

# Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District  
Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; W. D. HADSELL, Vice-President; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treas.

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.  
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VOL CVI  
No. 13 (2741)

NEW YORK, SEPTEMBER 25, 1920

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\$12.00 A YEAR

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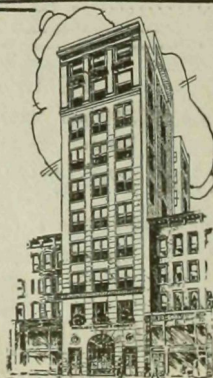
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# E D I T O R I A L

## Results of the Special Session

As this issue of the Record and Guide goes to press, the State Legislature at Albany is still struggling with the various measures which have been proposed in connection with the housing shortage.

In both the Senate and the Assembly a disposition has been shown to continue keeping the cart in front of the horse. In other words, the legislators are still obsessed with the same fallacy which was so much in evidence at the regular session last spring, when half-baked laws to relieve tenants were rushed through regardless of consequences. The first measures passed at the special session this week were designed to give temporary relief to tenants, regardless of the interest of property-owners. If the minds of the legislators had been working logically, their first thought, their most determined effort, would have been to enact legislation to promote new building.

The Record and Guide has made a special effort to get from Albany an accurate summary of what the special session will do before it adjourns. This summary, reflecting the Legislature's probable action based on the best present information, appears on another page. There are some good features of the program, it must be conceded, but there is hardly a single feature of it which is not meeting with bitter opposition from some one of the many elements vitally interested in the situation.

If it shall prove that the Legislature adopts the plan exempting new housing from local taxation for a fixed period of years, the special session will not have been called in vain. Legislative leaders wisely have discarded all of the schemes for state and municipal housing, which were the most dangerous propositions submitted to them. A disposition to adopt the less radical plan of exempting new housing from local taxation is shown by a great majority of the legislator, regardless of politics. If before the Legislature ends its special session this bill is passed and sent to Governor Smith for approval, then one real step to relieve the housing crisis will have been taken.

There has been at the special session the usual vociferous shouts about this "lobby" or that "lobby," it having become the unjust habit of many men and organizations to apply that term of opprobrium to any one opposing their own particular plan. This silly cry fortunately has had no effect on the deliberations of the special session in marked distinction to the disgraceful scenes which prevailed at the regular session last spring.

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## Building Material Prices

The recommendation of the Legislature that Congress investigate the charges that manufacturers and producers of building materials are in a combination

to maintain prices is likely, if acted upon, to bring out substantial reasons for the present high quotations for brick and other productions entering into the construction of buildings. As the price of brick is most frequently mentioned in the assertions that manufacturers are profiteering it is fair to restate facts often printed in the Record and Guide and incontestible in establishing the rectitude and fair dealing of the up-river kiln proprietors.

When the price of Hudson River brick had reached \$13 to \$15 per thousand owing to war conditions, and there were complaints that this was excessive, the government instituted a thorough investigation of the cost of production and marketing which not only justified the price, but resulted in authorization by the Federal authorities of an increase over the \$15 quotation. This opportunity to augment their profits was rejected by the brick manufacturers, who declined as a patriotic duty to put an additional burden upon the people already heavily taxed to meet the expenses of the war, although they could not have been criticised for raising prices because the governmental findings showed they were justly entitled to do so.

The bearing of these facts upon the present situation is that, if Congress shall decide upon another investigation, it will only be necessary for the "defendants" to resurrect the findings of the previous Federal investigators, and, with the figures incorporated in their report and their conclusions as a basis to go on, to add to the cost of manufacture at that time the increased expense of labor, coal and transportation in the last two years to arrive at the scale of prices in the market today. These additional costs are acknowledged by all unprejudiced investigators to be heavy—for one thing the coal to burn brick in the kilns now costs the manufacturer \$16 per ton at the up-river plants.

Probably other material manufacturers will have as little difficulty in establishing their innocence of profiteering. Camouflaging the mortgage money situation by questioning the sincerity and business sense of material manufacturers will not get us any nearer a solution of the housing crisis. That higher prices than ruled before the war have come to stay for a considerable time goes without saying, but that extortionate quotations will do anything but delay a building boom and the consequent demand for large amounts of materials of all sorts is also without question.

The other request of the Legislature to Congress to grant priority in shipments of materials, next to food and coal, is along the right lines. It is apparent that the railroad congestion is rapidly being done away with. Governmental control has been necessary during the unprecedented conditions prevailing since the armistice. Normal control according to economic laws is what the world most needs to return to, and the quicker the better. But it can do no harm to have on the statute

books a law, governing emergencies, requiring the priority of shipments by railroads in the order named—food, coal, building materials.

The advisability of placing an embargo on the shipments of materials to foreign lands, as suggested by the Legislature, is debatable. The stability of the com-

mercial and financial fabric of the country largely depends on the extended interchange of commodities with other nations. Arbitrary restrictions to the free movement of certain commodities might unsettle the whole foreign credit situation and react upon general business conditions in this country.

### Autumn Auction Sales Season Opens Auspiciously

**A**T the first big sale of the autumn season held in the Real Estate Exchange at 14 Vesey street, the auctioneer's hammer, wielded by Joseph P. Day, split up two big estates that have stood for many years as barriers against the residential development of the exclusive Throgg's Neck section of The Bronx. The larger of the two properties offered was the Henry A. Coster estate, which had been in the possession of the selling family since Colonial days. The other was the Margaret Walsh estate. In all the offerings comprised 466 lots and three dwellings, which brought a total of \$255,963, or an average of about \$549 per lot.

One of the remarkable features of the sale was the price brought by the old Coster homestead, built in 1771. This stately structure and the ninety-one surrounding lots were bought by William A. Coakley, a Bronx broker, for \$43,500, or about \$450 per lot. A few minutes before that inside lots in the blocks opposite the homestead bounded by East Tremont, Edison and Barkley avenues and Greene place sold for from \$500 to \$650 each, and corner lots brought as high as \$725 and \$825. These prices, though very satisfactory to the auctioneer, were considerably lower than the assessed valuation,

which is about \$300,000 for the entire Coster property. Seasoned buyers, remarking on the contrast in prices, said that the homestead unit was undoubtedly the best bargain ever picked up in The Bronx. The Coster property in its entirety brought \$180,538, or an average of \$612 for each of the 250 lots.

The sale opened with an attendance of about 1,000, and in the first fifteen minutes twenty lots had been sold for a total of \$13,475. The buying was unquestionably influenced to a great extent by the fact that the Pelham Bay Parkway extension of the Interborough, which is to be opened next November, will have a station at East Tremont avenue and Westchester square, in the vicinity of both the Walsh and Coster estates. The Walsh estate lies nearer to the new subway station and for the purposes of the sale was split up into 216 lots bounded by Bradford, Mayflower, Puritan, Waterbury and East Tremont avenues. They brought a total of \$75,425, or an average of about \$347 per lot.

Joseph P. Day said after the auction that the Coster-Walsh sale was an auspicious opening of the fall auction market. That the purchasing power was far from being exhausted, he added, was clearly demonstrated by the spirited bidding.

### High Grade Apartment House Owners Organize

**A**N organization including practically all of the leading builders of high grade apartment houses in the city and the more prominent renting agents has been incorporated to promote the mutual interests of the members. The certificate of incorporation, approved by Judge Irving Lehman and entered with the Secretary of State, was filed at the office of the County Clerk this week by Stoddard & Mark, counsel to the association.

Directors until the first annual meeting next May will be James E. R. Carpenter, Leo S. Bing, Douglas L. Elliman, William H. Dolson, Lawrence B. Elliman, Samuel A. Herzog,

Frederick G. Hobbs, Frederick Johnson, Edgar A. Levy, Stanley M. Isaacs, Benjamin Mordecai, Charles W. Paterno, E. Clifford Potter, S. Fullerton Weaver, Walter Wyckoff and J. Curry Watson.

The main objects of the association are to promote and encourage the enactment of beneficial laws; take united action upon legislative matters affecting real estate and more particularly apartment houses; to settle and adjust differences between members and others in similar or allied lines of business; promote friendly intercourse and to procure harmony between owners, investors, managers, employers, employes, contractors, mechanics and laborers.

### President Wilson Proclaims Fire Prevention Day

**P**RESIDENT WILSON, in a proclamation, has urged state governors to set apart Saturday, October 9, as fire prevention day and to request a general observance by the public.

The need for bringing "before the people the serious and unhappy effects of the present unnecessary fire waste and the need of their individual and collective effort in conserving the natural and created sources of America" was said by the President in his proclamation to be especially urgent for the following reasons:

"The destruction by fire in the United States involves an

annual loss of life of 15,000 men, women and children and over \$250,000,000 in buildings, foodstuffs and other created resources.

"The need of the civilized world for American products to replace the ravages of the great war is especially great at this time.

"The present serious shortage of homes and business structures makes the daily destruction of buildings by fire an especially serious matter.

"A large percentage of the fires causing the annual American waste may be easily prevented by increased care and vigilance on the part of citizens."

### Clay Products Production Nearing Normal Figures

Common brick regained its rank as the clay product of greatest value in 1919; but notwithstanding the large gain shown in the accompanying table, production in 1919 was the smallest yet recorded by the United States Geological Survey, except that in 1918. The average price per thousand in 1919, \$13.79, was the highest recorded by the Geological Survey.

Face brick showed the next largest increase in actual quantity and value and by far the largest percentage of increase.

Hollow building tile or block, which has been steadily gaining in use, increased in both output and value in 1919, and its value was the highest recorded, being greater by 25 per cent. than in 1917, the year in which it had next greatest value.

Tile (not drain) also made a considerable increase in value in 1919 and reached a record value, \$7,250,000. The year of next highest output was 1917, when the value was \$6,821,221.

Architectural terra cotta, which in 1918 reached its lowest value since 1900, rallied in 1919; but with the exception of the years of 1908 and 1915, its value was the lowest since 1904.

With the removal of Government restrictions on road building the output of vitrified brick or block in 1919 increased somewhat but was apparently below the normal, having been little more than half the average reached during the preceding ten years. The average price per thousand in 1919, \$23.11, was the highest ever recorded.

# REAL ESTATE SECTION

## Legislature Flooded With Landlord and Tenant Bills

### Special Session Asks Congress to Investigate Building Material Situation and Considers Measures to Aid New Construction

[Special to the Record and Guide]

Albany, Sept. 24.

