accomplished toward coordinating the building industry throughout the country, which should produce results not only of benefit to local interests, but also to the nation at large and the federal authorities.

Commission for Obtaining Loan.

On an applicant for a loan of $60,000 with which to erect a building, the prospective lender offered to make the loan on condition that the owner added $20,000 to the amount of the loan and erected a building costing $80,000. The California Supreme Court, said Cameron v. Ayres, 166 Pac. 891, that the owner's acceptance of this offer was necessarily tentative, and, conditional upon her own ability to raise the additional money, and, where she was unable to do so she was not in default, so as to entitle a broker to commissions for procuring the loan.

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PEPA REALTY SALES

The total number of sales reported and not recorded in Manhattan this week was 19, as against 16 last week and 27 a year ago.

The number of sales south of 59th street was 5, as compared with 5 last week and 8 a year ago.

From the Bronx 13 sales at private contract were reported, as against 10 last week and 17 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 650 of this issue.

Mr. Gerald Sells Estate.

James W. Gerald, one-time ambassador to Germany, sold to William L. Burton, a New Orleans lumberman, the Convent property, a sixty-five-room residence in Willet's Point Road, for $90,000.

Mr. Burton will erect on the property a house for his own occupancy. The property was once owned by the Gardner family of Gardner's Island, who sold it to the St. Joseph's Sisters, who maintained a convent there.

Adds to Theatre Site.

Unless present plans miscarry, the Colonial Theatre at 53 to 57 West 67th street, will be extended over the adjoining northeast corner of Columbus avenue. The B. F. Keith's New York Theatres Company, owners of the theatre, this week took title to the two five-story buildings at 61 to 65 Columbus avenue and 59 to 61 West 67th street, having frontages of 75.5 and 40 feet respectively, and also the properties for William Bushan and Sadie J. Wallenstein, to Harold M. Sils-

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RECORD AND GUIDE IS IN ITS FIFTYTH YEAR OF CONTINUOUS PUBLICATION.
Sale in the Warehouse Section.

William A. White & Sons have sold for $253,000 to the B. F. Construction Company, for 52-foot plot at 9 and 11 East 80th st., on plot 10.4x113. The purchaser intends to remodel the building.

Sale on Riverside Drive.

Nehring Brothers sold for the Gustavus Construction Company, Gustavus Schneider, president, to William McIlvaine, the Gustavus Court, a six-story non-elevator apartment house, at $145,000. The building has accommodations for thirty families, and is arranged in two and three room units. The annual rent roll is reported as being $35,000.

New York Central Railroad Company.

Buyer for Queens Factory.

Martin Taylor, of St. James, and Leander H. La Chance, of Chicago, administrators of the estate of W. K. Stewart, late of Huntington, L. I., sold to Martin T. Fordway the building property in Long Island City, having a frontage of 338 feet on the south side of Jackson Avenue, 511 feet north of Skillman place, 209 feet on the lane on the east side of the Goodyear Rubber Company’s plant, and 547 feet on the north side of the Long Island Railroad.

The building is to be used for the manufacture of automobile exhaustion and Government work. The structure, which is six stories in height, will be completed within a few days.

Large Brooklyn Sale Reported.

R. H. Bailey and Arthur N. Whitney, sold Seymour Court, a five-story apartment house on a plot 100x100, at 9 and 11 East Ninth street, between Sixth and Seventh avenues, Brooklyn. The structure was erected by Seymour Rosenberg and was held at $100,000.

Manhattan.

South—of 59th Street.

MONROE St.—Jacob Blauw sold for the Elementary Education Society, a 5-sty house on 175th St., near Central Park West, for $7,000.

ST. NICHOLAS AV.—Morris Randall sold for Joseph Buss, 1411 St. Nicholas av, a 10-sty apartment, with stores, on plot 37x100, at 415 St. and Perry av.

ST. REGIS AV.—Frederick Brown bought from the Borgtine Realty Corporation an apartment house on a plot 30x100, at 11th and 12th Sts., 100 ft. north of Spofford av, for L. Dovis.

ST. NICHOLAS AV.—The Lawyers’ Mortgage Co. sold the 3-sty building at 2240 7th av for the American Bible Society.

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LEASES RECENTLY CONCLUDED.

Old Brokaw Building Leased.

The Metropolitan Tobacco Company, for many years located in Grand street, leased from John F. Leedham, proprietor, a four-story and basement building at 22 to 34 Fourth avenue, through to 40-42 Third avenue, for many years occupied by Brokaw Brothers, prior to their removal to the Times Square property, which is near the site of the old Astor Library, is one of the largest silk and cotton converters in the city and for the past twenty years has been located at the corner of Third and Mercer streets.

Lease in Old Drygoods Zone.

M. & L. Hess, Inc., leased about 35,000 square feet in the former Simpson-Crawford Building, 311 to 319 Sixth avenue, some 100 yards from the shopping space in the former Simpson-Crawford Building, 311 to 319 Sixth avenue, some 100 yards from the shopping space, and upon completion, the lessee will occupy the premises as its executive offices and the main branch. The leasing company was represented by Douglas Robinson, Charles S. Brown, Ely & Company. There has been considerable activity lately in this vicinity, due to the opening of the Broadway Third avenue elevated structure, which has an express station at Ninth street. John Wanamaker recently completed the above building.

Lease on the Bowery.

Bret & Goode Company leased more than 100,000 square feet to the largest silk and cotton converters in the city and for the past twenty years has been located at the corner of Third and Mercer streets.

Sixth Avenue Leases.

Brett & Goode Company leased more than 100,000 square feet to the largest silk and cotton converters in the city and for the past twenty years has been located at the corner of Third and Mercer streets.

Eleven leases for total rentals of about $200,000 during the period named, were concluded for the above building. M. & L. Hess, Inc., the lessee, was represented in the negotiations by W. H. Gross.

Mrs. Peter Cooper Hewitt Leases.

