

Real Estate Record and Builders Guide

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EDITORIAL

Gov. Harding's Optimistic Note

In his review of the general credit situation throughout the country, Mr. W. P. G. Harding, Governor of the Federal Reserve Bank, says there is marked improvement in conditions, especially in the West, where crops are beginning to be moved and old loans are being liquidated at a fair rate. Bankers anticipate no difficulty in handling requirements for moving the new crops. In the Middle West the banking situation is even better, and in the South, where the strain has been greatest, the burden of financing the cotton crop is seasonal and will be gradually transferred to other regions able to take care of it.

Governor Harding is optimistic on the general situation, without predicting that all trouble is past. He is in a favorable position for diagnosis of the country's malady. He says: "Nobody can say what the future will bring forth, but at the present time the outlook, as I see it, is good. So far liquidation of credits has followed wherever railroad congestion has been relieved, and this, I believe, substantiates the contentions of the Federal Reserve Board that the real trouble has been physical and not financial."

The transportation and coal problems are being worked out and there is already improvement enough to warrant the belief that the country's most urgent needs will be met.

Trade conditions, reported on by four hundred retailers of dry goods from twenty-two states, assembled in convention, are bright. One Western merchant expressed the general confidence in these words: "With good crops, employment for everybody and good wages assured, the general conditions for successful fall trade are excellent."

If the financial condition of the country is sound and trade everywhere on a satisfactory basis, New York City necessarily must profit materially and financially. When Judge Gary reports that labor in the nation's barometric business is more efficient, and when the railroad men accept the wage award, huge in the aggregate, but only 60 per cent. of their demands, there is hope that we are nearing a state of economic equilibrium."

Many disturbing problems are still to be solved, but signs continue to multiply that the nation is settling down to the enormous task of making good on its war losses. In this New York will take the leading part.

More Than a Billion in One Year

The Internal Revenue Bureau in Washington has compiled a statement of the collections made by the Federal Government for the fiscal year which ended on June 30 last. Overburdened taxpayers are not surprised that the total is the highest in the history of the country. The bureau reports that \$5,410,284,875 was collected by Uncle Sam during that period.

New York City alone paid more than one-fifth of the

total, and New York State paid more than one-fourth of what was collected in the entire nation. Enthusiastic citizens who paid little or no taxes may boast of the fine showing New York made, but those who contributed must be pardoned if they take a different viewpoint. Contemplation of the payment of more than \$1,000,000,000 to the Federal Government in a peace year is calculated to make the victims soberly thoughtful.

From income and excess profits taxes the Federal Government collected during the year a total of \$3,944,555,738, and the miscellaneous, stamp, admission and other taxes amounted in the aggregate to \$1,465,729,137 more.

New York City alone paid more than \$1,000,000,000 in income and excess profits taxes, this tremendous burden being piled on top of city and state taxes which were of themselves staggering. That the taxpayers of the metropolis have been able to survive such a deluge of taxation is cause for congratulation and furnishes one more proof of what a great city this is and what our people can do when they have to.

But that does not minimize the fact that this great city seems always to get the worst of it when Uncle Sam starts out to tax. The Internal Revenue Bureau's statement shows that the New England States contributed less than \$545,000,000 that being less than half the total taken from New York City alone. In fact, New England's share about equalled that of Pennsylvania, while the four great states of Ohio, Indiana, Illinois and Michigan combined paid less than New York City alone. The total collected from a dozen of the principal Southern States does not equal one-half of this city's total. The amount paid in by twoscore of Western and Northwestern States falls far short in the aggregate of that paid by the metropolis alone.

While the nation was at war the patriotic taxpayers of New York made no complaint at whatever heavy burdens were placed upon them. They were willing to go the limit, and they did it, to insure the successful termination of the great European struggle. Nearly two years have now passed, however, since the war ended, and it is high time that they should have very substantial relief from Uncle Sam's demands.

Upholds the Co-operative Idea

Mr. Stephen H. Tyng, Jr., President of the Real Estate Board of New York, is the latest prominent realty leader to express approval of co-operative ownership of New York City real estate. Mr. Tyng's view coincides with that expressed recently by Mr. George R. Read.

The co-operative ownership idea, as Mr. Tyng points out, is being weighed now in the scales of public opinion and he believes the idea is being weighed justly, too, "if it is true that some of these transactions are being

negotiated solely to coerce tenants into purchasing space at greatly inflated values."

It is the belief of President Tyng that space in most of the new co-operative buildings is being sold on a fair and reasonable basis and, under these conditions, he finds many obvious advantages to the subscriber. Particularly does he believe that subscribers have good opportunities in investing in the new co-operative prop-

erties that are being sold free of mortgages, and where the amount of space reserved for renting, to defray all operating expenses, has been determined by reliable and experienced real estate men of high standing.

It must be conceded that, in the discussion thus far heard, those supporting the idea of co-operative ownership in the present situation have presented a much stronger case than have the critics of the plan.

Building Managers Obtain Better Terms for Ash Removal

THE Building Managers and Owners' Association of New York announces that every owner and manager of large office, loft and apartment buildings in this city is affected by the recent action of the Department of Street Cleaning in the resumption of its former method of honoring permits of private cartmen and others at the department's ash dumps.

This decision which has just been received by Arthur C. Bang, chairman of the Ash Removal Committee appointed by President Charles B. Best of the Building Managers and Owners' Association to cope with the situation, while seemingly unimportant, nevertheless, will play an important part in eliminating one of the many harassing features connected with the management of property.

Mr. Bang said yesterday: "Up to two or three years ago the public cartmen, which managers of buildings must employ to remove the large quantities of ashes which accumulate every day in the boiler rooms of buildings in this city, encountered no difficulty in disposing of ashes at the city ash dumps where scows were provided to carry the refuse out to sea or which was used in reclaiming swamp lands. While this service cost buildings then from 3c to 6c per can the price has since risen to an average of 25c per can in the downtown district, increasing this operating item between 400 and 700 per cent."

"When building construction a few years ago was being carried on more extensively than during the last two or three years," states J. Clydesdale Cushman, secretary of the Building Managers and Owners' Association, "steam ashes were a salable by-product. Ash removal contractors frequently made

large profit by not only charging buildings for removing ashes but would, by carting only a few blocks, sell their loads to builders for concrete construction work. The lessening of building construction, coupled with the suspension by the Street Cleaning Department of providing scows to remove this refuse caused a severe hardship upon cartmen who in many cases it is known were required to haul truck-loads of ashes 14 miles to a location sanctioned by the city.

"Ash men were loath to carry on the business in this manner, with the result that boiler rooms of many of the largest buildings, where ashes accumulate to the extent of 220 cans per day, became so congested with ashes piled to the ceiling that in some cases building managers were required to obtain building material permits in order to pile the ashes in the streets."

The activities of Mr. Bang's Committee in effecting an improvement in these conditions is therefore welcomed by owners of buildings, building managers and cartmen alike for the part it played in ending a situation which has proven most annoying and expensive. The letter received from the Department of Street Cleaning follows: "Replying to your letter of June 18, permit me first to apologize for the delay in answering your inquiry. We were awaiting the action of the Board of Estimate and Apportionment on disposal contracts. These contracts have now been approved, and I am happy to inform you that conditions at Department of Street Cleaning dumps are now normal. The permits of private cartmen and others will be honored, commencing with this date."

Tide of Immigration Turns Towards This Country

THE agricultural and industrial demands for unskilled labor which are so evident throughout the country have in no way been satisfied by the apparent increase in immigration to the United States during the past few months, despite the fact that the total number of persons admitted is now, for the first time since we entered the great war, greater than the total number departed, according to figures prepared by the Inter-Racial Council.

During the six months from July 1, 1919, to December 31, 1919, the total number admitted was 162,883 and departed 166,212—a net loss of 3,329. In the same six months of 1913—the last year of our normal immigration—the total number admitted was 734,869 and departed 153,790—a net gain of 581,079.

During the first five months of 1920 the preliminary figures for the port of New York, which usually handles about 80 per cent. of the total immigration and emigration for the country, show a net increase of 38,288, as follows:

Month.	Admitted.	Departed.	Increase.	Decrease.
January	25,051	24,529	522
February	22,086	24,379	2,293
March	29,098	18,714	10,384
April	36,958	26,169	10,789
May	40,048	21,162	18,886
Totals	153,241	114,953	40,581	2,293

It appears that practically all of those who left the United States during these five months were able-bodied male wage-earners. Of those who entered about half were women and children and a large part of the balance were natives of Italy and returning reservists. Many of the men admitted had previously been in the United States and practically all

of them had definite destinations and knew exactly where they wanted to go. Comparatively few new able-bodied aliens are arriving, as a number of the European countries do not yet permit men of military age to leave their borders. Our own war-time passport regulations requiring an American consul's visa before an alien is allowed to board a vessel, the enforcement of the illiteracy test and the fact that many of the large passenger steamers formerly bringing in immigrants are now out of commission, will temporarily retard a return to the pre-war immigration to the United States.

New York Taxable Property

THE total assessed valuation of property in the State is \$12,989,433,000, an increase of \$321,000,000. The average percentage of property assessed was fixed at 85.93, a considerable reduction for the five counties in New York City. This was for the sake of apportioning the State Tax.

In the Bronx, where the percentage of assessment was 59, the reduction will be \$57,000,000; in Kings, where the assessed percentage was 94, \$166,000,000; in New York, 95 per cent., \$494,867,000; in Queens, 89 per cent., \$21,908,000; in Richmond, 89 per cent., \$3,849,000.

The amount of these reductions, aggregating more than \$700,000,000, will be distributed among up-State counties. The increase in the assessed valuation of real property in New York City is \$156,975,480.

The quantity of stone sold in the United States in 1919, according to a recent bulletin published by the U. S. Geological Survey, amounted to 71,380,000 tons.

REAL ESTATE SECTION

Mayor Wants Law Passed to Authorize Building by City

Asks for Special Session to Act in View of Housing Shortage Disclosed
by Committee on Rent Profiteering

THE Mayor's Committee on Rent Profiteering and the Housing Conference have made a preliminary report to the Joint Legislative Committee on the Housing Situation and Mayor Hylan urges the financing by men of wealth of apartment construction to meet the crisis disclosed by the report. He also asks the Legislature to pass laws conferring power on the City to erect apartments and rent them to individuals.

Investigation shows that the construction of homes was fully four years behind, the Mayor wrote. Prior to 1914, approximately 28,000 homes were provided annually by the erection of new tenement houses alone. The tenement houses in course of construction at present will provide 3,863 apartments. The one and two-family houses being erected in outlying districts will provide 8,045 additional apartments, while 394 apartments are being constructed in the apartment hotels. A total of 12,662 apartments and homes is therefore in course of construction.

To meet the abnormal demand a sufficient number of tenement houses must be erected each year to provide 50,000 apartments, the Mayor said, adding that it was a conservative estimate that there is a present maximum need of at least 100,000 apartments.

Mayor Hylan continues:

"In addition to the normal increase in population this city is now receiving immigrants every day, for whom quarters will have to be provided as well as for the transients who have decided to take up permanent residences. It is therefore obvious that there should be a campaign of intensive building to meet this situation. The best method of accomplishing this is, of course, debatable.

"If a special session of the Legislature were called, an amendment to the Constitution could be passed by it. A new Legislature next year could repass it, after which the amendment would be submitted to the people for their vote at the general election in 1921. The city could then go ahead with its program and begin building of houses in January, 1922. I know that this is quite a time hence, but there will be ample work for the municipality even then, because it will take several years thereafter to bring about normal housing conditions. In the meantime there should be no standstill in the erection of homes and multi-family houses.

"Men of wealth should aid the financing of building construction for houses with a lesser regard for the amount of income to be derived from such an investment and a greater regard for the practical benefits that will accrue to the community from such an investment, both from a social and an economic point of view.

"The Federal Reserve Bank, with its potent influence and power over the member banks should give its active and affirmative aid in the construction of new houses by a more liberal system of discounts on collateral, based upon real estate used for dwelling purposes.

"Title companies, savings banks, insurance companies and other financial institutions should be urged to renew existing mortgages on real estate and to discourage the practice of making loans more readily when the application is made through certain favored brokers. Such a policy would conduce more to a settlement of the present situation and avoid the precipitation of a panic which would be caused by the

calling of mortgages or compelling the reduction of some. Possibly a more drastic amendment of the penal law might discourage the activities of those who refuse loans unless application is made through the favored brokers.

"I believe that to encourage private capital to enter into the real estate mortgage market mortgages should be exempt from the income taxes of both the State and Federal Governments. Mortgage money at the present time is not attracted to the building field when such competing investments are offered as United States Government bonds. Unless there is some exemption granted from the State and Federal taxes on incomes from mortgages the danger is quite manifest that in a very short time the most serious results will follow, as the greater part of the mortgage money will be drained from the market—and without mortgage money no houses can be built.

"Labor has expressed its willingness to co-operate in the construction of houses and has evidenced it by the passing of resolutions by numerous organizations to that effect," says the Mayor. "The committee predicts that the evident famine in building material will also be largely removed by its activities in bringing about a release of such material from freight congestion through the efforts of its transportation sub-committee."

Mayor Hylan said it was the opinion of the Mayor's Committee on Rent Profiteering that present rent laws were adequate, and that he shared with the committee the feeling that these laws had not only saved tenants from gouging landlords but had put a check "on the orgy of real estate speculation and the frequently changing ownership of property with inevitable boosting of rents."

The Mayor wrote that he did not expect the landlord and tenant situation would grow more difficult to handle in the Fall. There was a general belief that the present rent laws would be as potent and protective in October as they are now.

He pointed out that there were others besides those occupying housing accommodations who had been victimized by profiteering landlords. They were the retail storekeepers and manufacturers of necessities of life, "who are now entirely helpless and at the mercy of unscrupulous landlords." Additional laws are needed to afford protection in these cases, the Mayor thinks.

Information at hand, he said, showed that in many instances shopkeepers who spent years to build up their business and who had invested the savings of a lifetime, had had their rents boosted to such a figure that they were faced with the alternative of increasing prices to their customers or being driven out of business.

The schedule of trains in the new Montague street tunnel and Flatbush avenue subway lines, which are to open next Sunday, has been completed. Many of the trains now going over the Manhattan Bridge from the Fourth avenue subway will be diverted to the Montague street tunnel.

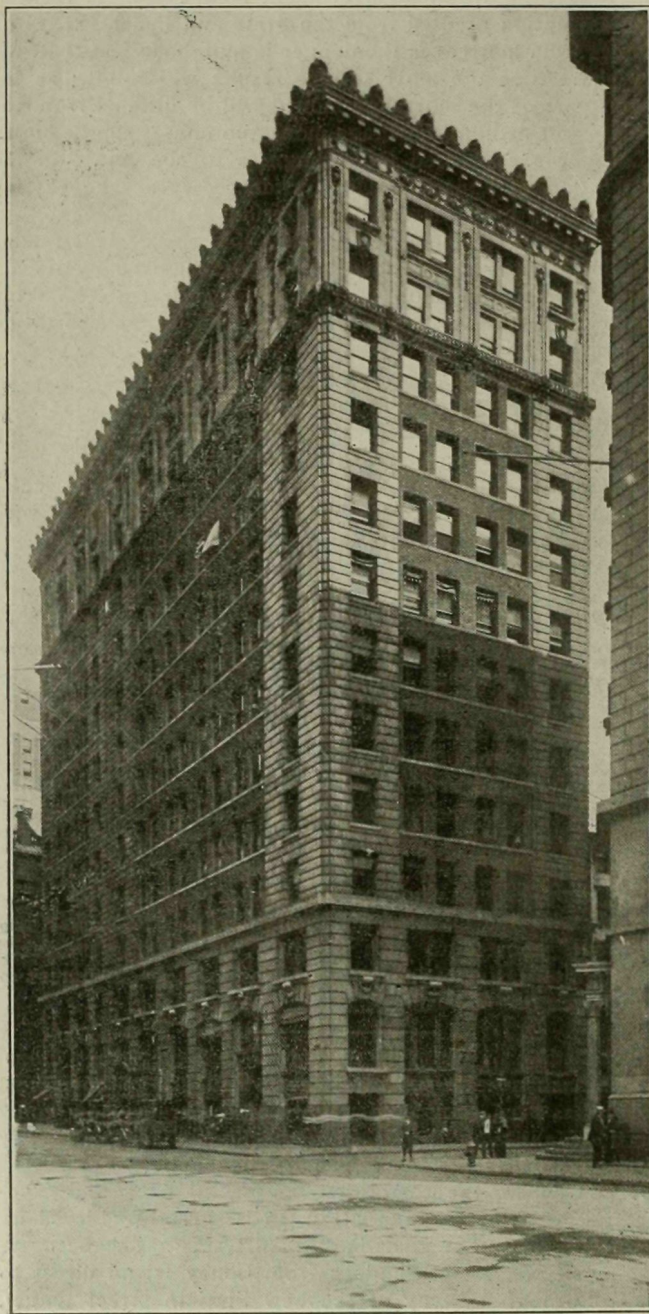
Officials expect the congestion on several lines, and especially at Canal street, Manhattan, to be greatly relieved by the opening of the new road. Special trains are to be operated on Saturdays and Sundays from Coney Island direct to Queens Borough by way of the new Sixtieth street tunnel, which will also be opened next Sunday. Trial trips on the new lines are to be made today.

Two Buildings in Financial District Change Hands

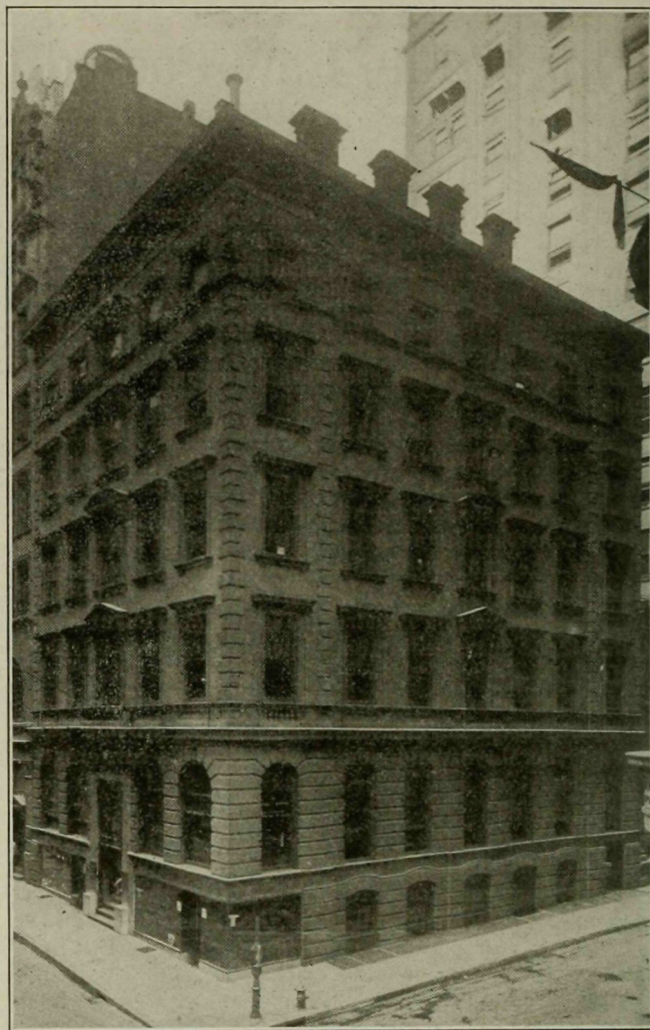
Tontine Building on Wall Street and the Lloyds Building on William Street Sold Through Charles F. Noyes Company

ILLUSTRATED on this page is a picture of the Tontine building at the northeast corner of Wall and Water streets, a twelve-story office structure that was sold recently and which formed the largest sale in lower Wall street in recent years. Covering a plot that comprises two-thirds of the south block front between Water and Pearl streets, this building was acquired by the Federal Sugar Refining Company, of which Claus A. Spreckels in the head, through the Charles F. Noyes Co. Its purchase price approached \$1,000,000.

Another illustration on this page shows the old five-story stone building at the southwest corner of William and Cedar streets, which was long known as The Lloyds building, and which was recently bought through the Charles F. Noyes Co. by William Prager. The site is to be improved with a modern banking house, after plans by Clinton & Russell, architects. It embraces 3,000 square feet, and it is one of the few corners in this section available for bank purposes.



TONTINE BUILDING—WALL AND WATER STREETS.



THE LLOYDS BUILDING—WILLIAM AND CEDAR STS.

THE Real Estate Board Tennis Tournament was held at the West Side Tennis Club, Forest Hills, Long Island, Thursday, June 22, 1920.

Singles—First Round—H. R. Houghton defeated D. M. Pearsall 6-0, 6-4. Frederick P. Fox defeated F. M. de Selding 6-0, 10-8. S. I. Newman and Theodore D. M. Johnson by default. L. W. Knox defeated A. C. Leach by default. A. D. Rockwell, Jr., defeated Larremore V. V. Sweezy, 6-1, 6-4. Royal D. Richey defeated J. S. Spraker, 6-2, 6-3. James McWalters defeated S. Fullerton Weaver, 6-1, 6-1. Root defaulted to Richart.

Second Round—Fox defeated Pearsall 3-6, 6-2, 6-3. Knox by default. Richey defeated Root 6-0, 6-3.

Semi-Finals—Knox defeated Fox 6-0, 7-5. Richey defeated Root. Finals—Knox defeated Richey 5-7, 7-5, 6-4.

Doubles—Morris I. Cass and H. G. Martin defeated Coleman E. Audel and Edward Blum 6-1, 6-2. Robert I. Dodge and L. C. Delmonico, Jr., defeated W. H. Fricke and A. J. Robertson 6-0, 6-1. Vasa K. Bracker and E. K. Van Winkle defeated Harold G. Aron and C. Royce Huberth 6-3, 6-0. Frank C. Hicks and Edward C. Craft defeated Edgar A. Tredwell and E. P. Humphreys by default.

Semi-Finals—Dodge and Delmonico defeated Martin and Cass 6-0, 6-0. Bracher and Van Winkle defeated Hicks and Craft, 6-0, 6-0.

Finals—Dodge and Delmonico defeated Bracher and Van Winkle, 6-2, 6-3.

Review of Real Estate Market for the Current Week

Although There Was a Decrease of Activity There Was Great Variety to the Dealing Which Shows a Good Undertone

THERE has been a marked falling off in real estate dealing this week, the most pronounced decrease, so far, this summer. The market has been wonderfully well sustained until this week; but, nevertheless, the transactions of the last seven days demonstrate that the market still has good form and that the interval between now and early autumn will give it a chance to get its second breath. Some of the big operators and numerous of the small ones have at last departed for a play spell. There was about one-third less buying of real property this week than in the many preceding weeks.

No week, however, this year, has surpassed this one in the variety and scope of the dealing. Large and small buildings from the Battery to Marble Hill, on Manhattan Island, changed hands, while the volume of dealing in the Bronx and in Brooklyn in one and two-family houses was heavy, and some good-sized transactions also marked the trading in each of the latter boroughs. Two large ocean front plots in Queens were sold.

Among the Manhattan sales was an old lower West Side corner that belonged to Trinity Church corporation until a year ago. The party who bought it has turned it at a good profit and the latest owner will improve the site with a modern business structure. Much of this particular property is vacant; maybe that is why Trinity disposed of it. At any rate, the latest purchase of it means a notable addition to the mercantile strength of the West Side of town. The new

building to go up will be an incentive for others to follow suit in this part of the city, which abounds in Trinity holdings that are antiquated yet income yielding. Over a long period of years Trinity has made a few modern improvements.

The sale of the week that attracted most attention was that of the seven-story mercantile building at the junction of Astor place, Eighth street and Lafayette street. Owned by the Clinton Hall Association, whose existence dates back to an early era of New York, it may be of public interest to state that this association for many years owned the site of Temple Court in Beekman street, where Clinton Hall stood, and the association sold it to the late Eugene Kelly, banker, who built Temple Court.

Attracting almost equal attention was the sale of an ordinary four-story dwelling on East Thirty-eighth street by a company of which J. Pierpont Morgan is president. The house stands in the so-called Morgan neighborhood and the fact that the financier has long fought trade encroachments on the Murray Hill residential area would make it appear that the sale of this dwelling must have been to a person who will further the residential rather than the business character of Murray Hill adjacent to the Morgan holdings.

Among other important transactions of the week were the sale of a large vacant plot adjoining Inwood Park on the west, probably for improvement; numerous medium-sized business buildings uptown and downtown, and a large plot in the Pennsylvania zone for improvement with a modern mercantile building, together with varied sized apartment buildings all over town.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week was 106, as against 125 last week and 96 a year ago.

The number of sales south of 59th street was 46, as compared with 45 last week and 36 a year ago.

The number of sales north of 59th street was 60, as compared with 95 last week and 60 a year ago.

From the Bronx 45 sales at private contract were reported, as against 20 last week and 60 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 145.

Strategic Plot for Y. M. C. A.

That the Young Men's Christian Association contemplates a notable improvement for its purposes that has not been made public, is indicated by the fact that it acquired yesterday a vacant plot, 150x100, on the west side of Claremont av, directly north of a section of Riverside Park that is on the east side of Riverside drive, to the north of West 122d st. The Y. M. C. A. plot is immediately in the rear of two garages fronting on Riverside drive; and, any building that the Y. M. C. A. may erect here will command a sweeping view of the Hudson river and overlook Grant's Tomb, which is just around the corner from the plot in discussion.

Plans are in course of preparation for the improvement of the property, but the Y. M. C. A. is not now prepared to disclose the nature of the improvement, but it states that it will make it public when the plans are completed. The plot was owned by the Minaret Building Co., and is assessed at \$55,000.

Sale of a William Street Corner.

Charles F. Noyes Co. sold to the Battery Park Realty Co., William Prager, president, for the Lloyds Plate Glass Insurance Co., William T. Woods, president, 61 and 63 William street, the southwest corner of Cedar, a 6-story banking and office building, covering a plot 46.8 feet on William street and 68.3 feet on Cedar street (plottage of 3,000 square feet), with full and complete possession on 90 days' notice.

The property is exactly midway between Wall street and the site for the Federal Reserve Building. The other three corners are occupied by the Mutual Life, Royal Bank of Canada and the Commercial Bank of Italy. The four Pine street corners are controlled by Harris, Forbes

& Co., Kuhn, Loeb & Co., Bank of America and the Mercantile Bank of Americas. The Noyes Co. has been appointed managing agent for the property by the new owners.

Well Known Building Sold.

Clinton Hall Association sold to 13 Astor Place, Inc., 13 to 23 Astor pl, a 7-story brick and stone building which covers a triangular plot, fronting 149.1 feet on Astor pl, 159 feet on East 8th st and 52.1 feet on Lafayette st. The building houses the Mercantile Library, the Hamilton Institute and other organizations.

Malcolm M. Hayward, president of the real estate firm of M. M. Hayward & Co., heads the buying corporation. Plans for adding three stories to the structure and for the remodeling of it have been prepared by McKim, Mead & White, and when the alterations are completed the institute will occupy 8 floors and the Mercantile Library 1 floor, the second. The ground floor will be rented to retail firms.

The roof floor of the building will be devoted almost entirely to the pleasure and comfort of employees. Completed plans provide for a rest room large enough to accommodate more than 200 girls. The room will be equipped with a piano, Victrola, lounging chairs, writing tables, etc. Adjoining this room will be the office of the institute's physician, who is in attendance daily. A dispensary, supervised by a graduate nurse, will adjoin the doctor's office.

Another portion of the roof will be given over to a men's smoking room, which will be completely equipped to provide for their needs. Entirely surrounding the girls' room and the men's smoking room on the roof will be a promenade leading from a large open lobby at the elevator entrance.

The reported purchase price is \$600,000.

Interesting Murray Hill Deals.

Archibald D. Russell sold 34 East 36th street, a 4-story and basement stone front dwelling, on a lot 30x98.9, between Madison and Park avenues, and directly opposite to the art gallery and library of J. Pierpont Morgan. The City Real Estate Co. is the ostensible buyer, but that company is only a holding company controlled by the Title Guarantee & Trust Co. The lot abuts 35 East 35th street, a 2-story garage, on a lot 30x98.9, which is included in the sale.

J. Pierpont Morgan owns the stable property adjoining at 33 East 35th street, while the home of Junius Morgan is at 30 East 36th street, and his stable abuts at 29 East 35th street.

The house to the west of the Russell residence, 32 East 36th street, is owned and occu-

ped by Juliet P. Hamilton, and that to east, 36, by Mary H. Pyne. Other owners in this row include William C. Osborn, Gerald L. Hoyt and Mary A. Hoyt.

Flintock Realty Co., J. Pierpont Morgan, president, sold to a buyer, for occupancy, 120 East 38th street, a 3-story English basement brownstone dwelling, on a lot 14x98.9, between Park and Lexington avenues. This house was owned until a few months ago by Frederick Trowbridge.

Inwood House Changes Hands.

Supreme Court Justice Edward J. McGoldrick has approved an application of the Inwood House, an institution for unfortunate mothers and infants, to sell its premises in Dyckman street, between 208th street and the Hudson River Railroad front, for \$260,000 to the Jewish Memorial Hospital. Possession will be given Dec 1 next.

The Inwood House petition sets forth that it proposes to utilize the amount realized by the sale and \$225,000 recently inherited from Gladys Elizabeth Haynes to purchase a site in the country for the erection of individual cottages for the treatment of inmates on the group or family plan.

French Family Sell Parcels Here.

Marquis Charles Pierre de Bausset Roquefort, of Paris, France, sold through Tankoos, Smith & Co. to the Battery Park Realty Corporation 27 to 31 Prince st, at the northeast corner of Mott st, three 5-story tenement houses, on a plot 55.8x86.3x53.6x80, opposite St. Patrick's pro-Cathedral; also 247 to 251 Elizabeth st, two 5-story tenement houses with stores, on a plot 60x89.2; also 260 Mott st, a 5-story tenement house with stores, on a lot 20x89.1, and 289-291 Mott st, two 5-story tenement houses with stores, on a plot 40x89. All of these properties have been owned by the family since 1840, together with the southwest corner of 6th and Greenwich avs, which latter parcel was sold two weeks ago.

Good Lower West Side Sale.

Cross & Brown Co. sold for Lauritz C. Rasmussen to the Exide Battery Depots 218 Spring st, a 3-story and basement frame and brick building, on a lot 25x100, and for The 220-226 Spring Co. to the same buyer the vacant plot, 67.7x75, comprising 220 to 226 Spring st, at the southeast corner of Clark st. The total plottage is 92.7x75. Until last November all except one of these parcels was owned by the corporation of Trinity Church.

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COLLECTING, RENTING
AND MANAGEMENT OF ESTATES**40th Street Contributes Big Sale.**

The company known as 15-17 East Fortieth Street, Inc., W. H. Bixby, president, sold 15-17 East 40th st, a 12-sty mercantile building, on a plot 53.6x97.74. Negotiations are pending for a resale. This building was built about three years ago by the Anderson Art Galleries and it contains 23,000 square feet of office space. The purchase price is reported to be in the neighborhood of \$900,000.

Assembles Plot in Penn Zone.

Alward Realty Co. sold through George S. Runk, 350, 354 and 356 West 31st st, opposite the General Post Office building, three 3-sty and basement brick dwellings, each on a lot 20x98.9. The buyer also bought from the Lawler estate 352 West 31st st, a similar property to the others. He now controls a total plottage 80x100, upon which he will erect a modern mercantile building.

Block Front Apartments Sold.

The Morganstern Brothers Syndicate, which was prominently identified with the big real estate speculative movement during the last two years and which has sold about \$5,000,000 worth of New York City real estate since January 1, sold to Morris Solomon, a tenant in one of the houses, the two 6-story elevator apartment houses, known as the De Peyster and the Kortwright, occupying the entire block front on the east side of Seventh avenue, from 119th to 120th street. The properties, numbered 1980 and 2000 Seventh avenue, have a frontage on that thoroughfare of 202 feet and a depth in each street of 100 feet. The buildings house 60 families and contain five stores, which will pay an annual rental on Oct. 1 of \$100,000. The property was held at \$650,000.

Morganstern Bros. Syndicate sold to M. Lazar the 6-story elevator studio apartment house at 140 Wadsworth avenue, northwest corner of 180th street, on a plot 120x90, and housing 35 families. The rents in October will total \$50,000 a year. The corner was held at \$300,000.

Morganstern Bros. Syndicate sold to a group of tenants, who will own and maintain it co-operatively, the 6-story elevator apartment house at the northwest corner of Madison avenue and 97th street, on a plot 95x100. It contains eight stores and houses 20 families. The property was held at \$250,000. Rubin Cohen, an attorney, who lives in the house, represented the tenants in the transaction.

Old St. Mark's Buys Realty.

St. Mark's Church On The Bouwerie bought from Mary A. Dalrymple and others 119 East 10th street, a 4-story and basement brick dwelling, on a lot 26.6x94.7.

St. Mark's Church has been buying properties in this vicinity during the past few years and remodeling them to improve housing conditions for residents of the neighborhood. It owns 109 to 115, 126, 127 and 129 East 10th street.

Magdalene Home Sells Its Property.

The New York Magdalene Home sold to the Hebrew Memorial Hospital its property at Dyckman street and the lower Bolton road, consisting of the buildings and about 57 lots of land adjoining the west side of Inwood Park. The hospital also bought a plot of four lots adjoining, on the north side of Dyckman street and the lower Bolton road from the Gotham Assets Corporation.

Builder Buys in Yorkville.

The Hispania Holding Co. (Judson S. Todd) bought from Eugene Mente the plot 50x201.5x150 on the southside of East 95th st, running through to East 94th st, 202 feet east of First av and within one-half block of the East River. There is a pier at the end of each street. The buyer plans to improve the property.