**A**FTER adopting resolutions calling upon Congress to undertake an investigation of alleged combinations to limit production and keep the price of building materials at the present high levels; to give priority to shipments of building materials over all other products except food and coal, and asking the Federal Trade Commission to turn its attention to an alleged combination in the prices of building materials, the State Legislature in extraordinary session attempted to solve the housing problem through a series of statutory amendments.

This series included bills providing for the exemption of mortgages upon dwellings from the state income tax;

Exempting from local taxation buildings to be used for dwelling purposes completed since April 1, 1920, and thereafter provided plans are filed within one year from the date of the act taking effect and completed within eighteen months, the exemption to run for ten years;

Nullifying the provisions of Chapters 136, 137 and 139 of the so-called rent laws passed at the regular session of the Legislature insofar as they relate to new buildings;

Making agents, janitors and representatives of landlords responsible for failure to furnish heat, light and other service where a lease stipulates that such service shall be provided;

Providing that no proceeding shall be maintainable to recover the possession of real property in New York City or adjoining counties, such property being used for dwelling purposes, except a proceeding which is predicated upon the ground that the person holding over is objectionable, in which case the landlord shall establish to the satisfaction of the court that the person holding over is objectionable; or a proceeding where the owner of the building seeks in good faith to recover possession of the same for immediate and personal occupancy by himself or his family; or a proceeding to recover premises for the purpose of demolishing the same with the intention of constructing a new building, plans for which new building have been duly filed and approved; or a proceeding to dispossess where a tenant flatly refuses to pay a reasonable rent;

Exempting new buildings from the provisions of the so-called rent profiteering laws enacted at the regular session of the Legislature;

Making the bonds of the State Land Bank instrumentalities of the State, thereby exempting them from federal taxation; permitting the investment of state and local sinking fund moneys in these bonds;

Creating municipal housing boards in cities of a population of 10,000 or more. The object of these will be to promote the building of houses;

Establishing a State Housing Commission which is to act as a clearing house for the municipal boards. Its members are to serve without pay, but an appropriation of \$50,000 is made for administrative expenses;

Continuing the Lockwood housing committee for the purpose of ascertaining means of financial assistance for housing, and appropriating \$10,000 for expenses of the committee;

Permitting the utilization of sinking funds moneys of New York City for real estate investment purposes;

Making more pliable and elastic the rigid provisions of the Tenement House Law in New York City in order more easily to accomplish the transformation of three and four-story one-family dwellings into living apartments for three and four families;

Providing that precepts in summary proceedings must be returnable not less than five days nor more than ten days after issuance, instead of not less than three nor more than five days as at present;

Providing for an investigation to ascertain the best means of interesting savings banks, insurance companies and other surplus-carrying corporations in real estate investments.

Legislation which virtually suspends the summary proceeding enacted at the eleventh hour by the Legislature is certain of approval by Governor Smith. He indicated that he will sign this measure at once in order to stave off the deluge of evictions which the tenants who came to Albany to attend the housing bills hearings yesterday indicated would take place on October 1.

This bill, which is probably the most drastic passed at the extra session, limits the grounds upon which a landlord will be able to enter suit for eviction of tenants to four: Refusal of the tenant to pay the rent; undesirability and objectionableness of the tenant; demolition of the building for the purpose of constructing a new building; desire of the owner to use the building for himself or his family.

Analysis of the bill reveals that the landlord's protection lies in the institution of a civil suit for the use and occupancy of his property. The tenant's protection is to be found in his right to answer such suit by a plea of unreasonableness of the rental increase. Where such a defense is interposed by the tenant the court may compel the deposit by the tenant of an amount equivalent to the previous month's rent. Such deposit having been made, the question of the reasonableness of the rent is shunted to a jury for determination. There are no restrictions on appeals from the verdict of the jury by either landlord or tenant.

Senator J. Henry Walters, majority leader of the upper house, discussing the so-called eviction bill declared that it was "the most drastic law ever passed by the Legislature of New York State." Alexander C. McNulty, representing the Real Estate Board of New York, characterized the measure as "the most dangerous of all the bills passed."

The bill exempting new buildings from local taxation was amended with respect to apartment houses in New York City so that it affects buildings the first floors of which are given over to stores and other enterprises of a retail character. The exemption in this instance, however, is optional with the local board authorized to make such exemption. In New York City the Board of Estimate and Apportionment is given authority to determine whether or not buildings used for dwellings whose ground floors are devoted to business purposes shall be granted this exemption.

When the Legislature convened in special session on Monday night both the Senate and the Assembly were literally

swamped with bills.

As soon as the two houses had organized, the clerks read Governor Smith's message, outlining the reasons why he had called the special session and making suggestions as to what should be done. The Governor referred to the fact that the rent legislation adopted at the regular session was merely an expedient intended to alleviate the situation temporarily and he then pointed out that two vital objects were overlooked, one, the encouragement of building construction, and second, the adoption of a state policy looking to the future study and development by the state of this all-important question of adequate housing facilities. The Governor continued:

"Our temporary laws of last spring have fallen far short of what was expected of them and selfishness and greed on the part of not a few landlords has brought about an indescribable condition in the municipal courts in New York City. I am informed by the president of the Board of Justices of the Municipal Court that there are pending for October 1st, more notices of dispossession proceedings than were filed during the whole year of 1919—approximately 100,000. The courtrooms have been crowded beyond their capacity by tenants seeking relief. These figures of themselves cannot communicate the harassing uncertainty and the misery caused by the constant repetition of these proceedings. It has been publicly stated by the Health Commissioner of the City of New York that this condition of uncertainty is alone a direct menace to the health and welfare of the community. The housing shortage leaves the citizen nowhere to turn. Families have been broken up and dispersed generally through the city, or crowded and huddled into the homes of relatives until the health, welfare and morality of the community is seriously threatened.

"It seems a very great pity that the decent, honest landlord should be obliged to come under a regulation clearly not intended for him, but made necessary by the willful and deliberate profiteer, who would turn this great crisis in our State's history to his personal advantage. The people, to some degree at least, have managed to protect themselves from other forms of profiteering, but they are helpless to deal with this one, because a home everyone must have. Have in mind that no regulatory legislation, properly drafted, will have any disastrous effect upon an honest man. It has been my experience that only those who seek to live outside of the moral law have any great fear of state regulation. The state has a conscience and it will regulate fairly. Inasmuch as regulation must be exercised through the agency of our courts, it is to existing statutes or the enactment of the new ones supplementing them, that we must turn our attention. I believe the emergency to be such that the strong arm of the state must reach through its courts and protect the people for at least one year, until the crisis shall have passed or the situation is relieved.

"The second phase of the question before us is how to stimulate building construction. Figures gathered from the most authentic sources indicate that the state is years behind its normal housing accommodations. Between June 1st, 1919, and July 1st, 1920, in the City of New York, 3,652 individual apartments designed for the same number of families were constructed, but as an offset to that new construction there were demolished or converted for non-residential uses 3,833 apartments, leaving 271 less homes at the end of that period, although the question has been constantly before the public for a year and a half.

"The housing shortage is felt not alone in the city of New York but all cities in the state are passing through the same difficulty. In New York city at least 50,000 homes are immediately necessary. It should therefore be your chief objective during the extraordinary session to encourage so far as that can be done by law, the building of houses.

"A very vital element in the carrying cost of a newly constructed building is the taxation to which it is subject. While I do not, as a matter of policy, favor tax exemptions, the emergency is such at the present time that it might be well to consider the enactment of a law exempting from taxation for a period of years, with proper restrictions, buildings used for dwelling purposes whose construction is undertaken within such a period as will assure an immediate increase in housing accommodations. I believe this will aid in putting new construction on a fair competitive basis with buildings erected before the war and will assist in creating a market for new buildings."

After suggesting that the sinking funds of the municipalities and the state, or a portion of them, might be used to purchase bonds of the State Land Bank and that a permanent housing policy be adopted by the state, together with local housing boards in each community of every 10,000 people, the Governor declared:

"This is the time for action. We are confronted with a real problem of reconstruction. Shall we remain in the dark ages of inadequate and un-American housing, endangering the health and morals of future generations of our citizenship? Or shall we go forward with the times, and enter the new era of our democracy with an enlightened interest in the fundamental needs of our cities and our citizenship for well-planned communities that serve the industrial, commercial and social needs of the people, and homes that make for a stabilized, self-respecting, wholesome family life. If this is accomplished, the sufferings caused by the housing crisis will not be without their compensation."

After the Governor's message had been read in the Assembly the business of the special session was temporarily

sidetracked in the lower house by the discussion as to the eligibility of the five Socialist members. While the Assemblymen were thus engaged, the Senate and Assembly leaders met in conferences to consider the various proposals covered by the bills introduced in the two houses. These conferences continued up to Thursday afternoon, when a joint hearing was given and those advocating or opposing the various measures were heard. While there was some discussion of Mayor Hylan's housing bills, the Hylan bill for extending the municipal bus system, the suggestion of the Brooklyn Board of Real Estate Brokers that savings banks be required to invest 60 per cent. of their surplus in real estate, and insurance and trust companies 20 per cent., the principal discussion turned on the bills introduced by the Joint Legislative Committee. There were eight of these major bills, introduced at Monday night's session by Senator Lockwood, chairman of the committee.

The committee also recommended that consideration be given to bills to protect tenants who have received notice to move on October 1; to prevent short and to permit longer stays in holdover proceedings; to eliminate the 25 per cent. increase clause so as to require landlords to give a bill of particulars to court and tenant as to his income, maintenance, and cost of operation; to permit more liberal construction of the tenement house laws and of the charter provision relative to demolishing buildings used for dwelling purposes, and to enlarge the scope and powers of the legislative housing committee.

Various organizations submitted to the Governor and the Legislature their ideas as to what laws should be enacted. These laws, it was pointed out, have caused an endless chain of troubles for tenants as well as landlords, and the Legislature was urged not to expand or extend them.