Mrs. Peter Cooper Hewitt, who purchased the block front on St. Nicholas avenue between 35th and 36th streets, from the Cram Estate, for $300,000, as president. The company will improve the block front on St. Nicholas avenue between 35th and 36th streets, from the Cram Estate, for $300,000, as president. The company will improve the seven-story warehouse and garage at the rear. B. W. Levitan has drawn the designs and estimates the cost at $75,000. Abraham Saffir was engaged Woodbury G. Langdom, the five-story building at the southwest corner of the Bowery and Hester street, between Broadway and Church street, 30x100 feet, to the Bedford Mills. Inc., for twenty years. The lessee, one of the largest silk and cotton converters in the city and for the past twenty years has been located at the corner of Third and Mercer streets.

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Mrs. Peter Cooper Hewitt Leases.

Mrs. Peter Cooper Hewitt, who purchased the block front on St. Nicholas avenue between 35th and 36th streets, from the Cram Estate, for $300,000, as a site for a residence, has abandoned that idea and will build a four-story and basement building on the property with a two-story taxpayer containing twenty stores on the avenue front and a reinforced concrete garage at the rear. B. W. Levitan has drawn the designs and estimates the cost at $75,000. Abraham Saffir was the broker.

Lease on the Bowery.

A lease allowing increased rentals on the Bowery, 286 Bowery, leased to Mr. John A. Leighton to Joseph H. Parker the building at 505 West 42d st, which will be used as a garage and distributing station; also to Duilio Lodovichetti the 4-sty “dwelling at 204 West 40th St. M. & L. Hess, Inc., leased the 3d floor at 12 and 14 West 32d st to the Simplex Cloak Co., Inc., the building being now used for the sale of woolen, silks and dress goods. Benjamin Englander represented the lessee.

J. ARTHUR FISCHER leased for Dr. John A. Leighton to Joseph H. Parker the building at 505 West 42d st, which will be used as a garage and distributing station; also to Duilio Lodovichetti the 4-sty “dwelling at 204 West 40th St. M. & L. Hess, Inc., leased the 3d floor at 12 and 14 West 32d st to the Simplex Cloak Co., Inc., the building being now used for the sale of woolen, silks and dress goods. Benjamin Englander represented the lessee.
Houghton Company leased to Nora H. Bunch the Avery dwelling at 10th West 34th st, on a net 20000, for Charles Bredier.


Houghton Company leased for the estate of Sarah E. Meiler, Jane H. Füecker, executors, the Avery dwelling at 61 Riverside Ave, adjoining the north corner of 6th st, to Rosina A. Lewis.

John J. Kavanagh leased apartments at 76 Madison av, to Miss H. L. Urich and 314 Madison av, and 122 West 43rd st to Mr. T. Thompson, and in the same building for 102 West 34th st to his furnished apartment to A. L. Wangemann; also for the Pickard Real estate Co., Charles Thomas and Edward Linch, the garage at 150 East 31st st, to Gilbert Daysteen; also a store at 1000 Farva av to Assistant Manager.

Lakin & Dunkelpfleil leased for the English-American Realty Co. the building at 124 West 29th st at H. & K. location, also for Joseph J. Salamone the store at 522 av at Otto King, jewelers.

Michael E. Lipstick leased for Lewis H. May & Co., on a 1 year lease, the store and basement at 18 West 21st st at Ettie Velft & Silo Co.; the 6th lot at 3930 West 42nd st to McSweeney; the 8th lot at 365 and 140 West 29th st to S. H. Geier & Lain, the 5th lot at 242 West 29th st to J. Schwartz & Co.; the 2d lot at 170 West 30th st to S. F. Doyle & Son; the 6th lot at 318 and 40 West 14th st to D. B. McMoran; the 5th lot at 39 and 40 West 11th st to Elizabeth W. Beach & House Co., a lot at 224 West 25th st to Samuel Cora Co.; a lot at 37 and 38 East 11th st to E. S. Collins of Union Confectioners, a lot at 38 and 29 West 29th st to Louis Hirschowitz.

Samuel H. Martin leased for the Broadway at 59th st, Corp. the store and basement in the building at 1100 Broadway to Adamson & Co., the entire 2d floor to Western Employment Agency; also for the same tenants the 640 sq ft 4th storey at 1400 Broadway to Tom Key.

McCutcheon & Davis leased to Mrs. Harry P. Davis the 4 sty dwelling at 110 11th st, between Washington Park West and 14th st, and 114 West 15th st to Dr. C. W. Whitney has a studio at 1 West 8th st and plans to extend the art colony further south, occupying the property now expected to be leased as a studio.

McSharry & McMahon leased to Samuel Hausman store space in the Conway arcade at north corner of 23rd st and 14 ave, N. Y.

Payson Mcl., Merrhill, Co. Inc., leased for C. W. Weinhart, a furnished apartment at 590 Park av to Frederick Marshall & Co.; also for Miss Mary Shawber, a furnished apartment at 150 East 96th st to Thomas Chace.

Payson Mcl., Merrhill, Co. Inc., leased for Miss Katherine Longfield to Miss Mary Appelton the furnished dwelling at 26 West 57th st.

Payson Mcl. Merrhill Co. leased apartments in the Rodin Studios at the southwest corner of 2d ave and 51st st to Mr. and Mrs. W. W. Wannier and Miss Marguerite Handly; also for Miss Ellen & Rhoda the entire building at 1608 Broadway to T. O. Key.

Payson Mcl. Merrhill Co. Inc., leased for Miss Katherine Longfield to Miss Mary Appelton the furnished dwelling at 26 West 57th st.

George Neiman leased apartments at 89 East 84th st to Bryant McCampbell, Ethel Miller, Josephine Lewis, Vega St. John, George B. Marchant, Garrett Breusch; William F. Orr, Ed McDill, Edward J. Heslin, Mrs. J. C. Coward, Harry C. Blighew and Dr. Paul Aschner.

Waldorf & Ellis leased for the Harperly Hall Co. an apartment at the northwest corner of 10th and Central Park West to Mr. John Prat; also rented, furnished, for George J. Hand's apartment at 106 West 85th st av to Marion R. Kolsman; and for Mrs. A. M. Murray her furnished apartment in the "Chaseworth," at 722 st and Riverside dr, to Mrs. F. J. Kolsman; also rented, furnished, to Dr. W. H. Brown his apartment at 901 West 114th st to H. P. Harrett; also the furnished apartments at 136 West 114th st to H. W. B. Roberts; also the furnished apartment at 395 Lexington av to Miss Christine Williamson at 110 East 85th st to Mr. and Mrs. A. B. Sprenger, and at 102 East 73rd st to Mr. and Mrs. W. H. Seibert.