Park Place Transaction.

William H. Whiting & Co. sold for the National Railway Publication Co. the 6-sty basement and sub-basement office building 38 Park pl, running through to 37 Barclay st, on a plot 25.10x148.8. The purchaser is Max Marx. The sellers, who recently purchased through the same brokers the Library Bureau Building, located at 424 to 438 West 33d st, had owned the property since 1889. It was held at \$200,000. It adjoins the southeast corner of Church st.

Marble Hill Figures in Market.

Estate of Charles Weisbacker sold to the Arrowhead Garage Co. 5221 to 5227 Broadway, Marble Hill, four 2-sty brick store buildings, each on a lot 25x100. The buyer will make extensive alterations.

Buys Cortlandt St. Corner.

Charles F. Noyes Co. and Lawrence, Blake & Jewell sold for Donna Josephine del Drago to David Maier 78-80 Cortlandt st, northwest corner of Washington st, a 5-sty building on plot 51.9x55, with valuable alley rights. The owner will occupy the property.

Another Fraternity House.

Delta Tau Delta, a Columbia secret fraternity, purchased from Louis Bloch the 5-sty dwelling, on a lot 20x100, at 535 West 113th st.

Big Bronx Corner Bought.

Le Bash Garage Corporation sold 1563 to 1571 Hoe av and 932 East 173d st, forming the southwest corner of the two thoroughfares, two 5-sty apartment houses, the immediate corner one being 5 stories with stores, on a plot 55x100, and the inside one 5 stories, on a plot 75x100. The two properties contain 60 apartments.

Judge Goff Sells Bronx Plot.

Harry Cahn purchased from John W. Goff the plot consisting of 10 lots at the northwest corner of 177th st and Jerome av, being 221x105. Plans are now being prepared for the erection of a modern garage, of which the estimated cost is \$150,000.

Mt. St. Vincent Academy Buys.

The Mount St. Vincent Academy purchased the estate of the late Edmund D. Randolph, adjoining its present property at Mount St. Vincent, Riverdale-on-Hudson. The property consists of a fine stone mansion and 13 acres of land, and will be used in developing the Mount St. Vincent Academy, which has had a very large growth. George Howe was the broker.

Buys a Bronx Block Front.

Columbian Realty Co., Jacob M. Zimmerman, president, sold to the Stebbins Realty & Construction Co. 1998 to 2008 Webster av, comprising the easterly block front from Alden pl to East 179th st, six 3-sty frame flats with stores, on a plot 100x71x irregular.

Big Brooklyn Sale of Lots.

Realty Associates sold to M. Zourek the plot of 29 lots on 12th av and Delaplaine st, between 86th st and Benson av, Bensonhurst.

Bank of Manhattan Buys in Queens.

Roman-Callman Co. sold for Franklin Rogers to the Bank of Manhattan Co. the plot of 2,650 square feet on the Bridge Plaza (Skillman place), Long Island City, and adjoining the home of the Queens branch of the bank. The latter has no immediate plans for the property, but will hold same for a future expansion of its quarters.

Good Sales on the Ocean Front.

Lewis H. May Co. and J. H. Mayers sold for Sol Schildkraut 30 lots and house at Edgemere, Queens, for a total amount of \$56,000. Among the buyers were Max Kempe, Lena Kissenstein, Frank Marino, A. Ponti, A. Wetzler, D. Korn, G. Pach, S. Schnurmacher and W. West.

The Lewis H. May Co. sold for Arthur W. Ware a plot of lots on Walnut st, Long Beach, Nassau county, to Chas. A. Pernicola, for improvement with a private dwelling for his own use.

Manhattan.**South of 59th Street.**

ALLEN ST.—Rose Weiss sold to Ernestine Cohen 44 Allen st, a 5-sty tenement house with stores, on a lot 24.5x65.7, adjoining the northeast corner of Hester st.

BLEECKER ST.—Elizabeth Busch bought from Anna K. Fricke 275 Bleecker st, adjoining the southeast corner of Jones st, a 4-sty frame business building, on a lot 23x80.1.

ELIZABETH ST.—William Hartford sold to Benedetto Azzara 236 Elizabeth st, a 5-sty brick tenement house with stores, on a lot 20.1x95.

GREENWICH ST.—William F. Behrens bought from Frederick Brown 273 Greenwich st, adjoining the northeast corner of Murray st, a 5-sty building, on a plot 33x56xirregular. He will alter the property for his business.

HUDSON ST.—Rence Gorss sold to Benjamin Rosenblum, who resold to Sadie Harris, 641 Hudson st, a 5-sty loft building, on a lot 29.4x112.3x109.6.

NORFOLK ST.—Henry Stemme sold to the Tecor Holding Co. 75 Norfolk st, a 5-sty tenement house, on a lot 25x100.3.

NORTH MOORE ST.—St. Marks Church sold through Daniel Birdsall & Co. to Thomas Van Loan 64-66 North Moore st, a 5-sty building, on a plot 49.8x87.10.

PERRY ST.—Estate of Robert W. Courtney sold to Henry Hull 73 Perry st, a 3-sty and basement brownstone dwelling, on a lot 19.6x52.

SPRING ST.—Lawyers Mortgage Co. sold to Bernard Clark and Anna E. Conrady 321-323 Spring st, two old 3-sty frame buildings, on a plot 40.7x40, adjoining the northwest corner of Greenwich st, a similar structure.

WAVERLY PL.—Estate of Edward O'Reilly sold to E. E. Collister, for occupancy, 137 Waverly pl, a 3-sty and basement brick front and frame bodied dwelling, on a lot 22.5x78.11, adjoining the northwest corner of Sixth av. The

land on which it stands was part of an original Crown grant in the seventeenth century to Sir Peter Warren, an Admiral of the British Navy. From the Warren estate through marriage the property passed to the Earl of Abingdon, after whom Abingdon Square was named, he being a large realty holder in this section of Manhattan Island. Later the property was disposed of by the Earl and finally came into possession of the O'Reilly estate.

WAVERLY PL.—Estate of Andrea Bonneau sold to the Misses Fannie and Gladys Edgerton 120 Waverly pl, a 3-sty and basement brick dwelling, on a lot 22x97.

9TH ST.—Cornelia J. Chadwick sold to Juliana R. Force 58 West 9th st, a 4-sty English basement stone front dwelling, on a lot 16.8x93.11.

10TH ST.—William N. Guthrie bought from Mary A. Dalrymple 117 East 10th st, a 3-sty and basement brick dwelling, on a lot 21.2x94.7.

11TH ST.—Gottlieb F. Jaissle bought from Edward F. Hayes and others, as trustees, 531 East 11th st, a 5-sty flat, on a lot 25x103.3.

12TH ST.—Frances A. Sands sold to Otterbourg, Steindler & Houston 47 East 12th st, a 4-sty mercantile building, on a lot 27.10x92.

12TH ST.—Louis S. Bruenn sold to William Trayana and Antonio Giordano 323-324 East 12th st, a 6-sty tenement house, on a plot 40x103.3.

21ST ST.—William A. White & Sons sold for the estate of Alexander Morten the 5-sty apartment house 141 East 21st st, also known as 41 Gramercy Park, on a lot 20x98.9. The sale also involved the purchase of the remaining period of a 21 year lease.

22D ST.—Seaboard Land and Mortgage Co. sold to Elsie Aigster 410 West 22d st, a 5-sty single flat, on a lot 14.3x72.

31ST ST.—John A. Sutphen and others, as executors, sold to Elias Rosenbaum 531 East 31st st, a 5-sty flat, on a lot 25x102.2.

31ST ST.—George S. Runk sold for the Lawlor estate 352 West 31st st, a 3-sty and basement brick dwelling, on a lot 20x98.9.

39TH ST.—C. Grayson Martin sold 109 East 39th st, a 4-sty and basement brick dwelling, on a lot 25x98.9.

39TH ST.—The 4-sty and basement dwelling of Donald H. Baker, of St. Augustine, Fla., at 109 East 39th st, purchased last October through Pease & Elliman by an operator, has been resold. The name of the purchaser was not divulged. The house occupies a plot 25x98.9.

41ST ST.—The Navy Club, which occupies the two 5-sty buildings, on a plot 44x98.9, at 13-15 East 41st st, has purchased the realty from Mrs. Alva E. Belmont.

52D ST.—Dr. Sidney F. Wilcox sold 41 West 52d st, a 4-sty and basement stone front dwelling, on a lot 17x100.5.

53D ST.—New York Title & Mortgage Co. sold to James H. Cruikshank 312-314 East 53d st, two 3-sty and basement frame 2-family houses, each on a lot 18x100.5.

56TH ST.—Sarah J. Brooks bought from Mary E. Lester 351 West 56th st, a 4-sty and basement stone front dwelling, on a lot 17.10x100.5.

57TH ST.—John J. Morris bought from A. A. Meyerhoff the 5-sty business building, on a lot 25x50.5, at 503 West 57th st, adjoining the northwest corner of Tenth av.

BOWERY.—Sarah L. Hurwitz sold to Charles Storich 24 Bowery, a 3-sty mercantile and store building, on a lot 25.3x99.6.

North of 59th Street.

59TH ST.—Estate of Joseph B. Bloomingdale sold to John Condat, candy manufacturer, 214-216 East 59th st, the first being a 3-sty business building, on a lot 25x100.5, and the second being a 2-sty store building, on a lot 25x100.5.

59TH ST.—J. Edgar Leaycraft & Co. sold for the estate of William Marshall to the tenant, Philip Margullies, 125 East 59th st, a 3-sty and basement store building, on a lot 20x100.5. It is the first sale of the property in 51 years.

61ST ST.—Douglas L. Elliman & Co. sold for Mrs. Fraley Smith 110 East 61st st, a 5-sty American basement dwelling on a lot 18.9x100.5, adjoining the southeast corner of Park av, to a client for occupancy. This house has been under lease to Col. Grayson M. P. Murphy, who recently purchased 13 East 70th st from Mrs. Bruce-Brown.

71ST ST.—Henry Cape sold to Cora C. McQuade 110 West 71st st, a 4-sty and basement brownstone dwelling, on a lot 18x100.5.

72D ST.—Grace F. Townsend sold to Peter W. Foy 163 West 72d st, a 4-sty and basement dwelling, on a lot 20x102.2.

76TH ST.—William A. White & Sons sold for Mrs. Elsie B. Barber to the C. & L. Lynch Co., Inc., the 2-sty building, on a lot 25x100.2, at 205 West 76th st. The purchaser, who operates a chain of restaurants in the city, has occupied the property as tenant for several years and has bought to secure a permanent home for the main office and bakery of the business.

81ST ST.—Estate of Isaac Rodman sold through E. C. H. Vogler to William J. Trestman 120 West 81st st, a 4-sty and basement brick dwelling, on a lot 19x102.2½.

82D ST.—The Parsons estate sold to Dr. N. B. Martin, for occupancy, 29 West 82d st, a 4-sty and basement brick dwelling, on a lot 22.6x102.2. The buyer will alter.

82D ST.—James H. Cruikshank bought from Caroline B. Deraismes 222 East 82d st, a 3-sty and basement brick dwelling, on a lot 20.4x102.2. Oliver Chichester was the broker.

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86TH ST.—Henry Mandel sold to Paul L. Kiernan 3 East 8th st, a 4-sty and basement brick dwelling, on a lot 16x100.8½. The buyer will remodel the structure.

95TH ST.—H. T. Tood, Inc., sold for N. Miller to George Jones 70 West 95th st, a 5-sty brownstone flat, on a lot 20x100.8½, adjoining the southeast corner of Columbus av.

95TH ST.—New York Produce Exchange Corporation sold to Anna Sass 303-305 East 95th st, adjoining the northeast corner of 2d av, a 6-sty tenement house with stores, on a plot 37.6x100.8.

96TH ST.—Wood-Dolson Co. sold for the estate of Edward O'Reilly the 4-sty and basement stone front dwelling at 31 West 96th st, on a lot 18x100.11, to Mrs. Alice L. Carling, for occupancy.

102D ST.—Annie W. Treacy sold to James J. Maddox 307 West 102d st, a 4-sty and basement stone front dwelling, on a lot 20x100.11, one-half block from Riverside dr.

109TH ST.—Charles Katz resold to Giovanni Tessitore 310 East 109th st, a 5-sty brick business building, on a lot 25x100.11, abutting Public School 172 on East 108th st.

114TH ST.—Rose Pilschek purchased from

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(Record Section—New York Edition)

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Eva Moths the 5-sty flat at 10 East 114th st, on a lot 25x100.11, adjoining the southeast corner of Fifth av.

115TH ST.—Max Phillips and Lena Cohen bought from Philip Snider and others 50 West 115th st, a 5-sty brick flat, on a lot 17x100.11.

120TH ST.—Incoronato Gallo bought from Raimonda Lombardo 430 East 120th st, a 3-sty and basement brick dwelling, on a lot 21x100.11.

121ST ST.—A. Kane Co. sold for Marie M. Pont 244 West 121st st, a 3-sty and basement stone front dwelling, on a lot 16.8x100.11.

122D ST.—Shaw & Co. sold for the Barney Improvement Corporation 212 West 122d st, a 3-sty and basement brownstone dwelling, on a lot 15x100.11.

122D ST.—Isaac Modell sold 247 to 251 East 122d st, a 6-sty apartment house with stores, on a plot 42x100.11.

123D ST.—A. D. Rockwell, Jr., sold for Henrietta Stampfer to Antonio Rubino 320 East 123d st, a 4-sty stone front apartment house, on a lot 19.10x100.11.

126TH ST.—Estate of John R. Agnew sold 318 East 126th st, a 5-sty tenement house, on a lot 25x100.

129TH ST.—A. G. Thompson Co. sold for Kathryn L. Minifie to Sarah H. Walls 159 West 129th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x99.11.

129TH ST.—Direct Leasing Corporation sold 224 West 129th st, a 3-sty and basement brownstone dwelling, on a lot 17x99.11.

132D ST.—A. G. Thompson Co. sold for the Meredith Realty Co. to William Stephen Brown 164 West 132d st, a 3-sty and basement brownstone dwelling, on a lot 20x99.11.

132D ST.—Col. Alfred Wagstaff bought from Dennis Quinn 40 West 132d st, a 3-sty and basement stone front dwelling, on a lot 15x99.11.

136TH ST.—James H. Cruikshank resold to Leopold Turner 147 West 136th st, a 4-sty English basement brick dwelling, on a lot 15.6x99.11.

140TH ST.—Annie E. Brown sold to Martha Anderson 322 West 140th st, a 3-sty and basement brick dwelling, on a lot 15x99.11, adjoining the Evangelical Lutheran Church of the Atonement at the southeast corner of Edgecombe av.

146TH ST.—Estate of George W. Sampson sold to Ennis & Sinnott 607-609 West 146th st, two 3-sty and basement stone front dwellings, each on a lot 20x99.11.

153D ST.—Duross Co. sold for Anna Rosina Williamson to Marcella T. Mahony 450 West 153d st, a 3-sty and basement brick dwelling, on a lot 16.8x94.11. It is the first sale of the property in 25 years.

175TH ST.—James Brucker sold to Robert Rankin 536 West 175th st, at the southeast corner of Audubon av, a 2-sty and basement brick dwelling, on a lot 19x78.8.

CONVENT AV.—Snowber & Co. resold for Ennis & Sinnott to an investor 330-332 Convent av, two 3½-sty and basement brick dwellings, each on a lot 25x95. The new owner will make extensive alterations.

HAVEN AV.—M. Halperin bought from Joseph Shenk 312 to 316 Haven av, a 5-sty apartment house, on a plot 75x105.

LEXINGTON AV.—Shaw & Co. sold for the Payne estate to a buyer, for occupancy, 2156 Lexington av, a 2-sty and basement brick dwelling, on a lot 16.8x40.

PARK AV.—Jacob Altman and others sold to Ida Rosen and May Katin 100 East 109th st, at the southeast corner of Park av, a 4-sty brick flat with stores, on a lot 19x74.

PLEASANT AV.—Aniello Papa sold to Lucia Ferrone the 5-sty tenement house at the southeast corner of Pleasant av and 116th st, on a plot 94x50.11xirregular.

RIVERSIDE DR.—Estate of Eliza M. Pelgram sold to Aimee I. I. Scott 94 Riverside dr, a 5-sty American basement dwelling, on a lot 20.10x102.4.

7TH AV.—Emily J. Lewis sold to Isidor B. Geller 1831 7th av, a 5-sty single flat, on a lot 19.11x100.

7TH AV.—Morris Lederman sold to Dora M. Wheaton the 5-sty flat, on a lot 25x100, at the southwest corner of Seventh av and 136th st.

8TH AV.—I. A. Wohlheim bought from the Frederick Stetler estate the 5-sty apartment house with stores at 2703 Eighth av, on a lot 25x100.

Bronx

FREEMAN ST.—J. Clarence Davies sold for the estate of Michael Sheehan 887 Freeman st, a 5-sty apartment house with stores, on a plot 42.3x121, adjoining the northwest corner of Interville av.

JEFFERSON PL.—J. Clarence Davies sold for Jonas Hallheimer 639 Jefferson pl, a 3-sty and basement frame 3-family house, on a lot 25x100.

KELLY ST.—A. Arent Co. sold 878 Kelly st, a 5-sty brick apartment house, on a plot 38x100.

133D ST.—J. Clarence Davies resold for William Seitz, Jr., Holding Corporation, to Annie Ferber, 733 East 133d st, a 2-family frame dwelling, on lot 16.8x100. This completes the

resale of the row of five houses purchased by the seller last month through the same broker.

137TH ST.—A. D. Rockwell, Jr., sold for the estate of Patrick Martin to John Burns 473 East 137th st, a 3-sty and basement brick dwelling on a lot 16.8x100, for occupancy.

146TH ST.—Peter Freess sold to Mrs. Margaret Kopf, of Germantown, N. Y., the 5-sty apartment house, on a lot 25x100, at 472 East 146th st, adjoining the southwest corner of Brook av.

148TH ST.—Minnie Heck sold through D. A. Trotta 241 East 148th st, a 4-sty apartment house, on a lot 25x106.5.

153D ST.—Charles Essenwanger bought through the Eugene J. Busher Co. the vacant lot, 25x100, on the south side of East 153d st, 375 feet west of Courtlandt av.

154TH ST.—Estate of Malte Kutzner sold through Eugene J. Busher, Inc., to Harry Cohen 390 East 154th st, a 3-sty and basement frame detached 3-family house, on a lot 25x100.

165TH ST.—Eugene J. Busher Co. sold for Forest T. Horton to Mary T. Christ and Catherine Reilly 656 East 165th st, a 2-sty and basement frame dwelling, on a lot 18x120.

230TH ST.—Hugo Wabst sold to E. Sorentino 766 East 230th st, adjoining the southwest corner of Barnes av, a 2-sty frame 2-family detached house, on a lot 25x114.

241ST ST.—Aurelia L. Leubeuscher sold through D. A. Trotta and F. W. Houghton 601-603 East 241st st, at the northeast corner of Bronx boulevard, two 2-sty frame 2-family houses, on a plot 45.1x75.1.

ALEXANDER AV.—Hall & Bloodgood, Inc., sold for Catherine Furcht 138 Alexander av, at the northeast corner of East 134th st, a 2-sty and basement brick dwelling, on a lot 20x75.

ALEXANDER AV.—Shaw & Co. sold for the Payne estate to Antonio Sordellini 155 Alexander av, a 3-sty brick flat with stores, on a lot 16.8x65.8.

BAISLEY AV.—Mary A. Dermody sold to Frederick Busher the northwest corner of Baisley and Crosby avs, Westchester, a plot 75x100 with a 2-sty frame dwelling.

CLINTON AV.—Mrs. H. Alperin sold to 21 Clinton av, a 2-sty and basement frame 2-family house, on a lot 24x100, adjoining the southwest corner of Crotona Park South.

CONCORD AV.—Bronx Savings Bank sold to J. C. Green 335 Concord av, a 3-sty brick dwelling, on a lot 20x100.

CONCOURSE—Walter Woods sold 2186 Grand Blvd and Concourse, a 2-sty and basement frame detached dwelling, on a lot 25x263x25, running through to Ryer av.

CROTONA PARK SOUTH.—Louise N. Bristow sold through Eugene J. Busher to the Debb Realty Corporation 646 Crotona Park South at the southwest corner of Clinton av, a 2½-sty and basement frame dwelling, on a lot 25x100.

GRANT AV.—M. Silberman sold to H. Vangrofsky 1004-1006 Grant av and 258 East 165th st, forming the southeast corner of the two streets, a 5-sty brick flat, with stores, on a lot 30x80.8.

HULL AV.—L. H. Gentles sold to Leo Levinson 3077 to 3081 Hull av, adjoining the northwest corner of East 204th st, three 2-sty and basement frame 2-family houses, each on a lot 25x110.

PROSPECT AV.—D. A. Trotta sold for the Gotham Realty Co. 2325 Prospect av, a 4-sty and basement brick apartment house, on a plot 50x95.

SOUTHERN BOULEVARD.—Benenson Realty Co. bought from a client of Joseph G. Abramson 992 Southern Boulevard, a 5-sty apartment house with stores, on a plot 42x100.

TELLER AV.—Samuel Robin bought from Cahn & Cahn 973 Teller av, a 2-sty and basement frame 2-family house, on a lot 24x110.

WEST FARMS RD.—J. S. Maxwell, in conjunction with George McCafferty, sold for the Delevan estate to a buyer, for occupancy, 1829 West Farms rd, a 2-sty and basement detached frame 2-family house, on a plot 32x100.

ZEREGA AV.—Henry T. Fowler sold through D. A. Trotta and Charles H. Baechler 1708 Zerega av, a 3-sty brick flat with store, on a lot 20x75.

Brooklyn.

DECATUR ST.—Otterbourg, Steindler & Houston bought from Margaret A. McDonald the 4-sty and basement dwelling, on a lot 20x100, at 63 Decatur st.

FENIMORE ST.—Irving Figgi sold to a buyer, for occupancy, a 2-sty and basement brownstone 2-family house.

FORT GREENE PL.—McInerney-Klinck Realty Co. sold for Mary J. Garvey and Rose B. Shalvey 163 Fort Greene pl, an old 3-sty and basement brick dwelling, on a lot 20x100. It is in the wholesale provision district adjacent to the Long Island Railroad terminal, and the site will be reimproved for business purposes.

FT. GREENE PL.—McInerney-Klinck Realty Co. sold for the estate of John C. Wooley, 161 Fort Greene pl, a 3-sty brick business building,

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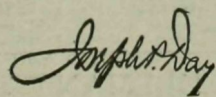
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on a lot 21x100. It is in the wholesale provision district, opposite the Long Island Railroad terminal.

HANCOCK ST.—Jacob Luthy sold to Charle. Hess 1330 Hancock st, a 3-sty brick double flat.

HARMAN ST.—Anthony Aquetero sold to Antonio Pietrowsky 475 Harman st, a 3-sty brick double flat.

MACON ST.—Bulkeley & Horton Co. sold for a client to a buyer, for occupancy, 525 Macon st, a 2½-sty and basement brownstone dwelling, on a lot 16.8x100.

MCDONOUGH ST.—E. J. Goroep sold through the Henry L. Nielsen Offices to H. H. Magee 212 McDonough st, a 2-sty and basement limestone 2-family house.

MONROE ST.—Levy & Friedman sold through the Henry L. Nielsen offices to Clara Germain, for occupancy, 588A Monroe st, a 2-sty and basement brick dwelling.

PACIFIC ST.—Bulkeley & Horton Co. sold for Bessie C. Pendreigh to a buyer, for occupancy, 1216 Pacific st, a 3-sty and basement brick dwelling, on a lot 16x100.

PACIFIC ST.—Realty Associates sold to Margaret O'Dea 531 Pacific st, a 3-sty and basement brick dwelling, on a lot 19.1x90.

PROSPECT PL.—John Waugh bought 278 Prospect pl, 3 2-family house, on a lot 20x131.

QUINCY ST.—J. H. Lamb sold through the Henry L. Nielsen Offices to Charles F. Hutchinson 525A Quincy st, a 2½-sty and basement frame dwelling.

SENATOR ST.—Frank A. Seaver Co. sold for M. Galvin to a buyer, for occupancy, 182 Senator st, Bay Ridge, a 2-sty and basement brick dwelling.

STANHOPE ST.—Leonard Pessler sold to John H. Windhurst 94 Stanhope st, a 2-sty and basement 2-family house.

STATE ST.—Harry Lombardo bought from Thomas Carroll 74 State st, a 3-sty dwelling.

WILLOW ST.—Oliver E. Yale & Co. sold for the Heights Co., Inc., 26 Willow st, a 3-sty and basement brick dwelling, on a lot 23x81. This is one of a number of houses that the Heights Co. is renovating throughout Brooklyn Heights.

4TH ST.—Henry L. Nielsen Offices sold for Mrs. Catherine I. Clarke to Walter L. Allen 422 4th st, a 3-sty and basement brownstone dwelling.

SOUTH 4TH ST.—Samuel Perkins bought from the Realty Associates 379 South 4th st, Williamsburgh, a frame dwelling, on a lot 25x95.

11TH ST.—Witte estate sold 496 11th st, a 4-sty double flat.

14TH ST.—Meister Builders, Inc., sold to the Kleinberg Corporation 342 to 346 14th st, South Brooklyn, three 4-sty apartment houses, on a plot 75x100.

EAST 35TH ST.—Emily Schwenke bought from Harold E. Witteman 1213 East 35th st, Flatbush, a dwelling.

44TH ST.—William Rosenfeld sold through the Henry L. Nielsen Offices to E. Fredericks 364 44th st, a frame 3-family house.

54TH ST.—Margaret Maxwell sold to a buyer,

for occupancy, 621 54th st, a 2-sty and basement brick and frame 2-family house.

78TH ST.—Frank A. Seaver & Co. sold for B. M. Overton to a buyer, for occupancy, 220 78th st, Bay Ridge, a 2½-sty detached frame dwelling, on a plot 40x100.

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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 For Rent section of the Record and Guide.

80TH ST.—David C. Bennett sold through Frank A. Seaver & Co. to a buyer, for occupancy, 457 80th st, a frame dwelling, on a lot 30x100.

88TH ST.—Helen R. Mechling, of Pittsburgh, sold 75 88th st, Bay Ridge, a 2½-sty frame detached dwelling, on a plot 50x100.

BEDFORD AV.—M. Goldberg sold 1455 Bedford av, a 4-sty brownstone flat, with stores.

GATES AV.—Ben H. Sanders sold to Mary C. Doyle 131 Gates av, a 4-sty dwelling.

GREENE AV.—Estate of William Behr sold 1481 Greene av, a 2-sty and basement 2-family house; and Marie Heck sold to the Salvation Army 1347 Greene av, a 3-sty brick flat, with store, for local headquarters.

LEXINGTON AV.—Henry L. Nielsen Offices sold for Walter A. Rea to William J. McCormick 696 Lexington av, a 2-sty and basement brick 2-family house.

MONTROSE AV.—Realty Associates sold to Bernard A. Zinis 17 Montrose av, a 2-sty and basement frame 2-family house, on a lot 25x100; also, to John S. Werner 19 Montrose av, a 3-sty frame 3-family house, on a lot 25x100.

OVINGTON AV.—J. Ericson sold through Frank A. Seaver & Co. to a buyer, for occupancy, 220 Ovington av, Bay Ridge, a 2-sty and basement brownstone 2-family house.

4TH AV.—Frank A. Seaver & Co. sold for Theresa McManus to a buyer, for improvement, the vacant plot, 50x100, on the west side of 4th av, 52 feet south of 95th st, Fort Hamilton.

7TH AV.—Realty Associates sold to Gabriel T. Ueland 129 7th av, a 3-sty and basement dwelling, 18.3x44x96.

Queens.

EDGEMERE.—Herman Frankfort sold for Max Spiegel to Mrs. J. Cohen the home formerly occupied by him, on the northwest corner of Beach 34th st and Sprayview av, Edgemere.

FAR ROCKAWAY.—Herman Frankfort sold for S. A. Faber and M. E. Kelly to Anna Cohn the Faber Homestead, in the south side of State st, between Neilson av and Seneca st, Far Rockaway.

LONG ISLAND CITY.—M. Morgenthau, Jr., Co., in conjunction with William D. Bloodgood & Co., sold for Dr. Leo B. Meyer to Joseph F. Smith, a cleaner and dyer, the vacant plot, 50x100, on the east side of Academy st, 140 feet north of Paynter av, Long Island City. The new owner will erect on the plot a 2-sty and basement factory building for cleaning and dyeing.

LONG ISLAND CITY.—Roman-Callman Co. sold for Mary Barry to Harris S. Karp the plot 50x100 on the west side of Ely av, 100 feet north of Wilbur av, Long Island City. This completes a plot 100x150 purchased through the same brokers, upon which a 4-sty reinforced concrete factory building will be built from plans privately prepared.

RECENT LEASES.

Branch of Chelsea Bank.

S. & A. J. Cooper Realty Co. leased through the Cross & Brown Co. to the Chelsea Exchange Bank the store and basement at the northwest corner of 7th av and 48th st, in the building once occupied by Rector, the restaurateur. The store fronts 96 feet on the avenue and 40 feet on the street. The term of the lease is 21 years from August 1 and the total rental is about \$1,200,000. The bank will establish a branch there.

1 Wall Street Under Long Lease.

Max N. Natanson leased to a syndicate headed by Charles Fredericks the 18-sty office building known as 1 Wall st, at the southeast corner of Broadway, for a term of 21 years at an aggregate rental said to be in excess of \$3,000,000. The lessor bought the property last May.

Notable Brooklyn Lease.

Harold E. Wittmann leased, for a long term of years, from the William Ulmer Brewery Co., John W. Weber, president, 875 to 885 Fulton st, 442 to 450 Vanderbilt av and 2 to 10 Gates av, comprising the triangular block bounded by Fulton st, Gates and Vanderbilt av.

The property is improved with a building, which contains 7 stores and 12 apartment houses. Extensive alterations will be made by the lessee.

EUGENE J. BUSHER CO. INC., leased for the Adams-Flanigan Co. the store on the north-west corner of Bergen av and East 149th st, Bronx, to Goldstein, Berger & Schapiro, who will occupy same as a retail clothing store.

THE EUGENE J. BUSHER CO. leased for the Haffen Realty Co. a plot, 50x100, on the west

SITUATIONS OPEN.

EXPERIENCED MAN, SELLING OR RENTING, COMMERCIAL SECTION, SALARY AND COMMISSION. WILL MAKE LIBERAL ARRANGEMENT. HEIL & STERN, 1165 BROADWAY.

PROPOSALS.

posals for Soot Blowers at the Manhattan state Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., on Wednesday, August 11, 1920, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3580. The right is reserved to reject any or all bids. Drawings, specifications and blank forms of proposal may be consulted at the Manhattan State Hospital, Ward's Island, N. Y.; at the New York Office of the Department of Architecture, Room 618, Hall of Records Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings, specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

Dated: July 20, 1920.
E. S. ELWOOD,
Secretary, State Hospital Commission.

NOTICE TO CONTRACTORS: Sealed proposals for Additional Refrigeration Equipment at the Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock, P. M., on Wednesday, August 11, 1920, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3564. The right is reserved to reject any or all bids. Drawings, specifications and blank forms of proposal may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y.; at the New York Office of the Department of Architecture, Room 618, Hall of Records Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings, specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

Dated: July 20, 1920.
E. S. ELWOOD,
Secretary, State Hospital Commission.

NOTICE TO CONTRACTORS: Sealed proposals for Sanitary Work—Repairs to Sewage Disposal Plant, State Reformatory for Women, Bedford Hills, N. Y., will be received by Hon. Wm. G. Barrett, President Board of Managers, State Reformatory for Women, Bedford Hills, N. Y., until 10.30 A. M., on Friday, August 13, 1920, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accom-

panied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of the contract within thirty (30) days after official notice of award of contract, and in accordance with the terms of Specification No. 3561. Drawings, specifications and blank forms of proposal may be consulted at the State Reformatory for Women, Bedford Hills, N. Y.; at the New York Office of the Department of Architecture, Room 618, Hall of Records Building, and the Department of Architecture, Capitol, Albany, N. Y. Drawings, specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

Dated: July 23, 1920.

HIGHWAY WORK.

OFFICE OF THE STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.

Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y., at 1 o'clock P. M., on Tuesday, the 10th day of August, 1920, for the improvement, completion and repair of the following highways:
Albany.....(1 contract: reconstruction)
Cattaraugus....(1 contract: reconstruction)
Dutchess.....(1 contract: reconstruction)
Essex.....(1 highway: approx. 8.85 miles)
Oneida.....(1 contract: reconstruction)
Onondaga....(2 h'ways: approx. 0.22 & 0.86)
Schuyler....(1 contract: surface treatment)
Wayne....(1 highway: approx. 1.63 miles)
Yates.....(1 contract: surface treatment)

Maps, plans, specifications and estimates may be seen and proposal forms obtained at the office of the Commission, in Albany, N. Y., and also at the office of the division engineers in whose division the roads to be improved, completed and repaired are located. The addresses of the division engineers and the counties of which they are in charge will be furnished upon request.

The especial attention of bidders is called to "GENERAL INFORMATION FOR BIDDERS" in the itemized proposal, specifications and contract agreement.

FREDK. STUART GREENE,
Commissioner.
IRVING V. A. HUIE, Secretary.

WANTS AND OFFERS.

BUILDERS—You can save time and worry by having us prepare practical working drawings and construction details for your new building operations. Let us help you solve your difficult apartment house problems. As responsible, experienced architects we guarantee satisfaction and our terms are reasonable. For further particulars address ARCHITECTS, Box 680, Record and Guide.

SITUATIONS WANTED.