The following specific program was urged upon the Legislature by the Apartment House Association and the Association of Investing Builders:

"We have read the memorandum of the Real Estate Board submitted to the Governor and the joint legislative housing committee, and concur in all the recommendations contained in such memorandum except in the opposition of the board to the suggestion that new dwelling houses be exempted from local taxation, a proposition that we approve. We do not oppose amendments to the Constitution that will permit the state or municipalities to give direct aid to housing construction, although we doubt the advisability of such action. In any event, with the conviction that it is of the utmost importance that new houses be erected at the earliest possible moment, and realizing that the state and municipalities by reason of constitutional limitations can neither erect dwellings nor give direct financial aid to their construction within a reasonable time, we urge the following as a stimulus to private construction: That tenements hereafter erected shall not be assessed for taxation for a period of ten years from the passage of the act exempting them—the land upon which they are erected to continue taxed as heretofore; that income from mortgages on real estate be exempted from the state income tax and that effort be made to exempt such income from the Federal income tax; that savings bank in the state of New York be urged to invest the full legal percentage of their deposits in real estate mortgages and that life insurance companies be urged to invest in such mortgages a large proportion of the premiums derived from this locality; that local housing boards be established in all communities having a population over 10,000 and that a general housing board be established for the state of New York to co-operate with the municipal authorities; that a system of impartial advisory boards be established in the cities affected by the rent legislation of last spring to settle disputes where possible; to make recommendations to the courts in all litigated matters; and to establish standards and tests under which the enforcement of the laws may be made more uniform; that a commission be appointed by the Legislature to investigate trade and material associations in order to determine whether there are in existence unlawful conspiracies to control the price of building materials."

# Charles F. Noyes Company to Remove to New Building

Modern Structure Necessary to House Business of Realty Concern Which in Twenty Years Has Been Built Up to \$75,000,000 a Year

**C**HARLES F. NOYES and his organization of real estate experts will remove on October 1 to their own building at 118 William street. To have a splendid, modern building in one of the most prominent avenues of the city to house one's own business is a mark of unusual success; to have gained that distinction within a short period of twenty years makes the achievement even more notable. This incident in the history of the firm of Charles F. Noyes Company is typical of the events in downtown Manhattan real estate during the last two decades. A new building, with all new fittings—a greater atmosphere, a more distinguished setting, seemed to be the logical ending of a period of building and a proper starting place for more decades of perhaps even greater things.

It would be difficult to find the one greatest work of the Noyes Company. Was it the locating of the Insurance district on William street, or was it the "bringing back" of Broadway in the vicinity of Canal street? Perhaps it was the rebuilding and revivifying of "the Swamp."

That determination to put every ounce of effort the organization possessed into that small but rich and futile field below Canal street resulted after years in the accumulation of a vast store of information on realty matters that gave the Noyes Company its conspicuous standing and placed it in a position to be of greater service to the varied interests—financial, insurance, shipping, tobacco, leather, importing, exporting—that are concentrated in this "Heart of the World." So, when next month the Noyes organization moves into its splendid new home, it will take its place among friends. In every direction will spread out the monumental homes of business corporations who during twenty years have been inspired by Charles F. Noyes and his faith in the old district, and who today have every reason to be glad of that inspiration. It is no exaggeration to say that hundreds—yes, even thousands of them—are housed comfortably and cheaply because of this one man's faith and foresight. Perhaps there are many more who wish they had listened to him.

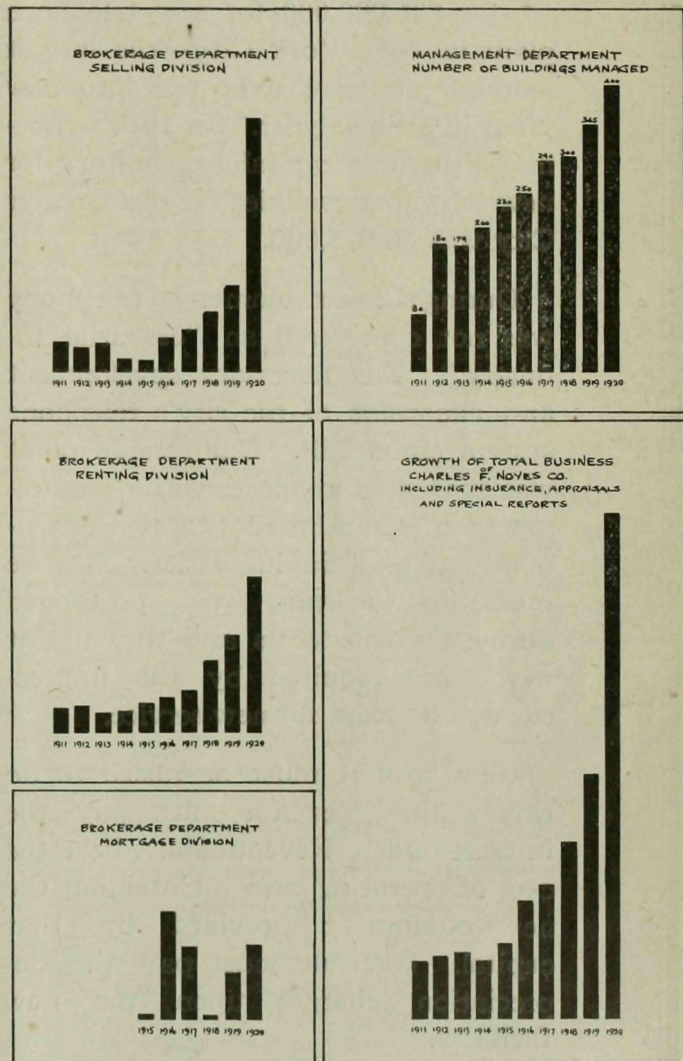
To tell the story of the deals which the Noyes Co. has successfully consummated would require several volumes, but in this story of appreciation of a concern that has made good it would not be amiss to note just a few of the high spots. In the insurance district for instance, there is the 16-story Hilliard Building and the 12-story Frankel Building, the "Golden Hill Building" on John and William streets, for whose erection the company is directly responsible. They established the Importers and Exporters Insurance Company at 47-49 Beaver street and the Liverpool, London and Globe Insurance Company at 80-82 William street. The largest lease of any insurance company at 55 John street and 4-6-8-10 Dutch street, a 16-story building, at an aggregate rental of \$8,000,000, to the Travellers Insurance Company was a Noyes transaction, as was the renting of six floors in the Woodbridge Building to the Aetna Insurance Company. Soon a building will be erected at 96-100 Maiden Lane by the Union Indemnity Company, which the Noyes Company engineered, and the same firm has been appointed agents for the new building at 83 Maiden Lane and 7 Gold street now being erected by N. S. Brown & Co.

In the tobacco district buildings of Cullman Bros., Rose and Wobbe, Maranda and Company, J. Duys & Co., E. Rosenwall & Bro., American-Samatra Tobacco Co. and Percy Low, tell of the effort of the Noyes Company to concentrate the tobacco trade in this lower east side district.

Again in the coffee district we find evidence of the Noyes Company activity in the purchase of business homes by E. H. & W. J. Peck, C. L. Meehan, Arnold Dorr & Co., Old Dutch Mills, Bleecker & Simonds, Young & Griffin, Arbuckle &

Bro., C. E. Bickford & Co., J. Aron & Co., Israel & Co., and Jas. W. Pyfe & Co., and in another little section of the "old Swamp" evidence is seen of the establishment by the Noyes Company of a permanent leather district. Such structures as the home of Charles A. Schieren & Co., the Pfister & Vogel Leather Co. and the Chapel Court Building are the evidences of their activity. They also made the original sale of nearly the entire block bounded by Ferry, Gold, Frankfort and Jacob streets to the Central Leather Company. They resold this plot to Max Marx and sold it again for him to a dozen or fifteen buyers within thirty days.

In the banking and financial district the Noyes influence has been especially great. Their activities, including the sale



or renting of many properties to W. R. Grace & Co. and such properties as 68 Wall street, 70 Wall street, 61-63 William street, corner of Cedar, three sales of the former Kuhn-Loeb Building, two sales of 38 Pine street, sales of 50-52 Pine street, 51 Broadway, 38 Wall street to the Merchants Bank of Canada, 62 Broad street, 49-51 Broad street, to Post & Flagg, Morris Building, Beaver and Broad streets to the White Oil Corporation, 26-28 Beaver street, 22-story building to Norton Lilly & Company. Leases to banks, bond and stock houses and financial institutions would fill nearly a page of type. Quite recently in the lower Wall Street district, the Noyes Company negotiated the purchase from separate owners of the entire block front containing about 24,000 square feet on building is one of the most prominent avenues of the city to

(Continued on page 428)

# Twenty-Six Millions of Dollars for New Telephone Plant This Year

THIS YEAR our engineers called for \$26,000,000 for new telephone plant in New York City—the largest amount we have ever put into new plant in a single year. In 1914 a normal year, our capital expenditure for new telephone facilities for the Greater City was \$6,975,000.

During the war commercial telephony was not considered an "essential industry." The necessary development and expansion of the city's telephone system stood still. Our reserve plant was exhausted in meeting the requirements of the United States Government and essential industries. Now we must do the new work postponed during the war years and the current new work required by the unprecedented demand for new service.

New capital must be raised to do this work. Revenue must pay the interest on it. Revenue must bear the cost of operating and maintaining the new equipment provided by that capital. Revenue must pay the depreciation charges upon the new facilities.

At the present time our revenue does

not even meet the bare expense of operating the *existing* plant.

WITHOUT INCREASED RATES we cannot pay the interest on this new capital. In the face of such a situation how can we induce investors to put additional money into the business?

But we *must* secure large sums of new capital each year. We *must* go on. New York City demands the increased service which new investment alone makes possible. We *must* put as much or more new money into New York's telephone system during each of the next few years.

There is no stopping the growth of this city. And one of the first things greater city development demands is greater telephone facilities.

We are doing *our* part to bring back to New York the kind of service it once enjoyed—the best in the world. It is *your* part to pay rates that will meet the reasonable requirements of the business.

NEW YORK  
TELEPHONE COMPANY



# Review of Real Estate Market for the Current Week

## Dealing in Large Properties for Investment Was a Strong Feature of a Market That Witnessed Wide Scope to Its General Movement

**T**HERE was a strong tone to the real estate market generally this week. The volume of dealing was about the same as during the week before while the dealing in large parcels was heavier. Mercantile properties downtown were well in evidence and many business properties were bought by tenants and by others who in the face of a rising rent market on long leases desire to obtain permanent locations by purchasing them and thus settling the vexatious problem of rentals. The circumstance has given the market a strength the beneficial effects of which it is bound to feel a long time to come.

The same situation is found in the private dwelling field where many houses have been bought for occupancy; and even where operators have had opportunities to take profits the houses have finally passed in many cases into the hands of occupants. This is a splendid testimonial to the market's capacity.