John P. Perel co. leased for Henry Engers at 93 Madison the furnished building at 450 West 16th st.

Rice & Hill leased for the Zabriskie Estate to the Furniture Stores Co. for a term of 50 years, from the store at 149 William st, at the southeast corner of 14th st. The store has been rented at a rent of $100,000 per annum. The new landlord of estate tenants is expected to be renting in a few months, as to have an entrance at this coming month.

Hiram Rinaldo leased for Stephen Guar­ rino the 2 st floor of the building at 80-82, 39 and 101 Sullivan st, north of Spring st, to Philip A. L. Gross, for 21 years at an increasable rental of $100,000. The building will be altered into a garage and the property was formerly licensed as a church.

Douglas Robinson, Charles S. Brown Co. leased for Prendergast William M. Sisney Hall, 744 Main av, furnished, to Joseph Lapeyre, Jr.; also for Delane & Alcindy 13th Lexington av, furnished, to Philip Buyer.


M. Rosenthal Co. leased to the Rikan Furniture Co. the 9th floor at 35 to 30 West 35th st.

Alexander Selkirk and Louis L. Gold­ schein leased for Haber & Gollin.

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JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser

426 WEST 177TH STREET, Tel. 1051 Columbus

27 BROADWAY, Tel. Worth 1823

BRYAN L. KENNELLY, Inc.

Auctioneer, Real Estate

356 BROADWAY, Business Established 1847

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KURZ & UREN

INCORPORATED

REAL ESTATE AND MORTGAGE LOANS

32 East 18th Street

East of 3rd Ave.

Title Guarantee & Trust Co. Bldg.

WALTER E. BROWN, Est.

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3428 THIRD AVENUE, Inc. 169 and 170th St.

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132 White Plains Ave., at Burke St., (28th St.)

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SCHINDLER & LIEBLER

Real Estate Operators

37 Liberty St.

Tel. 438 John

FISHER LEWINE

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Real Estate Operators

Tel. 980 Cortland

105 Broadway

HARRIS & MAURICE MANDELBaUM

Real Estate Operators

Telephone 8155 Cort.

135 Broadway

LOWENFELD & PRAGER

Real Estate Operators

37 Liberty St.

Tel. 438 John

November 17, 1917

RECORD AND GUIDE

649

RECORD AND GUIDE IS IN ITS FIFTIETH YEAR OF CONTINUOUS PUBLICATION.
REAL ESTATE NOTES.

WILLIAM S. ANDERSON Co. has been made agent of 452 East 71st st.

RICHARD E. KELLOGG, for many years in the real estate business, is, with Joseph P. Schenck.

EUGENE A. FEHINGER was the buyer of the dwelling at 340 East 77th st., sold recently by 224 West 146th st., by the Sibert estate.

WM. A. WHITE & SonS have been appointed agents for 5 to 9 Trosmann st and 1158 and 1512 East 70th st, by Kurz & Uren.

H. A. Krieger, formerly of Krieger & Karlack, announces that he has opened an office for the handling of real estate and general insurance business at 2250 Webster av, at the northwest corner of Park and Kenilworth avs.

TITLE GUARANTY & Trust Co. made a successful showing on the property the Empire Golf Club located at Tuckahoe, N. Y. The tract contains over 450 acres and has a large frontage on the White Plains road. The club was recently completed and is one of the finest homes in that section.

CHARLES F. NOYES Co. has been appointed exclusive managing and renting agents for the building at 134th st, 67, 69, 71, 73 and 75 South st, and 37 and 39 Pine st. The building sold by 139 Concourse sale building several months ago to the Lawyer's Realty Co. The property is immediately going to be improved in a correct, and arrangements will be negotiated renewals of many of the leases expiring May 1st next.

U. G. Stockwell and Ten Eyck T. Mosher, both of Albany, have been appointed attorneys-at-law of the Southern Division of the Saratoga Times, as the object of the league to amend the Saratoga Times for workable by preparing the passage of amendments that will shorten and cheapen the procedure, to make the examination of titles and all proceedings connected with the judgment, and to public treasury back of the assurance fund.

QUIN & LEILAND closed the following lots: 110, a new ten buildings in the southward, at the southwest corner of Fairmount pl, recently completed by the Iselin Realty Co., $68,100, on the southeast corner of Grand and Essex st, $95,000, on 1922 Merrick st., $25,000, on promenade 26 East 28th st, owned by the John Fox Co., $50,000, on 50 Cherry st, $50,000, on West 17th st, $9,000, on 141 West 14th st, and $10,000, on the Second Ave.

JERRE JOHNSON, JR., Co. conducted the auction at the Brooklyn Exchange Salesroom, on Monday evening, of the real estate of the Bond and Mortgage Co.'s holdings on Ave L and M in south East 28th and 29th streets, in the South Flatbush section of Brooklyn. In less than one hour Frederick Jerome, the managing director, disposed of the lots and gave for a total of $31,000, among eighteen purchasers. The greatest part of the company's holdings were sold at an auction held here last spring, and on Monday the property appraised from $50 to $80 above the prices obtained at the previous session. The last sale of property between Ave L and M, were sold for an average of $50 per parcel, each parcel was sold for ranging from $35 to $250. Inside lots in Ave L, brought $250 each, and lots in Ave M were sold for $150 to $250 each. Among the buyers were Walter Krasslow, a builder, who purchased 14 lots of $150 each, and lots in East 50th st were sold for $205 each, and lots in East 58th st were sold for an average of $40 to $60 above the prices obtained at the previous session.

RE: RECORD AND GUIDE QUOTATIONS TO BUILDING MATERIAL EXCHANGES.

New York City

November 17, 1917

Building Permits.

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CURRENT BUILDING OPERATIONS, MATERIALS, AND SUPPLIES

Projects Figuring and Contracts Signed.—The developments of the past week have brought about a well-defined improvement in the building situation. The number of operations out for estimates and the volume of work actually placed under construction has increased. While these developments are not so marked as to be a very hopeful sign to the builders and their allied interests. Not only with the trade and the public, but also among the contractors, there has been a marked change for the better. Reports from the trade associations and Middle West bear out the feeling that the worst of the storm has passed. The improved situation is, however, only a temporary one, and from this time forth a steady improvement in structural activity will be requisite.