I DESIRE a permanent position with a large corporation or individual owner. Should you require a man in the above capacity an investigation of my record will prove my value to you. Record and Guide, Box 688.

POSITION desired by a woman with training and experience; wishes to assist in real estate work; specially experienced in dealing with women clients. Box 689, Record and Guide.

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MORGENTHAU JR. CO.

REAL ESTATE & INSURANCE

206 BROADWAY CORT. 3966

side of Southern blvd, 25 feet south of East 145th st, to Edward J. Woods, who will erect a factory building for the tenant for a term of 5 years, at a rental of \$6,000 a year.

CUSHMAN & WAKEFIELD, INC., leased for

BROKERS LOUIS GOLD

44 Court St., Brooklyn, N. Y.

Will erect buildings containing anywhere from 10,000 to 100,000 square feet of manufacturing space for any responsible prospective lessee.

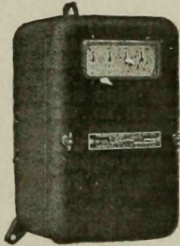
OR

Will build and sell the structure for a small cash consideration, taking a mortgage, to be amortized over an agreed period, for the balance. The plan will make it possible for the client to reduce rental overhead to approximately one-half present cost.

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August Heckscher offices in 50 East 42d st to the Germproof Cup Corporation and for Stephen H. Rapp offices in 1140 Broadway to A. B. Turner.

DUROSS CO. leased for Hyman Kramer to the City Emblem Mfg. Co. the second loft in 201-205 William st.

JOSEPHINE EMERY leased from the Williams-Dexter Co., Inc., 19-21 Barrow st, 3 and 4-sty buildings, on a plot 50x81.1, for a term of 10 years, with an option to purchase.

J. B. ENGLISH leased for Emily C. Kruger to Alphonse De Bytter 147 West 48th st, a 4-sty and basement brownstone dwelling, on a lot 20 x100.10. It adjoins the Playhouse on the west; also, leased for a client to S. A. Pierce, for a term of years, 236 West 52d st, a 4-sty and basement stone front dwelling, on a lot 25x100.5.

J. FINKELSTEIN & SON leased to M. Milman the store in 178 Park Row for a term of years at an aggregate rental of \$25,000. After extensive alterations the tenant will occupy with a high class gents' furnishing and clothing store. This property was just bought by the landlord from the Gerry Estate; also, for N. H. Lyons the top loft in 338 Bowery to Gustav Mendelson. In the photography supply business; also, for Modern Grade Renting Co. the entire loft in 30-36 Bowery to a Chinese syndicate, who will make extensive alterations and occupy for a high class chop suey and Chinese restaurant. The lease is for a term of years at an aggregate rental of \$100,000; also, for Arthur Miglone, the entire block at 169 to 181 Brook av, Bronx, to Julius Goldman for a term of years, at an aggregate rental of \$200,000.

J. ARTHUR FISCHER leased to M. Rosen, men's furnisher, the store in 466 7th av.

J. ARTHUR FISCHER leased the parlor floor at 68 West 37th st to Max Hayman.

J. ARTHUR FISCHER leased for Solomon Stein the parlor floor in 68 West 37th st, to Max Hayman, for hairdressing parlor, for a term of years.

J. L. FISHER MILLINERY CO. sub-leased to the Kaiser Ladies' Wear Shops the easterly half of the store in 4 John st, for a long term of years, at an aggregate rental of \$40,000.

T. A. & J. J. FOGARTY leased space in 151 West 33d st to the Fiore Dress Co.; also space in 153 West 33d st to S. A. Nichols, resident buyer.

HAGGSTROM-CALLEN CO. leased space in the Simpson Building, at the southeast corner of Broadway and 6th st, to the American Food Control System, Inc.

HAGGSTROM-CALLEN CO. leased for I. Randolph Jacobs the 4-sty American basement dwelling 309 West 70th st to Victor Sams for a term of three years.

MRS. HARRY LEHR, formerly of New York but now a resident of Paris, France, leased for business purposes through Pease & Elliman her New York home at 20 West 56th st, a 4-sty and basement stone front dwelling, on a lot 25x100.5, to B. Weinstein, a ladies' tailor.

CHARLES F. NOYES CO. leased for Bernard Corn the store and basement at 25 Great Jones st to John Gianni for a long term of years, from August 15 next.

CHARLES F. NOYES CO. leased from plans two floors in 113 to 115 Broad st, corner of Front st, to the Atlantic Adriatic Steamship Corporation for a term of 5 years at an aggregate rental of approximately \$130,000.

JOHN F. O'ROURKE leased to F. L. D. Copeland, for a term of 10 years, the 4-sty dwelling, 8 West 50th st, at an aggregate rental of \$120,000.

PEASE & ELLIMAN leased for the International Fire & Marine Insurance Co. a loft in 48 to 54 Broad st to Frank Oppenheimer.

ROMAN-CALLMAN Co. leased for the American Druggists' Syndicate the factory building at the southwest corner of Van Alst av and 3d st, Long Island City, to the Cone Company of America, which concern, after extensive alterations and repairs, will use the building for the manufacture of ice-cream cones. The baking process will be entirely automatic from the mixing of the dough to the sealing and baking of the cones. The lessee have a large plant in Canada and have chosen Long Island City as the location of their first bakery in the United States.

THE SCHULTS OPTICAL CO. of Chicago has leased the 4-sty building at 3 East 42d st, on a lot 18x100.5, until 1926 at a net rental of about \$28,000 a year. The lease was closed through the firm of Herbert Hecht-H. C. Kopp Co., for the U. S. R. Candy Stores, Inc., the lessees of the property, from the owners, the Oceanic Investing Co. When the lease expires in 1926 it is planned to erect a new building on the site.

HENRY SHAPIRO & CO. subleased for a client the entire 5-sty building, 25x70, at 120 Delancey st for a term of years at an aggregate rental of \$100,000. The property is located at one of the best transfer points on the East Side.

SLAWSON & HOBBS leased 140 to 144 West 75th st, three 4-sty and basement brick dwellings, on a plot 62x102.2, for Mary A. Watts, for a term of 21 years, at an aggregate net rental of \$225,000. The lessee will remodel the houses into suites of one, 2 and 3 rooms and baths.

SPEAR & CO. leased for a term of six years the eighth and ninth floors in 826 Broadway, containing 20,000 sq. ft., to C. R. Gibson & Co., art publications, at an aggregate rental of \$120,000.

B. TOMBY, INC., china ware dealers, of 71 West 23d st, leased through Pease & Elliman from the Medlin Realty Co., for a long term of years, 9 East 47th st, a 5-sty brick mercantile building, on a lot 25x100.5. The new lessees will occupy the property.

CHARLES B. VAN VALEN, INC., leased offices in 50-56 John st to Simon M. Goldsmith, insurance agents; offices in 110 William st to James R. Skinner, insurance, and J. H. Banton, lawyer, and offices in 51-53 Maiden la to B. C. Scudder, insurance and George J. Doehrmann, jeweler.

CHARLES B. VAN VALEN, INC., leased for the Molan Realty Corporation offices in 51-53 Maiden la, to the Higgins-Scanlon Agency, Inc., representing the Columbia Insurance Co., as general agents.

FRED'K ZITTEL & SONS leased for Lizzie R. George 319 West 86th st, a 5-sty and basement dwelling, on a lot 19x100, for a term of ten years at a net rental of about \$60,000 to a builder for alteration.

FREDERICK ZITTEL & SONS leased for the 29 West Eighty-First Street Co., 29 West 81st st, running through to 82d st, a 4-sty dwelling, on a lot 25x200, for a term of 21 years at an aggregate net total of about \$210,000, to a builder for alteration.

THE CORONET, an 11-sty apartment house, on a plot 71.6x100.5, at the northwest corner of 6th av and 58th st, has been leased by the West India Steamship Co. through Lewis V. Lavelle to I. Teitelbaum for 21 years at a graduated rental aggregating about \$2,000,000. The lessee will alter the house into small suites at a cost of about \$200,000.

THE NEWLY FORMED 546 West Fifty-fifth Street Garage, Inc., leased from the William S. Dempsey Realty Co. for a term of 21 years at an annual rental of from \$4,500 to \$8,500, the one and two story buildings, 100x100.5x irregular, at 544 to 550 West 55th st, near Tenth av.

REAL ESTATE NOTES.

HARRY WEINSTEIN is the buyer of 318 to 322 Washington st, and 40-42 Jay st, sold a few weeks ago by the Castree estate.

CHARLES HOLLANDER was the buyer of the 8-sty building at 130 to 134 Washington pl, recently sold by the Consolidated Dental Manufacturing Co.

BOWERY SAVINGS BANK has loaned to the Allerton Fifty-fifth Street Corporation \$700,000 on the property at the northeast corner of Madison av and 55th st, where the corporation is to erect a 16-sty fireproof apartment house.

The Prudential Life Insurance Co. has placed a \$600,000 ten-year 5 1/2 per cent. loan on the new 13-sty apartment house at the northeast corner of West End av and 103d st, owned by Joseph Paterno. The building is more than two-thirds rented and was completed in eight months.

TENANTS who bought recently from the Morgenstern Brothers' Syndicate the 6-sty Mandados apartment building at the northwest corner of Madison av and 9th st have formed the 17 East Ninety-seventh Street Co. to acquire title. The directors of the new company are J. J. Livingston, L. Ratner and B. Oshrin.

AT ALBANY there has been formed the 1 Liberty Street Realty and Securities Corporation, Inc., capitalized at \$3,000,000, with E. D. Babst, A. O. Chozate and R. L. Cutter as directors. The incorporators are directors of the Great American Insurance Co., which holds title to the property at that address.

THE FOUR-STORY building at 49 West 47th st, 22x100.5, has been taken over by the 49 West Forty-seventh Street Co., with John and C. Schlesinger and E. Weber as incorporators. The company is capitalized at \$20,000. Title to the parcel stood in the name of the Edward A. Morrison estate.

CHARLES M. SCHWAB is seeking to have the assessed value of his city mansion at West End av and 73d st reduced \$200,000. City experts placed a valuation of \$1,875,000 upon it, and Mr. Schwab has obtained a writ of certiorari from the Supreme Court directing the department of taxes and assessments to produce proof to substantiate its valuation.

A 200-ACRE tract of land in the old town of Gravesend fronting on Gerrittsen's Creek, was offered for sale on July 17 at the Brooklyn Exchange and was bid in for \$95,300 by George C. Demeritt, of 153 Remsen st, Brooklyn, who said he represented a syndicate of investors. The property was offered in a foreclosure suit in which the Title Guarantee & Trust Co., holder of a mortgage for \$95,000, was the plaintiff, against the Gerrittsen Estate, Inc., et al. The sale was interrupted by James T. O'Neill, an attorney, to read a protest signed by several persons said to be owners of houses on the involved land, serving notice that an action was pending in the Appellate Court, and that the impending transaction would be affected by the decision of an appeal before the said court.

REAL ESTATE STATISTICS

Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1919. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN Conveyances.

	1920		1919	
	July 22 to July 28	July 23 to July 29	July 22 to July 28	July 23 to July 29
Total No.	222	190		
Assessed Value	\$13,365,900	\$12,514,800		
No. with consideration	35	39		
Consideration	\$1,352,975	\$948,783		
Assessed Value	\$1,163,000	\$978,500		
Jan. 1 to June 28 Jan. 1 to July 29				
Total No.	11,053	5,406		
Assessed Value	\$741,899,200	\$315,145,650		
No. with consideration	1,442	739		
Consideration	\$82,113,021	\$28,512,873		
Assessed Value	\$70,593,350	\$29,394,300		

Mortgages.

	1920		1919	
	July 22 to July 28	July 23 to July 29	July 22 to July 28	July 23 to July 29
Total No.	156	100		
Amount	\$4,089,350	\$1,917,700		
To Banks & Ins. Cos.	24	20		
Amount	\$1,680,850	\$472,375		
No. at 6%	99	41		
Amount	\$1,548,450	\$722,700		
No. at 5 1/2%	32	20		
Amount	\$1,053,650	\$466,000		
No. at 5%	4	23		
Amount	\$86,800	\$471,025		
No. at 4 1/2%				
Amount				
No. at 4%				
Amount		\$3,000		
Unusual Rates				
Amount				
Interest not given	21	15		
Amount	\$1,400,450	\$254,975		
Jan. 1 to June 28 Jan. 1 to July 29				
Total No.	7,367	2,779		
Amount	\$256,508,126	\$77,019,269		
To Banks & Ins. Cos.	960	482		
Amount	\$85,611,327	\$28,954,975		

Mortgage Extensions.

	1920		1919	
	July 22 to July 28	July 23 to July 29	July 22 to July 28	July 23 to July 29
Total No.	45	20		
Amount	\$2,083,750	\$2,234,500		
To Banks & Ins. Cos.	30	13		
Amount	\$1,835,750	\$2,091,000		
Jan. 1 to July 28 Jan. 1 to July 29				
Total No.	1,378	786		
Amount	\$93,303,850	\$54,018,845		
To Banks & Ins. Cos.	858	421		
Amount	\$75,607,841	\$43,570,050		

Building Permits.

	1920		1919	
	July 22 to July 28	July 23 to July 29	July 22 to July 28	July 23 to July 29
New Buildings	10	9		
Cost	\$443,700	\$1,212,000		
Alterations	\$601,850	\$750,950		
Jan. 1 to July 28 Jan. 1 to July 29				
New Buildings	573	209		
Cost	\$75,226,258	\$27,969,911		
Alterations	\$27,817,693	\$14,284,415		

BRONX. Conveyances.

	1920		1919	
	July 21 to July 28	July 23 to July 29	July 21 to July 28	July 23 to July 29
Total No.	227	161		
No. with consideration	19	15		
Consideration	\$132,200	\$132,190		
Jan. 1 to July 28 Jan. 1 to July 29				
Total No.	7,486	4,601		
No. with consideration	665	345		
Consideration	\$6,512,950	\$4,618,961		

Mortgages.

	1920		1919	
	July 21 to July 28	July 22 to July 29	July 21 to July 28	July 22 to July 29
Total No.	156	97		
Amount	\$1,146,164	\$504,060		
To Bank & Ins. Cos.	4	2		
Amount	\$72,500	\$6,000		
No. at 6%	106	56		
Amount	\$651,024	\$178,375		
No. at 5 1/2%	21	20		
Amount	\$141,940	\$216,200		
No. at 5%	7	11		
Amount	\$42,500	\$45,235		
No. at 4 1/2%				
Amount				
Unusual Rates	2			
Amount	\$2,200			
Interest not given	20	10		
Amount	\$308,500	\$64,250		

	Jan. 1 to July 28		Jan. 1 to July 29	
Total No.	5,159	2,453		
Amount	\$36,426,949	\$17,429,678		
To Banks & Ins. Cos.	210	124		
Amount	\$3,420,410	\$1,691,142		

Mortgage Extensions.

	1920		1919	
	July 21 to July 28	July 22 to July 29	July 21 to July 28	July 22 to July 29
Total No.	17	11		
Amount	\$315,700	\$159,500		
To Banks & Ins. Cos.	8	3		
Amount	\$222,000	\$91,000		
Jan. 1 to July 28 Jan. 1 to July 29				
Total No.	504	406		
Amount	\$9,925,017	\$8,274,372		
To Banks & Ins. Cos.	237	139		
Amount	\$6,498,250	\$4,163,750		

Building Permits.

	1920		1919	
	July 22 to July 29	July 24 to July 29	July 22 to July 28	July 23 to July 29
New Buildings	16	22		
Cost	\$105,900	\$514,800		
Alterations	\$70,550	\$63,500		
Jan. 1 to July 29 Jan. 1 to July 29				
New Building	624	333		
Cost	\$12,386,630	\$9,796,465		
Alterations	\$1,853,080	\$933,496		

BROOKLYN. Conveyances

	1920		1919	
	July 21 to July 27	July 20 to July 25	July 21 to July 27	July 20 to July 25
Total No.	641	703		
No. with consideration	27	44		
Consideration	\$1,100,000	\$472,890		
Jan. 1 to July 27 Jan. 1 to July 25				
Total No.	35,001	25,286		
No. with consideration	1,666	1,363		
Consideration	\$21,188,218	\$15,488,599		

Mortgages

	1920		1919	
	July 21 to July 27	July 20 to July 25	July 21 to July 27	July 20 to July 25
Total No.	609	571		
Amount	\$3,566,243	\$2,241,124		
To banks & Ins. Cos.	102	55		
Amount	\$1,537,006	\$440,994		
No. at 6%	538	411		
Amount	\$2,247,443	\$1,542,382		
No. at 5 1/2%	50	116		
Amount	\$231,369	\$506,750		
No. at 5%	9	30		
Amount	\$32,330	\$144,342		
Unusual rates	3			
Amount	\$1,004,000			
Interest not given	9	14		
Amount	\$51,101	\$47,650		
Jan. 1 to July 27 Jan. 1 to July 25				
Total No.	29,163	17,469		
Amount	\$136,437,174	\$65,253,173		
To Banks & Ins. Cos.	3,006	1,231		
Amount	\$24,338,786	\$8,358,028		

Building Permits.

	1920		1919	
	July 22 to July 28	July 22 to July 29	July 22 to July 28	July 22 to July 29
New Buildings	145	246		
Cost	\$963,040	\$2,543,900		
Alterations	\$245,210	\$768,635		
Jan. 1 to July 28 Jan. 1 to July 29				
New Buildings	5,129	5,741		
Cost	\$40,926,772	\$45,185,730		
Alterations	\$7,947,856	\$5,636,48		

QUEEN S. Building Permits.

	1920		1919	
	July 22 to July 28	July 22 to July 29	July 22 to July 28	July 22 to July 29
New Buildings	96	183		
Cost	\$541,655	\$725,318		
Alterations	\$112,270	\$39,330		
Jan. 1 to July 28 Jan. 1 to July 29				
New Buildings	4,165	4,557		
Cost	\$24,180,617	\$23,253,062		
Alterations	\$2,473,878	\$1,456,274		

RICHMOND. Building Permits.

	1920		1919	
	July 22 to July 28	July 22 to July 29	July 22 to July 28	July 22 to July 29
New Buildings	5	16		
Cost	\$12,600	\$31,988		
Alterations	\$2,057	\$4,650		
Jan. 1 to July 28 Jan. 1 to July 29				
New Buildings	772	644		
Cost	\$1,237,539	\$848,465		
Alterations	\$264,961	\$78,456		

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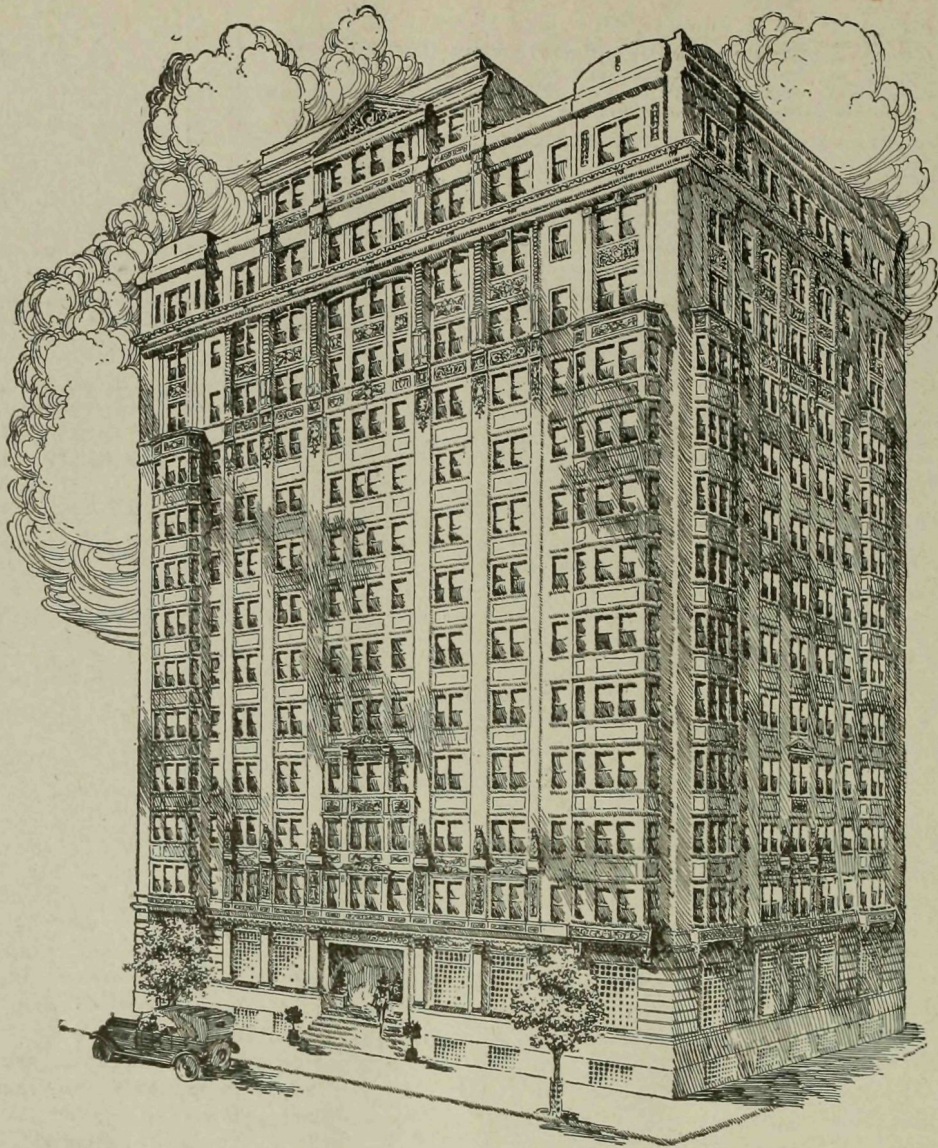
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As illustrated, the Atlantic Terra Cotta constitutes two complete 13-story facades on a right-angle corner, with a ground plan of 112 ft. x 70 ft. The material can be readily adapted to a larger or smaller building.

In any such adaptation our drafting department will co-operate with your architect.

The Terra Cotta is Atlantic Terra Cotta, of Atlantic quality and Atlantic service goes with it. It is grey in color, similar to the Terra Cotta used for the Pennsylvania Hotel, New York.

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ATLANTIC TERRA COTTA COMPANY
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: : : Telephone Madison Square 5740 : : :

BUILDING SECTION

High Lumber Prices Arrest Housing Construction

Federal Department of Agriculture Shows Increased Cost of Building Frame Houses Over Pre-War Prices

Washington, July 28.

ABNORMALLY high lumber prices were in part responsible for the arrest of the housebuilding movement within the last few months, according to a report submitted to the Senate by the Forest Service of the United States Department of Agriculture and made public here today.

During the latter half of 1919 and the early months of 1920, says the report, lumber prices in the United States increased more sharply and to far higher points than were ever known before. In March, 1920, average mill prices had increased 300 per cent. and more over 1914. While the costs of production and distribution of lumber likewise increased, the rise in lumber prices was wholly disproportionate. "Present prices, though somewhat lower, are still excessive and yield profits unjustified by costs," says the report.

Lumber prices, however, do not tell the whole story. Difficulty and delay in securing material and the impossibility of getting many of the grades desired tend to make the construction of a home at the present time a highly uncertain and speculative venture and take it out of the reach of large numbers of people.

According to figures of the United States Housing Corporation, the report states, normally 30 per cent. of the number of buildings constructed are dwellings. In 1919, however, dwellings were only 15 per cent. Even before the war one million families in the United States desired houses. In 1919 only 70,000 houses were built, when 500,000 were required to meet the demand. In 1918 house construction was still less than in 1919.

As examples of the increase in the cost of lumber, it is stated that the Pittsburgh home builder of 1913 paid \$27 per thousand board feet for No. 1 common dimension framing. In 1920 he paid \$72. Sheathing lumber No. 2 common yellow pine cost \$26 in 1913 and \$80 in 1920. Yellow pine finishing lumber increased from \$42 to \$140. If plain oak finish was used instead of Southern pine it cost \$85 in 1913 and \$260 in 1920. Yellow pine siding rose from \$36 to \$120; B and better flat grain flooring from \$38 to \$142; plain oak flooring cost in 1913 \$70 per thousand feet and in 1920 \$290; and quartered oak rose in the same period from \$102 to \$352.

The total cost of houses has increased proportionately, the report states. "A frame house built in Washington, D. C., in 1917 for \$6,250 is now being duplicated from original plans at a cost of \$12,250. A St. Paul architect reports that a house was built for \$4,240 in 1915, not including plumbing, heating, and wiring, and that a house built from the same plans in October, 1919, cost \$7,724, while for identical plans in February, 1920, the cost rose to \$11,820, or 179 per cent. over the 1915 price. The lumber and millwork costs in 1920 were \$5,039, or \$799 more than the total cost of the house in 1915. All of the items increased in 1920 over 1915, but with the exception of an insignificant item for a bond the percentage increases for lumber (304 per cent.) and millwork (222 per cent.) were the highest. On a six-room frame house built in Washington, D. C., for \$4,771.60 in 1913 bids on identical plans in May, 1920, total \$11,465.50.

"The lumber for a ready-cut, one-story, five-room house which was listed at \$883 in 1915, had been raised to \$3,272 in April, 1920, a total increase of 270 per cent," says the report. "Another company dealing in ready-cut houses listed the ma-

terial for a two-story seven-room house at \$1,995 in 1915 and now lists it at \$5,606.90, an increase of 181 per cent."

Some kinds of industrial construction can go forward regardless of uncertainties and cost, but ordinary homebuilders can not afford to pay the lumber prices which are now asked.

This condition of affairs is partly due, the report points out, to the depletion of the timber supply of the country. One after another the great softwood forests of New England, the Lake States, and the South have been attacked, and successively diminished. For the last 20 years or more material from long-leaf pine from the South has held a dominant place in the market, but the end of the stand of Southern yellow pine is now in sight and within 10 years' time the South will produce no more lumber than it will need to satisfy its own demands. The only remaining large supply of softwood timber in the country is that of the Pacific Coast and already this is being called upon to make up the deficit in the Eastern markets caused by the failure of forest regions closer at hand to supply adequate amounts.

It is pointed out by the report that there is enough land in the country not adapted for any other uses to produce an ample amount of timber for all the needs of the country, if it were stocked with trees. At the present time forest fires cause immense damage each year and prevent young timber which is already on the land from making its best growth or from producing timber of good quality. The only way in which an extreme shortage of lumber with all its attendant evils and restrictions on development can be avoided, the report insists, is by the adoption of a well co-ordinated policy of timber growing which will combine the efforts of the Federal Government, the States, and private individuals, with emphasis laid first of all on stopping the destruction wrought by forest fires.

Prejudice exists in certain quarters against the use of timber cut from dead trees, and some purchase specifications insist that only timber cut from live trees will be acceptable. As a matter of fact when sound dead trees are sawed into lumber, and the weathered or charred outside is cut away, there is no method known to the U. S. Forest Products Laboratory by which the lumber can be distinguished from that cut from live trees, except that the lumber from dead trees may be partly seasoned when sawed. All the information available at the laboratory indicates that timber cut from insect or fire killed trees is just as good for any structural purpose as that cut from live trees of similar quality, providing the wood has not been subsequently injured by decay or further insect attack.

As a result of conferences with officials of the Interborough Rapid Transit, instituted at the suggestion of Public Service Commissioner Lewis Nixon, of the First District, Deputy Public Service Commissioner Charles V. Halley, Jr., has obtained from the company an agreement to make material increases in the service furnished upon the Jerome avenue branch of the Lexington Avenue Subway. The period in which through subway trains are to be operated to and from Kingsbridge Road in the morning and evening rush hours, has been materially lengthened and the company has agreed to consider, in the fall, the question of through service in the late evening hours.

Big Gain in Assets of Building and Loan Associations

Increase of Twelve Per Cent. for Year Brings Total up to Over Two Billion Dollars
in Membership of 4,289,326

ACCORDING to the annual report of H. F. Cullarius, Secretary of the United States League of Building and Loan Associations, made at the annual convention in Cincinnati, Ohio, last week, there are in the United States 7,788 building and loan associations with assets aggregating \$2,126,620,390, which is an increase of \$228,276,044, or 12 per cent. gain, for the year. The total membership is 4,289,326, an increase for the year of 277,925.

In the course of his report the secretary says: "The showing made during the last year is certainly cause for sincere congratulations among the friends of building associations, for it demonstrates that the wage earners who are among their membership have been truly patriotic and have not engaged in the extravagant spending mania which has been so largely responsible for the abnormally high prices from which the whole country has been suffering."

"A shortage of homes exists everywhere. The scarcity of labor and the high price of materials have retarded building activities to some extent, but in most localities there has been a real shortage of mortgage funds among the associations, and many more loans for home building purposes could have been made had these associations been able to provide the necessary money for that purpose.

"The volume of business transacted exceeds all previous records, and the associations have met the responsibilities which new and changing conditions imposed upon them in a most satisfactory manner.

"The notable increases in assets for the year 1919 are as follows: Pennsylvania, \$45,797,507; New Jersey, \$29,961,066; Ohio, \$21,919,165; Massachusetts, \$14,674,966; Indiana, \$13,754,315; New York, \$11,241,143; Nebraska, \$8,616,514; Illinois, \$8,-

538,598; Oklahoma, \$8,284,097; Wisconsin, \$8,196,696; Louisiana, \$6,927,612; Kansas, \$4,952,839; Michigan, \$4,484,317, and Missouri, \$4,117,960."

The Secretary also reported that the United States League of Building and Loan Associations, acting in conjunction with the Division of Public Works and Construction of the Department of Labor at Washington, has in process of formulation for early presentation in Congress an act to provide for the formation and conduct of a Federal Building Loan Board and the establishment of regional building loan banks, patterned after the idea of the Federal Reserve and the Farm Loan Banks, to aid the building and loan associations that become subscribers and members in securing additional funds at a low rate of interest with which to make loans for the construction of new homes, and thereby aid in relieving the housing congestion so acute in many localities.

Asphalt Production in the United States

A preliminary estimate of the production and sales of asphalt and paving bitumens and allied substances in the United States in 1919, has just been made public by the U. S. Geological Survey. Asphalt produced from domestic petroleum amounted to 600,000 short tons, valued at \$9,000,000, an apparent increase over 1918 of 72,425 tons and of \$1,564,796, respectively. Asphalt produced from Mexican petroleum amounted to 572,000 short tons, valued at \$7,917,000, an increase from 1918 of 21,756 tons in quantity and a decrease of \$2,407,020 in value. About 115,000 short tons of native bitumen and allied substances valued at \$1,000,000 were produced in 1919, and an apparent increase over 1918 of 54,966 tons and of \$219,192.

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Our facilities have not suffered through railroad congestion. We have on hand 20,000,000 feet of lumber, brought in by Water, that we are prepared to market at an actual

PRICE CONCESSION

Timber, Factory Flooring, Boards, Finish Flooring
Siding, Roofers, Sash Material, Trim and Moulding

Concrete Form Lumber a Specialty

Shipped by Auto Truck, Lighter or Rail to All Points in the
METROPOLITAN DISTRICT

Complete Milling Facilities

E. C. SMITH CO., Inc.

(Established Fifty Years)

OAKLAND AND BOX STREETS
PAIDGE AVENUE AND NEWTOWN CREEK

BROOKLYN, N. Y.

Greenpoint 198-9

Housing Projects Predominate in Week's Building Totals

Figures of F. W. Dodge Company Show Increase in Proposed Residential Construction in Metropolitan District

COMPARISON of the building statistics for the Metropolitan district during the past three or four weeks shows but a slight recession in the volume of activity notwithstanding the continued shortage of essential structural commodities. Throughout New York State and New Jersey, north of Trenton, the mid-summer season has shown no great falling off in the number of newly projected building and engineering operations nor has there been other than a seasonal decrease in the number of new buildings placed under contract. The building material stringency is the most pronounced factor in the local situation and from all accounts no improvement is anticipated for a long time. The large amount of construction now under contract but waiting for materials to become available, plus the volume of new work that will be released immediately upon improvement in the supply situation will be responsible for a tremendously active autumn building season if conditions become more nearly normal.

According to the statistics compiled by the F. W. Dodge Company, no decrease in either proposed building or contracts actually awarded is disclosed by the totals for the week of July 17 to 23 inclusive. Reports from architects and engineers in this territory showed plans in progress for 317 new structural projects that will require an outlay of approximately \$17,232,700. During the same week 220 contracts were awarded that will call for an expenditure of about \$7,935,800. These totals compare very favorably with those of the preceding three or four weeks and surely indicate a fundamentally sound condition in the building industry despite the seemingly ad-

verse conditions through which the industry is now passing.

The total for contemplated projects during the week of July 17 to 23 includes 65 business buildings such as stores, offices, lofts, commercial garages, etc., \$2,456,000; 10 educational projects such as schools, colleges, libraries, etc., \$465,000; 5 hospitals and institutions, \$48,000; 34 factory and industrial buildings, \$994,500; 1 structure for the U. S. Navy, \$5,000; 6 public buildings, \$85,000; 22 public works and public utilities, \$735,000; 10 religious and memorial projects, \$251,500; 158 residential operations including apartments, flats and tenements and one and two-family dwellings \$11,982,200 and 6 social and recreational projects, \$210,000.

The list of 220 operations for which contracts were awarded during the week of July 17 to 23 includes 41 business projects of different types, \$2,309,500; 11 educational buildings, \$720,000; 3 hospitals and institutions, \$63,900; 18 factory and industrial projects, \$687,500; 3 public buildings, \$264,100; 28 public works and public utilities, \$1,285,100; 2 religious and memorial structures, \$17,500; 110 residential projects including apartments and one and two-family dwellings, \$1,776,200 and 4 social and recreational projects, \$812,000.