Pearl street contributed another interesting sale to the market this week when number 315 was bought. Only recently 317, adjoining, was bought from the same sellers, and the buyer has negotiations pending for a resale for occupancy. Other sales in the same block comprise the 6-story building 339-341 Pearl street, at the southwest corner of Frankfort, while 323 recently changed hands. These properties are in the

heart of the Swamp district and there is a strong selling movement to merchants who want their own business homes. The printing trade is also displaying investment interest in this part of the city. The fact that the United States Leather Company is completing a large modern building in the Swamp probably is accentuating the demand for buildings by leather merchants and consequently strengthening fee values in this mercantile stronghold.

Distinct among the investments made during the week was the purchase by Mrs. Willard D. Straight of three dwellings in the Chelsea section. The circumstance has aroused the interest of other first-class investors. In Lispenard street a tenant bought a 7-story building; a produce firm bought, for occupancy, from an operator who took a substantial profit, a mercantile building in Harrison street; the Nassau News Company, instead of following the uptown movement of newspaper concerns, bought a good-sized building at 18 Spruce street; a new apartment house on Washington Heights was sold on the cooperative plan; a large vacant plot in the same part of the city changed hands, as did also a large corner apartment house; and the East Side was a hive of varied real estate dealing. The Chemists Club bought a valuable property adjoining its clubhouse. The week had a pronounced investment phase.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported, but not recorded in Manhattan this week was 107, as against 178 last week and 150 a year ago.

The number of sales south of 59th st was 40, as compared with 46 last week and 48 a year ago.

The number of sales north of 59th st was 67, as compared with 90 last week and 102 a year ago.

From the Bronx 14 sales at private contract were reported, as against 35 last week and 58 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 426.

### To Sell Railway Holdings.

Judge Julius M. Mayer in the United States District Court on September 17 issued a decree of foreclosure and sale, directing that five parcels of property now in possession of the Receiver for the New York Railways Co. be sold for the benefit of first mortgage holders. The parcels to be sold are:

Parcel A, comprising the entire block between Fourth and Lexington avs, 32d and 33d sts. Size approximately 197 feet 6 inches by 425 feet.

Parcel B, comprising 711 and 717 East 11th st. Size, 100 feet front by 103 feet 3 inches in depth, including a garage and laundry business.

Parcel C, comprising most of the block between East 10th and 11th sts, Av C and Dry Dock st, and containing about 12 city lots, covered with garages.

Parcel D, comprising the block front on the west side of Madison av between East 85th and 86th sts. Size, 204 feet by 220 feet.

Parcel E, situated at 17 Front st between Broad and Moore sts and comprising a storage warehouse building on a lot 65 feet front by 105 feet deep x irregular.

Francis M. Scott is appointed Special Master to conduct the sale. An upset price of \$2,500,000 is put upon the property in parcel A.

### Firm Renovates Offices.

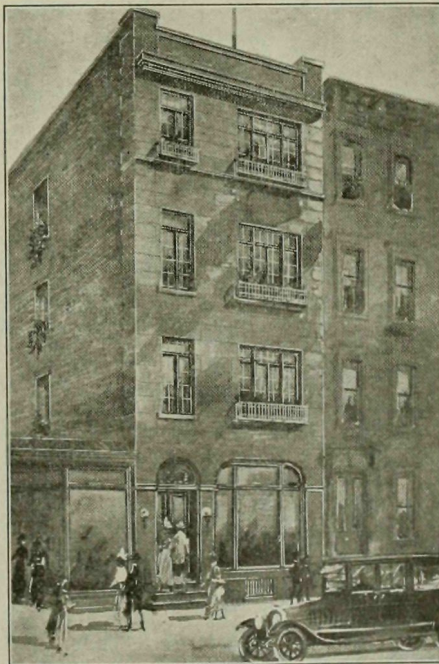
Pease & Elliman have taken advantage of the dull season during the summer months to enlarge and rearrange their main offices at 340 Madison av. They consulted with the Hampton Shops, decorators, who have carried out a plan for the main floor reception room in seventeenth century decorations, which is admirably adapted to the uses of a modern building and is a distinct departure from the usual furnishings of real estate offices. It suggests in its atmosphere the class of homes which their clients are seeking. There is even a suggestion of a beautiful living room in the reproductions of a fine old tapestry sofa and hand carved tables of early English design.

These changes have caused a rearrangement of their various departments which make for

the convenience of transacting business. At 55 Liberty st they are moving from the 14th to the 4th floor, where they will occupy the entire floor with one large office, taking in the downtown rental and sales department, management department and McLean & McLean, who handle all the various branches of the insurance business.

### Runk Opens New Office.

**F**ORESEEING the coming needs of an up-to-date real estate office in Yorkville, a section of the city which is rapidly coming to the foreground both as an apartment and business locality, George S. Runk has opened his new



THE NEW RUNK BUILDING.

office in his own building at 1252 Lexington av, between 84th and 85th st. The alteration, from plans made by A. E. Nast, is individual and attractive.

The building has a frontage of 20 feet. The ground floor has been completely turned over for business purposes of the firm and the upper floors have been arranged into small studio apartments.

Mr. Runk is a son of the late George S. Runk, who was long vice-president of the Yorkville

Bank. The son is a director of the same institution, is an active real estate broker and a well-known member of the Real Estate Board of New York.

### National Real Estate Market.

**F**IGURES showing real estate sales, building permits and mortgages filed during the years 1914-1919 have been compiled by the United States Mortgage & Trust Co. of New York, covering the following cities in which it is represented: Atlanta, Ga.; Birmingham, Ala.; Cincinnati, O.; Dallas, Tex.; Denver, Colo.; Des Moines, Ia.; Houston, Tex.; Jacksonville, Fla.; Kansas City, Mo.; Memphis, Tenn.; Mobile, Ala.; Omaha, Neb.; Portland, Ore.; Richmond, Va.; St. Paul, Min.; Salt Lake City, Utah; San Antonio, Tex.; San Diego, Cal.; Savannah, Ga.; Seattle, Wash.; Sioux City, Ia.; Spokane, Wash.; Toledo, O.; Topeka, Kan.; Wichita, Kan.

Comparisons for the years 1914 and 1919 are shown by the following tabulation:

	Real Estate Sales	Building Permits	Mortgages Filed
1914 ...	\$201,987,000	\$100,122,000	\$222,628,000
1919 ...	390,073,231	141,863,445	310,226,658

The totals are based on daily published reports in the cities covered on account of the large number of transfers made at nominal considerations and the custom of understating building costs in connection with applications for permits, they are doubtless far below the actual figures.

Practically without exception substantial gains were made in real estate sales and building permits in 1919, as against 1914, noteworthy increases being shown by Cincinnati, Dallas, Des Moines, Fort Worth, Omaha, Seattle, Sioux City, Topeka, Wichita and Oklahoma City.

In commenting on the general situation Mr. Frank J. Parsons, vice-president of the United States Mortgage & Trust Co., says:

"It is clear that construction costs and labor difficulties have made it almost impossible for new building to keep pace with real estate sales and the real demand for homes and business structures. This has resulted in increased borrowing and to a certain extent makes the real estate situation insecure and calls for careful watching. In the long run it may prove, however, that these factors are blessings in disguise, as they have prevented excesses in building construction and real estate speculation at a time when the mass of the people were little inclined to put any restraint upon their spending or the enterprises in which they were engaged."

### New Brooklyn Houses.

The semi-detached two-family house at the corner of Rogers av and Sullivan st, Brooklyn, recently purchased from the Realty Associates by William Petchesky, furnishes an excellent example of high-class modern building, and is one of a group built by the sellers.

The house is of buff tapestry brick of pleasing architectural design, contains 11 rooms and two tiled baths, upper and lower porches, has heavy quartered oak floors, metal stripped windows

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and doors and is richly decorated throughout. There is also a two-car garage of the same material as the residence. The price was \$24,500.

There are a few more similar houses to be sold by the Realty Associates, and brokers and others who appreciate good building are unanimous in their praise of the craftsmanship displayed.

The other houses in the row are identical in every respect, but considerably less in price, being inside houses. Each has a 9-foot driveway and two-car garage. These should be of great interest to home seekers, as the locality is excellent, transit facilities unexcelled, and the upper floors readily lease for \$1,500 a year.

#### Bedford St. Block Front Sold.

Jerome Tanenbaum, George A. and Henry Boehm sold through William J. Roome & Co., Inc., to Philip L. Goodwin, an architect, 76 to 80 Bedford st, 27 Commerce st and 65 Barrow st, forming the east block front of Bedford st between Commerce and Barrow sts, old 3-sty frame and brick buildings, on a plot 75x75.4. The buyer will remodel the structures into model tenements to accommodate 50 families. He is a member of the firm of Goodwin, Bullard & Woolsey.

#### Hudson Annex Co-operative.

The Hendrik Hudson Annex, 601 West 110th st, at the northwest corner of Broadway, has been sold by Max N. Natanson, through Nassoit & Lanning, on the co-operative plan of ownership. The property consists of a modern 12-sty building containing 58 apartments and 5 stores, on plot 90x175. The co-operative syndicate consists of 14 individuals, who have together purchased 13 apartments and one store. This completes the sale of all the property at this location owned by Mr. Natanson, Nassoit & Lanning having a few months ago consummated the sale of the Hendrik Hudson on the block front at Riverside Drive, between 110th and 111th sts. The Hendrik Hudson was also sold on the co-operative plans by Nassoit & Lanning.

#### Chemists Club Buys.

The Chemists Club has voted to purchase the 4-sty Guernsey Building, on plot 40x98.9, at 46 and 48 East 41st st, adjoining its 10-sty home at 50 and 54, on plot 56.8x98.9. The club has a long lease on the property and recently, when it was offered for sale by Elizabeth N. Godwin, of Roslyn, L. I., an option to purchase the property for \$200,000 was obtained. The club has until October 1 to close the deal, and it is up to members to provide the cash needed above the new mortgage being arranged for.

With the acquisition of the Guernsey Building the Chemists Club will have a plot with a frontage of 96.8 feet. There is talk of putting up a new clubhouse on the plot, but it is doubtful if this will be done. The city assesses the property under option at \$150,000.

#### New Apartment House Sold.

Sterling Realty Co. sold to the newly organized St. Nicholas Apartments, Inc., the northeast corner of St. Nicholas av and 192d st, a 6-sty elevator apartment house, recently completed, on a plot 100x100. There are 40 apartments of from 3 to 5 rooms and 7 stores in the building. Most of the apartments have been rented and the remainder will either be rented or sold on the co-operative basis. The directors of the new company are George R. Coug'lan, A. J. Peck and H. K. Grafton.