Among the local contracts that were placed during the week was that obtained by John H. Deves & Brother for the reconstruction of the Washburne Wire Company plant at 118th street and the Harlem River, recently destroyed by fire. The E. E. Paul Company received a contract for the construction of a handsome private residence at 14 East 78th street for Andrew Milling, for more than $800,000. The William L. Crow Construction Company obtained the contract for the erection of a $100,000 bank structure in Brooklyn for the People's National Bank. On the West Side, the local business in this respect, brought the total volume of new business registered in this city up to a new high.

The operations that are at present on hand for the future will not be insufficient to keep the trade moving along. In so far as the actual building construction is concerned, the conditions prevalent will be more in keeping with demand and capacity than has been the case of late. There is an increasing activity which, if it continues, will give assurance to the industry of a steadier and more certain future. In particular, the indications of an increased volume of work actually placed under contract during the past week should be a very hopeful sign to the builders of the situation. The number of contracts recently awarded indicate an improved building situation. The number of new contracts awarded by a strengthening building public is also a representative instance of the present situation. An extended building season is actually started. The fact that prices for wire products have been officially stabilized an important increment of buying interest is confidently expected by the industry. Consumers have been patiently waiting the Government announcement, feeling that they would gain considerably over the old prices.

Linseed Oil.—The market for this commodity is considerably stronger than has been the case of late. The continued fluctuated prices and the fact that the available supply of oil is none too large have, however, been offset by the more or less uncertainty as to whether the Government finally announced an increase of 25 per cent, on B quality, 25 and 10 per cent, respectively. Feeling that the current selling prices are somewhat firmer than it was a week ago, and that it is within the range of possibility that the demand will advance with the improved building conditions. The sales of the week, with further activity light, were not large. There has been, however, a large reserve accumulation, and the lack of every possible contingency. The Raritan brick market is being effected in a manner similar to that for Hudson River brick. Raritan brick prices are somewhat lower than New York, but the weekly prices now ranging from $8.25 to $8.75, with demand light and few inquiries.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, November 17, 1917: Condition of the market for the past week is that of a heavy demand, light, prices unchanged. Quotations: Hudson River, 2s. 6d. to 3s. 6d. per thousand, cargo lots alongside dock. Number of cargoes arriving this week: New York, 1,700; Brooklyn, 5; Jersey City, 2; New Jersey, 16; Philadelphia, 4.

Linseed Oil.—The market for this commodity is practically inactive, with consumers virtually out of the market. Sealed bids were opened during the past week for approximately 2,000 tons of pipe for Government use, but up to the present time the contract for delivery has not been awarded. There has been no change in price for cast iron pipe. Quotations for carload lots of 6 in., 8 in. and heavier are at $58.50 per net ton, tidewater, and $59.90 for 4 in.

Copper.—Sheet copper at mill is now quoted at 32 1/2 cent per pound, with the usual advance for small lots out of New York stock. Bare copper wire for electrical use is quoted at 282 1/2 cents per pound for mill shipments of cargo lots. Manufacturers of copper are experiencing considerable difficulty in obtaining ingots and billets and face considerable demands for national use, although this situation is likely to be relieved at an early date.

Portland Cement.—The market for this material has been fairly active, but there has been no change in price for the coming season and immediate Government requirements. On account of the lack of private construction this material is not a great volume of business from this source, although the prospects are better. The current prices quoted have not been changed at the $2.12 level.
CHURCH STREET (300 ft. x 166.9 ft.) being constructed from plans prepared by Schwartz & Gross, architects, 347 East 139th street, structural engineers. The William L. Crow Construction Company, 103 Park avenue, has obtained the general contract for the construction of a seven-story brick and terrazzo building, approximately at $250,000. The building is owned by the Smith Valley Realty Corporation, Inc., and will be occupied by the New Jersey Zinc Company, 55 Wall street, lessee. H. J. Hardenbergh, 47 West 34th street, is the architect, and Purdy & Henderson, 45 East 17th street, are the structural engineers. The cost of the operation is placed approximately at $250,000.

Contract for Office Building.

The facade has been designed in the Gothic style, granite having been used for twelve stories and terrazzo cotta above.

Typical Floor Plan of New Studio Apartments.
Will Rebuild Washburn Plant.

The preliminary plans for rebuilding the plant of the Washburn Wire Company, 158th street and Harlem River, which was recently destroyed by fire, are being prepared by B. & J. P. Walther, 147 East 125th street. Active negotiations have been concluded. Complete details regarding this transaction will be available for a later date. John H. Dreeves & Bro., 101 Park avenue, have obtained the general contract for rebuilding the plant of the Washburn Wire Company, containing six stars, and old navy and Navy night. The predominating feature of the decoration is Admiral Farragut's flag, which was flown from his flagship at the Battle of New Orleans. The service flag of the company, containing six stars, and old navy cutlasses, with bunting and palms, make up the balance of the decoration for this patriotic booth.

GOVERNMENT WORK.

Advance Information relative to operations for Federal Authorities.


MARIE ISLAND, CAL.—Clinton Construction Co., 140 Townsend st, San Francisco, Cal., has the general contract for structures for submarine base at the Navy Yard, for the U. S. Government. Commandant, Mare Island, Cal., and P. H. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans.

West Point, N. Y.—U. S. Government, Commandant and Depot Quartermaster, on premises, owner, is taking bids on the general contract, to close 12 m., December 12, for a laundry building at the Military Academy, from privately prepared plans. Cost, $75,000.

PERSONAL AND TRADE NOTES.

Don't Pay the Price of Over Confidence.

Fuel and labor shortage are causing properties of all kinds to close down their private electric plants. Edison Service, as never before, is proving itself the one source of electric supply that can be depended on.

The big Nemo Corset factory in Irving Place, one of the most complete equipments in town, has just been added to the long list of buildings to adopt Edison Service. With 750 sewing machines, 3000 incandescent lamps, and a large elevator and ventilating installation to run, this concern simply could not afford to put up with uncertainties.