The most significant fact in connection with the record of newly proposed construction in New York and northern New Jersey during the week of July 17 to 23 is the great increase in planning for housing construction of one, type and another. The increase is particularly noteworthy as by comparison with other totals for other types of building there seems to be hope for an early relief in the local housing shortage.

PERSONAL AND TRADE NOTES.

Foundation Company recently moved its offices from the Woolworth Building, 233 Broadway, to its own building at 120 Liberty st.

H. W. Covert Company, manufacturer of fireplace dampers and other specialties, announces the removal of its office from 351 Lexington avenue to 147 East 46th street.

Walter J. Drummond, of the Beaver Engineering & Contracting Company, formerly second vice-president of the New York General Contractors' Association, was elected president of the association to fill the vacancy caused by the recent death of President Beverly R. Value, John J. Hagerty, of Rogers & Hagerty, Inc., was elected second vice-president.

Captain William J. Pedrick, Jr., who has been membership secretary of the Fifth Avenue Association, was recently elected general manager by the executive committee. Major Stephen F. Hart is executive secretary of the organization, as before; J. Bernstein is director of research, and Miss Ethel Faller, executive clerk. The active officials with whom these members of the staff co-operate are the chairman of the board and the president of the association.

Bestwall Manufacturing Company, manufacturers of Bestwall, with plants located at Akron, N. Y., and Grand Rapids, Mich., have consolidated with the Beaver Board Companies, of Buffalo, N. Y., and the American Cement Plaster Company, of Chicago, Ill., and Lawrence, Kan. The new amalgamation places the extensive gypsum mines of the American Cement Plaster Company, with estimated deposits of between twenty-five and thirty million tons, at the disposal of the Bestwall people, and thus insures an unlimited supply of raw material. Their association with Beaver Board not only gives Best-

wall the assurance of an unlimited supply of fiber linen, but also gives them the advantage of the extensive resources of the Beaver Board Companies and enables them to carry out immediate plans for expansion. Manufacturing facilities are already being rapidly increased, and by January 1, Bestwall will have a much larger production and a considerably wider distribution. At the present the Bestwall Mills are far behind orders, and the first effort will be to speed up production in every way possible. No change is contemplated in the management of the company, and the Bestwall offices will continue to serve the trade as in the past.

Tile Men to Have Outing.

According to the program already arranged the outing that the Tile Manufacturers' Representatives Club will give to the tile contractors of Greater New York, Saturday, August, 14, will go down in history as one of the particularly enjoyable days of the current year in local building social affairs. The outing will be at Karatsonyi's Park, Glenwood, L. I., and will be an all-day affair. The program includes interesting blind contents, the winners of which will not be known until the last thing. After the breakfast, which will be served at 12 o'clock, there will be a baseball game between the Atlantic Coast dealers and the T. M. R. Club. The program of events will include the usual dashes, fat men's race, potato race, three-legged race, nail-driving contest, leap frog race, crab race, human wheelbarrow race and other contents in which all will have an opportunity to show their skill or be ridiculous as the case may be. Beautiful prizes will be awarded to the winners in the various contests.

The committee in charge of this outing consists of George Esp, William Waldorff, Harry McDowell, Fred Wagner, C. J. Bogert, H. E. Williams, W. J. Lipp, C. A. Schoone, E. B. Allen, H. C. Benedict, W. W. Henry, W. B. Cherry, J. W. Schiess, C. E. Barker and Aug. Staudt.

TRADE AND TECHNICAL SOCIETY EVENTS.

American Society of Mechanical Engineers.—Monthly meeting the second Tuesday of each month.

Building Managers' and Owners' Association of New York.—Regular meeting, second Tuesday of each month. Secretary, J. Clysedale Cushman, 50 East 42d street, New York City.

National Retail Lumber Dealers' Association will hold its annual convention at St. Louis, Mo., September 6 to 8 inclusive. The program of events for this meeting is now being prepared and will be announced later.

National Hardware Association will hold its annual convention at Atlantic City, N. J., October 19 to 22 inclusive. Headquarters will be located at the Marlborough-Blenheim Hotel. T. James Fernley, 505 Arch street, Philadelphia, Pa., secretary-treasurer.

New York Retail Hardware Association will hold its annual convention and exhibition at Rochester, N. Y., February 22 to 25, 1921. Secretary, John B. Foley, City Bank Building, Syracuse, N. Y. Details of this convention are not yet formulated and will be announced later.

National Retail Lumber Dealers' Association will hold its annual convention in St. Louis, Mo., September 6 to 8 inclusive. A special committee has been appointed to arrange a program and all present indications point to an unusually large attendance.

American Ceramic Society will hold its regular annual summer meeting at the La Salle Hotel, Chicago, Ill., August 16 to 18 inclusive. An interesting program of events has been scheduled for this meeting, in which will be included a number of trips to large ceramic plants in the vicinity, where modern production methods will be studied.

CURRENT BUILDING OPERATIONS

PRACTICALLY no change in the building situation was noticed this week, nor will there be any significant improvement while the freight transportation difficulties continue. The local building material market is almost cleaned out of certain commodities, namely Portland cement and lime, and building construction cannot proceed without these essential products. Dealers in masons' materials state that some signs of improvement are visible but that it will require many weeks of almost normal freight service before the market gets back on its regular plane where orders can be handled without delay.

There is no question about the tremendous volume of new construction now waiting for favorable conditions to start. Contracts have been awarded for large projects in practically every part of the metropolitan district, but there is little possibility of their being started for some weeks to come, as the material supply is at present very doubtful. Building material prices are holding surprisingly well under the circumstances and no important change is anticipated.

Common Brick.—Although actual business transacted in the local wholesale market for Hudson River common brick was somewhat lighter during the past week than it has been recently, the increased number of inquiries kept dealers busy and indicates a vast improvement in conditions just as soon as the railroad difficulties are settled. A total of nineteen boats arrived from up-river points during the week and sixteen were disposed of. The price is holding steadily to the \$25 a thousand level and dealers do not anticipate any important change for some time to come. Were it not for the extreme shortage of lime and cement, brick dealers would be doing a capacity business, but the possibility of going ahead with proposed construction now hinges almost entirely upon the railroads and their ability to handle freight promptly, and of this the building industry is not optimistic at present. Common brick manufacturers state that the season is going slowly, with just sufficient labor to keep the yards operating on a basis of approximately 25 to 30 per cent. of their normal capacity. This production, however, will be all that is required for current needs and will also provide considerable of a reserve for the demands of next spring.

Summary.—Transactions in the North River common brick market for the week ending Friday, July 30, 1920. Condition of market: Demand lighter, prices firm and unchanged. Quotations: Hudson Rivers, \$25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 19; sales, 16. Distribution: Manhattan, 7; Bronx, 1; Brooklyn, 4; New Jersey points, 4.

Face Brick.—Dealers have many substantial orders booked but are being hindered in shipments from their plants by reason of the freight situation. Prospects

are generally good for the fall and winter months, according to the number of plans now out for estimates, and manufacturers are assured of a keen demand for a long time to come. Prices are advancing slightly because of the increasing production costs.

Structural Steel.—New demand for fabricated steel products is relatively light. The condition is partly due to the usual mid-summer dullness and partly to the continued freight congestion and consequent inability of manufacturers to ship on orders already completed. The outlook

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York:

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York, add cartage, handling, plus 15 per cent.

Hudson River, best grades. **\$25.00** to —
Hudson River, "off loads"..... — to —
Raritan No quotation
Second-hand brick, per load
of 3,000, delivered..... — to —

Face Brick—Delivered on job in New York:

Rough Red	\$44.00 to \$50.00
Smooth Red	44.00 to 50.00
Rough Buff	46.00 to 52.00
Smooth Buff	46.00 to 52.00
Rough Gray	51.00 to —
Smooth Gray	51.00 to —
Colonials	38.00 to 45.00

Cement—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl. **\$5.10**
Rebate for bags, 25c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.	\$4.25
Bronx deliveries.....	4.25
¾-in., Manhattan deliveries.....	4.25
Bronx deliveries.....	4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries	\$3.50
Bronx deliveries	3.50

Hollow Tile—

Exterior—not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....	\$0.25 per sq. ft.
3x12x12	0.25 per sq. ft.
4x12x12	0.28 per sq. ft.
5x12x12	0.37 per sq. ft.

Note—For deliveries north of 125th street, Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens **\$20.00** per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel).....	\$5.000 per bbl.
Common Lime (Standard 300-lb. barrel).....	4.80 per bbl.
Hydrate Finishing, in cloth bags	32.00 per ton
Rebate for bags, 20c. per bag.	

Plaster—

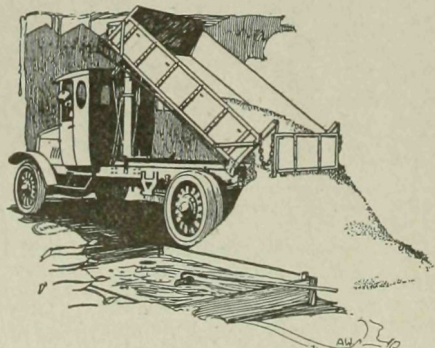
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags	\$27.00 per ton
Lath Mortar, in cloth bags..	19.00 per ton
Brown Mortar, in cloth bags.	19.00 per ton
Finishing Plaster, in cloth bags	28.00 per ton
Rebate for returned bags, 25c. per bag	
Finishing Plaster (250-lb. barrel)	\$4.75 per bbl.
Finishing Plaster (320-lb. barrel)	6.00 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....	\$0.14½
3-in. (hollow) per sq. ft.....	0.14½

ONEIDA TRUCKS



A CAREFUL analysis has been made of the contractor's requirements and a specially equipped truck has been worked out to meet every need.

The Oneida motor delivers more power than is obtained in other motors. *Contractors need this extra power.*

C-H MOTORS CORP.

Bedford and Atlantic Avenues
Brooklyn ————— New York

Service Station — 18-26 Bainbridge St. Bkln.

MATERIALS AND SUPPLIES

for an increased demand for fabricated material from building sources is excellent, but prospective builders are hesitating about placing orders because of the uncertainty about deliveries and also by reason of the scarcity of other structural essentials that must be available before steel is booked. Architects and engineers have numerous large projects on their boards and have hoped to be in a position to commence work on them this autumn, but it now seems as though the majority of these must be held in abeyance until next spring at least. Prices for fabricated

material have not changed to any extent and are not likely to except for the premiums offered for early shipments.

Lumber.—Because of the general slackening off in building activity in the metropolitan district as a result of the scarcity of Portland cement, lime and other essentials, the lumber market has been dull in both wholesale and retail departments. There is a large amount of new construction in prospect, to be started just as soon as conditions warrant, and there have been many important operations figured during the past two or three

weeks. The majority of these, however, will be held in abeyance until the railroad freight conditions improve to an extent where commodities will come through in reasonable time and sufficient to meet the demand. Lumber prices are easy as compared with those of other building materials, but are expected to advance again as the demand picks up.

Electrical Supplies.—The market for these commodities is dull, and although there is a vast amount of new business in prospect it is not likely to develop to the actual ordering stage until early autumn. Inquiries for electrical materials from building sources are showing up in fair volume, but the outlook would be substantially improved were it not for the intolerable freight situation that is holding back progress throughout the industry. Recently there has been a brisk demand for electrical supplies to be used in alteration projects and general repair work, and it is this form of demand that at present is the strongest factor in the market. Prices are well sustained and likely to hold to their existing levels.

Window Glass.—No improvement in the supply of window glass available in the metropolitan district has been noticed during the past week or two and none is promised by manufacturers for an indefinite period. Local jobbers are practically out of stock and prospective buyers are being forced to shop around considerably for what they require. Prices are uncertain and altogether dependent upon the ability of the jobber to supply according to specifications.

Nails.—A slight improvement in the supply of nails has been reported by some of the local jobbers, but at that the demand is far in excess of the supply and is likely to remain thus for many weeks to come. The producers are still working on orders for heavy steel products which must have preference, and until these are off the books there is little possibility of better deliveries of nails. Prices are uncertain and range widely according to the available supply. Wire nails are being quoted at \$7 to \$10 base per keg, and cut nails, which are almost impossible to get, range from \$8.25 to \$12 base per keg.

Linseed Oil.—There has been little change in the market situation for this commodity. Buying activity is relatively light and prices are practically unchanged. Railroad freight deliveries are very backward and no real improvement in the market seems possible soon.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn & Queens.
 27x48x½ in. \$0.45 each
 32x36x¼ in. 0.35 each
 32x36x½ in. 0.36 each
 32x36x¾ in. 0.43 each

Sand—

Delivered at job in
 Manhattan \$2.75 to — per cu. yd.
 Delivered at job in
 Bronx \$2.75 to — per cu. yd.

White Sand—

Delivered in Manhattan... \$5.00 per cu yd.

Broken Stone—

1½-in., Manhattan delivery. \$4.00 per cu. yd.
 Bronx delivery..... 4.00 per cu. yd.
 ¾-in., Manhattan delivery. 4.00 per cu. yd.
 Bronx delivery..... 4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft. \$1.55
 Kentucky limestone, per cu. ft. 1.85
 Brier Hill sandstone, per cu. ft. 1.75
 Gray Canyon sandstone, per cu. ft. 1.50
 Buff Wakeman, per cu. ft. 1.75
 Buff Mountain, per cu. ft. 1.65
 North River bluestone, per cu. ft. 1.50
 Seam-face granite, per sq. ft. 1.25
 South Dover mabrie (promiscuous mill block), per cu. ft. 2.25
 White Vermont marble (sawed) New York, per cu. ft. 3.00

Structural Steel—

Plain material at tidewater; cents per pound:
 Beams and channels up to 14 in. 2.72 to —
 Beams and channels over 14-in. 2.72 to —
 Angles, 3x2 to 6x8. 2.72 to —
 Zees and tees. 2.72 to —
 Steel bars 2.10 to —

Lumber—

Wholesale prices, New York.
 Yellow pine, merchantable 1905, f. o. b., N. Y.:
 3x4 to 14x14, 10 to 20 ft. . \$60.00 to \$74.00
 Hemlock. Pa., f. o. b., N. Y.,

base price, per M. 57.00 to —
 Hemlock, W. Va., base price, per M. 57.00 to —
 (To mixed cargo price add freight, \$1.50.)
 Spruce, Eastern, random cargoes, narrow (delivered). — to —
 Wide cargoes..... — to —

Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot over 20 ft. in length. Add \$1.00 per M. for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):
 First and seconds, 1-in. \$140.00 to —
 Cypress shingles, 6x18, No. 1 Hearts — to —
 Cypress shingles, 6x18, No. 1 Prime — to —
 Quartered Oak 315.00 to —
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No. 4

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
55TH ST.—Andrew J. Thomas, 137 East 45th
st, has completed plans for alterations to the
10-sty brick and stone apartment, 50x73, at 30
East 55th st for H. S. Van Duzor, 30 East 55th
st, owner. Cost, about \$5,000.

DWELLINGS.

64TH ST.—Paul R. Allen, 70 East 45th st, has
prepared plans for alterations to the 5-sty brick
and stone residence, 30x90 ft, at 4 East 64th st
for E. Drexel Godfrey, 4 East 64th st, owner.
Cost, about \$20,000. Architect will soon call for
bids on general contract.

STABLES AND GARAGES.

160TH ST.—Frank J. Schefcik, 4168 Park av,
has completed plans for alterations to the 2-sty
brick coal pockets, 50x99 ft, at 502 West 160th
st into a garage for Wright Gillies, 544 West
160th st, owner. Cost, about \$15,000.

STORES, OFFICES AND LOFTS.

MANHATTAN ST.—F. A. Rooke, 15 East 40th
st, has been retained to prepare plans for a 1-
sty brick milk depot, retail, 127x150 ft, at 144-
154 Manhattan st for the Sheffield Farms Co.,
524 West 57th st, owner.

MAIDEN LANE.—Clinton & Russell, 32 Nas-
sau st, have started preliminary plans for a 9-
sty brick, stone and terra cotta office building,
66x86 ft, at 96-100 Maiden lane for the Union
Indemnity Co., 55 John st, owner. Details will
be announced later.

BRIDGE ST.—George & Edward Blum 505 5th
av, have prepared plans for alterations to the
3-sty brick and stone office and loft building, 25x
100 ft, at 31 Bridge st for Bernard Judae & Co.,
owners, care of Lawrence, Blake & Jewell, 115
Broadway. Cost, about \$18,000. Architects will
soon call for bids on general contract.

LAFAYETTE ST.—Sommerfeld & Steckler, 31
Union sq, have completed plans for alterations to
the 9-sty brick and stone office building, 78x
119 ft, at 375 Lafayette st for the Mission of the
Immaculate Virgin for the Protection of Home-
less & Destitute Children, on premises, owner.
Lessee, Lafayette & Great Jones Street Corpora-
tion, 170 Broadway. Cost, \$50,000. Architects
will take bids on general contract early in
August.

WEST ST.—Henry Otis Chapman, 334 5th av,
has plans in progress for a 14-sty brick, lime-
stone and terra cotta office building, 25x100 ft,
at 56 West st for the Union Sulphur Co., 17
Battery pl, owner. Details of construction will
be available later. Architect will be ready for
estimates on general contract about August 15.

Bronx

CHURCHES.

ARTHUR AV.—Plans have been prepared pri-
vately for a 1-sty brick and stone synagogue,
50x96 ft, on the east side of Arthur av, 75 ft
south of 180th st, for the Congregation Benj-
Israel Ausbi, Samuel Meyerson, president, 2183
Washington av, owner. Cost, about \$30,000.

STABLES AND GARAGES.

SOUTHERN BLVD.—Dunnigan & Crumley,
394 East 150th st, have completed plans for
alterations and a 1-sty brick top addition to the
7-sty brick garage and storage building, 50x100
ft, at the southwest corner of Southern blvd and
173d st for Anthony Cuneo, owner, on premises.
Cost, about \$18,000.

Brooklyn.

CHURCHES.

AV P.—James P. Whiskeman, 153 East 40th
st, Manhattan, has prepared plans for a 1-sty
brick and stone synagogue, 72x79 ft, at the
southeast corner of Av P and East 12th st for
the Beth Hakenesets Talmud Totah, Benjamin
Cassell, president, 172 East 12th st, owner.
Cost, \$30,000. Details will be available later.

DWELLINGS.

EAST 87TH ST.—Frank V. Laspia, 525 Grand
st, has completed plans for a 2-sty brick dwell-
ing, 25x50 ft, in the west side of East 87th st,
180 ft north of Flatlands av, for Michael Cle-
menti, 142 Scholes st, owner and builder. Cost,
\$8,500.

EAST 14TH ST.—Joseph J. Galizia, 2930 West
19th st, has prepared plans for two 1-sty frame
dwellings, 14x50 ft, in the west side of East
14th st, 200 ft south of Av Y, for Elizabeth
Pollack, West 6th st, owner. Cost, \$4,500 each.

BEDFORD AV.—Samuel Gardstein, 26 Court
st, has plans in progress for alterations to the
2½-sty frame residence at the corner of Bed-
ford and Voorhees avs, Sheephead Bay, for A.
Di Bella, 14 Union sq, owner. Cost, \$10,000.

ELTON ST.—Abraham Farber, 1746 Pitkin av,
has finished plans for a 2-sty frame dwelling,
20x44 ft, in the west side of Elton st, 225 ft
north of Wortman av, for Morris Schacter, 916
Cleveland st, owner and builder. Cost, \$10,000.

EAST 23D ST.—R. T. Schaefer, 1526 Flatbush
av, has completed plans for a 2-sty frame dwell-
ing, 25x36 ft, in the west side of East 23d st, 140
ft north of Av Q, for E. J. Sparenberg, 230 East
113th st, Manhattan, owner. Cost, \$12,000.

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WEST 21ST ST.—Charles P. Cannella, 1163
Herkimer st, has prepared plans for a 1-sty
frame dwelling, 18x40 ft, in the east side of
West 21st st, 220 ft north of Mermaid av, for
Ignazio Saitta, 182 Snydam st, owner and
builder. Cost, \$3,000.

HEGEMAN AV.—John O'Rourke, 65 East
126th st, Manhattan, has completed plans for a
2-sty frame dwelling, 40x90 ft, at the north-
east corner of Hegeman av and Holly st for
Joseph Bordino, 1133 Hegeman av, owner and
builder. Cost, \$5,000.

EAST 23D ST.—R. T. Schaefer, 1526 Flatbush
av, has finished plans for two 2½-sty frame
dwellings, 22x40 ft, in the west side of East 23d
st, 100 ft north of Av K, for Louis Paulson,
1147 Lincoln pl, owner and builder. Total cost,
\$28,000.

WEST 29TH ST.—Geo. H. Suess, 1131 Graves-
end av, Brooklyn, has completed plans for two
1-sty frame residences, 16x44 ft, in the east side
of West 29th st, 320 ft south of Mermaid av, for
Isidor Sperba and Meyer Rosen, 2957 West 33d
st, Brooklyn, owners and builders. Cost, \$6,000
each.

41ST ST.—Burke & Olsen, 32 Court st, Brook-
lyn, have prepared plans for two 2-sty frame and
stucco dwellings, 16x36 ft, in the north side of
41st st, 320 ft east of 16th av, for Andrew John-
son, 1600 44th st, Brooklyn, owner. Cost, \$10,000.

11TH ST.—M. A. Cantor, 373 Fulton st, Brook-
lyn, has finished plans for a 3-sty brick dwell-
ing, 25x100 ft, in the south side of 11th st, 109
ft west of 9th av, for Louis A. Rosenstein, 50
Court st, Brooklyn, owner, who will take bids
on separate contracts about Aug. 1. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

MORGAN AV.—Moore & Landsiedel, 148th st
and 3d av, the Bronx, have completed plans for
a 1-sty brick factory, 100x100 ft, at the south-
east corner of Morgan av and Lombardi st, for
the Builtwell Auto Bldg. Co., 59 Jackson st,
owner and builder. Cost, \$25,000.

HAMILTON AV.—Glucroft & Glucroft, 727
Flushing av, have finished plans for a 4-sty
brick factory building, 27x64 ft, on the south
side of Hamilton av, 57 ft west of Nelson av, for
Nathan and Rubin Levy, 239 Hamilton av, own-
ers, who will soon call for estimates on general
contract. Cost, \$15,000.

FRONT ST.—Frank V. Laspia, 525 Grand st,
has completed plans for a 1-sty brick shop, 50x
100 ft, in the south side of Front st, 100 ft east
of Morgan av, for Giuseppe Morena, 450 Graham
av, owner. Cost, \$12,000.

HALLS AND CLUBS.

PACIFIC ST.—Montrose Morris Sons, 535
Nostrand av, have prepared plans for a 2-sty
brick and limestone parish house, 50x70 ft, in
the north side of Pacific st, 120 ft east of Bed-
ford av, for St. Bartholomew's P. E. Church,
Rev. F. H. Rowley, rector, 1227 Pacific st,
owner. Cost, about \$50,000. Architects will
take estimates and superintend construction.

PRESIDENT ST.—Seelig & Finkelstein, 26
Court st, have plans in progress for alterations
to the 3-sty brick tenement, 25x100 ft, in the
south side of President st, 100 ft west of 4th
av, into a clubhouse for the Sons of Italy, own-
ers, care of architects. Cost, about \$50,000.
Architects will soon call for estimates on sepa-
rate contracts.

SCHOOLS AND COLEGES.

CHURCH AV.—George M. Craigen, 637 Mansfield pl, has prepared plans for alterations to the brick and stone parochial school at the southwest corner of Church av and Prospect st for Monsignor Wood, 2520 Church av, owner. Cost, \$15,000.

STABLES AND GARAGES.

MONTROSE AV.—Murray Klein, 116 Grove st, has prepared plans for a 1-sty brick garage, 100x100 ft, at the northeast corner of Montrose av and Leonard st for Charles Katz, 392 Bushwick av, owner and builder. Cost, \$20,000.

PULASKI ST.—Cohn Brothers, 361 Stone av, have completed plans for a 1-sty brick garage, 100x125 ft, at the northeast corner of Pulaski st and Nostrand av for Edward J. Savatkin, 133 Floyd st, owner. Cost, about \$30,000.

DEGRAW ST.—E. M. Adelson, 1778 Pitkin av, has finished plans for a 1-sty brick garage, 95x200 ft, in the south side of Degraw st, 90 ft west of 4th av, for John J. Sullivan, 570 Hamilton av, owner and builder. Cost, about \$50,000.

MENAHAN ST.—Ernes. J. Tatje, 155 Weldon st, has completed plans for a 1-sty brick garage and stable, 38x39 ft, in the south side of Menahan st, east of Central av, for Katharina Fink, 77 Menahan st, owner. Cost, \$10,000.

PROSPECT PL.—S. Millman & Son, 26 Court st, have prepared plans for a 1-sty brick garage, 50x127 ft, in the south side of Prospect pl, 166 ft east of Schenectady av, for Joseph Cohen and Fannie Hemmelstein, 176 Utica av, owners and builders. Cost, \$18,000.

29TH ST.—McCarthy & Kelly, 16 Court st, have finished plans for a 2-sty brick garage, 40x100 ft, in the north side of 29th st, 270 ft west of 4th av, for Frank Spero, 7523 Ridge blvd, owner and builder. Cost, \$20,000.

MYRTLE AV.—S. Millman & Son, 26 Court st, have completed plans for a 1-sty brick garage, 100x250 ft, on the north side of Myrtle av, 50 ft east of Lewis av, for the Thrift Home Providing Co., 1416 Lincoln pl, owner and builder. Cost, about \$80,000.

ELLERY ST.—Shampan & Shampan, 50 Court st, have in progress for a 1-sty brick garage, 25x100 ft, in the north side of Ellery st, 225 ft west of Marcy av, for Samuel Grossman, 309 Lefferts av, owner and builder. Cost, \$10,000.

CHESTNUT ST.—Shampan & Shampan, 50 Court st, have completed plans for a 1-sty brick garage on the south side of Chestnut av, 17 ft east of East 16th st, for Pompey Montalbano, owner, care of architects. Details will be available later.

Queens.

DWELLINGS.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has prepared plans for a 2½-sty frame residence, 30x22 ft, in the east side of Alsop st, 135 ft east of Shelton av, for E. Faber, Alsop st, Jamaica, owner. Cost, \$16,000.

LITTLE NECK, L. I.—I. P. Robinson, Little Neck, L. I., has finished plans for a 2-sty frame residence, 23x29 ft, on the west side of Bayview av, 200 ft north of Cutter av, for Geo. W. Weiss, Floral Park, owner. Cost, \$7,000.

MASPETH, L. I.—Maxmilian Jaefar, Jr., 18 Jefferson av, Maspeth, has completed plans for a 2-sty frame dwelling, 21x52 ft, at the northeast corner of Weston and Johnson avs, for Wm. Thom, 19 Lexington av, Maspeth, owner. Cost, \$5,000.

BAYSIDE, L. I.—C. L. Warroner, 166 Corona av, Corona, has prepared plans for a 2-sty frame dwelling, 40x100 ft, on the east side of Linwood av, 180 ft south of Lawrence blvd, for Wm. Zunstine, 16 S. Junction av, Corona, owner and builder. Cost, \$5,500.

EAST ELMHURST, L. I.—C. P. Johnson, 310 East 42d st, Manhattan, has finished plans for a 2½-sty frame residence, 24x45 ft, in the west side of Erickson st, 220 ft north of Grand av, for Alex Johnson and Niels Winberg, 77 54th st, Corona, owners. Cost, \$10,000.

GLEN MORRIS, L. I.—D. Stage, Glen Morris, L. I., has completed plans for three 2-sty frame dwellings, 18x24 ft, in the east side of Spruce st, 100 ft north of Hawtree av, for Metropolitan Land Co., 302 Broadway, Manhattan, owner. Total cost, \$13,500.

SOUTH JAMAICA, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 20x36 ft, at the south side of Hunter av, 336 ft east of Chrystanah av, South Jamaica, for John C. Wolf, 64 Ridge st, Long Island City, owner. Cost, \$3,000.

FLUSHING, L. I.—Chas. J. Stidolph, 15 Ivy st, Elmhurst, has finished plans for a 2½-sty frame residence, 16x32 ft, in the south side of Larch st, 354 ft west of Jamaica av, for Wm. J. Flaherty, 34 Wool st, Elmhurst, owner. Cost, \$5,000.

OZONE PARK, L. I.—C. L. Varrone, 166 Corona av, Corona, has prepared plans for a 2-sty frame dwelling, 16x38 ft, at the northeast corner of Helm av and Leavy av for P. Hawkins, 809 Sterling pl, Brooklyn, owner and builder. Cost, \$5,500.

WOODSIDE, L. I.—C. Lehning, 889 10th av, Long Island City, has completed plans for two 2-sty frame dwellings, 18x42 ft, at the north side of Patterson av, 50 ft west of 25th st, for Charles

Schreiber, 719 8th av, L. I. City, owner. Cost, \$10,000.

JAMAICA, L. I.—P. Jay Herter, 5000 Broadway, Manhattan, has completed plans for a 1½-sty frame dwelling, 34x42 ft, in the south side of Henley rd, 150 ft east of Kingston rd, Jamaica, for George Watson, 11 Broadway, Manhattan, owner. Cost, \$9,500.

MORRIS PARK, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, has prepared plans for a 1½-sty brick dwelling, 26x40 ft, in the south side of 112th st, 100 ft north of Brandon av, Morris Park, for Emil Ludecker, 1 Horton st, Jamaica, owner and builder. Cost, \$7,500.

FLUSHING, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 18x34 ft, in the south side of Elm st, 170 ft west of Murray st, Flushing, for Joseph Graziano, 17th st, Flushing, L. I., owner and builder. Cost, \$8,000.

UNION COURSE, L. I.—William C. Winters, 106 Van Sicklen av, Brooklyn, has completed plans for a 2-sty brick dwelling and office at the southeast corner of Shaw av and 1st st for Dr. Thomas Corwin, 68 75th st, Union Course, L. I., owner. Cost, \$12,000.

GLEN MORRIS, L. I.—D. Stage, Glen Morris, L. I., has prepared plans for a 2-sty frame dwelling, 18x32 ft, on the south side of Hawtree av, 40 ft east of Lambert st, for Otto Ingman, 594 East 138th st, the Bronx, owner and builder. Cost, \$6,000.

QUEENS, L. I.—Plans have been prepared privately for four 1½-sty frame dwellings, 22x23 ft, in the east side of Hendrickson st, 250 ft north of Jericho turnpike, for Jacob Oberwald,

Queens, L. I., owner and builder. Cost, \$13,000 each.

RICHMOND HILL, L. I.—George E. Crane, Stoothoff av, Richmond Hill, has completed plans for three 2-sty frame dwellings, 16x40 ft, at the southwest corner of Beaufort and Beach sts, Richmond Hill, for Adelman Schrauth Co., 11820 Liberty av, Richmond Hill, owner and builder. Total cost, \$24,000.

LONG ISLAND CITY, L. I.—Philip Resnyk, 131 West 39th st, Manhattan, has finished plans for four 2-sty brick dwellings, 20x24 ft, in the west side of Lawrence st, 100 ft south of Ditmars av, for the Rickert-Brown Realty Co., 52 Vanderbilt av, Manhattan, owner and builder. Total cost, \$48,000.

HALLS AND CLUBS.

INWOOD, L. I.—C. L. Varrone, 166 Corona av, Corona, L. I., has prepared plans for a 1-sty brick and limestone meeting hall, 30x65 ft, at the corner of Madison and Jefferson sts, Inwood, for the Sons of Italy of Inwood, Inc., owners. Cost, about \$20,000. Owners will build.

STABLES AND GARAGES.

JAMAICA, L. I.—J. P. From, 88 Decker av, Port Richmond, S. I., has completed plans for a 1-sty brick garage, 80x95 ft, on the north side of Hillside av, 440 ft west of Victoria st, Jamaica, L. I., for Walter Bros., 11 Henry rd, Jamaica, owners. Cost, \$28,000.

RICHMOND HILL, L. I.—Shampan & Shampan, 50 Court st, Brooklyn, have prepared plans for a 1-sty frame garage and store, 60x52 ft, at the northwest corner of Liberty av and Birch st for Fred Richtberg, 1034 120th st, Richmond Hill, owner and builder. Cost, about \$10,000.

Globe Storage Warehouse

The Globe Storage Warehouse and Carpet Cleaning Company, 305-307 East 61st Street, has finally closed down its private generating plant and contracted with The New York Edison Company for Central Station Service

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Nassau.**DWELLINGS.**

ROSLYN, L. I.—Delano & Aldrich, 126 East 38th st, Manhattan, have started preliminary plans for extensive alterations and additions to the brick and stone country residence and garage at Roslyn, L. I., for Harry Payne Whitney, 120 Broadway, owner. Details will not be available for some time.

Westchester.**APARTMENTS, FLATS AND TENEMENTS.**

WHITE PLAINS, N. Y.—Wheeler B. Gambee, 26 Longview av, White Plains, contemplates the construction of a 3 or 4-sty brick and stone apartment at the corner of Woodland pl and Fisher st for which name of architect and details of construction will be available later.

DWELLING.

WHITE PLAINS, N. Y.—Plans will be prepared privately for twenty-five 2½-sty frame dwellings, various dimensions, at White Plains, N. Y., for

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Ward, Carpenter & Co., Inc, 16 Grand st, White Plains, owners and builders, Cost, about \$20,000 each.

YONKERS, N. Y.—Edward A. Schuler, Bennett av, Yonkers, has prepared plans for a 2½-sty frame dwelling, 35x28 ft, at the southeast corner of Millard and Brook avs, Yonkers, for Wm. D. Kraft, Kraft av, Bronxville, N. Y., owner. Cost, \$24,000.

STABLES AND GARAGES.