#### Mrs. Straight Buys Extensively.

Mrs. Dorothy Straight, widow of Major Willard D. Straight, bought from John C. Oakes and others the 3-sty and basement brick dwelling at 423 West 21st st, on a lot 21.10x104.6, opposite the Union Theological Seminary, which occupies the block between Ninth and Tenth avs. Recently Mrs. Straight bought a similar house, 419 West 21st st, and is also understood to have purchased the intervening similar house 421 West 21st st.

#### Produce Firm Buys Building.

Charles F. Noyes sold for the Arrow Holding Corporation, Frederick Brown, president, 47-49 Harrison st, between Washington and West sts, two 4-sty buildings on plot 45x87. The purchasers, Waterman & Co., produce dealers, long established at 104 Murray st, will occupy the premises. The property was held at \$100,000. Negotiations were carried on by cable with Mr. Brown, who is in Japan.

#### Operators Resell Donald Court.

Byrne & Bowman resold for Harris & Maurice Mandelbaum and Fisher and Irving Levine to Sigmund Wechsler, "Donald Court," at the southwest corner of Broadway and 179th st, a 10-sty, fireproof apartment house, 105 feet on Broadway x 143 feet on 179th st, consisting of 7 stores on the ground floor, and 7 apartments on each upper floor, suites of 3 to 6 rooms and baths. The property was held at \$650,000.

This is one of the finest buildings on Washington Heights. It was built by Donald Robert-

son, who purchased the land from the Fort Washington Syndicate. Mandelbaum & Lewine bought the property in May, 1920, from a corporation headed by Charles P. L. Huston.

#### Nassau News Co. Buys Quarters.

Grace N. Butler and others sold to the Nassau News Co., 18 Spruce st, extending through to 26 Beekman st, a 6-sty brick building, on a plot 23.5x185.1x24.7. It was long occupied by the Morgen Journal. The sellers owned the property many years.

#### Sales of First Av. Corners.

The Isler bought from the Espico Realty Corporation 1933 First av, northwest corner of 99th st, a 6-sty store and loft building, on a plot 40.11x100; also bought from Pincus Cohen 1949 and 1951 First av, southwest corner of 100th st, a 6-sty brick tenement house, with store, on a plot 40.11x100.

#### Sale of Lage Vacant Plot.

Guide Realty Co. sold to Clotilde Lombardi and others the vacant plot, 120x244.10x irregular, on the east side of Northern av, 244.4 feet south of Fort Washington av, near the villa of the Missionary Sisters of the Sacred Heart.

#### Cigar Co. Buys a Factory.

Louis Weber Building Co. sold to the Consolidated Cigar Corporation 522-524 East 81st st, a 5-sty factory building, on a plot 50x102.2.

#### Bronx Factory Site Sold.

J. Clarence Davies sold for Franklin S. and Sinclair Richardson to A. C. Chesley Co., Manufacturers of kalamene doors, the vacant plot, 50x210, running through from 132d to 133d st, 350 feet east of Cypress av, upon which the purchaser will erect a factory for its own occupancy. This is the first sale of the property in 47 years.

#### Sale of a Factory Building.

Robert G. Balmanno sold the factory building covering plot 200x225 on Nevins st, between Baltic and Butler sts, Brooklyn, for the John S. Loomis Co. to the Commonwealth Color and Chemical Co. for occupancy; also plot 60x100 on the north side of Douglass st, between Nevins st and Third av, Brooklyn, for the John S. Loomis Co. to a buyer, for improvement.

#### Big Dealing at Far Rockaway.

Banister Realty Co., Maximilian Morgenthau, president, sold to a syndicate, headed by Solomon Meyerson and Simon Schak, the Ostend bathing establishment at Seagirt av and Beach 17th st, Far Rockaway, which includes the Hotel Chateau Thierry.

Other sales by the Banister Realty Co. include the vacant plot of 25 lots on Seagirt av, near Beach 14th st, to B. Grossman & Bro. and Dr. Isaac Grossman, on which the buyers will erect a hotel and bathing pavilion; also two parcels, 90x140 feet by irregular, at Seagirt av and Beach 14th st; to David Siegel two plots on the west side of Beach 14th st, 150x150, and to Mrs. Ella Marcus the plot, 150x170, at the northwest corner of Seagirt av and Beach 14th st.

#### Manhattan.

##### South of 59th Street.

ATTORNEY ST.—Estate of William Cowen sold to Leonard Weill 160 Attorney st, a 5-sty and basement brick tenement house with stores, on a lot 25x100.

BANK ST.—Dunlap & Lloyd, Inc., sold for Flora Howard Haggard to R. Floyd Clarke 74 Bank st, a 2½-sty and basement brick dwelling, on a lot 25.3x80.

EAST HOUSTON ST.—Enterprise Brewery sold to Max Aaron 509 East Houston st, at the southwest corner of Mangin st, a 3-sty loft and store frame building, on a lot 20x75.

GREENWICH ST.—John D. Wellenkamp sold to Giacchino Gambaridelli 791 Greenwich st, a 4-sty and basement brick tenement house, on a plot 34.6½x66.5x30x55.5, adjoining the southeast corner of West 12th st, the Trowmart Inn.

JANE ST.—Mary S. Murray sold to Ella W. Stone 4 Jane st, a 3-sty and basement brick dwelling, on a lot 20x58x19.8, adjoining the southwest corner of Greenwich av.

LISPENARD ST.—Fisher-Stevens Service bought through D. Birdsall & Co. from Hyman Benowitz the 7-sty mercantile building 60 and 62 Lispenard st, on a plot 49.7x90.8. The buyers are the tenants in the building.

PEARL ST.—Charles F. Noyes Co. sold for the Preferred City Real Estate Co. (James W. McCulloch, president, Harry Hall, treasurer) to Fatt Brothers 315 Pearl st, a 5-sty loft building, covering lot 20x100.

PITT ST.—Julius Cohen sold to Joseph Shanjk 49 Pitt st, adjoining the northwest corner of Delancey st, a 4-sty brick tenement house, with store, and a 4-sty rear brick tenement house, on a lot 25x75.

RIVINGTON ST.—Central Union Trust Co., trustee, bought from Samuel B. Hamburger the northeast corner of Rivington and Lewis sts, a 6-sty tenement house, on a lot 25x100.

**SULLIVAN ST.**—Antonio Ferrugia sold to Paul de Martini 223 Sullivan st, a 5-sty stone front tenement house, with stores, on a lot 25x100.

**WASHINGTON ST.**—I. B. Wakeman sold for M. G. Miles the 3½-sty building 315 Washington st, on a lot 25x80.

**WASHINGTON ST.**—New Rochelle Trust Co., as executor, sold to Daniel F. Farrell 373 Washington st, a 5-sty mercantile building, on a lot 27x70.

**9TH ST.**—Moses Newman and Osias Horowitz bought 630 East 9th st, a 5-sty and basement tenement house, on a lot 27.6x93.11.

**10TH ST.**—Archibald C. Reid sold to the Whittingham Corporation 85 East 10th st, a 6-sty brick loft and store building, on a lot 25x94.7.

**18TH ST.**—Gussie Miller sold to Joseph S. Slickman 335 East 18th st, a 3-sty and basement dwelling, on a lot 20x92.

**23D ST.**—The Denwood Realty Co. bought from Lillany, Inc., the 6-sty building 152 East 23d st, on a lot 25x98.9.

**23D ST.**—Meister Builders, Inc., bought from the Cushman estate 345-347 West 23d st, two 5-sty brick apartment houses, each on a lot 25x98.9. Each building houses 10 families.

**27TH ST.**—The 48 West 27th Street Realty Co. bought from Israel Mandelbaum 48 West 27th st, a 7-sty loft building, on a lot 22x98.9. Directors of the purchasing company are L. Schwartz, A. Taig and M. Brotman.

**37TH ST.**—Central Union Trust Co., as trustee for Frederick F. Trowbridge sold to a buyer, for occupancy, 115 East 37th st, a 4-sty and basement stone front dwelling, on a lot 21x98.9.

**45TH ST.**—Catharine Boyle sold to the McMillan Realty Co. the 3-sty and basement brownstone dwelling 115 East 45th st, on a lot 20x100.5. Cross & Brown Co. were the brokers.

**45TH ST.**—Cross & Brown sold for Catherine Boyle 151 East 45th st, a 3-sty and basement stone front dwelling, on a lot 20x100.5. The purchaser has completed plans to remodel the structure into stores and apartments.

**46TH ST.**—Samuel Brown sold to Balbina V. Depillis 365 West 46th st, a 3-sty and basement stone front dwelling, on a lot 16.6x100.5.

**52D ST.**—Pierre Jockin sold for Mrs. Mary S. Perkins, of York Village, Me., 59 and 61 East 52d st, two 3-sty and basement brick dwellings, each on a lot 13.7x100.5, to Samuel S. Durjee.

**52D ST.**—Emily E. Wilcox sold to G. De Mari, of De Mari & Co., ladies' tailors, the 4-sty and basement stone front dwelling, on a lot 17x100.5, at 41 West 52d st. The buyer now occupies 64, a building on the same block.

**55TH ST.**—Mrs. Herbert S. Carpenter sold her home, 56 West 55th st, a 5-sty stone front American basement dwelling, on a lot 18x100.5.

**56TH ST.**—Joseph B. Hill sold to Rose Fleischman 422-424 West 56th st, two 5-sty brick tenement houses.

**59TH ST.**—Philip A. Payton, Jr., Co. with Freidus & Co. sold for Maurice Cohen and others 335 to 341 West 59th st, four 5-sty flats, on plot 100x100.5. Nos. 339-341 contains stores in the ground floors. The buyer is understood to be E. C. Brown, of Brown & Stevens, Philadelphia bankers.

**59TH ST.**—Dorothy Golden bought 535 and 537 and 547 West 59th st, 4 and 5-sty tenement houses, with stores, each on a lot 25x100.5.

**BOWERY.**—Realty Redemption Co. sold to Philip Seigel 10 Bowery, an old 2-sty frame and brick store and loft building, on a lot 17x80, four doors north of Doyers st.

**1ST AV.**—Bella Schumacher sold to Bessie Feuerman 797 1st av, a 5-sty brick tenement house, with stores, on a lot 19.9x70.

**TENTH AV.**—Elizabeth Ockenfuss sold to Fannie Richter 325 Tenth av, a 3-sty brick flat with store, adjoining the southwest corner of West 29th st, on a lot 24.8x100.