Progressive interests like this are not willing to pay the price of over confidence. They know and you should know that war times have made private supply a losing factor. Don't risk the consequences. A phone call will put our engineers "At Your Service".

The New York Edison Company

At Your Service

General Offices: Irving Place and Fifteenth Street
Telephone Suyvestar 3600
NO ARCHITECTS SELECTED

No architect has been selected and details will be available later.

LYONS FARMS, N. J.—Pillsbury Flour Mills Co., George A. Fuller, agent, for 2-story reinforced concrete warehouse at Lyons Farms, near Newark, N. J., along Lehigh Valley Railroad. No architect has been retained.

ALBANY, N. Y.—Barber & Bennett, Arch and Chamber sts, Albany, N. Y., owners, contemplate erecting a grain warehouse on Broadway, between 4th av and Plum st, for which no architect has been selected.

LITTLE FALLS, N. Y.—J. Lundstrom Mfg. Co., Charles F. Berger, C.E., President, Vice-President. Edward Corning Company, 101 Park av, New York, architect, contemplates erecting an addition to the 1-story brick factory in East Mill st, for which no architect has been selected.

PATERSON, N. J.—Victory Silk Bk, 24 Madison av, Paterson, owner, contemplates erecting a mill, for which no architect has been selected.

SYRACUSE, N. Y.—First Church of Christ Scientist, Virgil H. Clayman, in charge, Syracuse, owner, contemplates erecting a church at East Jefferson st and Franklin av, for which no architect has been selected.

NEW ROCHELLE, N. Y.—H. D. Donney, 52 Webster Terrace, New Rochelle, owner, contemplates rebuilding the 3-story brick factory and office building, destroyed by fire, at 236 Hudson st, for which no architect has been selected.

NEW ROCHELLE, N. Y.—Judge John Lawton, 13 Locust av, New Rochelle, owner, contemplates rebuilding the brick store and office building, destroyed by fire, at the corner of Hudson and Lawton sts, for which no architect has been selected. Project will go ahead when insurance has been adjusted.

SYRACUSE, N. Y.—First Church of Christ Scientist, Virgil H. Clayman, in charge, Syracuse, owner, contemplates erecting a church at East Jefferson st and Franklin av, for which no architect has been selected.

SYRACUSE, N. Y.—Big Idea Double Tire Co., Inc., 100 W Onondaga st, Syracuse, owner, contemplates erecting the 3-story building block factory, 819x155, in 15th av, for which no architect has been selected. Cost, $25,000.

PLANS FIGURING

Projects for which bids have been or will be taken by architects or owners.

APARTMENTS, FLATS & TENEMENTS

BRONX.—Wortman & Braun, 114 East 24th st, architects, are taking bids on the management of the property, work to continue to December 1, for 21 5-story brick and terra cotta apartments, 20x50, on the southeast side of 23rd st, from 226-1 West 23rd st, for Peter Bajot Co, 40 John st, Manhattan, owner. Cost, $165,000.

DOWELLINGS

IRVINGTON, N. Y.—James L. Stein, 555 Clinton st, New York, architect, is taking bids on separate contracts for two frame dwellings, 40x50, on all at 856 Sandford av, for Frank Wiegand, 1082 Springdale av, Irvington, owner. Total cost, $4,000.

SOUTH NORWALK, CONN.—William J. Yeung, 1212 Walnut st, Manchester, is receiving the general contract for the Sedgley residence, Belltown, Norwalk, 30x40, plans by Ward & Walker, architects, and desire bids on all on plans.

FACTORIES AND WAREHOUSES

LINCOLN, N. Y.—Charles Heuchel Hins, 165 Broadway, Manhattan, architect, is taking bids on the general contract, to complete, Fireproof Building, 11x50, for the modeling of the factory building at the southwest corner of E Street and Stagg, for the erection of two new factories, for the Trans-Atlantic Paper Corp, 16 Wall st, Manhattan, owner, represented by Emund R. Clary.

SCHOOLS AND COLLEGES

ALBANY, N. Y.—The City of Albany, Board of Contract and Supply, before Wachenheim, City Hall, State and Chapel st, Albany, owner, is taking bids on the permanent contract, to complete, 3, 3rd and 5th av, for the erection and completion of temporary partitions in the auditorium of Public School No. 8, and for roofing work at Public Bath No. 2, from privately prepared plans.

STABLES AND GARAGES

MANHATTAN.—J. P. Whisken, 20 East 45th st, architect, is taking bids on the general contract, to close about November 23, for a 3-story brick garage and stable, 109 x 56, 32x15, for Trans-Atlantic Storage Warehouse Co., Land Development Co., owner, and George Bros, 50 Church st, lessees. Cost, $140,000.

STORES, OFFICES AND LOFTS

GARDEN CITY.—Charles C. Gott, 15 West 24th st, Manhattan, architect, is taking bids on the general contract, for an addition to the 2-story brick building, 32x54, for the Anchor Post Iron Works, Garwood, N. J., owner. Cost, $12,000.

CONTEMPTUAL CONSTRUCTION

MANHATTAN.

86TH ST.—George M. McCabe, 96 5th av, completed plans for alterations to the 4-story brick dwelling, 238 West 86th st, for Adelaide McConnell, e/o N. J. 12 West 45th st, owner. Cost, $8,000.

FACTORYS AND WAREHOUSES

19TH ST.—Wortman & Braun, 114 East 24th st, completed plans for a 1-story addition to the 2-story brick and steel warehouse at 112 West 19th st, for the Chelsea Storage Warehouse Co., 112 West 24th st, owner. Cost, $45,000.

19TH AV.—Plans have been approved by the Municipal Art Commission for the erection of a 7-story brick building, 1122 19th av, in DeWitt Clinton Park, on 10th st, Manhattan, owner, is taking bids from New York, Dept. of Parks, Cabot Ward, Comr., Municipal Art Commission, W. E. Kraus, Park Dept., Municipal Bldg, is the architect. Cost, $125,000.

RANDALLS ISLAND, N. Y.—Plans have been approved by the Municipal Art Commission, owner, for a silo and office building, 121st st, for the City of New York, Dept of Public Charities, John A. Kingsland, Comr., Municipal Art Commission, Walter C. McLaren, 121st st, owner, is taking bids from New York, Dept. of Parks, Cabot Ward, Comr., Municipal Art Commission, W. E. Kraus, Park Dept., Municipal Bldg, is the architect. Cost, $145,000.