YONKERS, N. Y.—C. A. Bartley, 30 Fairview st, Yonkers, has plans in progress for a 1-sty brick garage, 50x100 ft, at Yonkers, N. Y., for Samuel Pearl, 64 Riverdale av, Yonkers, owner and builder.

New Jersey.**APARTMENTS, FLATS AND TENEMENTS.**

WEHAWKEN, N. J.—A syndicate now forming, care of G. Earl Brugler, 77 River st, Hoboken, N. J., contemplates the construction of a 4 or 5-sty brick, limestone and terra cotta apartment at Wehawken, N. J., to cost approximately \$100,000. Name of architect, exact location and details of construction will be available later.

PLAINFIELD, N. J.—Wm. H. Clum, 152 Park av, Plainfield, has completed plans for a 2-sty hollow tile and stucco apartment, 26x29 ft, at the corner of Madison av and West 4th st, Plainfield, for John E. Curtis, 106 Depot Park, Plainfield, owner and builder. Cost, \$15,000.

CHURCHES.

NEWARK, N. J.—The Greek Orthodox Community, George Counes, 601 Broad st, chairman, contemplates the construction of a brick and stone church at 559 High st, corner of Mercer st, for which name of architect and details will be available later. Cost, about \$100,000.

DWELLINGS.

NEWARK, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 28x34 ft, at 118 Pomona av, Newark, for Mahlon W. Parsons, Jr., 370 Clinton av, Newark, owner and builder. Cost, \$9,000.

METUCHEN, N. J.—John H. Pierson & Son, Raritan Building, Perth Amboy, N. J., have plans in progress for a 2½-sty frame dwelling, 27x42 ft, at the corner of Linden and Chestnut avs, Metuchen, N. J., for B. R. Edgar, 60 High st, Metuchen, N. J., owner.

NEWARK, N. J.—Plans have been prepared privately for a 2½-sty frame and shingle dwelling, 24x27 ft, at 32 Salem st for Edwin Smith, 384 So. 19th st, Newark, owner and builder. Cost, \$6,000.

ELIZABETH, N. J.—J. Ben Beatty, 15 Reid st, Elizabeth, has finished plans for a 2-sty cement block and stucco residence, 22x50 ft, at 447 So. Broad st, Elizabeth, for Louis Chap, owner, care of architect. Cost, \$14,000.

NEWARK, N. J.—Plans have been prepared privately for a frame residence on Dupue av for Marcus L. Bock, 29 Oakland terrace, Newark, owner and builder. Cost, \$9,000.

GARFIELD, N. J.—Jos. De Rose, 119 Ellison st, Paterson, has prepared preliminary plans for a 2-sty frame residence, 22x37 ft, at 41 Pacific av for Francesco Pillitteri, owner, on premises. Cost, \$5,000.

ELIZABETH, N. J.—J. Ben Beatty, 15 Reid st, Elizabeth, has completed plans for a 2-sty brick dwelling, 27x50 ft, at 806 4th av for Frank Melchana, 802 4th av, Elizabeth, owner, who is taking bids at once. Cost, \$6,000.

WEST ORANGE, N. J.—Plans have been prepared privately for a 2½-sty frame residence and garage at the corner of Broadway and Wildwood avs, Llewelyn Park, West Orange, for Arnold W. Francis, 66 New st, Manhattan, owner. Details later.

PERTH AMBOY, N. J.—John N. Pierson & Son, Raritan Building, Perth Amboy, have plans in progress for a 1½-sty frame dwelling, 29x40 ft, at the corner of Linden and Lewis sts for Norman C. Davis, 40 Lewis st, Perth Amboy, owner and builder. Cost, \$8,000.

ELIZABETH, N. J.—J. Ben Beatty, 15 Reid st, Elizabeth, has prepared plans for a 2½-sty frame dwelling, 20x40 ft, in Niles st for C. Talarice, 226 Niles st, owner and builder. Cost, about \$5,000.

HOSPITALS AND ASYLUMS.

HACKENSACK, N. J.—Crow, Lewis & Wicks, 200 5th av, Manhattan have plans in progress for a 1-sty brick power house, 35x67 ft, at Hackensack, N. J., for the Hackensack General Hospital, 3d st, Hackensack, owner. Cost, \$40,000. Architects will soon take bids.

STABLES AND GARAGES.

NEWARK, N. J.—Kruger & Slegler, 207 Market st, Newark, have prepared plans for a 1-sty brick and stone garage, 44x100 ft, in Norfolk st, 100 ft north of South Orange av, for Katchen & Cohen, 201 Norfolk st, Newark, owners and builders. Cost, \$15,000.

EAST ORANGE, N. J.—M. B. Silberstein, 119 Springfield av, Newark, N. J., has prepared plans for a 1-sty brick garage, 75x113 ft, at 993 South Orange av, East Orange, for Frank Straniero, 773 South 20th st, Newark, owner and builder. Cost, \$25,000.

THEATRES.

NEW BRUNSWICK, N. J.—Hyman Rosensohn, 180 Market st, Newark, has plans nearing completion for a 1-sty brick, limestone and

terra cotta moving picture theatre, 96x196 ft, seating 2,000, at the corner of Washington and George sts, New Brunswick, N. J., for Aaron Shusterman, Albany st, New Brunswick, owner. Cost, about \$125,000. Architect and owner will soon call for estimates on general contract.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Cauldwell-Wingate Co., 381 4th av, has the general contract for alterations to the 3-sty brick dwellings, 40x63 ft, at 47-51 Charlton st into apartments for Wm. S. Coffin, 575 5th av, owner, from plans by F. Y. Joannes and Maxwell Hyde, 52 Vanderbilt av, architects. Cost, about \$30,000.

DWELLINGS.

MANHATTAN.—John J. Burns, Const. Co., 344 West 45th st, has the general contract for alterations to the 4-sty brick and stone residence, 20x55 ft, at 869 St. Nicholas av for the Manhattan Life Insurance Co., 66 Broadway, from plans by Samuel Cohen, 32 Union sq, architect. Cost, about \$12,000.

MANHATTAN.—Miller-Reed Co., 103 Park av, has the general contract for alterations to the 4-sty brick and stone residence, 50x75 ft, at 128-130 East 73d st for Dr. Burton Lee, 128 East 73d st, owner, from plans by A. L. Noel, 52 Vanderbilt av, architect.

MAPLEWOOD, N. J.—John G. Carlson, 57 Ashwood av, Summit, N. J., has the general contract for a 2½-sty frame residence, 28x34 ft, with garage, in Durand rd, Maplewood, N. J., for H. C. Fregat, Durand rd, owner, from privately prepared plans. Cost, about \$12,000.

RIDGEFIELD, N. J.—Charles Owen, Ridgefield, N. J., has the general contract for a 2½-sty frame dwelling, 26x32 ft, at Ridgefield, N. J., for Dr. Wm. F. Perpente, 137 Summit av, Hoboken, N. J., from plans by Frank E. Ness, 76 Montgomery st, Jersey City, architect. Cost, \$12,000.

BROOKLYN, N. Y.—E. Bozzi, 337 Plain st, Newark, N. J., has the general contract for two 2-sty frame dwellings, 36x24 ft, with garages, at the northeast corner of 86th st and Shore rd for Joseph Cosazza, 616 Prospect av, Brooklyn, owner, from plans by David M. Ach, Madison av, Manhattan, architect. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Gabler Construction Co., 402 Hudson st, has the general contract for alterations and fire repairs to the brick factory building at 614 East 83d st for the estate of Godfrey Knocke, care of Chas. F. Noyes Co., 92 William st, owner, from privately prepared plans. Cost, \$26,000.

NEWARK, N. J.—Gabler Construction Co., 402 Hudson st, Manhattan, has the general contract for alterations and fire repairs to the brick factory building at 704 South 11th st, Newark, for the Quality Co., owner, on premises, from privately prepared plans. Cost, about \$23,000.

NEWARK, N. J.—John W. Ferguson Co., United Bank Building, Paterson, N. J., has the general contract for a 4 and 5-sty brick and reinforced concrete factory, 82x319 and 62x228 ft, at Clark, Ogden, Gouvenour and Passaic sts for the Clark Thread Co., owner, from plans by Solomon Bros Co., 526 Elm st, Arlington, N. J., engineers. Cost, approximately \$1,000,000.

STABLES AND GARAGES.

MANHATTAN.—Albert H. Herbst, 735 East 179th st, has the general contract for a 1-sty brick garage, 100x160 ft, at 1860 1st av for Wm. Hagedorn, 1896 1st av, owner, from plans by Charles Schaefer, 2853 3d av, architect. Cost, \$30,000.

MANHATTAN.—Wm. Steel & Sons Co., 16th and Arch sts, Philadelphia, has the general contract for a 2-sty brick garage, 115x125 ft, at the southeast corner of Spring and Clark sts for the Exide Battery Depot Co., 101 West End av, owner, from privately prepared plans. Cost, \$225,000.

LONG ISLAND CITY, L. I.—Burke Bros. Construction Co., 1483 Broadway, Manhattan, has the general contract for a 3-sty brick garage, 80x120 ft, at the corner of Freeman st and 5th av, Long Island City, for the Harrolds Motor Car Co., 233 West 54th st, owner, from plans by Griffin & Wynkoop, 30 Church st, Manhattan, architects. E. E. Seelye, 101 Park av, engineer. Cost, \$60,000.

NEWARK, N. J.—Pelligrino Pellechia, 21 Mt. Prospect av, Newark, has the general contract for a 1-sty brick and stone garage, 50x120 ft, at 258 Bank st for the Crescent Bottling Co., 298 Norfolk st, owner, from plans by Frank Grad, 245 Springfield av, Newark, architect. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—John F. McMahon, 18 West 34th st, has the general contract for an 18-sty office and loft building, 75x100 ft, at 121-125 West 46th st for the Hooven Letter Service Co., 117 West 46th st, owner, from plans by Victor C. Farrar, 4 East 39th st, architect. Cost, \$825,000.

**PLANS FILED FOR NEW CONSTRUCTION
IN ALL BOROUGHES OF NEW YORK CITY**

Manhattan.

STORES, OFFICES AND LOFTS.
MAIDEN LANE, 83; also GOLD ST, 7, 10-sty bk & stone office bldg, water proof slag roof, 25x90; \$200,000; (o) 83 Maiden Lane Coprn., 1 Liberty; (a & s) Clinton & Russell, 32 Nassau (265).

BROADWAY, 1625, 2-sty bk store & billiard parlor, slag roof, 25x81; \$30,000; (o) Wendell Estate, Rebecca A. D. Wendell Swope, 175 Bway; (a) W. L. Rouse & L. A. Goldstone, 512 5 av (262).

LENOX AV, 300-306; also 125TH ST, 77-81 W, 3-sty bk store, rest & office bldg, 85x74; \$65,000; (o) Alicia Realty Corp., 120 Bway; (a) Morris Schwartz, 1400 Bway (264).

MADISON AV, 1617; also 108TH ST, 49 E, 3-sty bk store & office building, tar & gravel roof, 20x50; \$18,000; (o) May Martin, Monroe, Orange Co., N Y; (a) Nathan Langer, 81 East 125th, N Y C (263).

5TH AV, 444-446, 45 n 39th, 6-sty bk store & loft bldg, 53x110, slag roof; \$200,000; (o) Wendell Estate, care Rebecca A. D. Wendell Swope, 175 Bway; (a) A. & S. John B. Snooks Sons, 261 Bway (260).

STABLES AND GARAGES.

HUDSON ST, 637 or 43 Horatio st, 1-sty portable steel garage, corrugated roofing, 19x61; \$1,500; (o) Joseph Yellen, 803 Greenwich; (a) William Kurtzer, 1385 Corona av (259).

54TH ST, 147 W, 5-sty bk garage & loft bldg, 25x100, concrete roof; \$20,000; (o) Mildred Andon, 162 W 54th; (a) Wm. J. Russell, 73 W 46th (261).

THEATRES.

7TH AV, s e c 138th, open air moving picture theatre, 99x100; \$2,000; (o) Harlem Community Enterprise Corp., 2365 7th av; (a) V. N. Tandy, 1931 Bway (257).

MISCELLANEOUS.

187TH ST, 660 W, 1-sty shed, fr, 21x35, slag rf; \$200; (o) Louis Hildenstein, 671 W 187th; (a) Francis Averkamp, 600 W 181st (258).

Bronx.

DWELLINGS.

EDGEWATER TER, e s, 350.05 s Layton av, 2-sty fr dwg, 22x30, slate rf; \$3,000; (o) Geo. Sheaf, Layton av; (a) E. E. Stauffer, 2910 Has-kins (458).

COLDEN AV, e s, 200 s Adeo av, 1-sty fr dwg, 22x42, plastic slate rf; \$3,500; (o) Raffaele Galluzzo, 2239 Adams pl; (a) De Rose & Cavali-eri, 370 E 149th (448).

ELLSWORTH AV, e s, 100 n Fairmount av, 1-sty fr dwg, 19x38, rubberoid rf; \$3,500; (o) Mrs. John Tierney, 384 E 135th; (a) Richard J. McCarthy, 601 Eagle av (457).

LA SALLE AV, s s, 400 e Tremont av, 1-sty bk dwg, 20x45.11, plastic slate rf; \$4,500; (o) Fredk Schallheimer, Edwards av; (a) John J. Bents, 2366 Westchester av (456).

OAKLEY AV, s w c 221st, 1-sty fr dwg, 25x 25, asbestos shingle rf; \$4,500; (o) Emma Berischsky, Maywood, N J; (a) Jos. H. O'Con-nor, 118 E 176th (459).

PAULDING AV, w s, 116.60 s Burke av, 2-sty fr dwg, 20x38, tar & felt rf; \$6,000; (o) Ameri-co Gentle, 2119 Honeywell av; (a) Jos. Ziccardi, 3360 Cruger av (453).

STORES, OFFICES AND LOFTS.

165TH ST, n e c Washington av, 1-sty bk strs, 25x85.2, slag rf; \$10,000; (o) J. C. Davis, 3 av & 148th; (a) Moore & Landseidel, 3 av & 148th (450).

STABLES AND GARAGES

SUMMIT PLACE, n s, 108.79 w Kingsbridge terrace, 1-sty stone garage, 18x40, tar & felt rf; \$1,500; (o) S. H. Drellich, 526 W 207th; (a) Robt. Dreyfus, 66 Post av (451).

JEROME AV, w s, 103 n 169th, 1-sty bk garage, 71.6½x200, plastic slate rf; \$20,000; (o) Josephine Schumacher, 176 E 111th; (a) De Rose & Cavali-eri, 370 E 149th (455).

VALENTINE AV, e s, 470.02 n 183d, 1-sty H T garage, 18.8x51.8, asphalt shingle rf; \$3,000; (o) Herman Dreyfus, 24 Field pl; (a) De Rose & Cavali-eri, 370 E 149th (454).

VILLA AV, w s, 188.39 s 204th, 1-sty concrete block garage, 38x45, slag rf; \$3,000; (o) Mary E. Lyons, 3033 Villa av; (a) John De Hart, 1039 Fox (452).

MISCELLANEOUS.

138TH ST, n e c Canal pl, 1-sty bk market, 50x50, slag rf; \$6,000; (o) Wm. A. Alger, 68 Nassau; (a) Albert E. Davis, 258 E 138th (449).

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
PARKSIDE AV, s s, 931.58 e Bedford av, 1-sty bk str & apartments, 60½x122.7½; \$45,900; (o) Alex E. Pedersen, 222 Hillside av, Jamaica (9357).

DWELLINGS.

BAY 10TH ST, w s, 133.39 s Cropsy av, 3-2-sty fr 3 fam dwgs, 96.8x120; \$19,500; (o) Lizzie Pregonzy, 188 Montague; (a) P. Connelly, 188 Montague (9156).

KENMORE PL, 2238, w s, 49.3 s Av U, 1-sty fr 1 fam dwg, 25x105; \$3,000; (o) August Saunders, Kenmore pl & Av U; (a) Jas. A. McDonald, 1630 Surf av (9264).

W 35TH ST, 3781-85, e s, 122 n Neptune av, 2-1-sty fr dwg, 44x118.9¾; \$3,000; (o) Ayeah Barnett, 2913 W 27th; (a) Morris Perlstein, 49 Fulton, Middle Village (9368).

59TH ST, 1866-72, s s, 100 w 19 av, 2-sty bk 2 fam dwg, 60x100; \$16,000; (o) same (9253).

19TH AV, 5904-22, w s, 20 n 60th, 6-2-sty bk 2 fam dwg, 100x160; \$48,000; (o) same (9252).

60TH ST, 1865-69, n s, 100 s 19th av, 2-sty bk 2 fam dwg, 60x100; \$8,000; (o) Geo. Carrizzo, 424 3 av; (a) Salvati & Le Morsick, 369 Fulton (9249).

61ST ST, 146-63, n s, 160 w 15 av, 1-sty bk 2 fam dwg, 40x100; \$5,000; (o) Giovanni Croce, 114 Mulberry, N Y; (a) Gilbert I Prowles, 1959 Homecrest av (9134).

BROOKLYN AV, 887-89, e s, 291.8 c Church av, 1-sty fr 1 fam dwg, 35x55; \$3,500; (o) Wm. J. Moriarity, 55 E 32d; (a) A. White Pierce, 26 Court (9195).

CROPSEY AV, 1522, s w c Bay 10th, 2-sty fr 1 fam dwg, 93.39x60.3; \$8,500; (o) Lizzie Pregonzy, 188 Montague; (a) P. Connelly (9345).

FLATLANDS AV, 8702-04, s e c E 87th, 1-sty fr 1 fam dwg, 40x100; \$2,000; (o) Richard Marvad, 133 Atlantic av; (a) Pasquale Gagliardi, 239 Navy (9237).

FLATLANDS AV, 8821-23, n w s, n w E 89th, 2-sty fr str & 2 fam dwg, 40x100; \$4,000; (o) Geo. Asab, 309 Henry; (a) Pasquale Gagliardi, 239 Navy (9197).

OCEAN VIEW AV, 132, s w c E 2d, 2-sty fr 1 fam dwg, 97.68x22x89; \$9,000; (o) Tony K. Esposito, 2859 W 31st; (a) Jos. J. Galezia, 2930 W 19th (9212).

ROCKAWAY AV, 1658, w s, 170.6 n Av K, 1-sty fr 1 fam dwg, 22x30; \$2,800; (o) Chas. Seaman, 1662 Rockaway av; (a) Robt. D. Kay, Jr., 201 Montague av (9353).

SHEPARD AV, 770, s s, 125 e Hegeman av, 2-sty bk 2 fam dwg, 20x100; \$9,000; (o) Serafina D. Agostina, 135 Sullivan, N Y; (a) Vincent Bela (9377).

TROY AV, 1285-87, e s, 197.6 s Av D, 1-sty fr 1 fam dwg, 40x155; \$1,500; (o) Jos. Butera, 1285 Troy av; (a) Jas. A. Bigle, 367 Fulton (9356).

10TH AV, 1512-16, w s, 85 s Prospect Pk W, 2-2-sty bk 2 fam dwgs, 50x97.10½; \$40,000; (o) Kraslow Bldg. Co., 190 Montague; (a) Shampam & Shampam, 50 Court (9191).

16TH AV, 4907-11, e s, 38 s 49th, 2-2-sty bk str & 2 fam dwgs, 40x62; \$3,000; (o) Morris Kornblum, 1354 49th; (a) S Gardstein, 26 Court (9119).

16TH AV, 4901-03, s e c 49th, 2-sty bk str & 2 fam dwg, 40x38; \$20,000; (o) same; (a) same (9120).

19TH AV, 5924, n w c 60th, 2-sty bk 2 fam dwg, 20x100; \$8,000; (o) same (9250).

19TH AV, 5902, s e c 59th, 2-sty bk 2 fam dwg, 20x100; \$8,000; (o) same (9251).

STABLES AND GARAGES.

CALYER ST, s e c Guernsey, 1-sty bk garage, 40x20; \$1,500; (o) Stanley Miller, 202 Guernsey; (a) Gustave Erda, 826 Manhattan av (9316).

EMERSON PL, 110, w s, 100 n Myrtle av, 1-sty bk garage, 25x100; \$3,500; (o) John F. Melley, 161 Grand av; (a) John Jose Carroll, 158 Spencer (9257).

ESSEX ST, 501, n e c Sutter av, 1-sty bk garage, 20x80; \$1,500; (o) Jane Lubosky, 1031 Sutter av; (a) Ernest Dennis, 24 Schenck av (9318).

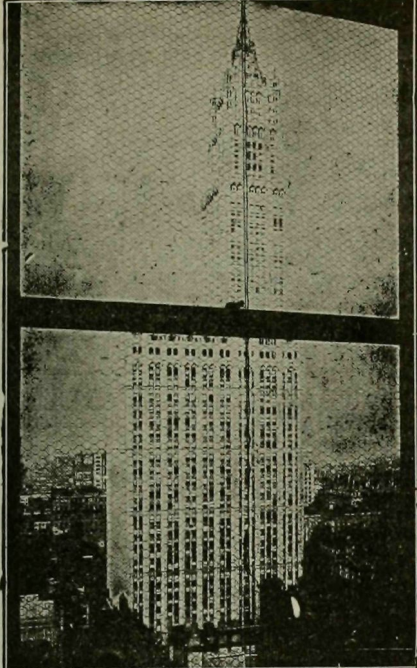
GROVE ST, 111-13, n s, 315 e Evergreen av, 1-sty steel garage, 27x114; \$1,000; (o) Fredk Kellar, 384 Central av; (a) F. Eckardt, 995 Halsey (9378).

HERKIMER ST, 1390, s s, 87 e Eastern Pkway Ext, 1-sty bk garage, 23x100; \$1,000; (o) Vito Canrellton, 1381 Herkimer; (a) Chas. F. Connelly, 1163 Herkimer (9116).

HINCKLEY PL, n e c Coney Island av, 1-sty bk garage, 120.37; \$28,000; (o) Fred Koch, 1904 Albermarle rd; (a) Seelig & Finkelstein, 28 Court (9169).

JACKSON ST, 8-10, s s, 60 e Union av, 1-sty bk garage, 40x75.11; \$12,000; (o) Louis Karabow, 248 Union av; (a) Salvitix Le Quornik, 369 Fulton (9248).

LINWOOD ST, 690, n e c Dumont av, 1-sty bk garage, 18x20; \$1,000; (o) Jacob Ulberg, 690 Linwood; (a) Ernest Dennis, 241 Schenck av (9278).



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MILFORD ST, 126, w s, 160 s Liberty av, 1-sty conc garage, 30x20; \$1,800; (o) John C. Frick, premises; (a) Chas. H. Pfaff, 67 Eldert Lane (9157).

ST. CHARLES PL, 27, n e c Lincoln pl, 1-sty bk garage, 18.4x16.8; \$1,500; (o) Waldo R. Blackwell, 375 Fulton; (a) Abraham Brook, 26 Court (9332).

TILLARY ST, 253-55, n s, 68.9 e Navy, 1-sty bk garage, 25x54; \$2,000; (o) Wm. O'Brien, 82 Tillary; (a) Jas. A. Boyle, 367 Fulton (9354).

WEST ST, 985-95, n e c Av J, 1-sty bk garage, 100x100; \$30,000; (o) Kalman Constn., 1779 Pitkin av; (a) Cohn Bros., 361 Stone av (9372).

N 10TH ST, 213-17, n s, 80 w Roebling, 2-2-sty bk garage, 75x100; \$20,000; (o) Ambrose McCafferty, 213 N 10th; (a) Gustave Erda, 826 Manhattan av (9314).

E 22D ST, 1191, e s, 175 s Av K, 1-sty bk garage; \$1,000; (o) Jacob & Anna Reiner, 1191 E 22d; (a) J. J. Nussbaum, 948 E 13th (9361).

E 33D ST, 1664-66, w s, 140 n Av Q, 1-sty bk garage, 12x20; \$1,200; (o) E. J. Sparenberg, 230 W 113th, N Y; (a) Robt. T. Schaefer, 1526 Flatbush av (9365).

41ST ST, 1674, s w c Dahill rd, 1-sty bk garage, 18x18; \$1,000; (o) Saul Rendelstein, 1674 41st; (a) S. Garsstein, 26 Court (9266).

57TH ST, 906-76, s s, 24.8 e 9 av, 26-1-sty bk garages, 18x18; \$18,200; (o) Max Jonas, 1616 46th; (a) James Millman, 26 Court (9323).

78TH ST, 80-84, s s, 160 w Colonial rd, 2-1-sty bk garages, 19.4x22; \$1,000; (o) Jos. Powers, 286 Windsor pl; (a) Jos. Hartung, 548 2d (9341).

AV G, 2701-05, n e c Amersfort pl, 1 conc garage, 22x20; \$1,500; (o) Minnie L. Von Lehn, 2701 Av G; (a) Geo. Alexander, 3402 Av E (9208).

AV R, 2301-05, n e c E 23d, 1-sty fr garage, 20x26; \$1,500; (o) S. L. O'Brien, 179 Montague; (a) Robert F. Schaefer, 1526 Flatbush av (9363).

AV R, 2301-05, n e c E 25th, 2-sty fr 1 fam dwg, 60x100; \$10,000; (o) same (9364).

BEDFORD AV, 2693, e s, 380 n Farragut rd, 1-sty bk garage, 18x20; \$1,500; (o) Victor A. Cahill, 2693 Bedford av; (a) Robt. T. Schaefer, 1526 Flatbush av (9234).

CLARENDON RD, 2222-24, s w c E 23d, 1-sty conc garage, 18x18; \$1,000; (o) Kalman Sapperstein, premises; (a) Peter Millman, 1780 Pitkin av (9781).

DE KALB AV, 803-09, n s, 275 w Throop av, 1-sty bk garage, 75x100; \$7,000; (o) Barney Clayton, 37 Van Buren; (a) Tobias Goldstone, 50 Graham av (9163).

EMPIRE BLVD, 229-43, n s, 644 w Rogers av, 1-sty bk garage, 100x140; \$35,000; (o) Randex Realty Corp., 34 Nassau, N Y; (a) S. Millman & Son, 26 Court (9215).

FRANKLIN AV, 111-13, e s, 307.5 s Park av, 1-sty bk garage, 100x50; \$30,000; (o) Rosina Marri, 74 Skillman; (a) Salvati & Le Morsick, 369 Fulton (9367).

GLENMORE AV, 681-85, 52-6 e Ashford, 5-1-sty bk garages, 9.8 4-5x18.4; \$2,500; (o) Harris Fanzman, 681 Glenmore av; (a) Wm. C. Winters, 106 Van Siclen av (9236).

JAMAICA AV, 744-52, s w c Chestnut, 1-sty bk garage, 94x101.10; \$25,000; (o) John Dockweller, 279 Warfield; (a) S. Millman, 26 Court (9214).

LIBERTY AV, 1216, s s, n Forbell av, 1-sty conc garage, 19.4x20; \$1,000; (o) Fredk Kroeck-

er, 1213 Liberty av; (a) Chas. H. Pfaff, 673 Eldert Lane (9158).

NEW JERSEY AV, 558-60, w s, 115 n Livonia av, 5-1-sty conc garages, 18x17.6; \$3,000; (o) Rebecca Bessie Slavin, 555 New Jersey av; (a) Moris Rothstein, 2109 3 av (9188).

NICHOLS AV, 271-3, e s, 220.6 s Fulton, 1-sty bk garage, 20x38.8; \$3,000; (o) Nicholas Radoster, 271 Nichols av; (a) Edw. M. Adelsohn, 1778 Pitkin av (9307).

NOSTRAND AV, 193-203, n e c Pulaski, 1-sty bk garage, 100x125; \$35,000; (o) Skiaberg Realty Co., 133 Floyd; (a) Cohn Bros., 361 Stone av (9370).

OVINGTON AV, 269, n s, 87.7 1/2 w 3 av, 1-sty conc garage, 26x18.6; \$1,800; (o) Emma P. Borland, premises; (a) J. Frank Borland, premises (9243).

PRESIDENT ST, 529-43, n s, 80 e 3 av, 1-sty bk garage, 95x163.10; \$30,000; (o) same (9371).

ST. NICHOLAS AV, 181, s e c Himrod, 1-sty bk garage, 20x90; \$2,500; (o) Barnet Landau, 1815 Sterling pl, Isaac Rosen, 181 St. Nicholas av; (a) Adam E. Fischer, 373 Fulton (9175).

10TH AV, 1512-16, w s, 85 s Prospect Pk S W, 2-1-sty bk garages, 20x60; \$2,000; (o) Kraslow Bldg. Co., 190 Montague; (a) Shampn & Shampn, 50 Court (9213).

STORES, OFFICES AND LOFTS.

UNION ST, 562-68, s e c 3 av, 1-sty bk store, 79.11 1/2 x30; \$2,000; (o) Francis A. Foss, 562 Union; (a) David A. Lucas, 98 3d (9106).

KENT AV, 613-17, s e c Ross, 1-sty bk office, 95.7x64; \$2,000; (o) Wm. F. Mathias, 613 Kent av; (a) John Jose Carroll, 158 Spencer (9153).

MANHATTAN AV, 692-98, s e c Norman av, 1-sty bk bank, 50x59; \$75,000; (o) Home Trustees Corp.; (a) Gustave Erda, 826 Manhattan av (9315).

MISCELLANEOUS.

MESEROLE ST, 347-57, 100 w Morgan av, 1-sty fr store room, 100x100; \$1,500; (o) Chas. H. Reynolds, Morgan & Meserole sts; (a) Louis Berger & Co., 1696 Myrtle av (9343).

E 35TH ST, 259, e s, 100 s Snyder av, 1-sty fr greenhouse, 21x60; \$1,000; (o) A. D. Millis Est., 342 Snyder av; (a) Jane H. Millis, 3421 Snyder av (9335).

SURF AV, 1906-38, s s, 17.1 w 19th, baths; \$15,000; (o) Jos. Balzarum & Sareter, Fulton; (a) Jos. J. Galizia, 2930 W 19th (9124).

Queens.

DWELLINGS.

EAST ELMHURST.—Erickson st, w s, 220 n Grand av, 2 1/2-sty fr dwg, 24x45, shingle rf, 1 family, elec, steam heat; \$10,000; (o) Alex. Johnson & Niels Winberg, 77 54th, Corona; (a) C. P. Johnson, 30 E 42d, Manhattan (3724).

ELMHURST.—Gleane st, w s, 222 n Britton av, 2-2-sty fr dwgs, 18x32, shingle rf, 1 family, gas, steam heat; \$8,000; (o) & a) Fred Hoffman, Elmhurst (3804-3805). Four buildings, \$16,000.

FLUSHING.—Mitchell av, n s, 294 e Parsons av, 2 1/2-sty fr dwg, 22x28, shingle rf, 1 family, gas, steam heat; \$6,500; (o) W. B. Sedgewick, 250 Central av, Flushing; (a) W. J. McKenna, 6 Taylor av, Flushing (3776).

FLUSHING.—Larch st, s s, 354 w Jamaica av, 2 1/2-sty fr dwg, 16x32, shingle rf, 1 family, gas; \$5,000; (o) Wm. J. Flaherty, 34 Wool, Elmhurst; (a) Chas. J. Sitdolph, 15 Ivy, Elmhurst (3754).

FLUSHING.—25th st, n e c State, 1 1/2-sty fr dwg, 33x59, shingle rf, 1 family, gas, steam heat;

\$10,000; (o) Peter McDonough, 192 Lincoln, Flushing; (a) W. J. McKenna, 6 Taylor av, Flushing (3778).

FLUSHING.—18th st, w s, 60 n Cypress av, 2 1/2-sty fr dwg, 26x26, shingle rf, 1 family, gas, steam heat; \$8,000; (o) Mrs. Emma B. Wood, 25th st & Mitchell av, Flushing; (a) W. J. McKenna, 6 Taylor av, Flushing (3777).

GLEN MORRIS.—Hawtree av, s s, 40 e Lambert, 2-sty fr dwg, 18x32, shingle rf, 1 family, gas, steam heat; \$6,000; (o) Otto Ingman, 594 East 138th, Bronx; (a) D. Stage, Glen Morris, L. I. (3726).

GLEN MORRIS.—Spruce st, e s, 100 n Hawtree av, two 2-sty fr dwgs, 18x24, shingle rf, 1 family, gas, steam heat; \$9,000; (o) Metropolis Land Co., 302 Bway, Manhattan; (a) D. Stage, Glen Morris, L. I. (3728-9).

GLEN MORRIS.—Spruce st, e s, 100 n Hawtree av, 2-sty fr dwg, 18x24, shingle rf, 1 family, gas, steam heat; \$4,500; (o) Metropolis Land Co., 302 Bway, Manhattan; (a) D. Stage, Glen Morris, L. I. (3727).

HAMILTON-ON-BAY.—Hasbrouck rd, w s, 120 s Hawtree Creek rd, 1-sty fr dwg, 14x30, shingle rf, 1 family, gas; \$1,200; (o) & a) Mary M. Graf, 886 Park av, Bklyn (3749).

HOLLIS.—McLaughlin blvd, s s, 124 e Flushing av, 2-sty fr dwg, 18x35, shingle rf, 1 family, gas, steam heat; \$5,000; (o) Chas. Weeks, 544 Elton, East New York; (a) Samuel Guilfof, Hollis (3715).

HOLLIS.—McLaughlin blvd, s s, 75 w Pueblo av, 2 1/2-sty fr dwg, 20x35, shingle rf, 1 family, gas, steam heat; \$3,000; (o) Wilhelmina Kelly, Pueblo av, Hollis; (a) Samuel Guilfof, Hollis (3707).

HOLLIS.—Husson av, e s, 70 n Park av, 2-2-sty fr dwgs, 16x38, shingle rf, gas, steam heat, 2 families; \$13,000; (o) Alex. Kostro, 317 Fulton, Jamaica; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (3806-7).