**North of 59th Street.**

**60TH ST.**—Nathan Fastenberg bought 413-415 East 60th st, two 6-sty and basement houses, each on a lot 25x100.5.

**61ST ST.**—Bolton Hall, a writer, sold to Dr. Russell L. Cecil the 4-sty and basement dwelling 33 East 61st st, on a lot 19x100.5. Dr. Cecil now lives on East 65th st.

**77TH ST.**—Coughlin & Clisby sold for the Caroline E. Post estate the 5-sty American basement dwelling, on a lot 18x102.2, at 140 West 77th st. The buyer will alter into small apartments.

**78TH ST.**—Slawson & Hobbs sold for William C. Strange, Jr., to a buyer, for occupancy, 260 West 78th st, a 5-sty American basement brick dwelling, on a lot 19.3x71.2, adjoining the southeast corner of West End av.

**78TH ST.**—Wood Dolson, Inc., sold for A. Hollander to Annette and Gladys Offerman, for occupancy, 150 West 78th st, a 4-sty and basement stone front dwelling, on a lot 20x102.2.

**83D ST.**—Slawson & Hobbs sold for the Merate Improvement Co. to Samuel Pasco 68 West 83d st, a 5-sty remodeled apartment house, on a lot 20x102.2, adjoining the southwest corner of Columbus av.

**83D ST.**—The Church Pension Fund, Inc., sold to Alphonse Freund the 4-sty and basement stone front dwelling 131 West 83d st, on a lot 17x102.2.

**84TH ST.**—I. Jacobs sold 14 West 84th st, a 4-sty and basement brick dwelling, on a lot 20.10x102.2.

**84TH ST.**—Joseph Polstein purchased from the Fitzpatrick estate the two 5-sty flats 139 and 141 West 84th st, assessed at \$48,000. The present 8-room suites will be altered into 4-room apartments at a cost of about \$50,000. Edward N. Crosby & Co. and Julius Levy were the brokers.

**85TH ST.**—Clark estate sold 55 West 85th st, a 4-sty American basement dwelling, on a lot 17.6x102.2. The buyer will occupy after making extensive alterations. This is the thirty-fourth dwelling sold by the Clarke estate since January 1, 1920.

**85TH ST.**—The Clark estate sold to a buyer, for occupancy, 53 West 85th st, a 4-sty and basement brick dwelling, on a lot 17.6x102.2. The new owner will make extensive alterations.

**91ST ST.**—McGrath & Warren sold to M. Walsh 61 West 91st st, a 5-sty brick single flat, on a lot 18x100.8.

**92D ST.**—Martha Whitehead sold 131 West 92d st, a 3-sty and basement dwelling, on a lot 20x100.8.

**92D ST.**—Slawson & Hobbs sold for Annie and Mary Mahoney to a buyer, for occupancy, 162 West 92d st a 3-sty and basement stone front dwelling, on a lot 17x100.8½, adjoining the Central Baptist Church at the southwest corner of Amsterdam av.

**92D ST.**—William J. Roome & Co., Inc., sold

for the estate of Charles Gulden the 4-sty and basement stone front dwelling 51 East 92d st, on a lot 17x100.8½. The buyer is James J. Higginson, of Lee, Higginson & Co.

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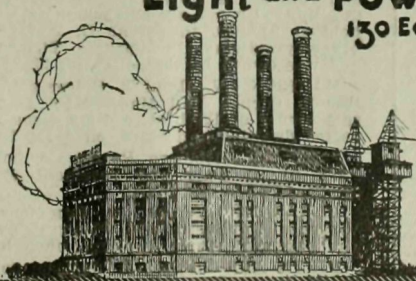
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99TH ST.—Morris Arnstein sold to Carl Schultz the 5-sty flat 138 West 99th st, on a lot 25x87.7.

99TH ST.—Rosmor Realty Co. (Isidor Zimmer, Samuel Reznick and Frank Locker) sold the 8-sty apartment house 309 West 99th st, on a plot 75x100, adjoining the Bennington Corners South, at the northeast corner of West End av. The property carries mortgages for \$268,500 and has been bought by a newly formed corporation called the Strand View Apartments, capitalized at \$5,000, and having as its incorporators H. Oball, L. Dembo and M. Shafer.

103D ST.—Gustave Rosse sold to Berardin de Nunzio 224 East 103d st, a 4-sty brick flat, on a lot 25x100.11.

104TH ST.—Giovanni Guignetti sold to Carmillo Pigmetti 313 East 104th st, a 4-sty brick tenement house, with stores, on a lot 25x100.11.

105TH ST.—Adolph Weisse sold through L. J. Phillips & Co. to A. Selkin the 5-sty brownstone flat 62 East 105th st, on a lot 25x100.11.

107TH ST.—Mrs. Grace Van Linden sold 308 West 107th st, a 5-sty American basement dwelling, on a lot 19x100.11.

108TH ST.—Charlotte Haig sold 323 West 108th st, a 5-sty American basement dwelling, on a lot 20x100.11.

112TH ST.—Samuel Richman sold to Louis Cohen 31 West 112th st, a 5-sty and basement brick flat, on a lot 25x100.11.

112TH ST.—Louis D. Riglio sold to Isaac Colvin the 5-sty and basement brick flat 304 West 112th st, on a lot 25x100.11.

113TH ST.—Theresa M. Huber sold to Margaret P. Brewster 527 West 113th st, a 4-sty and basement brick dwelling, on a lot 20x100.11.

113TH ST.—Hyman Bornstein and others sold to the 82 East 113th Street Corporation 82 East 113th st, a 6-sty brick tenement house, with stores, on a plot 37.3x100.11, adjoining the southwest corner of Park av.

117TH ST.—Lenox, Inc., sold to David Rothschild 134 West 117th st, a 5-sty and basement brownstone flat, on a lot 25x100.11.

118TH ST.—Estate of I. Block sold 137 West 118th st, a 3-sty and basement brick dwelling, on a lot 20x100.11.

118TH ST.—James S. Sax sold 18 West 118th st, a 5-sty and basement brick flat, on a lot 25x100.11.

118TH ST.—William L. O'Connor sold to Regina Flock 364 West 118th st, a 3-sty and basement brick dwelling, on a lot 18x100.11.

118TH ST.—James L. Van Sant sold to James Hunter, for occupancy, 108 West 118th st, a 3-sty and basement stone front dwelling, on a lot 17x100.11.

118TH ST.—Isabel W. Bonner sold to Mary Egan 366 West 118th st, a 3-sty and basement brick dwelling, on a lot 18x100.11.

126TH ST.—John A. Cantor resold 32-34 East 126th st, two 3-sty and basement brownstone dwellings, each on a lot 18x99.11.

129TH ST.—Frank B. Woolston sold for Lena Tschinkel the 3-sty and basement brownstone dwelling 231 West 129th st, on a lot 16.8x99.11, to John Hyttinen and resold the same to Alice Phelan.

130TH ST.—John H. Pierce sold for Thomas H. Smith to Susie L. Fletcher, of Washington, D. C., 229 West 130th st, a 3-sty and basement stone front dwelling, on a lot 16.8x99.11.

144TH ST.—Duff & Brown Co. sold for Mary R. Little 456 West 144th st, a 3½-sty and basement brick dwelling, on a lot 19x99.11.

144TH ST.—Duross Co. sold for William M. Conelly to a buyer, for occupancy, 462 West 144th st, a 3½-sty and basement brick dwelling, on a lot 17x99.11.

148TH ST.—Charles A. DuBois sold for the estate of John C. Rodgers to a buyer, for occupancy, 409 West 148th st, a 3-sty and basement stone front dwelling, on a lot 20x99.11.

162D ST.—W. D. Morgan sold for the estate of Frederick A. Schermerhorn 550 West 162d st, a 3-sty and basement stone front dwelling, 18x99.11, to Matilda Bunck, tenant.

AV A.—The Improved Tenements Co. sold to H. Ciolkosz 1014 Av A, northeast corner of 55th st, a 5-sty brick tenement house, with store, on a lot 25.5x80.

MADISON AV.—Pease & Elliman sold for Edwin Parsons 958 Madison av, between 75th and 76th sts, a 4-sty and basement stone front dwelling with a 3-sty extension, on a lot 25x95, held at \$75,000, to Joseph G. Abramson. The property adjoins the Park & Tilford building and was owned by the seller for 25 years.

MADISON AV.—Paul T. Bolger sold to Christina R. Cornell 1991 Madison av, at the southeast corner of 127th st, a 4-sty stone front converted dwelling and store, on a lot 19x76.

PARK AV.—Holborn Realty Co. bought 1145 Park av, a 3-sty and basement stone front dwelling, on a lot 16x70.

PLEASANT AV.—J. A. Sammons sold to Vincenza Baldinetta 414 Pleasant av, a 2-sty and basement frame dwelling, on a lot 25.3x98.

FIFTH AV.—Stephen H. Jackson sold to Betty W. Reges 2150 Fifth av, a 4-sty and basement stone front dwelling, on a lot 19x75.

**Bronx.**

136TH ST.—Otto R. Burger sold to the Delco Holding Co. the two 4-sty and basement brick apartment houses 598 and 600 East 136th st, on a plot 50x100.

147TH ST.—Estate of Thomas Creamer sold to Michael Comey 410 East 147th st, a 4-sty double flat, on a lot 25x100.

155TH ST.—Charles A. Laumister sold 340 East 155th st, a 2½-sty and basement frame 2-family house, on a lot 25x100; and the Debb Realty Corporation sold 411 East 155th st, a 3-sty and basement frame 2-family house, on a lot 25x100.

164TH ST.—H. M. Weill Co. sold for a client to Terrence Leonard 424 East 164th st, a 2-sty frame dwelling, on a lot 17x87.

168TH ST.—Supreme Court Judge Mitchell sold 490 East 168th st, a 3-sty and basement frame 3-family house, on a lot 25x64, to Bessie Epstein.

173D ST.—Freidus & Co. sold for the M. C. Holding Co. 544 East 173d st, a 4-sty and basement brick flat, on a lot 25x92, adjoining the southwest corner of Fulton av.

222D ST.—Edward Polak, Inc., sold for M. Leshinsky 762 East 222d st, a 2-sty and basement brick 2-family house, on a lot 25x89.

223D ST.—Muriel Cohen sold through Edward Polak, Inc., to the Foundation Realty Co., Inc., 668 East 223d st, a 2-sty and basement brick 2-family house, on a lot 25x103.