STABLES AND GARAGES

115TH ST.—Renault, 121 115th st, has plans for progress for a 2-story brick and stone garage, 40x50, on 114th st, for the Estate of Anna K. Finch, 21 East 44th st, owner, and the Rochester & Atlantic Contracting Co, 450 Pleasant av, lessee of land and owner of bldg. Cost, $15,000.

86TH ST.—Manuel Ambar, 210 86th st, has plans for alterations to the 4-story brick and stone garage, 32x15, on 86th st, for Felix Hirsh, 890 Broadway, owner. Cost, $15,000.

STORES, OFFICES AND LOFTS

42D ST.—American Express Co, 126 Broadway, owner, has purchased property at 215-5 East 41st st and 218-22 East 44th st, and contemplates the erection of a 13-story, 6-story apartment building and garage, 100x150, built by Cauldwell-Wingate Co, 351 41st st, Manhattan. Cost, $160,000.

26TH ST.—A. E. Nast, 545 6th av, completed plans for alterations to the brick offices at 232-239 East 26th st, for the Bowery Savings Bank, 132 Bowery, owner. Consists of fire escapes and skylight. Cost, $5,000.

86TH ST.—Buchman & Kahn, 30 East 86th st, architect, will draw plans for the alteration of the 5-story brick and stone loft building, 9th st, from 4th av to Lafayette st, for the Estate of Cecilia Rueck, 6 East 53rd st, owner. John T. Wilson, 244 Madison av, owner, and the Metropolitan Tobacco Co, 154 Grand st, Manhattan, is taking bids on a 7-story office building, 30x80, for the newly constructed office building, 120x100, for the Metropolitan Tobacco Co, 154 Grand st, Manhattan. Cost, $300,000.

THEATRES

CENTRAL PARK WEST.—The alterations designed for the Century Theatre, on Central Park West, from 63 to 64th st, by Carrere & Hastings, 52 Vanderbilt av, architects, have been modified by Carrere & Hastings, and the alterations which were designed for the Greenfield Iron Works. The masonry and all other work is being executed by the owners of the Century Theatre Co, Dillingham & Ziegfeld, lessees, by day's work.

MISCELLANEOUS


122-1 4th st, Manhattan, architect, is taking bids on the general contract, for a 2-story brick and stone building, 122-1 4th st, for a restaurant and lodging house, for Charles T. West, 122-1 4th st, and Carlo Gliotti, 235 4th st, owner. Cost, $20,000.
Announcement is made of the formation of the Hedden-Pearson-Starrett Corporation

WITH OFFICES AT
115 BROADWAY, NEW YORK CITY

SERVICES
This Corporation will act as Consulting Engineers, Contractors for Operation, Purchasing.

RECORD AND GUIDE
November 17, 1917

Services

THE FOLLOWING IS A SELECTED LIST OF ENGINEERING WORK AND BUILDING CONSTRUCTION WITH WHICH THE PERSONNEL OF THIS CORPORATION HAVE BEEN IDENTIFIED AS PRINCIPALS:

Metropolitan Life, New York City.


Philadelphia Union Bank of Canada.

Hedden-Pearson-Starrett Corporation

50TH STREET—J. E. H. Hedges, 16 Court St., completed plans for a 2-sty frame dwelling, 22x45, in the north side of 47th St., 240 ft west of 15th Av., for the Armor Construction Co., 219 East Broadway, Manhattan, owner and builder. Cost, $10,000.


29TH ST.—Charles A. Olsen, 1649 46th St., has plans in progress for two 2-sty frame buildings, 22x45, in the north side of 19th St., 420 ft west of 11th Av., for Andes Building Co., 240 East 22nd St., owner and builder. Cost, $8,000.

OCIAN AV.—E. W. Stelger, Jr., 48 Kneer Av., owner, has plans prepared privately for eight 1-sty frame cottages at the northwest cor of Ocean Av. and Beach 57th Ter.

37TH ST.—Frederick W. Eisenman, 1816 Benson Av., is preparing plans for seven 2-sty frame dwellings and garages, 18x45 and 19x20 respectively, in the north side of 28th St., 238 ft east of 4th Av., for Frank A. Hertz, 601 West 23rd St., owner and builder. Cost, $16,000 each.

BAY 24TH ST.—Kalibuch & Lubert, 1819 46th St., have plans in progress for two 2-sty frame and stucco dwellings, 25x52, at 1639 46th St. for A. W. Brown & Son, 3038 E. 31st St., owner and builder.

EAST 17TH ST.—Slee & Bryson, 154 Mouton St., have plans in progress for two 2-1/2 sty frame and stucco dwellings, 25x45, in the west side of East 17th St., 150 ft south of Av K, for the D. W. Construction Co., Argyle Rd., owner and builder.

42ND ST.—Samuel Millman & Son, 176 Fittik Av., have plans in progress for two 2-sty frame and stucco dwellings, 25x45, in the north side of 104th St., 215 ft east of 15th Av., for A. W. Brown & Son, 3038 E. 31st St., owner and builder. Cost, $12,000 each.

KENMORE PL.—Slee & Bryson, 154 Mouton St., have plans in progress for seven 2 and 3-sty brick dwellings, 25x56, at 1559 45th St., for Kenmore Terrace, for the Midwood Associates, 605 Flatbush Av., owner and builder.

51ST ST.—Samuel Gardstein, 4520 46th Av., completed plans for a 2-1/2 stye frame dwelling, 22x45, in the north side of 31st St., 76 ft east of 16th Av., for Morris Wolfs, 650 52nd St., owner. Cost, $4,500.

Avenue F.—P. W. Eisenla, 511 57th St., completed plans for a 2-sty frame dwelling, 25x45, on the south side of Av J, 53 ft east of 14th Av., for the Graham Construction Co., 1446 49th St., owner and builder. Cost, $10,000.


EAST 65TH ST.—A. Fortier, 1746 Putnam Av., completed plans for two 2-sty frame dwellings, 25x56, in the east side of East 66th St., 120 ft. south of Lenox Rd., for Minnie Katz, 1754 Union Av., owner and builder. Cost, $16,000.