JAMAICA.—DeGraw av, s s, 125 w Aslop, 2-sty fr dwg, 38x28, shingle rf, 1 family, gas, steam heat; \$8,000; (o) Mrs. Louise Schreiber, 2429 Myrtle av, Bklyn; (a) Wm. C. Winters, 106 Van Siclen av, Bklyn (3745).

JAMAICA.—Baisley st, n s, 135 w Martha av, 1-sty fr dwg, 22x37, shingle rf, 1 family, gas, hot air heat; \$3,500; (o) Louis H. Pink, 1312 Caton av, Bklyn; (a) Herbert M. Korber, same address (3720).

JAMAICA.—Chevy Chase av, n e c Kimball rd, 2-sty fr dwg, 28x49, shingle rf, 1 family, gas, steam heat; \$8,000; (o) Geo. B. McEwan, Corona; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (3810).

JAMAICA.—Alsop st, e s, 135 n Shelton av, 2 1/2-sty fr dwg, 50x22, shingle rf, 1 family, gas, steam heat; \$16,000; (o) E. Faber, Alsop st, Jamaica; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (3714).

QUEENS.—Walnut st, n s, 180 w Madison, 2-sty fr dwg, 24x33, shingle rf, 1 family, gas, steam heat; \$8,000; (o) A. Hesse, 8919 Fulton, Woodhaven; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (3713).

ROCKAWAY BEACH.—Beach 81st st, e s, 362 s Boulevard, 2-2-sty fr dwgs, 18x35, slag rf, 2 families, gas; \$6,000; (o) J. Goldberg, Dodge av, Rockaway Beach; (a) P. Caplan, 16 Court, Bklyn (3768).

ST. ALBANS.—Farmers av, s s, 40 w Irving pl, 2-sty fr dwg, 21x28, shingle rf, 1 family, gas, hot water heat; \$6,000; (o) Daniel Riley, 515 W 46th, Manhattan; (a) V. Bailey, 359 W 47th, Manhattan (3799).

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SOUTH JAMAICA.—Hunter av, s s, 336 e Chrystanah av, 2-sty fr dwg, 20x36, shingle rf, 1 family, gas; \$3,000; (o & a) John C. Wolf, 64 Ridge, L. I. City (3758).

SPRINGFIELD.—Mayer av, s s, 170 e Farmers av, 2-sty fr dwg, 26x38, shingle rf, gas, steam heat; \$7,000; (o) John Roberts, Springfield; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (3800).

SPRINGFIELD.—Willow st, s e c Grandview av, 2-sty fr dwg, 24x41, shingle rf, 1 family, gas, steam heat; \$7,500; (o) John Brown, Springfield; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (3809).

SPRINGFIELD.—Fairview av, s s, 375 e Willow, 1 1/4-sty fr dwg, 30x39, shingle rf, 1 family, gas; \$3,000; (o) Lars J. Nelson, 225 E 5th, Bklyn; (a) I. M. Kirby, 8 Herriman av, Jamaica (3788).

UNION COURSE.—Shaw av, s e c 1st, 2-sty bk dwg & doctor's office, tar & gravel rf, 1 family, elec, steam heat; \$12,000; (o) Dr. Thomas Corwin, 68 75th, Union Course; (a) William C. Winters, 106 Van Siclen av, Bklyn (3725).

WOODSIDE.—Patterson av, n s, 50 w 25th, 2-2-sty fr dwgs, 18x42, slag rf, 2 families, gas; \$10,000; (o) Chas. Schreiber, 719 8 av, L. I. City; (a) C. Lehning, 889 10 av, L. I. City (3769).

FACTORIES AND WAREHOUSES.

FLORAL PARK.—Jericho tpke, n s, 350 w Little Neck rd, 2-sty fr office & warehouse, 70x32, slag rf, 1 family, gas; \$3,500; (o) L. I. R. R. Co., Penn Station, Manhattan; (a) owners (3785).

JAMAICA.—Campion av, s e c Carl pl, 2-sty bk factory, 60x90, slag rf, steam heat; \$100,000; (o) Alonzo Williams, 120 Bway, Manhattan; (a) Geo. Butler, 30 Church, Manhattan (3782).

L. I. CITY.—6th st, n s, 105 w Van Alst av, 4-sty reinforced concrete factory, 87x87, slag rf, steam heat; \$95,000; (o) Stein Davis Co., 61 Bway, Manhattan; (a) Turner Constn. Co., 244 Madison av, Manhattan (3756).

L. I. CITY.—Crescent st, 125-127, 2-sty bk office & oil storage, 79x100, slag roof; \$75,000; (o) William H. Lilly, 1919 Bway, N Y; (a) Lorenz F. G. Weiber, 271 125th, N Y (3774).

STABLES AND GARAGES.

ELMHURST.—Ithaca st, n s, 90 e Pettit pl, fr garage; \$1,000; (o & a) Frank Bunge, premises (3794).

JAMAICA.—Waltham st, w s, 100 n Humboldt Blvd, 1-sty bk stable, 50x20, slag roof; \$1,000; (o & a) Jos. Sarasino, premises (3739).

JAMAICA.—Liberty av, s s, 275 e Elm st, 1-sty bk garage, 25x18, slag roof; \$1,000; (o) Julius Ladman, 249 South st, Jamaica; (a) A. P. Sorice, 363 Fulton, Jamaica (3732).

L. I. CITY.—Broadway, s e c Hopkins av, 1-sty bk garage, 25x18, slag roof; \$1,500; (o & a) A. Giordino, 95 Ridge, L I City (3773).

RIDGEWOOD.—Foxall st, 126, bk garage, 34 x20, slag roof; \$1,500; (o & a) Chas. Conrad, premises (3757).

RIDGEWOOD.—Fresh Pond rd, n w c Woodbine st, bk garage, 17x20; \$1,000; (o & a) Attilo Nocella, premises (3753).

RIDGEWOOD.—Himrod st, s w c Cypress av, 1-sty bk garage, 16x25; \$1,000; (o & a) Anna Rapps, premises (3781).

STORES AND DWELLINGS.

QUEENS.—Jamaica av, s w c Hempstead Turnpike, 2-sty bk store & dwelling, 25x56, gravel roof, 1 family, elec, steam heat; \$12,000; (o) H. Bruckner, Queens; (a) H. T. Jeffrey, Jr., Butler Bldg, Jamaica (3808).

STORES, OFFICES AND LOFTS.

JAMAICA.—Fulton st, n s, 300 w Flushing av, 1-sty bk stores, 110x50, slag roof, gas; \$15,000; (o & a) Neier Steiner Construction Co., Fulton, Jamaica (3736).

MISCELLANEOUS.

COLLEGE POINT.—18th st, e s, 150 s 5th av, fr coal bin; \$8,000; (o & a) I. B. Kleinert Rubber Co., premises (3783).

Richmond.

DWELLINGS.

ELINGVILLE.—e s Ridgewood av, 201 n Wilson av, 1-sty fr dwg, 18x32, rubberoid roofing; \$400; (o & a) Martin Geveneter, 3952 Amboy rd, Great Kills (681).

GREAT KILLS.—w s Linden Wood rd, 100 s Amboy rd, 1-sty fr dwg, 18x30, shingles; \$32,000; (o) Anna B. Friel, 344 Franklin av, Bklyn, N Y; (a & s) Louis Bossert & Sons, Grant st & Newton Creek, Bklyn, N Y (682).

MIDLAND BEACH.—n e c Ocean blvd, 1-sty fr dwg, 14x20, rubberoid roofing; \$3,000; (o) Geo. D. Grundy, Graham Beach, S. I.; (a & s) Ernest Langlio, Dongan Hills, S I (683).

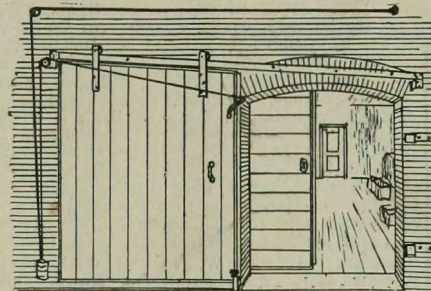
MIDLAND BEACH.—w s boardwalk, n w c Cherokee st, 1-sty fr dwg, 14x20, rubberoid roof; \$3,000; (o) George D. Grundy, Dongan Hills; (a) same; (m) same; (c) same (684).

South New York.—Addition No 4, e s Hawthorne, s e c Neptune pl, 1 1/2-sty fr dwg, 22x36, rubberoid roofing; \$3,000; (o) Mary Redden, 110 West 99th, N Y City; (m) Patrick Redden, 110 West 99th, N Y City (680).

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Manhattan.

ASTOR PL, 13-25; also 8TH ST, 136-144 E, remove stair, new stairs, new 2-sty addition, 52x149; \$264,700; (o) Clinton Hall Assoc., 13 Astor pl; (a & s) McKim, Meade & White, 101 Park av (2341).

EAST ST, 23, remove beams, enlarge entrance, new partitions in 1-sty bk garage, 25x100; \$3,000; (o) Burns Bros., 50 Church; (A) Robert A. Viviano, 304 E 120th (2329).

HARRISON ST, 43-45, new posts, girders, partition, in 5-sty bk warehouse, 46x81; \$4,000; (o) Vincent Bisciglia, 43 Harrison; (a) Chas. A. Richte, 96 5 av (2340).

MACDOUGAL ST, 24-26, new elevator shaft, windows, in 5-sty storehouse, 50x68; \$3,800; (o) City of N. Y., Police Dept.; (a) Thos. E. O'Brien, 240 Centre (2305).

MACDOUGAL ST, 44, new extension in 1-sty bk bldg & bakery, 20x40; \$4,900; (o) Peter Nervo, 44 Macdougall; (g c) Nicholas Barbagilata, 40 King (2335).

PERRY ST, 8, s s, remove stoop, partitions, new door, partitions, bath, in 3-sty bk dwg, 22 x30; \$3,000; (o) Dr. Wm. G. Doran, 215 W 116th; (a) Louis E. Dill, 1133 Bway (2299).

SHERIFF ST, 11, remove wood floors, new concrete floors in 4-sty store bldg, 25x106; \$700; (o) R. Hoe & Co., 504 Grand; (a) Thos. B. Leahy, 137 E 25th (2344).

10TH ST, 469-471, install sprinkler tank equipment in 9-sty fireproof warehouse, 40x94; \$4,900; (o) Dochterman Realty Co., 469 E 10th; (a & s) Roychal J. Mansfield, 135 William (2308).

12TH ST, 55-57 W, new partitions, flooring in 4-sty bk dwg, 41x82, \$5,000; (o) 55-57 W 12th St, 27 Cedar; (a) Clem L. Bohanan, 132 E 19th (2339).

14TH ST, 235-237 W, remove partitions, stairs, steps, windows, new partitions, stairs, steps, windows in 5-sty bk bank & office bldg, 31x63; \$9,000; (o) Alex. I. Angelinoff, 235-237 W 14th; (a) S. N. Karastoyanoff, 13 W 30th (2328).

16TH ST, 512 E, new wall, extension, roof, rearrange partitions in 4-sty bk store & apt, 25 x55, \$15,000; (o) Domenico Dumbia, 514 E 16th; (a) Rosario Candela, 120 E 101st (2325).

16TH ST, 24 W, remove wall, partitions, stairs, new wall, partitions, stairs, plumbing, flue in 4-sty bk club, 25x73; \$8,000; (o) Jose Mundit, 24 Stone; Jose Camprubi, 111 Bway, & Juan M. Birutich, 155 W 47th; (a) G. W. Springsted, Jr., 48 W 24th (2349).

19TH ST, 270-272 W, remove beams, front, outside stairs, new stairs, extension in 3-sty bk shop & office bldg, 20x123; \$8,000; (o) Lynch & O'Sullivan, Inc., 13 Park Row; (a) N. Grant Kelsey, 15 Park Row (2337).

23D ST, 120 W, new stairs, new bulkhead, new fireescapes, in 4-sty bk storage bldg, 25x98; \$5,000; (o) Arthur & Abraham Kritzer, 134 W 23d; (a) Samuel Cohen, 32 Union sq (2326).

24TH ST, 29 E, remove rear wall, front wall, new partitions, walls, skylights, steel girders in 3-sty bk store & dwg, 20x49.9; \$3,000 (o) Abraham Haines, 31 E 24th; (a) Morris Whinston, 63 Park Row (2309).

26TH ST, 213-227 W, remove walls, exit stairs, new columns, girders, stairs, partitions, elevator, toilet rooms in 3-sty bk factory, store & garage bldg, 199x88, \$50,000; (o) Shairliss Corp., 213-227 W 26th; (a & s) Springstein & Goldhammer, 32 Union sq (2318).

34TH ST, 209 W, new 2-sty extension, lower 1st floor in 3-sty store & office bldg, 17x52; \$7,000; (o) Patrick J. Mooney, 223 W 34th; (a) Theo. F. Price, 461 8th av (2302).

41ST ST, 50-54 E, remove present conservatory, new conservatory, roof, in 1-sty club, 56 x98, \$5,000; (o) Chemists' Club, 50-54 E 48th; (a) Patrick J. Murphy, Tuckahoe, N. Y. (2314).

42D ST, n. w. cor. Madison av, 42d to 43d; also 42D ST, 15-17; also 43D ST, 22; also MADISON AV, 316-330, remove partitions & change interior from hotel to an office bldg, 15-sty fireproof, 121x200, \$500,000; (o) National City Co., 55 Wall (a & S) McKim, Meade & White, 101 Park av (2301).

43D ST, 353 W, new extension, skylights, in 1-sty studio bldg (bk), 25x85; \$1,500; (o) Gates & Morange, Inc., 533 W 43d; (a & s) Jardine, Hill & Murdock, 50 E 42d (2295).

55TH ST, 544-546-458-550 W, extension, new roof, heating plant, electric fixtures, plumbing, concrete floors in 1-sty bk garage, 100x102 (to be 100x143); \$15,000; (o) 546 W 55th St. Garage Co., Inc., care Chas. Greenstein, 175 E 119th; (a) Parker & Parker, 12 W 40th (2346).

61ST ST, 234 W, new stairway, rear wall, wood roof over extension, skylight in 1-sty bk auto repair shop, 25x51; \$5,000; (o) William Tobey & W. R. Hughes, 105 W 40th; (a) William M. Farrar, 105 W 40 (2332).

61ST ST, 159 E, add bay window, new stairs, partitions in 4-sty bk res, 21x57; \$15,000; (o) Rudolph H. Kissell, 14 Wall; (a) Henry I. Cobb, 1465 Bway (2323).

62D ST, 219 E, new window, stairway, fire-escape, dumbwaiter and shaft doors, removal partitions in 4-sty bk dwg, 17x35; \$5,000; (o) Mrs. Constance Sloan, 926 Madison av; (a & s) James C. Mackenzie, Jr., 15 E 40th (2327).

63D ST, 7 E, remove 1-sty entrance & stoop, partitions, walls, new entrance, partitions, walls, toilet rooms, stairs in 4-sty bk & stn dwg, 25x 64; \$20,000; (o) William H. Williams; (a & s) Edw. P. Casey, 149 Bway (2351).

65TH ST, 31-33 W, move bath rooms, remove partitions, new partitions in 5-sty bk apt house, 31x89; \$3,000; (o) Bridgetown Realty Co., Inc., 33 W 65th; (a) Rudolph Ludwig, 316 W 56th (2338).

70TH ST, 142 W, remove stoops, new partitions, bathroom in 4-sty private house, 20x52; \$2,500; (o) Marie R. & Susan L. Lyons, 142 W 70th; (a) Clarence L. Sifert, 206 W 76th (2298).

75TH ST, 151 W, remove partitions, stairways, new partitions, bathrooms in 4-sty bk apt bldg, 20x72, \$7,000; (o) Harlin Aubert, 418 Central Park West; (a & s), M. Jos. Harrison, 110 E 31st (2304).

79TH ST, 121 W, new baths, bay window, entrance in 4-sty bk res, 25x97; \$40,000; (o) Ellis M. Potter, 90 West Bway; (a & s) Wesley S. Bessell, 56 W 45th (2303).

81ST ST, 29 W, remove partitions, new partitions in 4-sty bk dwg, 25x132; \$9,000; (o) R. & C. Improvement Co., 331 W 86th; (a) Samuel Cohen, 32 Union sq (2307).

90TH ST, 78 E, rearrange partitions, plumbing, new stairs, windows in 3-sty dwg, 17x52; \$1,500; (o) George D. Arthur, 78 E 90th; (a) Robert A. Fash, 163 W 20th (2311).

109TH ST, 12-14 E, new fronts, chimney & brick wall in church & rectory, 4-sty bk, 50x95; \$1,500; (o) Church of St. Edward the Martyr, Dr. P. C. Pyle, rector, 14 E 109th; (a & s), John B. Snook Sons, 261 Bway (2333).

119TH ST, 149-51 E, n. e. cor. Lexington av, reduce 1-sty, remove girders, columns, new girders, columns, steam heating system, runways, roof, extension in 3-sty bk garage & dwg, 60x 94; \$15,000; (o) Land Estates, Inc., 1106 Park av, Plainfield, N. J.; (a) M. A. Cahill, 12 E 128th (2343).

AMSTERDAM AV, 340; also 76TH ST, 201-7 W, remove stairs, partitions, posts, girders, new stairs, partitions, beams, extensions, elevator shaft in 2-2-5-sty bk stores, office, bakery & garage bldg, 25x102 each; \$9,800; (o) C. & L. Luch Co., Inc., 205 W 76th; (a) B. H. & C. N. Whinston, 2 Columbus Circle (2334).

BROADWAY, 52; also EXCHANGE PL, 62; also NEW ST, 31, new iron stairs, store front in 12 & 13-sty bk str & office bldgs, 124x150x160, \$2,500; (o) Exchange Court Corp., 52 Bway; (a) Adolph E. Nast, 56 W 45th (2350).

BROADWAY, 3781-3797; also 157TH ST, 601 W; also 158TH ST, 600 W; also AUDUBON PL, 1, remove store fronts, partitions, new store fronts in 2-sty bk store & office bldg, 199x100; \$4,000; (o) Adolph Lewison & Sons, Inc., 61 Bway; (l) Liggett Co, 151 Fifth av; (a) W. T. Williams, 151 Fifth av (2331).

BROADWAY, 2276, s. e. cor. 82d st, remove kitchens, store front, new baths, store front, stairs in 5-sty bk store & apt bldg, 27x88; \$25,000; (o) Henry D. Chapin, 150 Bway; (l) Childs Co, 200 5th av; (a & s) J. C. Mishvelt, 36 W 34th (2330).

Bronx.

RYER AV, 2072-74, two new porches & two 1-sty frame extensions, 20x20 to two 2-sty frame dwgs; \$1,800; (o) Max Schiff, 1884 Belmont av; (a) Zipkis, Wolff & Kudroff, 432 4th av (392).

VILLA AV, 3094, new show windows, new girders and new partitions to 4-sty bk str & tnt; \$1,500; (o) G. Rosceanno, 3090 Villa av; (a) M. D. Del Gaudio, 160 W 45th (388).

3D AV, 2887, new mezzanine floor, new stair & new store front to 3-sty bk store; \$5,000; (o) Ferdinand V Hecht, 838 West End av; (a) S. L. Waller, 154 Nassau (393).

3D AV, 4023-25, new store front, new beams to 1-sty bk str; \$2,000; (o) Kaplan Bros., on premises; (a) B. R. Swarthrig, 103 Park av (389).

137TH ST, n. e. cor. Southern Blvd, new beams, new partitions to 2-sty bk factory; \$1,000; (o) Cutter, Hammer Mfg. Co., 144th & Southern Blvd; (a) Richard Shutkind, World bldg (394).

BRONXDALE AV, 2009, 2-sty fr extension, 21 x17.6 to 2-sty fr dwg; \$2,500; (o & a) Andrew Kitchen, on premises (387).

CITY ISLAND AV, 249, 1-sty bk & fr extension, 16.6x44.5 to 2-sty fr str & dwg; \$2,000 (o) Hyman Broter, on premises; (a) K. P. J. Seifert, 153 E 40th (386).

COMMONWEALTH AV, 1537, raise bldg & erect from basement underneath & 1-sty concrete block extension 7x20 to 2-sty fr dwg & garage; \$3,500; (o) Louis Walter, on premises; (a) B. Ebeling, 2400 Westchester av (390).

Brooklyn.

BERGEN ST, 925, n r, near Franklin av & Bergen st, int alt to brewery; \$20,000; (o) H. J. Heinz, 256 West; (a) Wm. Leshar, Pittsburgh Pa (9187).

COURT ST, 121-27, s e c State, ext to 3-sty str & 2 fam dwg; \$8,000; (o) H. S. Holding Corp., 121 Court; (a) John N. Linn, 371 Fulton (9293).

DEAN ST, 1073, n s, 240 e Franklin ax, ext to 3-sty bk 1 fam dwg; \$6,500; (o) Mary E. Conklin, 1073 Dean; (a) Montrose Morris & Sons, 533 Nostrand av (9227).

PIERREPONT ST, 25, n w e Willow, int alt to 5-sty bk bachelor apts; \$20,000; (o) Albert Zapfe, 25 Pierrepont; (a) Chas. Werner, 316 Flatbush av (9139).

SPENCER ST, 192-94, w s, 140 s Willoughby av, excavate cellar in 2-sty conc factory; \$5,000; (o) Annie Regan, 913 Bedford av; (a) John Jos. Carroll, 158 Spencer (9152).

SPENCER ST, 189-91, e s, 190 s Willoughby, new walls in 2-sty fr storage machine shop; \$8,000; (o) Annie Ryan, 913 Bedford av; (a) John Jose Carroll, 158 Spencer (9256).

SUMMIT ST, 90-92, s s, 80 e Columbia, int alt to 3-sty bk factory & 2 fam dwg; \$6,000; (o) Salvation Army, 122 W 14th, N Y; (a) Wm. S. Gregory, 40 W 32d, N Y (9189).

SOUTH 3D ST, 351, n s, 179.9 e Keap, change stable to garage, 3-sty bk stable & 2 fam dwg; \$6,000; (o) John Sternecke, 329 Ocean Pkway; (a) Levy & Berger, 395 S 2d (9241).

81ST ST, 1780-82, s s, 102 w 18 av, remove fr of 2 1/2-sty bk 1 fam dwg; \$1,200; (o) Carmelo Drago, 1782 81st; (a) Ferdinand Savignano, 6005 18 av (9254).

ATLANTIC AV, 208-12, s e c Court, int to 2-3-sty bk 4 fam dwgs; \$25,000; (o) Michael Shannon, Bway & Neilsen av, Far Rockaway; (a) Harry Gilvarry, 111 Waverly pl, N Y (9206).

BEDFORD AV, 1263, n e c Herkimer, show windows in 4-sty bk store & 2 fam dwg; \$18,000; (o) Paul Glasser, 37 S 5th; (a) Morgan M. O'Brien, 49 E 90th, N Y (9233).

BROADWAY, 1381-87, n e c Palmetto st, porch to 4-sty bk str & 2 fam dwg; \$5,000; (o) John Auer, 648 Lexington av; (a) Max Hirsch, 26 Court (9292).

FLATBUSH AV, 87, e s, 280 n Hewson pl, ext to 3-sty bk str & 2 fam dwg; \$7,000; (o) Nathan Strauss, 619 Pacific st; (a) Geo. Alexander, 3402 Av S (9300).

PROSPECT PK W, 106, w s, 22 n 6th, int alt to 4-sty bk 2 fam dwg; \$5,000; (o) W. E. Wilson, 26 Court; (a) Brook & Sachheim, 26 Court (9279).

Queens.

BAYSIDE.—Palace blvd, s s, 100 w Nelson av, 1-sty added to top barn, int alt to provide for dwg; \$8,500; (o) Richard M. Bell, Bayside; (a) S. Edson Gage, 28 E 49th, N Y (1934).

FAR ROCKAWAY, N. Y.—Rockaway Turnpike, e s, 525 n South st, 1-sty fr extension, 36x52, plumbing; \$2,600; (o) The Children's Haven of Far Rockaway, Hollywood av, Far Rockaway; (a) Schwartz & Gross, 347 Fifth av, N Y City (1909).

FLUSHING.—Washington st, n s, 480 w Union st, erect garage, 1-sty; \$7,500; (o) Tuohy & Company, Main, Flushing, N Y; (a) A. Edward Richardson, 100 Amity, Flushing, N Y (1912).

L. I. CITY.—East av, n w c 8th, elevator in factory; \$3,800; (o & a) Fahstock Elec. Co., premises (1967).

L. I. CITY.—6th av, e s, 175 s Webster av, 2-sty fr ext, 16x14, rear dwg, tin roof; \$1,400; (o & a) Mary Willeman, premises (1946).

L. I. CITY.—Vernon av, 62, 1-sty brick ext, 24x20, on rear of dwg and store, interior alt; \$11,200; (o) Lawrence Landisi, 101 Vernon av, L. I. City; (a) Charles P. Canella, 1163 Herkimer, Bklyn, N Y (1908).

L. I. CITY.—7th av, 213, rear ext raised to level of front bldg, int alt; \$2,000; (o) Julius Penz, 716 8th av, L I City; (a) Geo. Dress, 116 39th st, N Y City (1910).

JAMAICA.—Douglas st, n s, 175 e Canal, 2-sty bk ext, 130x133, side, of bakery, general int alt; \$75,000; (o) Shults Bread Co., 38 Court, Bklyn; (a) Jos. Reydel, Jr., 1370 Dean, Bklyn (1949).

JAMAICA.—Lefferts av, n s, 125 e Sebastian pl, 2-sty fr ext, side, dwg, shingle roof, plumbing; \$3,500; (o) Mrs. Besste Dwyer, 205 West 80th, N Y City; (a) A. E. Richardson, 100 Amity, Flushing, L I (1897).

JAMAICA.—New York av, w s, 377 s Fulton, Jamaica, 1-sty fr ext, 25x18, front dwg, int alt to provide for stores; \$2,500; (o) Julius F. Wiegel, 20 Union Hall, Jamaica; (a) Koch & Wagner, 32 Court, Bklyn (1936).

ROCKAWAY BEACH.—Division av, e s, 530 n Boulevard, int alt to dwg to provide for store, new foundation; \$4,000; (o & a) N. Cheery, premises (1955).

SPRINGFIELD.—College av, n w c Mills av, 2-sty fr ext, 16x11, rear dwg, tin roof, int alt; \$2,800; (o & a) Mrs. J. Beandel, premises (1923).

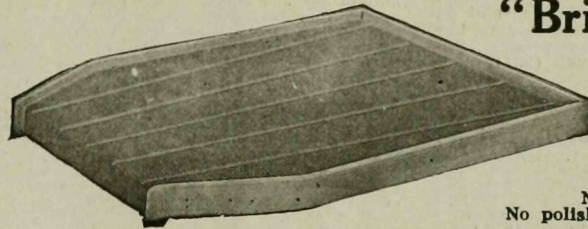
WOODHAVEN.—91st av, n s, 110 e Enfield, foundation to dwg, int alt; \$2,000; (o & a) Louis R. Pettit, premises (1938).

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TOMPKINSVILLE.—St. Pauls av, 49, 310 n Hannah, remove ext, roof, new ext, roof, walls in 2-sty bk & fr dwg; \$4,000; (o) Theo. F. Zorn, 60 Van Duzer, Tompkinsville; (a) E. Timmer, Stapleton, S I (185).

TOMPKINSVILLE.—Hannah st, n s, n w c Bay, remove balcony, partitions, new columns, beams, girders, posts, wall, roof, doorway in 2-sty bk dwg; \$2,500; (o) F V Hugot, 242 Rich Terrace; (a) Gustav Litscher, 1042 Van Duzer, Stapleton, S I (200).

TOTTENVILLE.—Amboy rd, 7090, new ext, floor, beams, roofing, ceiling in 1-sty bk stores; \$300; (o) & (a) Abram. E. Johnson, Tottenville, S. I. (125).

TOTTENVILLE.—Yetman av, w s, 50 n Clermont, move 5 portable dwgs from s s of Maiden la, w of Bethel av, to Yetman av, new plumbing in 5-1-sty fr dwgs; \$1,700; (o) A. Harding, Tottenville, N. Y.; (b) E. Dabbs, 186 Fisher av, Tottenville (143).

TOTTENVILLE.—Arthur Kill rd, e s, 250 s Bentley, new sash, windows, porch, beams in 1½-sty fr dwg; \$1,000; (o) Mr. & Mrs. C. S. Vidon, Tottenville; (b) C. R. Paugh (237).

WEST NEW BRIGHTON.—Berger av, 15, e s, 100 s Rich Terrace, renovate bldg throughout in 2-sty frame dwg; \$600; (o) John Anderson, 15 Berger av, W. N. B.; (b) John Johnson, 15 Berger av, W. N. B. (224).

WEST NEW BRIGHTON.—Wayne st, n s, 25 e Campbell av, new ext, piers, sills, beams, posts, stairs, in 2-sty fr dwg; \$2,500; (o) Domenic Musto, 23 Union, West New Brighton; (b) Jas. Fish, 302 Broad, Stapleton (297).

WEST BRIGHTON.—Haughwout st, 40, 102 e James, new ext, sills, posts, beams, roof, windows in 2-sty fr dwg; \$600; (o & b) S. Olson, 40 Haughwout (299).

WEST NEW BRIGHTON.—Seneca st, n s, 125 w Bway, move house about 200 yds., new foundation, wall in 1-sty fr dwg; \$1,000; (o & b) Macrae & Rose Co., Bway & Seneca (110).

WEST BRIGHTON.—e s, Daubais av, enclosing stairway with new addition, 10x16, extending porch, 2-sty fr dwg; \$1,400; (o) O. J. Western, 151 Daubais av; (b) John H. Lee, 128 Decker av, P R (341).

WOODLAND TERRACE, WOODLAND BEACH.—8th st, 319, 360 s w Ocean av, new ext, piers, sills, beams, roofing in 1-sty frame dwg; \$500; (o) Geo. N. Molloy, 11 2 pl. Bklyn; (a) Alfred Olsen, 659 Henry, Bklyn (258).

3D WARD.—Bond st, n s, 136 w Jewett av, new garage ext, floor, walls, beams, rafters, roofing, remove frame bldg ext near to 2-sty dwg of owner; \$3,500; (o) J. W. Staples, 17 Bond, Port Richmond, S. I.; (a) E. K. Whitford, 1457 Castleton av, Port Richmond (8).

CONCURRENT RESOLUTIONS.

6-2-20-400 (2-3211)

ONE

EXPLANATION.—Matter in *italics* is new; matter in brackets [] is old law to be omitted.

STATE OF NEW YORK.

OFFICE OF THE SECRETARY OF STATE.

ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendments to sections two, four, five, eleven and twelve of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon at the next general election to be held on the second day of November, nineteen hundred and twenty.

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER ONE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING TO AMEND SECTIONS TWO, FOUR, FIVE, ELEVEN AND TWELVE OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO DEBTS CONTRACTED BY THE STATE.

Section 1. Resolved (If the Assembly concur), That sections two, four, five, eleven and twelve of article seven of the constitution be amended to read as follows:

§ 2. The state may, to meet casual deficits or failures in revenues, or for expenses not provided for, contract debts; but such debts, direct or contingent singly or in the aggregate, shall not at any time exceed one million of dollars; and the moneys arising from the loans creating such debts shall be applied to the purpose for which they were obtained, or to repay the debt so contracted, and to no other purpose whatever. *contract debts in anticipation of the receipt of taxes and revenues, direct or indirect, for the purpose and within the amounts of appropriations theretofore made; bonds or other obligations for the moneys so borrowed shall be issued as may be provided by law, and shall with the interest thereon be paid from such taxes and revenues within one year from the date of issue.*

§ 4. Except the debts specified in sections two and three of this article, no debt[s] shall be hereafter contracted by or in behalf of this

CONCURRENT RESOLUTIONS.

state, unless such debt shall be authorized by law, for some single work or object, to be distinctly specified therein. [No such debt hereafter authorized shall be contracted for a period longer than that of the probable life of the work or object for which the debt is to be contracted to be determined by general laws, which determination shall be conclusive, nor for more than fifty years from the time of the contracting of such debt. A debt hereafter contracted by the state, pursuant to an authorization hereafter made, and each portion of any such debt from time to time so contracted, may, if provided by the law authorizing such debt, be paid in equal annual instalments, the first of which shall be payable not more than one year, and the last of which shall be payable not more than fifty years, after such debt or portion thereof shall have been contracted. Such law shall if it authorize the contracting of a debt payable otherwise than in equal annual instalments impose and provide for the collection of a direct annual tax to pay, and sufficient to pay, the interest on such debt as it falls due, and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof. No law authorizing the contracting of a debt pursuant to this section shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election.] On the final passage of such bill in either house of the legislature, the question shall be taken by yeas and noes, to be duly entered on the journals thereof, and shall be: "Shall this bill pass and ought the same to receive the sanction of the people?" *No such law shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election nor shall it be submitted to be voted on within three months after its passage nor at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may, at any time after the approval of such law by the people, if no debt shall have been contracted in pursuance thereof, repeal the same: and may at any time, by law, forbid the contracting of any further debt or liability under such law. [but the tax, if any, imposed by such act, in proportion to the debt and liability which may have been contracted in pursuance of such law, shall remain in force and be irrevocable, and be annually collected, until the proceeds thereof shall have made the provision hereinbefore specified to pay and discharge the interest and principal of such debt and liability.]*

Except the debts specified in sections two and three of this article, all debts contracted by the state after January first, nineteen hundred and twenty, pursuant to an authorization thereof, heretofore or hereafter made and each portion of any such debt from time to time so contracted irrespective of the terms of such authorization, shall be paid in equal annual instalments, the first of which shall be payable not more than one year, and the last of which shall be payable not more than fifty years, after such debt or portion thereof shall have been contracted. No such debt hereafter authorized shall be contracted for a period longer than that of the probable life of the work or object for which the debt is to be contracted, to be determined by general laws, which determination shall be conclusive.