BENSON AV.—Eugene J. Busher Co. sold for Marion Elen to a buyer, for occupancy, 1526 Benson av, Westchester Village, a 2½-sty frame detached dwelling, on a plot 37x105.

BROOK AV.—Mrs. A. Levy sold to Max Kiggner 1531 Brook av, at the southwest corner of Claremont parkway, a 4-sty brick flat, with stores, on a lot 25x75.

CAULDWELL AV.—M. Schmulowitz bought 865 Cauldwell av, at the southwest corner of East 161st st, a 5-sty brick flat, with stores, on a lot 30x72.5.

CYPRESS AV.—Justine Bunke sold to John Lemkau the southeast corner of Cypress av and 133d st, 1 and 2-sty buildings, 100x100; also to The Bronx Builders' Machine Co. the adjoining 1 and 2-sty buildings, 100x100, in 133d st.

FIELDSTON.—The Delafield Estate sold to Larimer A. Cushman the estate on Livingston av, south of West 246th st, Fieldston, Riverdale-on-the-Hudson. The residence is of stone and stucco construction, on a half acre of land beautifully laid out. Mr. Cushman is a member of the firm of S. Cushman Sons, confectioners. George Howe negotiated the sale.

FRANKLIN AV.—Walter E. Brown sold for Louise A. Jackson 1203 Franklin av, a 2-sty and basement frame dwelling, on a lot 18x100.

JACKSON AV.—J. Clarence Davies resold for Frank Read to Katherine Moritz at 324 Jackson av, a 2-sty brick dwelling on a lot 20 x 80.

LINCOLN AV.—Koelble & Schuyler sold for the Summit Holding Co. the 3-sty loft building, 200x100, covering the block front on the east side of Lincoln av, between 132d and 133d sts. The purchaser will occupy part of the building.

MORRIS AV.—Armstrong Bros. sold for A. Salvatore to Mrs. M. Davis 2074 Morris av, a 2-sty and basement brick detached 2-family house, on a lot 25x100.

PROSPECT AV.—Winfield Management Co. sold to Charles H. Baker the vacant plot, 123x115.6 on the west side of Prospect av, 125 feet north of 167th st.

SOUTHERN BOULEVARD.—Green-Matthews-Taylor Co., elevator and cement machinery, bought from Benjamin Morrow the plot, 74.4x75x, irregular, at the southeast corner of Southern Boulevard and Home st.

**Brooklyn.**

DUFFIELD ST.—Mauray Realty Co. sold through the Burling Realty Co. to a buyer, for occupancy, 122 Duffield st, facing Flatbush av extension, a 3-sty and basement brick and stone dwelling, on a lot 20x100.

FURMAN ST.—The Martin Co. sold for the estate of Rebecca L. Backhouse 79 Furman st, a 4-sty factory building.

HARMAN ST.—Estate of John Nebauer sold through R. A. Schlesing 318 Harman st, a 3-sty frame double tenement house.

SOUTH OXFORD ST.—Shantop Realty Corporation bought 69-71 South Oxford st, adjoining the northeast corner of Lafayette av, a 7-sty apartment hotel known as the Roanoke. The property was long known as the San Carlos and for many years was the home of some of the officers stationed at the Navy Yard. It is opposite the University Club, at South Oxford st and Lafayette av.

STERLING PL.—Bulkeley & Horton Co. sold for William J. Struess to a buyer, for occupancy, 882 Sterling pl, a 2-sty and basement brick dwelling, on a lot 18.9x100; also sold for Helen F. Foley to a buyer, for occupancy, 962 Sterling pl, a 2-sty and basement brownstone dwelling, on a lot 20x100.

62D ST.—Tutino & Cerny sold for George Benze to a client, for occupancy, the 2-sty and cellar brick 2-family house 438 62d st.

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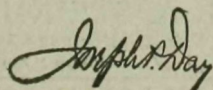
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CARROLL ST.—Realty Associates sold to George Beasley the gore plot on the south side of Carroll st, 136.6 feet west of Rogers av.

JORALEMON ST.—Martin & Co. sold for

Jacob Baris to Eduardo Serrano 40 Joralemon st, a 3-sty and basement brick dwelling.

PACIFIC ST.—Realty Associates sold to Selma Anderson the 3-sty and basement brick dwelling 533 Pacific st.

PACIFIC ST.—Bulkeley & Horton Co. sold for the Bedfordshire Corporation in the 5-sty building 1200 Pacific st two apartments on the 3d floor and one on the 5th floor to clients on the co-operative ownership plan.

POWERS ST.—Realty Associates sold to Jennie White 83 Powers st, Williamsburg, a 2-sty frame dwelling, on a lot 25x100.

49TH ST.—Frank A. Seaver & Co. sold for Edward Paton 218 49th st, a 4-sty brick double flat.

SIST ST.—Florence Ryckeoff sold through the Bulkeley & Horton Co. to a buyer, for occupancy, 155 81st st, Bay Ridge, a 2½-sty detached dwelling and a garage, on a plot 60x100.

BROADWAY.—Burling Realty Co. sold for the Glennon estate 1190-1192 Broadway, a 3-sty brick flat, with stores.

CHURCH AV.—McInerney-Klinck Realty Co. sold for Adelaide Behrens the 3-sty brick and stone flat with stores, on the north side of Church av, 40 ft west of St. Paul's pl, Flatbush, on a lot 20x100.

COLUMBIA HEIGHTS.—Estate of Rebecca L. Backhouse sold through the Martin Co. to N. R. Shank 74 Columbia Heights, a 4-sty dwelling.

ROGERS AV.—Realty Associates sold to William Petchesky the southeast corner of Rogers av and Sullivan st, a new 2-sty brick and stone 2-family house, on a lot 20.7x100x36, with a double garage.

4TH AV.—Realty Associates sold to John F. Agoglia the northwest corner of 4th av and 29th st, a vacant plot with a frontage of 100.2 on 4th av and 90 feet on the street.

7TH AV.—Realty Associates sold to Dennis

Kelleher 135 7th av, a 3-sty and basement brownstone dwelling, 18.3x44x95.

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**Queens.**

ARVERNE.—Lewis H. May Co. sold for Phillip Orda to B. Blumenkrans 104 Jerome av, Arverne, a 2½-sty Colonial dwelling, on a plot 80x100.

**RECENT LEASES.**

**May Buy Savoy Theatre.**

Frank J. Farrell leased to Walter Reades for a term of 11 years the Savoy Theatre 112 West 34th st, running through the block to 109-111 West 33d st. The lease also carries an option of purchase at \$650,000. The lease calls for an annual rental of \$50,000. The Savoy is a 4-sty structure with offices and stands on a plot fronting 18 feet on 34th st and 50 feet on 33d st, with a depth of 197.6 feet, adjoins the Childs Building and the Saks Department Store and is separated by a 25-foot parcel from the Herald Square Hotel. Extensive alterations will be made to the building and several stores may be added.

**Children's Society Goes Uptown.**

The Society for the Prevention of Cruelty to Children, which sold its building at the southeast corner of Fourth av and 23d st last June to the American Linseed Co., has taken a two year lease of the property belonging to the House of Mercy at West 214th st and Bolton rd, as temporary headquarters, which will be remodeled and will accommodate 200 children.

**Notable Uptown Lease.**

C. & L. Lunch Co. leased to the Chain Shirt Shops, for a term of 20 years and 8 months, the entire store frontage of 100 ft, on the west side of Broadway, from 97th to 98th st. The annual rental averages \$35,000 a year over the term.

BAFFA & DIXON leased the 8th floor of the Kent Building, at Kent av and South 11th st, Brooklyn, containing 12,000 square feet, to the Sackett & Wilhelms Corp., having been compelled to rent this space for storage of raw material for their large plant on Morgan av.

BAFFA & DIXON leased the 4-sty factory building 171 Clymer st, Brooklyn, for M. Ruttenheim to the Meiselman Metal Bed Co, for a term of 5 years.

WILLIAM H. BREISACHER leased from the 29 West Eighty-first Street Corporation for a term of 21 years from October 1 the 4-sty dwelling 29 West 81st st, 25x104.4, extending through to 82d st. The property faces Manhattan sq and the Museum of Natural History. The lessee will pay the taxes and \$8,750 a year rental.

J. CLARENCE DAVIES leased to Joseph Hilton for Tiffin Products, Inc., the store and basement in 10 Cortlandt st for a term of 20 years, at an aggregate rental of \$300,000.

**REAL ESTATE NOTES.**

CARVALHO BROTHERS, dealers in antiques, now on West 58th st, are the buyers of the house at 520 Madison av, recently sold.

CUSHMAN & WAKEFIELD, INC., has been appointed by the Vanderbilt Concourse Corporation managing agent of its 21-sty office building 52 Vanderbilt av, southwest corner of 45th st.

JERE F. DONOVAN is the buyer of 123 West 88th st, sold recently by Daniel B. Freedman.

GOODWIN & GOODWIN were the brokers in the sale of 89 West 119th st, a dwelling, to Dr. Morris Greenberg and Philip Rosenblatt.

MAJOR HARRY P. HEWES, formerly of the offices of George R. Read & Co. and of Joseph P. Day, has opened a real estate office of his own at 15 Maiden lane.

DR. EDWARD HOENIG, now at 507 West 142d st, is the buyer of the 3-sty and basement dwelling 530 West 142d st, which he will use as his office and residence. He takes possession about October 1.

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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.

**PROPOSALS.**

**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 28th day of September, 1920, for the completion of the following highways:

- Essex.....(1 Highway: 8.85 miles)
- Greene.....(1 Highway: 3.98 miles)
- Nassau.....(1 Highway: 2.99 miles)
- Rockland..(2 Highways: 0.59 & 0.50 miles)
- Suffolk.....(1 Highway: 9.57 miles)

**BEFORE CONTRACTS FOR ANY OF THE IMPROVEMENTS ADVERTISED ABOVE ARE AWARDED, THE SUCCESSFUL BIDDER WILL BE REQUIRED TO FURNISH EVIDENCE THAT HE CAN SECURE DELIVERIES OF ALL NECESSARY MATERIALS, AND THAT HE CAN PROGRESS AND FINISH THE CONTRACT PROMPTLY.**

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 completed 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.