49TH ST.—Irving Sargen, 372 148th St., is preparing plans for a 1-sty frame extension, 50x105, also new partitions and stairways. This project will cost $25,000.

STABLES AND GARAGES.

JOHN DE HART, 1039 Southern Blvd., Manhattan, has plans in progress for a 1-sty brick storage bldg., 50x200, at the cor of 86th St. and Bay 16th St., for a corporation now forming. Cost, $12,000.

FACTORY AND WAREHOUSES.

MOUNT AV.—Joseph Harrison, World Bldg., Manhattan, has plans in progress for a 1-sty frame storage bldg., 57x120, at the southeast cor of Centre and Smith sts.

JAMAICA AV.—William C. Winters, 196 Van Sicklen St., has plans in progress for extension to the 2-1/2 stye factory bldg., on the south side of Jamaica Av., 54 ft west of Rich St., for the Roberts Numbered Machine Co., 196 Jamaica Av., owner. Cost, $23,000.

A new office building for the Joseph Harrison, World Bldg., Manhattan, has plans in progress for a 1-sty frame storage bldg., 57x120, at the southeast cor of Centre and Smith sts.

References

This selection is made from the records of the Hedden-Pearson-Starrett Corporation in order that they may be listed at once in the estimating and purchasing files.

RECORD AND GUIDE
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for a 1-1/2 story brick storage bldg, 58x200, at 773-7 Kent av, for the Long Island Storage Co., Inc., on premises, owner and builder. Cost, $12,000.

CONTINENTAL ELEVATOR Co., Brooklyn.

STABLES AND GARAGES.

GEORGIA AVE.—A. C. Pfeiffer, 180 Georgia av, has plans in progress for a 1-1/2 story brick public garage, 72x30, on the south side of Georgia av, opposite 12th st, for L. F. Lechelt, brokers and owners.

27TH AVE.—A. G. Carlson, 220 27th ave, completed plans for a 1-1/2 story brick garages, 64x14, in the north side of 27th ave, 60 ft north of 11th st, for the John Tracey Const. Co., 71st st and 16th ave, owner and builder. Cost, $1,750.

DE KALB AVE.—Henry M. Enthlich, 432 South 5th st, completed plans for a 1-1/2 story brick garages, 15x30, on the southwest side of De KALB ave, 156 ft west of Throop ave, for L. S. Lafayette Co., 19th street and Baltic av, for Max Kosevsky, 315 Wyoma st, owner and builder.

STOCKTON ST.—Max Hirsch, 350 Fulton st, completed plans for a 1-story brick garage, 54x60, at the northeast cor. of Wyoma st and Baltic av, for Max Kosevsky, 315 Wyoma st, owner and builder. Cost, $12,000.

WILLIAMS堡Y AVE.—H. A. Weinstein, 165 Remsen st, is preparing plans for a 1-story brick garage, 24x50, at the northwest cor. of Wyoma st and Baltic av, for Max Kosevsky, 315 Wyoma st, owner and builder.

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New York
IRVINGTON, N. J.—August M. Kleeman, 741 Broad st, Newark, has plans in progress for a 1-sty addition to the brick storage room, about 50x50, in the rear of the northeast cor of Springfield av and 22d st, for Joseph Kraft, on premises, owner. Cost, $3,000.

FAIRFAX, N. J.—Joseph De Rose, 112 Ellison st, Paterson, completed plans for a 2-sty brick and artificial stone flat, 21x45, at 453 Monroe st, for Michael Costiglia, 16 Tulip st, Passaic, owner. Cost, $7,000.

JERSEY CITY, N. J.—Christopher H. Ziegler, 75 Montgomery st, Jersey City, completed plans for a 1-sty brick and terra cotta Sunday school, 47x73, to contain two classrooms, assembly room and playroom, on Fraser pl, near West Newark av, for the Talmud Torah Congreg­ation, Herman av, Mr. Schluger, in charge. 42 Cottage st, Jersey City, owner. Cost, $4,500.

PASSAIC, N. J.—Joseph De Rose, 119 Ellison st, Paterson, completed plans for a 3-sty brick and artificial stone flat, 21x68, at 438 Monroe st, for Michael Castiglia, 16 Tulip st, Passaic, owner. Cost, $7,000.

CHURCHES.

JERSEY CITY, N. J.—Christopher H. Ziegler, 75 Montgomery st, Jersey City, completed plans for a 1-sty brick and terra cotta Sunday school, 47x73, to contain two classrooms, assembly room and playroom, on Fraser pl, near West Newark av, for the Talmud Torah Congrega­tion, Herman av, Mr. Schluger, in charge. 42 Cottage st, Jersey City, owner. Cost, $4,500.

TENAFLY, N. J.—R. C. Hunter & Co., 312 Mt. Prospect av, Newark, is revising plans for a 2½-sty hollow tile and stucco rectory, at the northwest cor of High­wood av and Engle st, for the Church of the Atonement. Rev. Elwyn H. Spear, pastor. Tenafly, owner. Cost, $20,000.

DWELLINGS.

PATERSON, N. J.—William B. Morrison, 18 Romaine Bldg, Paterson, owner and build­er, has had plans completed privately for a 1 and 2-sty frame dwelling, 26x56, at 372-4 East 35th st. Cost, $6,000.

CLIFTON, N. J.—Lambert Strong, 31 Madison st, Clifton, has plans in progress for a 2½-sty frame dwelling, 24x36, for Jacob Faber, 183 Union av, Clifton, owner and builder. Exact location will be an­nounced later. Cost, $4,000.

MONTCLAIR, N. J.—W. Leslie Walker, 103 Park av, Manhattan, is preparing sketches for a 2½-sty dwelling for Mrs. George K. Kirkham, 147 Gates av, Mont­clair, owner. Will probably be of brick and stucco. Details will be available later. Cost, $15,000.

ELIZABETH, N. J.—J. B. Beatty, 15 North Reid st, Elizabeth, completed plans for a 2-sty frame, stucco and shingle dwelling, 25x52, at 20 South 7th st, for Louis Rusicano, 325 Amity st, Elizabeth, owner and builder. Contracts for the mason and carpentry work have been awarded to Albert Martin, Jr., 257 Randolph st, Passaic, N. J., and Garrit Baker, 147 Bloomfield av, Passaic, N. J., respectively. Cost, $5,000.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, completed plans for two 2-sty brick and frame dwellings, 24x34, at Boulevard and 32d pl, for R. N. Wood, 15 Columbia Terrace, Weehawken, owner and builder. Cost, $1,000.