The legislature may from time to time alter the rate of interest to be paid upon any state debt which has been or may be authorized pursuant to the provisions of this section or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof which has been or shall be created or issued before such alteration.

The money arising from any loan [or stock] creating such debt or liability shall be applied to the work or object specified in the act authorizing such debt or liability, or for the payment of such debt or liability, and for no other purpose whatever. [No such law shall be submitted to be voted on, within three months after its passage or at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may provide for the issue of bonds of the state to run for a period not exceeding fifty years in lieu of bonds heretofore authorized but not issued and shall impose and provide for the collection of a direct annual tax for the payment of the same as heretofore required. When any sinking fund created under this section shall equal in amount the debt for which it was created, no further direct tax shall be levied on account of said sinking fund and the legislature shall reduce the tax to an amount equal to the accruing interest on such debt. The legislature may from time to time alter the rate of interest to be paid upon any state debt, which has been or may be authorized pursuant to the provisions of this section, or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof, which has been, or shall be created or issued before such alteration. In case the legislature increase the rate of interest upon any such debt, or part thereof, it shall, if such debt be payable otherwise than in equal annual instalments, impose and provide for the collection of a direct annual tax to pay and sufficient to pay the increased or altered interest on such debt as it falls due and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof, and shall appropriate annually to the sinking fund moneys in amount sufficient to pay such interest and pay and discharge the principal of such debt when it shall become due and payable.]

CONCURRENT RESOLUTIONS.

§ 5. The sinking funds provided for the payment of interest and the extinguishment of the principal of the debts of the state heretofore contracted shall be continued; they shall be separately kept and safely invested, and neither of them shall be appropriated or used in any manner other than for [the specific purpose for which it shall have been provided] such payment and extinguishment as hereinafter provided. The comptroller shall each year appraise the securities held for investment in each of such funds at their fair market value not exceeding par. He shall then determine and certify to the legislature the amount of each of such funds and the amounts which, if thereafter annually contributed to each such fund, would, with the fund and with the accumulations thereon and upon the contributions thereto, computed at the rate of three per centum per annum, produce at the date of maturity the amount of the debt to retire which such fund was created, and the legislature shall thereupon appropriate as the contribution to each such fund for such year at least the amount thus certified.

If the income of any such fund in any year is more than a sum which, if annually added to such fund would, with the fund and its accumulations as aforesaid, retire the debt at maturity, the excess income may be applied to the interest on the debt for which the fund was created.

After any sinking fund shall equal an amount the debt for which it was created no further contribution shall be made thereto except to make good any losses ascertained at the annual appraisals above mentioned, and the income thereof shall be applied to the payment of the interest on such debt. Any excess in such income not required for the payment of interest may be applied to the general fund of the state. The legislature may also by general laws provide means and authority whereby outstanding bonds of the state, for which sinking funds are provided, may be exchanged at par for cancellations, for serial bonds of the form authorized under section four of this article, upon such terms and conditions as to interest and otherwise as it may in its discretion authorize or determine, except that the debt as thus refunded shall finally mature no later and at no greater comparative cost to the state than the original debt; the determination of the legislature as to such comparative cost shall be conclusive. No further contribution to the respective sinking funds shall be made on account of bonds so exchanged and the proportion of any such sinking fund which the amount of the bonds so exchanged shall bear to the amount of bonds outstanding of the same issue may be appropriated, as required, for the payment of the substituted serial bonds.

§ 11. [The legislature may appropriate out of any funds in the treasury, moneys to pay the accruing interest and principal of any debt heretofore or hereafter created, or any part thereof and may, if such debt be payable otherwise than in annual instalments, set apart in each fiscal year, moneys in the state treasury as a sinking fund to pay the interest as it falls due and to pay and discharge the principal of any debt heretofore or hereafter created under section four of article seven of the constitution until the same shall be wholly paid, and the principal and income of such sinking fund shall be applied to the purpose for which said sinking fund is created and to no other purpose whatever; and, in the event such moneys so set apart in any fiscal year be sufficient to provide such sinking fund, a direct annual tax for such year need not be imposed and collected, as required by the provisions of said section four of article seven, or of any law enacted in pursuance thereof. The legislature shall annually as the same shall fall due provide by direct tax, appropriation or both for the payment of the interest upon and instalments of principal of all debts created on behalf of the state, payable in annual instalments, pursuant to section four of article seven, or of any law enacted in pursuance thereof.] *The legislature shall annually provide by appropriation for the payment of the interest upon and instalments of principal of all debts created on behalf of the state except those contracted under section two of this article, as the same shall fall due, and for the contribution to all of the sinking funds heretofore created by law, of the amounts annually to be contributed under the provisions of section five of this article. If at any time the legislature shall fail to make any such appropriation, the comptroller shall set apart from the first revenue of the state, applicable to the general fund of the state, a sum sufficient to pay such interest, instalments of principal, or contributions to such sinking fund, as the case may be, and shall so apply the moneys thus set apart. The comptroller may be required to set aside and apply such revenues as aforesaid, at the suit of any holder of such bonds.*

§ 12. Debts hereafter authorized for the improvement of highways shall be created only in the manner provided in section four of this article. No provision of this article shall be deemed to impair or affect the validity of any debt of the state heretofore contracted or any right or obligation heretofore created between the state and any of its civil divisions.

[A debt or debts of the state may be authorized by law for the improvement of highways. Such highways shall be determined under general laws, which shall also provide for the equitable apportionment thereof among the counties. The aggregate of the debts authorized by this section shall not at any one time exceed the sum of fifty millions of dollars. The payment of the annual interest on such debt and the creation of a sinking fund of at least two per centum per annum to discharge the principal at maturity shall be provided by general laws whose

CONCURRENT RESOLUTIONS.

force and effect shall not be diminished during the existence of any debt created thereunder. The legislature may by general laws require the county or town or both to pay to the sinking fund the proportionate part of the cost of any such highways within the boundaries of such county or town and the proportionate part of the interest thereon, but no county shall at any time for any highway be required to pay more than thirty-five hundredths of the cost of such highway, and no town more than fifteen hundredths. None of the provisions of the fourth section of this article shall apply to debts for the improvement of highways hereby authorized.

§ 2. Resolved (if the Assembly concur) That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and twenty, in accordance with the provisions of the election law.

STATE OF NEW YORK,
IN SENATE,

Apr. 16, 1919.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,

HARRY C. WALKER,

President.

STATE OF NEW YORK,
IN ASSEMBLY,

April 18, 1919.

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,

ss.:

I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. s.] city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO,

Secretary of State.

TWO

EXPLANATION.—Matter in italics is new; matter in brackets [] is old law to be omitted.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the second day of November, nineteen hundred twenty.

AMENDMENT NUMBER TWO

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO QUALIFICATION OF VOTERS.

Section 1. Resolved (if the Senate concur), That section one of article two of the constitution be amended to read as follows:

§ 1. Every citizen of the age of twenty-one years, who shall have been a citizen for ninety days, and an inhabitant of this state one year next preceding an election, and for the last four months a resident of the county and for the last thirty days a resident of the election district in which he or she may offer his or her vote, shall be entitled to vote at such election in the election district of which he or she shall at the time be a resident, and not elsewhere, for all officers that now are or hereafter may be elective by the people, and upon all questions which may be submitted to the vote of the people, provided however that a citizen by marriage shall have been an inhabitant of the United States for five years; and provided that in time of war no elector in the actual military service of the state, or of the United States, in the army or navy thereof, shall be deprived of his or her vote by reason of his or her absence from such election district; and the legislature shall have power to provide the manner in which and the time and place at which such absent electors may vote, and for the return and canvass of their votes [in the election districts in which they respectively reside].

Notwithstanding the foregoing provisions, after January first, one thousand nine hundred and twenty-two, no person shall become entitled to vote by attaining majority, by naturalization or otherwise, unless such person is also able, except for physical disability, to read and write English; and suitable laws shall be passed by the legislature to enforce this provision.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,
IN ASSEMBLY,

Apr. 14, 1919.

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

CONCURRENT RESOLUTIONS.

STATE OF NEW YORK,
IN SENATE,

Apr. 18, 1919.

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

HARRY C. WALKER,

President.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE, } ss.:
ALBANY, July 1, 1920.
I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. s.] city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO,

Secretary of State.

THREE

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the second day of November, nineteen hundred twenty.

FRANCIS M. HUGO,

Secretary of State.

AMENDMENT NUMBER THREE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO ABSENT VOTERS.

Section 1. Resolved (if the Assembly concur), That article two of the constitution be amended by inserting therein a new section, to be section one-a, to read as follows:

§ 1-a. The legislature may, by general law, provide a manner in which, and the time and place at which, qualified voters who may, on the occurrence of any general election, be unavoidably absent from the state or county of their residence because their duties, occupation or business require them to be elsewhere within the United States, may vote, and for the return and canvass of their votes [in the election district in which they respectively reside].

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,

IN SENATE,

Apr. 15, 1920.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,

HARRY C. WALKER,

President.

STATE OF NEW YORK,
IN ASSEMBLY,

Apr. 23, 1920.

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE, } ss.:
ALBANY, July 1, 1920.
I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. s.] city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO,

Secretary of State.

FOUR

EXPLANATION.—Matter in italics is new; matter in brackets [] is old law to be omitted.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section six of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the second day of November, nineteen hundred twenty.

FRANCIS M. HUGO,

Secretary of State.

AMENDMENT NUMBER FOUR

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SIX OF ARTICLE THREE OF THE CONSTITUTION, IN RELATION TO COMPENSATION OF MEMBERS OF THE LEGISLATURE.

Section 1. Resolved (if the Assembly concur), That section six of article three of the constitution be amended to read as follows:

§ 6. Each member of the legislature shall re-

CONCURRENT RESOLUTIONS.

ceive for his services an annual salary of [one thousand five hundred] three thousand dollars. The members of either house shall also receive the sum of one dollar for every ten miles they shall travel in going to and returning from their place of meeting, once in each session on the most usual route. Senators, when the senate alone is convened in extraordinary session, or when serving as members of the court for the trial of impeachments, and such members of the assembly, not exceeding nine in number, as shall be appointed managers of an impeachment, shall receive an additional allowance of ten dollars a day.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,
IN SENATE,

Apr. 1, 1920.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,

HARRY C. WALKER,

President.

STATE OF NEW YORK,
IN ASSEMBLY,

Apr. 14, 1920.

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE, } ss.:
ALBANY, July 1, 1920.
I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. s.] city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO,

Secretary of State.

FIVE

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the second day of November, nineteen hundred twenty.

FRANCIS M. HUGO,

Secretary of State.

AMENDMENT NUMBER FIVE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE THREE OF THE CONSTITUTION, IN RELATION TO APPOINTMENTS OF MEMBERS OF THE LEGISLATURE TO THE OFFICE OF NOTARY PUBLIC.

Section 1. Resolved (if the Senate concur), That section seven of article three of the constitution be amended to read as follows:

§ 7. No member of the legislature shall receive any civil appointment within this state or the senate of the United States, from the governor, the governor and senate, or from the legislature, or from any city government, during the time for which he shall have been elected; and all such appointments and all votes given for any such member for any such office or appointment shall be void; provided, however, that the legislature may provide by law that any such member may be appointed during such time to the office of notary public.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,
IN ASSEMBLY,

Mar. 3, 1920.

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,
IN SENATE,

Mar. 25, 1920.

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

HARRY C. WALKER,

President.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE, } ss.:
ALBANY, July 1, 1920.
I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the

CONCURRENT RESOLUTIONS.

[L. s.] city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO,
Secretary of State.

SIX

EXPLANATION.—Matter in *italics* is new; matter in brackets [] is old law to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,
ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to sections twenty-six and twenty-seven of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the second day of November, nineteen hundred twenty.

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER SIX

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTIONS TWENTY-SIX AND TWENTY-SEVEN OF ARTICLE THREE OF THE CONSTITUTION TO ENABLE THE LEGISLATURE TO PROVIDE FORMS OF GOVERNMENT FOR THE COUNTIES OF WESTCHESTER AND NASSAU.

Section 1. Resolved (if the Assembly concur), That sections twenty-six and twenty-seven of article three of the constitution be amended to read as follows:

§ 26. There shall be in each county, except in a county wholly included in a city, a board of

supervisors, to be composed of such members and elected in such manner and for such period as is or may be provided by law. The legislature may provide by law for forms of government for the counties of Westchester and Nassau, or either, subject to adoption and approval by the electors of any such county at a general election in an odd-numbered year. Any such form of government may include the transfer to the county or to county officers of any functions now exercised by towns or town officers. The law providing for such form of government shall also prescribe the manner in which the county affected may subsequently abandon it, and revert to its former form of government. The adoption of such form of government by the county shall not preclude the legislature from amending or modifying such plan. If under such form of government the board of supervisors be abolished, the powers and duties of the board of supervisors, as prescribed by the constitution, or by statute, if not provided for by such form of government shall devolve upon the governing elective body in such county. In a city which includes an entire county, or two or more entire counties, the powers and duties of a board of supervisors may be devolved upon the municipal assembly, common council, board of aldermen or other legislative body of the city.

§ 27. The legislature shall, by general laws, confer upon the boards of supervisors, or other governing elective bodies, of the several counties of the state such further powers of local legislation and administration as the legislature may, from time to time, deem expedient, and [] In counties which now have, or hereafter have, county auditors or other fiscal officers, authorized to audit bills, accounts, charges, the claims or demands against the county [said] legislature may confer such powers upon [said] such auditors, or fiscal officers, as the legislature may, from time to time, deem expedient.

§ 2. Resolved (if the Assembly concur), That the foregoing amendments be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,

IN ASSEMBLY.

Apr. 24, 1920.

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,
Speaker.

STATE OF NEW YORK,

IN SENATE.

Apr. 24, 1920.

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

HARRY C. WALKER,
President.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, } ss.:

I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. s.] city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO,
Secretary of State.

SEVEN

EXPLANATION.—Matter in *italics* is new; matter in brackets [] is old law to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-

CONCURRENT RESOLUTIONS.

five of the Election Law, notice is hereby given that the following proposed amendment to section nine of article five of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the second day of November, nineteen hundred twenty.

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER SEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION NINE OF ARTICLE FIVE OF THE CONSTITUTION, IN RELATION TO PREFERENCES, IN EMPLOYMENT AND PROMOTION, OF SOLDIERS, SAILORS AND MARINES.

Section 1. Resolved (if the Senate concur), That section nine of article five of the Constitution be amended to read as follows:

§ 9. Appointments and promotions in the civil service of the state, and of all the civil divisions thereof, including cities and villages, shall be made according to merit and fitness to be ascertained, so far as practicable, by examinations, which, so far as practicable, shall be competitive; provided, however, that honorably discharged soldiers, [and] sailors [from] and marines who shall have served as such in the army, [and] navy or marine corps of the United States in [the late civil] time of war, who are citizens and residents of this state, shall be entitled to preference in appointment and promotion without regard to their standing on any list from which such appointment or promotion may be made; provided they were residents of this state at the time they entered said army, navy or marine corps; and provided also that soldiers, sailors and marines who served in the civil war shall have preference over all others on the same list.

Laws shall be made to provide for the enforcement of this section.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,

IN SENATE.

Apr. 19, 1919.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,

HARRY C. WALKER,
President.

STATE OF NEW YORK,

IN ASSEMBLY.

Apr. 19, 1919.

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,

THADDEUS C. SWEET,
Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, } ss.:

I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. s.] city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO,
Secretary of State.

EIGHT

EXPLANATION.—Matter in *italics* is new; matter in brackets [] is old law to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendments to article five of the Constitution of the State of New York are referred to the legislature to be chosen at the next general election of senators in this State to be held on the second day of November, nineteen hundred twenty.

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER EIGHT

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AMENDMENTS TO ARTICLE FIVE OF THE CONSTITUTION, IN RELATION TO STATE OFFICERS AND DEPARTMENTS.

Section 1. Resolved (if the Assembly concur), That article five of the constitution be amended to read as follows:

§ 1. The [secretary of state,] comptroller, [treasurer,] and attorney-general [and state engineer and surveyor] shall be chosen at a general election, at the times and places of electing the governor and lieutenant-governor, and shall hold their offices for the same terms as the governor and lieutenant-governor [two years, except as provided in section two of this article]. The comptroller shall be required: (1) To audit all vouchers before payment and all official accounts; (2) to audit the accrual and collection of all revenues and receipts; and (3) to prescribe such methods of accounting as are necessary for the performance of the foregoing duties. In such respect the legislature shall define his powers and duties and may also assign to him supervision of the accounts of any political subdivision of the state, but shall assign to him no administrative duties, excepting such as

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may be instrumental to the performance of these functions, any other provision of this constitution to the contrary notwithstanding. He [Each of the officers in this article named, excepting the speaker of the assembly,] shall, at stated times during his continuance in office, receive for his services a compensation which shall not be increased or diminished during the term for which he shall have been elected; nor shall he receive to his use any fees or perquisites of office or other compensation. [No person shall be elected to the office of state engineer and surveyor who is not a practical civil engineer.]

§ 2. The first election of the secretary of state, comptroller, treasurer, attorney-general and state engineer and surveyor, pursuant to this article, shall be held in the year one thousand eight hundred and ninety-five, and their terms of office shall begin on the first day of January following, and shall be for three years. At the general election in the year one thousand eight hundred and ninety-eight, and every two years thereafter, their successors shall be chosen for the term of two years.]

§ 3. A superintendent of public works shall be appointed by the governor, by and with the

advice and consent of the senate, and hold his office until the end of the term of the governor by whom he was nominated, and until his successor is appointed and qualified. He shall receive compensation to be fixed by law. He shall be required by law to give security for the faithful execution of his office before entering upon the duties thereof. He shall be charged with the execution of all laws relating to the repair and navigation of the canals, and also of those relating to the construction and improvement of the laws relating to such construction or improvement shall be confided to the state engineer and surveyor; subject to the control of the legislature, he shall make the rules and regulations for the navigation or use of the canals. He may be suspended or removed from office by the governor, whenever, in his judgment, the public interest shall so require; but in case of the removal of such superintendent of public works from office, the governor shall file with the secretary of state a statement of the cause of such removal, and shall report such removal and the cause thereof to the legislature at its next session. The superintendent of public works shall appoint not more than three assistant superintendents, whose duties shall be prescribed by him, subject to modifications by the legislature, and who shall receive for their services a compensation to be fixed by law. They shall hold their office for three years, subject to suspension or removal by the superintendent of public works, whenever, in his judgment, the public interest shall so require. Any vacancy in the office of any such assistant superintendent shall be filled for the remainder of the term for which he was appointed, by the superintendent of public works; but in case of the suspension or removal of any such assistant superintendent by him, he shall at once report to the governor, in writing, the cause of such removal. All other persons employed in the care and management of the canals, except collectors of tolls, and those in the department of the state engineer and surveyor, shall be appointed by the superintendent of public works, and be subject to suspension or removal by him. The superintendent of public works shall perform all the duties of the former canal commissioners and board of canal commissioners, as now declared by law, until otherwise provided by the legislature. The governor, by and with the advice and consent of the senate, shall have power to fill vacancies in the office of superintendent of public works; if the senate be not in session, he may grant commissions which shall expire at the end of the next succeeding session of the senate.]

§ 4. A superintendent of state prisons shall be appointed by the governor by and with the advice and consent of the senate, and hold his office for five years, unless sooner removed; he shall give security in such amount, and with such sureties as shall be required by law for the faithful discharge of his duties; he shall have the superintendence, management and control of state prisons, subject to such laws as now exist or may hereafter be enacted; he shall appoint the agents, wardens, physicians and chaplains of the prisons. The agent and warden of each prison shall appoint all other officers of such prison, except the clerk, subject to the approval of the same by the superintendent. The comptroller shall appoint the clerks of the prisons. The superintendent shall have all the powers and perform all the duties not inconsistent herewith, which were formerly had and performed by the inspectors of state prisons. The governor may remove the superintendent for cause at any time, giving to him a copy of the charges against him, and an opportunity to be heard in his defense.]

§ 5. The lieutenant-governor, speaker of the assembly, secretary of state, comptroller, treasurer, attorney-general and state engineer and surveyor shall be commissioners of the land office. The lieutenant-governor, secretary of state, comptroller, treasurer and attorney-general shall be the commissioners of the canal fund. The canal board shall consist of the commissioners of the canal fund, the state engineer and surveyor and the superintendent of public works.]

§ 6. The powers and duties of the respective boards, and of the several officers in this article mentioned, shall be such as now are or hereafter may be prescribed by law.]

§ 7. The treasurer may be suspended from office by the governor, during the recess of the legislature, and until thirty days after the commencement of the next session of the legislature.

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whenever it shall appear to him that such treasurer has, in any particular, violated his duty. The governor shall appoint a competent person to discharge the duties of the office during such suspension of the treasurer.]

§ 2. There shall be the following civil departments in the state government: 1. Executive; 2. Audit and control; 3. Taxation and finance; 4. Law; 5. State; 6. Public works; 7. Conservation; 8. Agriculture and markets; 9. Labor; 10. Education; 11. Health; 12. Mental hygiene; charities and correction; 13. Public service; 14. Banking; 15. Insurance; 16. Civil service; 17. Military and naval affairs; 18. Architecture.

§ 3. At the session immediately following the adoption of this article the legislature shall provide by law for the appropriate assignment, to take effect not earlier than the first day of January, one thousand nine hundred and twenty-two, of all the civil administrative and executive functions of the state government, to the several departments in this article provided. Subject to the limitations contained in this constitution, the legislature may from time to time assign by law new powers and functions to departments, officers, boards or commissions continued or created under this constitution, and increase, modify or diminish their powers and functions. No specific grant of power herein to a department shall prevent the legislature from conferring additional powers upon such department. No new departments shall be created hereafter but this shall not prevent the legislature from creating commissions for special purposes and nothing contained in this article shall prevent the legislature from reducing the number of departments as provided for in this article by consolidation or otherwise. The elective state officers in office at the time this article as amended takes effect shall continue in office until the end of the terms for which they were elected. Pending the assignment of the civil administrative and executive functions by the legislature pursuant to the directions of this section, the powers and duties of the several departments, boards, commissions and officers now existing are continued. Subject to the power of the legislature to reduce the number of officers, when the powers and duties of any existing office are assigned to any department, the officers exercising such powers shall continue in office in such department, and their term of office shall not be shortened by such assignment.

§ 4. The head of the department of audit and control shall be the comptroller, and of the department of law, the attorney-general. Except as otherwise provided in this constitution, the heads of all other departments and the members of all boards, commissions and councils mentioned in this article shall be appointed by the governor by and with the advice and consent of the senate and may be removed by the governor, in a manner to be prescribed by law. The heads of the respective departments of education and of agriculture and markets, mental hygiene, charities and correction shall be appointed in a manner to be prescribed by law.

§ [8]5. All offices for the weighing, gauging, measuring, culling or inspecting any merchandise, produce, manufacture or commodity whatever, are hereby abolished; and no such office shall hereafter be created by law; but nothing in this section contained shall abrogate any office created for the purpose of protecting the public health or the interests of the state in its property, revenue, tolls or purchases, or of supplying the people with correct standards of weights and measures, or shall prevent the creation of any office for such purposes hereafter.

§ [9]6. Appointments and promotions in the civil service of the state, and of all the civil divisions thereof, including cities and villages, shall be made according to merit and fitness to be ascertained, so far as practicable, by examination, which, so far as practicable, shall be competitive; provided, however, that honorably discharged soldiers and sailors from the army and navy of the United States in the late civil war, who are citizens and residents of this state, shall be entitled to preference in appointment and promotion without regard to their standing on any list from which such appointment or promotion may be made. Laws shall be made to provide for the enforcement of this section.

§ 2. Resolved (If the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,
IN SENATE,

Apr. 24, 1920.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,

HARRY C. WALKER,

President.

STATE OF NEW YORK,
IN ASSEMBLY,

Apr. 24, 1920.

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,

T. C. SWEET,

Speaker.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,
I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the

CONCURRENT RESOLUTIONS.

[L. S.] city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO,
Secretary of State.

EXPLANATION.—Matter in *italics* is new; matter in brackets [] is old law to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,
ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendments to article five of the Constitution of the State of New York are referred to the legislature to be chosen at the next general election of senators in this State to be held on the second day of November, nineteen hundred twenty.

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER NINE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AMENDMENTS TO ARTICLE FIVE OF THE CONSTITUTION, IN RELATION TO STATE OFFICERS AND DEPARTMENTS.

Section 1. Resolved (if the Assembly concur), That article five of the constitution be amended to read as follows:

§ 1. The [secretary of state], comptroller, treasurer, and attorney-general [and state engineer and surveyor] shall be chosen at a general election, at the times and places of electing the governor and lieutenant-governor, and shall hold their offices for the same terms as the governor and lieutenant-governor [two years, except as provided in section two of this article]. The comptroller shall be required: (1) to audit all vouchers before payment and all official accounts; (2) to audit the accrual and collection of all revenues and receipts; and (3) to prescribe such methods of accounting as are necessary for the performance of the foregoing duties. In such respect the legislature shall define his powers and duties and may also assign to him supervision of the accounts of any political subdivision of the state, but shall assign to him no administrative duties, excepting such as may be incidental to the performance of these functions, any other provision of this constitution to the contrary notwithstanding. He [each of the officers in this article named, excepting the speaker of the assembly] shall, at stated times during his continuance in office receive for his services a compensation which shall not be increased or diminished during the term for which he shall have been elected; nor shall he receive to his use any fees or perquisites of office or other compensation. [No person shall be elected to the office of state engineer and surveyor who is not a practical civil engineer.]

§ 2. The first election of the secretary of state, comptroller, treasurer, attorney-general and state engineer and surveyor, pursuant to this article, shall be held in the year one thousand eight hundred and ninety-five, and their terms of office shall begin on the first day of January following, and shall be for three years. At the general election in the year one thousand eight hundred and ninety-eight, and every two years thereafter, their successors shall be chosen for the term of two years.]

§ 3. A superintendent of public works shall be appointed by the governor, by and with the advice and consent of the senate, and hold his office until the end of the term of the governor by whom he was nominated, and until his successor is appointed and qualified. He shall receive a compensation to be fixed by law. He shall be required by law to give security for the faithful execution of his office before entering upon the duties thereof. He shall be charged with the execution of all laws relating to the repair and navigation of the canals, and also of those relating to the construction and improvement of the laws relating to such construction or improvement shall be confined to the state engineer and surveyor; subject to the control of the legislature, he shall make the rules and regulations for the navigation or use of the canals. He may be suspended or removed from office by the governor, whenever, in his judgment, the public interest shall so require; but in case of the removal of such superintendent of public works from office, the governor shall file with the secretary of state a statement of the cause of such removal, and shall report such removal and the cause thereof to the legislature at its next session. The superintendent of public works shall appoint not more than three assistant superintendents, whose duties shall be prescribed by him, subject to modification by the legislature, and who shall receive for their services a compensation to be fixed by law. He shall hold their office for three years, subject to suspension or removal by the superintendent of public works, whenever, in his judgment, the public interest shall so require. Any vacancy in the office of any such assistant superintendent shall be filled for the remainder of the term for which he was appointed, by the superintendent of public works; but in case of the suspension or removal of any such assistant superintendent by him, he shall at once report to the governor, in writing, the cause of such removal. All other persons employed in the care and management of the canals, except collectors of tolls, and those in the department of the state engineer and surveyor, shall be appointed by the superintendent of public works, and be subject to suspension or removal by him. The superintendent of public works shall perform all the duties of the former canal commissioners and board of canal commissioners, as now declared by law, until otherwise provided by the

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legislature. The governor, by and with the advice and consent of the senate, shall have power to fill vacancies in the office of superintendent of public works; if the senate be not in session, he may grant commissions which shall expire at the end of the next succeeding session of the senate.]

§ 4. A superintendent of state prisons shall be appointed by the governor, by and with the advice and consent of the senate, and hold his office for five years, unless sooner removed; he shall give security in such amount, and with such sureties as shall be required by law for the faithful discharge of his duties; he shall have the superintendence, management and control of state prisons, subject to such laws as now exist or may hereafter be enacted; he shall appoint the agents, wardens, physicians and chaplains of the prisons. The agent and warden of each prison shall appoint all other officers of such prison, except the clerk, subject to the approval of the same by the superintendent. The comptroller shall appoint the clerks of the prisons. The superintendent shall have all the powers and perform all the duties not inconsistent herewith, which were formerly had and performed by the inspectors of state prisons. The governor may remove the superintendent for cause at any time, giving to him a copy of the charges against him, and an opportunity to be heard in his defense.]

§ 5. The lieutenant-governor, speaker of the assembly, secretary of state, comptroller, treasurer, attorney-general and state engineer and surveyor shall be commissioners of the land office. The lieutenant-governor, secretary of state, comptroller, treasurer and attorney-general shall be the commissioners of the canal fund. The canal board shall consist of the commissioners of the canal fund, the state engineer and surveyor and the superintendent of public works.]

§ 6. The powers and duties of the respective boards, and of the several officers in this article mentioned, shall be such as now are or hereafter may be prescribed by law.]

§ 7. The treasurer may be suspended from office by the governor, during the recess of the legislature, and until thirty days after the commencement of the next session of the legislature whenever it shall appear to him that such treasurer has, in any particular, violated his duty. The governor shall appoint a competent person to discharge the duties of the office during such suspension of the treasurer.]

§ 2. There shall be the following civil departments in the state government: 1. Executive; 2. Audit and control; 3. Taxation; 4. Finance; 5. Law; 6. State; 7. Public works; 8. Conservation; 9. Agriculture and markets; 10. Labor; 11. Education; 12. Health; 13. Mental hygiene; 14. Charities; 15. Correction; 16. Public service; 17. Banking; 18. Insurance; 19. Civil service; 20. Military and naval affairs; 21. Architecture.

§ 3. At the session immediately following the adoption of this article the legislature shall provide by law for the appropriate assignment, to take effect not earlier than the first day of January, one thousand nine hundred and twenty-two, of all the civil administrative and executive functions of the state government, to the several departments in this article provided. Subject to the limitations contained in this constitution, the legislature may from time to time assign by law new powers and functions to departments, officers, boards or commissions continued or created under this constitution, and increase, modify or diminish their powers and functions. No specific grant of power herein to a department shall prevent the legislature from conferring additional powers upon such department. No new department shall be created hereafter but this shall not prevent the legislature from creating commissions for special purposes and nothing contained in this article shall prevent the legislature from reducing the number of departments as provided for in this article, by consolidation or otherwise. The elective state officers in office at the time this article as amended takes effect shall continue in office until the end of the terms for which they were elected. Pending the assignment of the civil administrative and executive functions by the legislature pursuant to the directions of this section, the powers and duties of the several departments, boards, commissions and offices now existing are continued. Subject to the power of the legislature to reduce the number of officers, when the powers and duties of any existing office are assigned to any department, the officers exercising such powers shall continue in office in such department, and their term of office shall not be shortened by such assignment.

§ 4. The head of the department of finance shall be the treasurer; of the department of audit and control, the comptroller, and of the department of law, the attorney-general. Except as otherwise provided in this constitution, the heads of all other departments and the members of all boards, commissions and councils mentioned in this article shall be appointed by the governor by and with the advice and consent of the senate and may be removed by the governor, in a manner to be prescribed by law. The heads of the respective departments of education and of agriculture and markets, mental hygiene, charities and correction shall be appointed in a manner to be prescribed by law.

§ [8]5. All officers for the weighing, gauging, measuring, culling or inspecting any merchandise, produce, manufacture or commodity whatever, are hereby abolished; and no such office shall hereafter be created by law; but nothing in this section contained shall abrogate any office created for the purpose of protecting the public health or the interests of the state in its property, revenue, tolls or purchases, or of supplying the people with correct standards of weights and measures, or shall prevent the crea-

CONCURRENT RESOLUTIONS.

tion of any office for such purposes hereafter.

§ [9]c. Appointments and promotions in the civil service of the state, and of all the civil divisions thereof, including cities and villages, shall be made according to merit and fitness to be ascertained, so far as practicable, by examination, which, so far as practicable, shall be competitive; provided, however, that honorably discharged soldiers and sailors from the army and navy of the United States in the late civil war, who are citizens and residents of this state, shall be entitled to preference in appointment and promotion without regard to their standing on any list for which such appointment or promotion may be made. Laws shall be made to provide for the enforcement of this section.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,
IN SENATE,

Apr. 24, 1920.

The foregoing resolution was duly passed, a majority of all the Senators elected in favor thereof.

By order of the Senate,

HARRY C. WALKER,

President.

STATE OF NEW YORK,
IN ASSEMBLY,

Apr. 24, 1920.

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

T. C. SWEET,

Speaker.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,

ss.:

I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO,

Secretary of State.

TEN

EXPLANATION.—Matter in *italics* is new; matter in brackets [] is old law to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,
ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendments to article five of the Constitution of the State of New York are referred to the legislature to be chosen at the next general election of senators in this State to be held on the second day of November, nineteen hundred twenty.

FRANCIS M. HUGO,

Secretary of State.

AMENDMENT NUMBER TEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AMENDMENTS TO ARTICLE FIVE OF THE CONSTITUTION, IN RELATION TO STATE OFFICERS AND DEPARTMENTS.

Section 1. Resolved (if the Assembly concur), That article five of the constitution be amended to read as follows:

§ 1. The [secretary of state,] comptroller, [treasurer,] and attorney-general [and state engineer and surveyor] shall be chosen at a general election, at the times and places of electing the governor and lieutenant-governor, and shall hold their offices for the same terms as the governor and lieutenant-governor [two years except as provided in section two of this article]. The comptroller shall be required:

(1) To audit all vouchers before payment and all official accounts; (2) to audit the accrual and collection of all revenues and receipts; and (3) to prescribe such methods of accounting as are necessary for the performance of the foregoing duties. In such respect the legislature shall define his powers and duties and may also assign to him supervision of the accounts of any political subdivision of the state, but shall assign to him no administrative duties, excepting such as may be incidental to the performance of these functions, any other provision of this constitution to the contrary notwithstanding. He [Each of the officers in this article named, excepting the speaker of the assembly,] shall, at stated times during his continuance in office, receive for his services a compensation which shall not be increased or diminished during the term for which he shall have been elected; nor shall he receive by his use any fees or perquisites of office or other compensation. [No person shall be elected to the office of state engineer and surveyor who is not a practical civil engineer.]

§ 2. The first election of the secretary of state, comptroller, treasurer, attorney-general and state engineer and surveyor, pursuant to this article, shall be held in the year one thousand eight hundred and ninety-five, and their terms of office shall begin on the first day of January following, and shall be for three years. At the general election in the year one thousand eight hundred and ninety-eight, and every two years thereafter, their successors shall be chosen for the term of two years.

§ 3. A superintendent of public works shall be appointed by the governor, by and with the

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advice and consent of the senate, and hold his office until the end of the term of the governor by whom he was nominated, and until his successor is appointed and qualified. He shall receive a compensation to be fixed by law. He shall be required by law to give security for the faithful execution of his office before entering upon the duties thereof. He shall be charged with the execution of all laws relating to the repair and navigation of the canals, and also of those relating to the construction and improvement of the canals, except so far as the execution of the laws relating to such construction or improvement shall be confided to the state engineer and surveyor; subject to the control of the legislature, he shall make the rules and regulations for the navigation or use of the canals. He may be suspended or removed from office by the governor, whenever, in his judgment, the public interest shall so require; but in case of the removal of such superintendent of public works from office, the governor shall file with the secretary of state a statement of the cause of such removal, and shall report such removal and the cause thereof to the legislature at its next session. The superintendent of public works shall appoint not more than three assistant superintendents, whose duties shall be prescribed by him, subject to modification by the legislature, and who shall receive for their services a compensation to be fixed by law. They shall hold their office for three years, subject to suspension or removal by the superintendent of public works, whenever, in his judgment, the public interest shall so require. Any vacancy in the office of any such assistant superintendent shall be filled for the remainder of the term for which he was appointed, by the superintendent of public works; but in case of the suspension or removal of any such assistant superintendent by him, he shall at once report to the governor, in writing, the cause of such removal. All other persons employed in the care and management of the canals, except collectors of tolls, and those in the department of the state engineer and surveyor, shall be appointed by the superintendent of public works, and be subject to suspension or removal by him. The superintendent of public works shall perform all the duties of the former canal commissioners and board of canal commissioners, as now declared by law, until otherwise provided by the legislature. The governor, by and with the advice and consent of the senate, shall have power to fill vacancies in the office of superintendent of public works; if the senate be not in session, he may grant commissions which shall expire at the end of the next succeeding session of the senate.

§ 4. A superintendent of state prisons shall be appointed by the governor, by and with the advice and consent of the senate, and hold his office for five years, unless sooner removed; he shall give security in such amount, and with such sureties as shall be required by law for the faithful discharge of his duties; he shall have the superintendence, management and control of state prisons, subject to such laws as now exist or may hereafter be enacted; he shall appoint the agents, wardens, physicians and chaplains of the prisons. The agent and warden of each prison shall appoint all other officers of such prison, except the clerk, subject to the approval of the same by the superintendent. The comptroller shall appoint the clerks of the prisons. The superintendent shall have all the powers and perform all the duties not inconsistent herewith, which were formerly had and performed by the inspectors of state prisons. The governor may remove the superintendent for cause at any time, giving to him a copy of the charges against him, and an opportunity to be heard in his defense.

§ 5. The lieutenant-governor, speaker of the assembly, secretary of state, comptroller, treasurer, attorney-general and state engineer and surveyor shall be commissioners of the land office. The lieutenant-governor, secretary of state, comptroller, treasurer and attorney-general shall be the commissioners of the canal fund. The canal board shall consist of the commissioners of the canal fund, the state engineer and surveyor and the superintendent of public works.

§ 6. The powers and duties of the respective boards, and of the several officers in this article mentioned, shall be such as now are or hereafter may be prescribed by law.

§ 7. The treasurer may be suspended from office by the governor, during the recess of the legislature, and until thirty days after the commencement of the next session of the legislature whenever it shall appear to him that such treasurer has, in any particular, violated his duty. The governor shall appoint a competent person to discharge the duties of the office during such suspension of the treasurer.

§ 2. There shall be the following civil departments in the state government: 1. Executive; 2. Audit and control; 3. Taxation; 4. Finance; 5. Law; 6. State; 7. Public works; 8. Conservation; 9. Agriculture and markets; 10. Labor; 11. Education; 12. Health; 13. Mental hygiene; 14. Charities; 15. Correction; 16. Public service; 17. Banking; 18. Insurance; 19. Civil service; 20. Military and naval affairs; 21. Architecture.

§ 3. At the session immediately following the adoption of this article the legislature shall provide by law for the appropriate assignment, to take effect not earlier than the first day of January, one thousand nine hundred and twenty-two, of all the civil administrative and executive functions of the state government, to the several departments in this article provided. Subject to the limitations contained in this constitution, the legislature may from time to time assign by law new powers and functions to departments,

CONCURRENT RESOLUTIONS.

created, boards or commissions continued or altered under this constitution, and increase, modify or diminish their powers and functions. No specific grant of power herein to a department shall prevent the legislature from conferring additional powers upon such department. No new departments shall be created hereafter but this shall not prevent the legislature from creating commissions for special purposes and nothing contained in this article shall prevent the legislature from reducing the number of departments as provided for in this article by consolidation or otherwise. The elective state officers in office at the time this article as amended takes effect shall continue in office until the end of the terms for which they were elected. Pending the assignment of the civil administrative and executive functions by the legislature pursuant to the directions of this section, the powers and duties of the several departments, boards, commissions and officers now existing are continued. Subject to the power of the legislature to reduce the number of officers, when the powers and duties of any existing office are assigned to any department, the officers exercising such powers shall continue in office in such department, and their term of office shall not be shortened by such assignment.

§ 4. The head of the department of finance shall be the treasurer; of the department of audit and control, the comptroller, and of the department of law, the attorney-general. Except as otherwise provided in this constitution, the heads of all other departments and the members of all boards, commissions and councils mentioned in this article shall be appointed by the governor by and with the advice and consent of the senate and may be removed by the governor, in a manner to be prescribed by law. The heads of the respective departments of education and of agriculture and markets, mental hygiene, charities and correction shall be appointed in a manner to be prescribed by law.

§ [8]5. All offices for the weighing, gauging, measuring, culling or inspecting any merchandise, produce, manufacture or commodity whatever, are hereby abolished; and no such office shall hereafter be created by law; but nothing in this section contained shall abrogate any office created for the purpose of protecting the public health or the interests of the state in its property, revenue, tolls or purchases, or of supplying the people with correct standards of weights and measures, or shall prevent the creation of any office for such purposes hereafter.

§ [9]6. Appointments and promotions in the civil service of the state, and of all the civil divisions thereof, including cities and villages, shall be made according to merit and fitness to be ascertained, so far as practicable, by examination, which, so far as practicable, shall be competitive; provided, however, that honorably discharged soldiers and sailors from the army and navy of the United States in the late civil war, who are citizens and residents of this state, shall be entitled to preference in appointment and promotion without regard to their standing on any list from which such appointment or promotion may be made. Laws shall be made to provide for the enforcement of this section.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,

IN SENATE,

Apr. 24, 1920.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,

HARRY C. WALKER,

President.

STATE OF NEW YORK,

IN ASSEMBLY,

Apr. 24, 1920.

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,

T. C. SWEET,

Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

ss.:

I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO,

Secretary of State.

ELEVEN

EXPLANATION.—Matter in *italics* is new; matter in brackets [] is old law to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article six of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the second day of November, nineteen hundred twenty.

FRANCIS M. HUGO,

Secretary of State.

CONCURRENT RESOLUTIONS.

AMENDMENT NUMBER ELEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO COMPENSATION OF JUDGES AND ASSOCIATE JUDGES OF THE COURT OF APPEALS.

Section 1. Resolved (if the Assembly concur), That section seven of article six of the constitution be amended to read as follows:

§ 7. The court of appeals is continued. It shall consist of the chief judge and associate judges now in office, who shall hold their offices until the expiration of their respective terms, and their successors, who shall be chosen by the electors of the state. The official terms of the chief judge and associate judges shall be fourteen years from and including the first day of January next after their election. Five members of the court shall form a quorum, and the concurrence of four shall be necessary to a decision. The court shall have power to appoint and to remove its reporter, clerk and attendants. Whenever and as often as a majority of the judges of the court of appeals shall certify to the governor that said court is unable, by reason of the accumulation of causes pending therein, to hear and dispose of the same with reasonable speed, the governor shall designate not more than four justices of the supreme court to serve as associate judges of court of appeals. The justices so designated shall be relieved from their duties as justices of the supreme court and shall serve as associate judges of the court of appeals until the causes undisposed of in said court are reduced to two hundred, when they shall return to the supreme court. The governor may designate justices of the supreme court to fill vacancies. No justice shall serve as associate judge of the court of appeals except while holding the office of justice of the supreme court, and no more than seven judges shall sit in any case. *The judges of the court of appeals, including those now in office, shall receive for their services the sum of seventeen thousand five hundred dollars per year. A justice of the supreme court while serving as associate judge of the court of appeals shall receive the same compensation as judges of the court of appeals.*

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,
IN SENATE,

Apr. 21, 1920.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,
HARRY C. WALKER,
President.

STATE OF NEW YORK,
IN ASSEMBLY,

Apr. 23, 1920.

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,
THADDEUS C. SWEET,
Speaker.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE, } ss.:
I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO,
Secretary of State.

TWELVE

EXPLANATION.—Matter in *italics* is new; matter in brackets [] is old law to be omitted.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,
ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article six of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the second day of November, nineteen hundred twenty.

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER TWELVE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO CHILDREN'S COURTS AND COURTS OF DOMESTIC RELATIONS.

Section 1. Resolved (if the Assembly concur), That section eighteen of article six of the constitution be amended to read as follows:

§ 18. Inferior local courts of civil and criminal jurisdiction may be established by the legislature, but no inferior local court hereafter created shall be a court of record. [The] *Except as herein provided the legislature shall not hereafter confer upon any inferior or local court of its creation, any equity jurisdiction or any greater jurisdiction in other respects than is*

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conferred upon county courts by or under this article. *The legislature may establish children's courts, and courts of domestic relations, as separate courts, or as parts of existing courts or courts hereafter to be created, and may confer upon them such jurisdiction as may be necessary for the correction, protection, guardianship and disposition of delinquent, neglected or dependent minors, and for the punishment and correction of adults responsible for or contributing to such delinquency, neglect or dependency, and to compel the support of a wife, child or poor relative by persons legally chargeable therewith who abandon or neglects to support any of them. In conferring such jurisdiction the legislature shall provide that whenever a child is committed to an institution or is placed in the custody of any person by parole, placing out, adoption or guardianship, it shall be so committed or placed, when practicable, to an institution governed by persons, or in the custody of a person, of the same religious persuasion as the child. In the exercise of such jurisdiction such courts may hear and determine such causes, with or without a jury, except those involving a felony. Except as herein otherwise provided, all judicial officers shall be elected or appointed at such times and in such manner as the legislature may direct.*

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,
IN SENATE,

Apr. 24, 1920.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,
HARRY C. WALKER,
President.

STATE OF NEW YORK,
IN ASSEMBLY,

Apr. 24, 1920.

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,
T. C. SWEET,
Speaker.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE, } ss.:

I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO,
Secretary of State.

THIRTEEN

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,
ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article seven of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the second day of November, nineteen hundred twenty.

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER THIRTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE FOREST PRESERVE.

Section 1. Resolved (if the Assembly concur), That section seven of article seven of the constitution be amended to read as follows:

§ 7. The lands of the state, now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or to be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed. Nothing contained in this section shall prevent the state from constructing a state highway from Saranac Lake in Franklin county to Long Lake in Hamilton county and thence to Old Forge in Herkimer county by way of Blue Mountain lake and Raquette lake.

The legislature may by [general] laws provide for the use of not exceeding three per centum of such lands for the following purposes: for the construction and maintenance of reservoirs for municipal water supply, or the canals of the state and to regulate the flow of streams, and may further provide for the development of water power and for rights of way for electric transmission lines, all of which are hereby declared to be public uses. Such reservoirs, water power and transmission lines shall be constructed, owned and controlled by the state, but such work shall not be undertaken until after the boundaries and high flow lines thereof shall have been accurately surveyed and fixed, and after public notice, hearing and determination that such lands are required for such public uses. The expense of any such improvements shall be apportioned on the public and private property and municipalities benefited to the ex-

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tent of the benefits received. Any such reservoir shall always be operated by the state and the legislature shall provide for a charge upon the property and municipalities benefited for a reasonable return to the state upon the value of the rights and property of the state used or leased and the services of the state rendered in the construction, control and operation of said reservoirs, water powers and transmission lines, which charge shall be fixed for terms of not exceeding ten years [and be readjustable at the end of any term]. Any such water power may be leased for terms of not exceeding ten years. Unsanitary conditions shall not be created or continued by any such public works. A violation of any of the provisions of this section may be restrained at the suit of the people or, with the consent of the supreme court in appellate division, on notice to the attorney-general at the suit of any citizen.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and, in conformity with section one of article fourteen of the constitution, be published for three months previous to the time of such election.

STATE OF NEW YORK,
IN SENATE,

Apr. 20, 1920.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,
HARRY C. WALKER,
President.

STATE OF NEW YORK,
IN ASSEMBLY,

Apr. 23, 1920.

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,
THADDEUS C. SWEET,
Speaker.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE, } ss.:

I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and on the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO,
Secretary of State.

FOURTEEN

EXPLANATION.—Matter in *italics* is new; matter in brackets [] is old law to be omitted.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,
ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eight of article seven of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the second day of November, nineteen hundred twenty.

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER FOURTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHT OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO A CERTAIN PORTION OF THE ERIE CANAL.

Section 1. Resolved (if the Senate concur), That section eight of article seven of the constitution be amended to read as follows:

§ 8. The legislature shall not sell, lease or otherwise dispose of the Erie canal, the Cayuga and Seneca canal, or the Black River canal; but they shall remain the property of the state and under its management forever. The prohibition of lease, sale or other disposition herein contained, shall not apply to the canal known as the Main and Hamburg street canal, situated in the city of Buffalo, and which extends easterly from the westerly line of Main street to the westerly line of Hamburg street, nor to that portion of the existing Erie canal [in the city of Utica between the westerly line of Schuyler street and the easterly line of Third street, provided that a flow of sufficient water from Schuyler street to Third street to feed that portion of the canal east of Third street be maintained] between Rome and Mohawk. All funds that may be derived from any lease, sale or other disposition of any canal shall be applied to the improvement, superintendence or repair of the remaining portion of the canals.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,
IN ASSEMBLY,

Apr. 15, 1920.

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,
THADDEUS C. SWEET,
Speaker.

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STATE OF NEW YORK,
IN SENATE,

Apr. 23, 1920.

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

HARRY C. WALKER,

President.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE, } ss.:
ALBANY, July 1, 1920.

I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. S.] the city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO,
Secretary of State.

FIFTEEN

EXPLANATION.—Matter in *italics* is new; matter in brackets [] is old matter to be omitted.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,
ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eight of article seven of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the second day of November, nineteen hundred twenty.

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER FIFTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHT OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO A CERTAIN PORTION OF THE ERIE CANAL.

Section 1. Resolved (if the Senate concur), That section eight of article seven of the constitution be amended to read as follows:

§ 8. The legislature shall not sell, lease or otherwise dispose of the Erie canal, the Oswego canal, the Champlain canal, the Cayuga and Seneca canal, or the Black River canal; but they shall remain the property of the state and under its management forever. The prohibition of lease, sale or other disposition herein contained, shall not apply to the canal known as the Main and Hamburg street canal, situated in the city of Buffalo, and which extends easterly from the westerly line of Main street to the westerly line of Hamburg street, nor to that portion of the existing Erie canal in the city of Utica between the westerly line of Schuyler street and the easterly line of Third street, provided that a flow of sufficient water from Schuyler street to Third street to feed that portion of the canal east of Third street be maintained; nor shall such prohibition apply to that portion of the existing Erie canal in the county of Herkimer between the easterly portion of the village of Mohawk and the county boundary line between the counties of Herkimer and Oneida. All funds that may be derived from any lease, sale or other disposition of any canal shall be applied to the improvement, superintendence or repair of the remaining portion of the canals.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,
IN ASSEMBLY

Mar. 11, 1920.

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,
IN SENATE,

Apr. 15, 1920.

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

HARRY C. WALKER,

President.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE, } ss.:

I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. S.] the city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO,
Secretary of State.

SIXTEEN

EXPLANATION.—Matter in *italics* is new; matter in brackets [] is old law to be omitted.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,
ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State

CONCURRENT RESOLUTIONS.

of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section ten of article eight of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the second day of November, nineteen hundred twenty.

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER SIXTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION TEN OF ARTICLE EIGHT OF THE CONSTITUTION, IN RELATION TO THE AMOUNT TO BE RAISED BY TAX FOR COUNTY OR CITY PURPOSES IN CERTAIN COUNTIES AND CITIES.

Section 1. Resolved (if the Senate concur), That section ten of article eight of the constitution be amended to read as follows:

§ 10. No county, city, town or village shall hereafter give any money or property, or loan its money or credit, or in aid of any individual, association or corporation, or become directly or indirectly the owner of stock in, or bonds of, any association or corporation; nor shall any such county, city, town or village be allowed to incur any indebtedness except for county, city, town or village purposes. This section shall not prevent such county, city, town or village from making such provision for the aid or support of its poor as may be authorized by law. No county or city shall be allowed to become indebted for any purpose or in any manner to an amount which, including existing indebtedness, shall exceed ten per centum of the assessed valuation of the real estate of such county or city subject to taxation, as it appeared by the assessment rolls of said county or city on the last assessment for state or county taxes prior to the incurring of such indebtedness; and all indebtedness in excess of such limitation, except such as now may exist, shall be absolutely void, except as herein otherwise provided. No county or city whose present indebtedness exceeds ten per centum of the assessed valuation of its real estate subject to taxation, shall be allowed to become indebted in any further amount until such indebtedness shall be reduced within such limit. This section shall not be construed to prevent the issuing of certificates of indebtedness or revenue bonds issued in anticipation of the collection of taxes for amounts actually contained, or to be contained in the taxes for the year when such certificates or revenue bonds are issued and payable out of such taxes; nor to prevent the city of New York from issuing bonds to be redeemed out of the tax levy for the year next succeeding the year of their issue, provided that the amount of such bonds which may be issued in any one year in excess of the limitations herein contained shall not exceed one-tenth of one per centum of the assessed valuation of the real estate of said city subject to taxation. Nor shall this section be construed to prevent the issue of bonds to provide for the supply of water; but the term of the bonds issued to provide for the supply of water, in excess of the limitation of indebtedness fixed herein, shall not exceed twenty years, and a sinking fund shall be created on the issuing of the said bonds for their redemption, by raising annually a sum which will produce an amount equal to the sum of the principal and interest of said bonds at their maturity. All certificates of indebtedness or revenue bonds issued in anticipation of the collection of taxes, which are not retired within five years after their date of issue, and bonds issued to provide for the supply of water, and any debt hereafter incurred by any portion or part of a city if there shall be any such debt, shall be included in ascertaining the power of the city to become otherwise indebted; except that debts incurred by the city of New York after the first day of January, nineteen hundred and four, and debts incurred by any city of the second class after the first day of January, nineteen hundred and eight, and debts incurred by any city of the third class after the first day of January, nine-

teen hundred and ten, to provide for the supply of water, shall not be so included; and except further that any debt hereafter incurred by the city of New York for a public improvement owned or to be owned by the city, which yields to the city current net revenue, after making any necessary allowance for repairs and maintenance for which the city is liable, in excess of the interest on said debt and of the annual instalments necessary for its amortization may be excluded in ascertaining the power of said city to become otherwise indebted, provided that a sinking fund for its amortization shall have been established and maintained and that the indebtedness shall not be so excluded during any period of time when the revenue aforesaid shall not be sufficient to equal the said interest and amortization instalments, and except further that any indebtedness heretofore incurred by the city of New York for any rapid transit or dock investment may be so excluded proportionately to the extent to which the current net revenue received by said city therefrom shall meet the interest and amortization instalments thereof, provided that any increase in the debt incurring power of the city of New York which shall result from the exclusion of debts heretofore incurred shall be available only for the acquisition or construction of properties to be used for rapid transit or dock purposes. The legislature shall prescribe the method by which and the terms and conditions under which the amount of any debt to be so excluded shall be determined, and no such debt shall be excluded except in accordance with the determination so prescribed. The legislature may in its discretion confer ap-

CONCURRENT RESOLUTIONS.

propriate jurisdiction on the appellate division of the supreme court in the first judicial department for the purpose of determining the amount of any debt to be so excluded. No indebtedness of a city valid at the time of its inception shall thereafter become invalid by reason of the operation of any of the provisions of this section. Whenever the boundaries of any city are the same as those of a county, or when any city shall include within its boundaries more than one county, the power of any county wholly included within such city to become indebted shall cease, but the debt of the county, heretofore existing, shall not, for the purposes of this section, be reckoned as a part of the city debt. The amount hereafter to be raised by tax for county or city purposes, exclusive of appropriations for educational purposes, in any county containing a city of over one hundred thousand inhabitants, or any such city of this state, in addition to providing for the principal and interest of existing debt, shall not in the aggregate exceed in any one year two per centum of the assessed valuation of the real and personal estate of such county or city, to be ascertained as prescribed in this section in respect to county or city debt.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,
IN ASSEMBLY,

Apr. 20, 1920.

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,
IN SENATE,

Apr. 23, 1920.

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

HARRY C. WALKER,

President.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE, } ss.:

I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. S.] the city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO,
Secretary of State.

SEVENTEEN

EXPLANATION.—Matter in *italics* is new; matter in brackets [] is old law to be omitted.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,
ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eleven of article eight of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the second day of November, nineteen hundred twenty.

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER SEVENTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ELEVEN OF ARTICLE EIGHT OF THE CONSTITUTION, IN RELATION TO THE STATE BOARD OF CHARITIES, THE STATE COMMISSION IN LUNACY AND THE STATE COMMISSION OR COMMISSIONERS ON MENTAL HYGIENE.

Section 1. Resolved (if the Assembly concur), That section eleven of article eight of the constitution be amended to read as follows:

§ 11. The legislature shall provide for a state board of charities, which shall visit and inspect all institutions, whether state, county, municipal, incorporated or not incorporated, which are of a charitable, eleemosynary, correctional or reformatory character, *excepting state institutions for the education and support of the blind and the deaf and dumb, and excepting [only] also such institutions as are hereby made subject to the visitation and inspection of either of the [commissions] authorities hereinafter mentioned, but including all reformatories [except those in which adult males convicted of felony shall be confined] for juveniles; a state commission [in lunacy] or commissioner on mental hygiene, which shall visit and inspect all institutions, either public or private, used for the care and treatment of the insane, epileptics, idiots, feeble-minded or mentally defective [not including institutions for epileptics or idiots]; a state commission of prisons which shall visit and inspect all institutions used for the detention of sane adults charged with or convicted of crime, or detained as witnesses or debtors.*

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

CONCURRENT RESOLUTIONS.

STATE OF NEW YORK, IN SENATE,

Apr. 24, 1920.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate, HARRY C. WALKER, President.

STATE OF NEW YORK, IN ASSEMBLY,

Apr. 24, 1920.

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly, T. C. SWEET, Speaker.

STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE,

I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO, Secretary of State.

EIGHTEEN

EXPLANATION.—Matter in italics is new; matter in brackets [] is old law to be omitted. STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section two of article twelve of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the second day of November, nineteen hundred twenty.

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER EIGHTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION TWO OF ARTICLE TWELVE OF THE CONSTITUTION, IN RELATION TO CITY BILLS.

Section 1. Resolved (if the Assembly concur), That section two of article twelve of the constitution be amended to read as follows:

§ 2. All cities are classified according to the latest state enumeration, as from time to time made, as follows: The first class includes all cities having a population of one hundred and seventy-five thousand or more; the second class, all cities having a population of fifty thousand and less than one hundred and seventy-five thousand; the third class, all other cities. Laws relating to the property, affairs or government of cities, and the several departments thereof, are divided into general and special city laws; general city laws are those which relate to all the cities of one or more classes; special city laws are those which relate to a single city, or to less than all the cities of a class. Special city laws shall not be passed except in conformity with the provisions of this section. After any bill for a special city law, relating to a city, has been passed by both branches of the legislature, the house in which it originated shall immediately transmit a certified copy thereof to the mayor of such city, and within fifteen days

thereafter the mayor shall return such bill to the clerk of the house from which it was sent, [or] who if the session of the legislature at which such bill was passed has terminated, shall immediately transmit the same to the governor, with the mayor's certificate thereon stating whether the city has or has not accepted the same. In every city of the first class, the mayor, and in every other city, the mayor and the legislative body thereof concurrently, shall act for such city as to such bill; but the legislature may provide for the concurrence of the legislative body in cities of the first class. The legislature shall provide for a public notice and opportunity for a public hearing concerning any such bill in every city to which it relates, before action thereon. Such a bill, if it relates to more than one city, shall be transmitted to the mayor of each city to which it relates, and shall not be deemed accepted unless accepted as herein provided, by every such city. Whenever any such bill is accepted as herein provided, it shall be subject as are other bills, to the action of the governor. Whenever, during the session at which it was passed, any such bill is returned without the acceptance of the city or cities to which it relates, or within such fifteen days is not returned, it may nevertheless again be passed by both branches of the legislature, and it shall then be subject as are other bills, to the action of the governor. In every special city law which has been accepted by the city or cities to which it relates, the title shall be followed by the words "accepted by the city," or "cities," as the case may be; in every such law which is passed without such acceptance, by the words "passed without the acceptance of the city," or "cities," as the case may be.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the consti-

CONCURRENT RESOLUTIONS.

It may be published for three months previous to the time of such election.

STATE OF NEW YORK, IN SENATE,

Apr. 23, 1920.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate, HARRY C. WALKER, President.

STATE OF NEW YORK, IN ASSEMBLY,

Apr. 24, 1920.

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly, THADDEUS C. SWEET, Speaker.

STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE,

I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. S.] the city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO, Secretary of State.

PROPOSITION NUMBER ONE

EXPLANATION.—Matter in italics is new; matter in brackets [] is old law to be omitted. STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law notice is hereby given that the following proposition, chapter eight hundred seventy-two of the laws of nineteen hundred twenty will be submitted to the people for the purpose of voting thereon at the next general election to be held on the second day of November, nineteen hundred twenty.

FRANCIS M. HUGO, Secretary of State.

PROPOSITION NUMBER ONE

CHAPTER 872

AN ACT MAKING PROVISION FOR ISSUING BONDS TO THE AMOUNT OF NOT TO EXCEED FORTY-FIVE MILLION DOLLARS FOR THE PAYMENT OF A BONUS TO PERSONS WHO SERVED IN THE MILITARY OR NAVAL SERVICE OF THE UNITED STATES AT ANY TIME BETWEEN THE SIXTH DAY OF APRIL, NINETEEN HUNDRED AND SEVENTEEN, AND THE ELEVENTH DAY OF NOVEMBER, NINETEEN HUNDRED AND EIGHTEEN, AND PROVIDING FOR A SUBMISSION OF THE SAME TO THE PEOPLE TO BE VOTED UPON AT THE GENERAL ELECTION TO BE HELD IN THE YEAR NINETEEN HUNDRED AND TWENTY.

Became a law May 21, 1920, with the approval of the Governor. Passed, three-fifths being present.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Bond issue authorized. There shall be issued, in the manner and at the times hereinafter recited, bonds of the state in an amount not to exceed forty-five million dollars, which bonds shall be sold by the state and the proceeds thereof paid into the state treasury, and so much thereof as may be necessary expended for the payment of a bonus to persons who served in the military or naval service of the United States, at any time between the sixth day of April, nineteen hundred and seventeen, and the eleventh day of November, nineteen hundred and eighteen, as hereinafter provided. Such bonds when issued shall be exempt from taxation.

§ 2. Sale; interest. The comptroller is hereby directed to cause to be prepared the bonds of this state to an amount not to exceed forty-five million dollars, such bonds to bear interest at the rate of not to exceed five per centum per annum, which interest shall be payable semi-annually in the city of New York. Such bonds, or the portion thereof at any time issued, shall be made payable in twenty-five equal annual instalments, the first of which shall be payable one year from the date of issue, and the last of which shall be payable twenty-six years from the date of issue. The comptroller hereby charged with the duty of selling such bonds at not less than par to the highest bidder after advertising for a period of twenty consecutive days, Sundays excepted, in at least two daily newspapers printed in the city of New York and one in the city of Albany. Advertisements shall contain a provision to the effect that the comptroller, in his discretion, may reject any or all bids made in pursuance of such advertisements, and in the event of such rejection, the comptroller is authorized to re-advertise for bids in the form and manner above described as many times as in his judgment may be necessary to effect a satisfactory sale.

§ 3. Commission to distribute proceeds. The proceeds of such bonds, after appropriation or appropriations therefrom by the legislature, shall be distributed by a special commission created by the legislature for such purpose, to the persons entitled thereto, under the provisions of this act, on application within a time to be prescribed by the legislature.

§ 4. Disability fund. The legislature shall provide by law for the establishment and administration of a fund to be used for the

CONCURRENT RESOLUTIONS.

amelioration of the condition of residents of this state who are suffering disability incurred in the military or naval service of the United States at any time between the sixth day of April, nineteen hundred and seventeen, and the date when they were honorably separated or discharged from such services, and shall authorize any person who so desire to assist to such fund the bonus to which he is entitled under this act.

§ 5. Bonuses to certain persons who were in the service of the United States in the war with the German empire and its allies. Every person, male or female, who was enlisted, inducted, warranted or commissioned, and who served honorably in active duty in the military or naval service of the United States at any time between the sixth day of April, nineteen hundred and seventeen, and the eleventh day of November, nineteen hundred and eighteen, for a period longer than two months, and who at the time of entering into such service was a resident of the state of New York, and is a resident at the time this act takes effect, and who was honorably separated or discharged from such service, or who is still in active service, or has been retired, or has been furloughed to a reserve, shall be entitled to receive from the proceeds of such bonds as a bonus the sum of ten dollars for each month or major fraction thereof that such person was in active service, of not exceeding a total of two hundred and fifty dollars. No person shall be entitled to such payment or allowance who at the time of being separated or discharged from such service, or at the time of being retired or furloughed to a reserve, or at the time of his death in the service, was an officer in the army or marine corps above the grade of captain, or in the navy above the grade of lieutenant, senior grade. No person shall be entitled to such payment or allowance who being in the military or naval service of the United States subsequent to the sixth day of April, nineteen hundred and seventeen, refused on conscientious, political or other grounds to subject himself to military discipline or to render unqualified service, or whose only service was in the students' army training corps, or who received from another state a bonus or gratuity of a like nature provided for by this act. The husband or wife, child, mother, father, brother and sister in the order named and none other, of any deceased person, male or female, who was enlisted, inducted, warranted or commissioned, and who served honorably in active duty in the military or naval service of the United States, as provided in this section, shall be paid the sum or allowance that such deceased persons would be entitled hereunder if such deceased persons had lived.

§ 6. Payment exempt from taxation and execution. All payments or allowances made under this act shall be exempt from all taxation, and from levy and sale on execution.

§ 7. Submission of law to people. This law shall not take effect until it shall at a general election have been submitted to the people and have received a majority of all the votes cast for and against it at such election; and the same shall be submitted to the people of this state at the general election to be held in November, nineteen hundred and twenty. The ballots to be furnished for the use of the voters upon the submission of this law shall be in the form prescribed by the election law and the proposition or question to be submitted shall be printed thereon in substantially the following form, namely: "Shall chapter eight hundred and seventy-two of the laws of nineteen hundred and twenty, entitled 'An act making provision for issuing bonds to the amount of not to exceed forty-five million dollars for the payment of a bonus to persons who served in the military or naval service of the United States at any time between the sixth day of April, nineteen hundred and seventeen, and the eleventh day of November, nineteen hundred and eighteen, and providing for a submission of the same to the people to be voted upon at the general election to be held in the year nineteen hundred and twenty,' be approved?"

STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE,

I have compared the preceding with the original law on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole of said original law.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. S.] the city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO, Secretary of State.

FORM FOR SUBMISSION OF AMENDMENT NUMBER ONE.

"Shall the proposed amendment to Sections Two, Four, Five, Eleven and Twelve of Article Seven of the Constitution, in relation to debts contracted by the state," be approved?

FORM FOR SUBMISSION OF PROPOSITION NUMBER ONE.

"Shall chapter eight hundred seventy-two of the laws of nineteen hundred and twenty, entitled 'An act making provision for issuing bonds to the amount of not to exceed forty-five million dollars for the payment of a bonus to persons who served in the military or naval service of the United States at any time between the sixth day of April, nineteen hundred and seventeen, and the eleventh day of November, nineteen hundred and eighteen, and providing for a submission of the same to the people to be voted upon at the general election to be held in the year nineteen hundred and twenty,' be approved?"

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