FACTORIES AND WAREHOUSES.

RAHWAY, N. J.—National Pneumatic Co. of West Virginia, 50 Church st, Man­hattan, has purchased property on New­Brunswick av, Albert, Iva and South Broad sts. and contemplates the erection of a factory. Details will be available later.

HOSPITALS AND ASYLUMS.

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contract for a 2J^-sty frame dwelling and garage, 7x28, one mile from station, for Mrs. F. E. Eldridge, Ardsley Court Club, Ardsley-on-the-Hudson, and 14 East 60th st, Manhattan, owner, from plans by Albert Joseph Boxer, 62 29th st, Manhattan, architect. Cost, $17,000.

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broadway, Yonkers, architect. Consists of W. J. MacMillan, supt., in charge, on prem­
vanderbilt av, Manhattan, has the general
91st st, for Jacob Ruppert. 1639 3d av. own­
chairman building committee, livingston
bldg. 60x70.
sty reinforced concrete factory, 40x240; 2-
Manhattan, owner, from privately pre­
south front st, for the Waclark Wire Co.,
addition to the factory at Eayway cor
thorne av, for the American Can Co., 120
a 2-sty brick addition, 75x100. to contain

gymnasium. Cost, $90,000.
bldg, Yonkers, owner, from plans by
George Howard Chamberlin. IS south

BROADWAY, YONKERS, architect. Consists of

George Washington Chamberlin, 39 Cortlandt st, architect. Cost, $15,000.

ELIZABETH, N. J.—Amon Engineering

and consulting Co., 27 East 22d st, Man­

hattan, has the general contract for an addition to the club house

at the Golf Club of Elizabeth at Lodge No. 292, N. O. O. Moore, B. L. Miller,
bldg. Committee, 1211 Washington st, East 4th st, Elizabeth, owner, from plans by
Oakley & Son, 1259 Clinton pl, Eliz­
abith. The addition will consist of four bowling alleys and billiard room.
Cost, $12,000.

HALLS AND CLUBS.

ELIZABETH, N. J.—Charles A. Griffin, 66 East 3d st, has the general contract for an addition to the public school building at the northwest corner of 10th teretory, owners, 617 Main st, Bloomfield, N. J., has the general contract for a 1-sty hollow tile and stucco back service station, 112x23, adjoining, on
200, irreg., at the cor of Boyden and Shef­
dale avs, for the Bonnell Motor Car Co.,
359 broad st, Newark, from plans by
Edward and Elmer Williams, owners, c/o
Guide Bros., Kieffer Co., 120 Muhlen st,
Newark, from privately prepared plans.
Cost, $15,000.

VERONA, N. J.—George Butterworth, 45
Green st, has the general contract for a 1-sty hollow tile and stucco
suburban house, 30x60, at 30-32, 32-34, 36
Green st, Bloomfield, N. J., from planning company.
Cost, $19,000.

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First name is location of property; in case of tenements or flats, the name of the party against whom order has been served, followed by the case number, is given; the party may be found on the letter (R) in parentheses. The capital letter (R) in parentheses shall indicate an order issued by the State, the letter (S) by the city, and the letter (P) by the post office. Orders, when not so specified, same shall be to provide an adequate system, etc., as the case may be.

4th-Fire Alarm Equipment: Fire extinguisher, etc., as the case may be.

5th-Tenement House Order.

6th-Fire Alarm Funds: The Bureau has been unable to secure adequate fire alarm funds from the city of New York.

7th-Fire Alarm System: D L—Locked Doors; O—Electrical Equipment; Ex—Exhaust; FA—Fire Alarm Equipment; MF—Fire Main Equipment; RE—Fire Equipment; R—the letter (R) in parentheses shall indicate an order issued by the State, the letter (S) by the city, and the letter (P) by the post office. Orders, when not so specified, same shall be to provide an adequate system, etc., as the case may be.

8th—Interior Alarm System: D L—Locked Doors; E—Electrical Equipment; Ex—Exhaust; FA—Fire Alarm Equipment; O—Exhaust System; RQ—Refrigeration System; GE—Gas Equipment and Appliances; DC—Distilling Systems; OS—Oil Separator; RQ—Refrigeration System; GE—Gas Equipment and Appliances; DC—Distilling Systems; *OS—Oil Separator; RQ—Refrigeration System; GE—Gas Equipment and Appliances; DC—Distilling Systems; etc., as the case may be.

9th—Tenement House Order.

10th—Fire Alarm Funds: The Bureau has been unable to secure adequate fire alarm funds from the city of New York.

11th-Fire Alarm System: D L—Locked Doors; O—Electrical Equipment; Ex—Exhaust; FA—Fire Alarm Equipment; MF—Fire Main Equipment; RE—Fire Equipment; R—the letter (R) in parentheses shall indicate an order issued by the State, the letter (S) by the city, and the letter (P) by the post office. Orders, when not so specified, same shall be to provide an adequate system, etc., as the case may be.

12th—Interior Alarm System: D L—Locked Doors; E—Electrical Equipment; Ex—Exhaust; FA—Fire Alarm Equipment; O—Exhaust System; RQ—Refrigeration System; GE—Gas Equipment and Appliances; DC—Distilling Systems; OS—Oil Separator; RQ—Refrigeration System; GE—Gas Equipment and Appliances; DC—Distilling Systems; etc., as the case may be.
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- HARRISON & MEYER, 1182 Broadway. Tel. Rector 2570.

**Folder Gates.**

- BATAILLE & CO., A., 57 Hudson St. Tel. Chelsea 891.

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- ORIENTAL VERMIN EXTERMINATING CO., 150 Broadway. Tel. Cortlandt 230.

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- KERNER SYSTEM, 231 Madison Ave. Tel. Murray Hill 2670.

**Gas.**

- CONSOLIDATED GAS CO. OF NEW YORK, 190 E. 15th St. Tel. Stuyvesant 4900.

**Gates—Folding.**

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