**FRED'K STUART GREENE,**  
 Commissioner.

**IRVING V. A. HUIE,** Secretary.

**NOTICE TO CONTRACTORS:** Sealed proposals for Sanitary Work—Additional Water Supply (Filtration Plant), New York State Reformatory for Women, Bedford Hills, N. Y., will be received by Mrs. Haley Fiske, President, Board of Managers, New York State Reformatory for Women, Bedford Hills, N. Y., until 10:30 A. M. on Friday, October 8, 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 the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3599. Drawings, Specifications and blank forms of proposal may be consulted at the New York 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 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: September 15, 1920.

**NOTICE TO CONTRACTORS:** Sealed proposals for Laundry Machinery, Electric Elevator, Dining Room, Main Building, and Soot Blowers, 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., Wednesday, October 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 accompanied

by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are 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 Nos. 3592, 3595 and 3626. The right is reserved to reject any or all bids. Drawings and 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 and 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 September 16, 1920.

**E. S. ELWOOD,**  
 Secretary, State Hospital Commission.

**TREASURY DEPARTMENT,** Supervising Architect's Office, Washington, D. C., September 18, 1920.—**SEALED PROPOSALS** will be opened in this office at 3 P. M., October 4, 1920, for removal of mezzanine floor, etc., in the United States Custom House and Post Office (old) at Providence, R. I. Specifications may be obtained from the Custodian at Providence, R. I., or at this office, in the discretion of the Supervising Architect, JAS. A. WETMORE, Acting Supervising Architect.

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**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 Sept. 16 to 22	1919 Sept. 18 to 24
Total No.	223	207
Assessed Value	\$8,648,100	\$9,130,700
No. with consideration	16	33
Consideration	\$438,000	\$834,625
Assessed Value	\$433,800	\$824,700

	Jan. 1 to Sept. 22	Jan. 1 to Sept. 24
Total No.	12,713	6,900
Assessed Value	\$831,894,600	\$433,001,250
No. with consideration	1,622	1,120
Consideration	\$92,924,127	\$53,093,096
Assessed Value	\$78,466,850	\$38,516,600

**Mortgages.**

	1920 Sept. 16 to 22	1919 Sept. 18 to 23
Total No.	123	110
Amount	\$2,358,947	\$2,484,135
To Banks & Ins. Cos.	10	15
Amount	\$357,000	\$906,750
No. at 6%	93	54
Amount	\$1,924,125	\$936,470
No. at 5 1/2%	7	18
Amount	\$239,500	\$523,870
No. at 5%	1	26
Amount	\$30,000	\$669,575
No. at 4 1/2%		
Amount		
No. at 4%		2
Amount		\$8,000
Unusual Rates		1
Amount		\$10,000
Interest not given	22	9
Amount	\$165,322	\$336,220

	Jan. 1 to Sept. 22	Jan. 1 to Sept. 23
Total No.	8,535	3,772
Am	\$285,966,832	\$103,210,228
To Banks & Ins. Cos.	1,115	645
Amount	\$95,692,877	\$37,144,575

**Mortgage Extensions.**

	1920 Sept. 16 to 22	1919 Sept. 19 to 23
Total No.	30	35
Amount	\$1,013,300	\$2,662,443
To Banks & Ins. Cos.	16	24
Amount	\$708,800	\$2,229,693

	Jan. 1 to Sept. 22	Jan. 1 to Sept. 23
Total No.	1,667	980
Amount	\$107,071,381	\$65,540,338
To Banks & Ins. Cos.	1,058	545
Amount	\$87,348,072	\$51,919,243

**Building Permits.**

	1920 Sept. 16 to 22	1919 Sept. 19 to 25
New Buildings	18	5
Cost	\$945,650	\$318,000
Alterations	\$406,700	\$311,500

	Jan. 1 to Sept. 22	Jan. 1 to Sept. 25
New Buildings	655	277
Cost	\$89,113,918	\$54,789,011
Alterations	\$37,510,543	\$21,410,345

**BRONX.  
Conveyances.**

	1920 Sept. 16 to 22	1919 Sept. 16 to 22
Total No.	402	243
No. with consideration	6	7
Consideration	\$41,150	\$58,900

	Jan. 1 to Sept. 22	Jan. 1 to Sept. 22
Total No.	9,429	6,082
No. with consideration	1,099	457
Consideration	\$7,677,283	\$5,603,686

**Mortgages.**

	1920 Sept. 16 to 22	1919 Sept. 17 to 23
Total No.	263	139
Amount	\$897,630	\$1,117,387
To Bank & Ins. Cos.	17	8
Amount	\$187,500	\$107,000
No. at 6%	159	75
Amount	\$646,604	\$604,116
No. at 5 1/2%	9	35
Amount	\$49,500	\$398,900
No. at 5%	59	13
Amount	\$53,414	\$61,400
No. at 4 1/2%	16	
Amount	\$8,717	
Unusual Rates		
Amount		
Interest not given	20	16
Amount	\$139,395	\$53,471

	Jan. 1 to Sept. 22	Jan. 1 to Sept. 23
Total No.	5,426	3,406
Amount	\$43,029,792	\$24,412,109
To Banks & Ins. Cos.	263	165
Amount	\$5,175,735	\$2,163,442

**Mortgage Extensions.**

	1920 Sept. 16 to 22	1919 Sept. 17 to 23
Total No.	15	17
Amount	\$278,500	\$340,250
To Banks & Ins. Cos.	8	3
Amount	\$151,500	\$180,000

	Jan. 1 to Sept. 22	Jan. 1 to Sept. 23
Total No.	591	606
Amount	\$12,103,217	\$9,846,122
To Banks & Ins. Cos.	294	171
Amount	\$8,265,900	\$5,195,500

**Building Permits.**

	1920 Sept. 16 to 22	1919 Sept. 18 to 24
New Buildings	24	16
Cost	\$915,650	\$311,100
Alterations	\$16,450	\$108,200

	Jan. 1 to Sept. 22	Jan. 1 to Sept. 24
New Building	764	573
Cost	\$15,894,530	\$14,047,215
Alterations	\$2,052,230	\$1,438,096

**BROOKLYN.  
Conveyances.**

	1920 Sept. 14 to 21	1919 Sept. 12 to Sept. 19
Total No.	1,045	1,761
No. with consideration	52	98
Consideration	\$396,345	\$1,147,973

	Jan. 1 to Sept. 21	Jan. 1 to Sept. 19
Total No.	40,910	36,291
No. with consideration	1,963	2,086
Consideration	\$23,886,426	\$23,279,817

**Mortgages.**

	1920 Sept. 14 to 21	1919 Sept. 12 to Sept. 19
Total No.	820	1,402
Amount	\$3,450,096	\$4,976,514
To Banks & Ins. Cos.	61	110
Amount	\$442,600	\$716,350
No. at 6%	754	1,130
Amount	\$3,100,399	\$3,743,682
No. at 5 1/2%	33	218
Amount	\$180,270	\$1,017,685
No. at 5%	7	32
Amount	\$20,745	\$131,000
Unusual rates	5	3
Amount	\$28,000	\$8,200
Interest not given	21	19
Amount	\$120,682	\$75,947

	Jan. 1 to Sept. 21	Jan. 1 to Sept. 19
Total No.	33,928	26,070
Amount	\$157,409,408	\$96,553,640
To Banks & Ins. Cos.	3,421	2,041
Amount	\$27,764,009	\$13,601,298

**Building Permits.**

	1920 Sept. 15 to 22	1919 Sept. 18 to 22
New Buildings	212	51
Cost	\$1,779,205	\$584,900
Alterations	\$269,285	\$134,900

	Jan. 1 to Sept. 22	Jan. 1 to Sept. 22
New Buildings	6,249	7,092
Cost	\$46,969,353	\$57,145,059
Alterations	\$9,751,182	\$6,702,436

**QUEEN'S.**

**Building Permits.**

	1920 Sept. 15 to 22	1919 Sept. 18 to 22
New Buildings	151	141
Cost	\$582,730	\$386,942
Alterations	\$108,060	\$63,590

	Jan. 1 to Sept. 22	Jan. 1 to Sept. 22
New Buildings	5,265	6,102
Cost	\$28,694,212	\$31,756,521
Alterations	\$3,104,962	\$2,549,694

**RICHMOND.**

**Building Permits.**

	1920 Sept. 15 to 22	1919 Sept. 18 to 22
New Buildings	54	21
Cost	\$55,625	\$28,170
Alterations	\$5,700	

	Jan. 1 to Sept. 22	Jan. 1 to Sept. 22
New Buildings	1,360	\$1,303
Cost	\$2,586,781	\$2,667,983
Alterations	\$429,716	\$113,991



# BUILDING SECTION

## Work Begun on Bank Building for S. W. Straus & Co.

Structure Costing \$4,000,000 Being Erected on Windsor Arcade Plot from Plans by Warren & Wetmore, Architects

**W**RECKING contractors are demolishing the remaining portion of the Windsor Arcade, at the north-east corner of Fifth avenue and 46th street, to make way for the construction of a beautiful new combination banking and office building that will become the New York headquarters of S. W. Straus & Co., investment bankers. This structure, which will cost approximately \$4,000,000, is to be erected under a general contract by the Thompson-Starrett Company, according to plans and specifications prepared by Warren & Wetmore, architects. The contract calls for the building to be completed and ready for occupancy May 1, 1921.

The project will be eleven stories in height, with basement, and will occupy a plot having a Fifth avenue frontage of one hundred feet and running back in 46th street, one hundred and eighty feet where it adjoins the ballroom of the Ritz-Carlton Hotel on Madison avenue. The facades have been designed in the Renaissance style and will be constructed of light colored limestone, face brick and terra cotta. The floors in this structure will have an area of approximately 18,000 square feet each. According to the present plan S. W. Straus & Co. will occupy four floors and the remaining seven floors will be rented for office purposes to well-known firms. The entire ground floor will be leased for shops.

The vaults of the banking company will be located in the basement and will be models of their kind. The first three floors will be occupied by the counting rooms and executive offices for the firm. The company will also utilize the entire twelfth floor for a library, rest room, restaurant and other special features connected with their extensive program of welfare work among the members of their organization. A unique feature of this floor will be the utilization of the ten-foot set-back as required by the Zoning Resolution into a promenade and roof garden for the exclusive use of the employes of the S. W. Straus Co.

Although this structure will be of imposing design, every effort has been made to utilize all

available floor space to the best possible advantage, and the distinctiveness of the exterior will be gained through the suggestion of substantial qualities rather than by means of ornate decorative treatment. The main lobby and counting room of S. W. Straus & Co. will be 100x180 feet and will have a ceiling height of 41 feet. This room will be reached by a broad marble stairway from Fifth avenue.

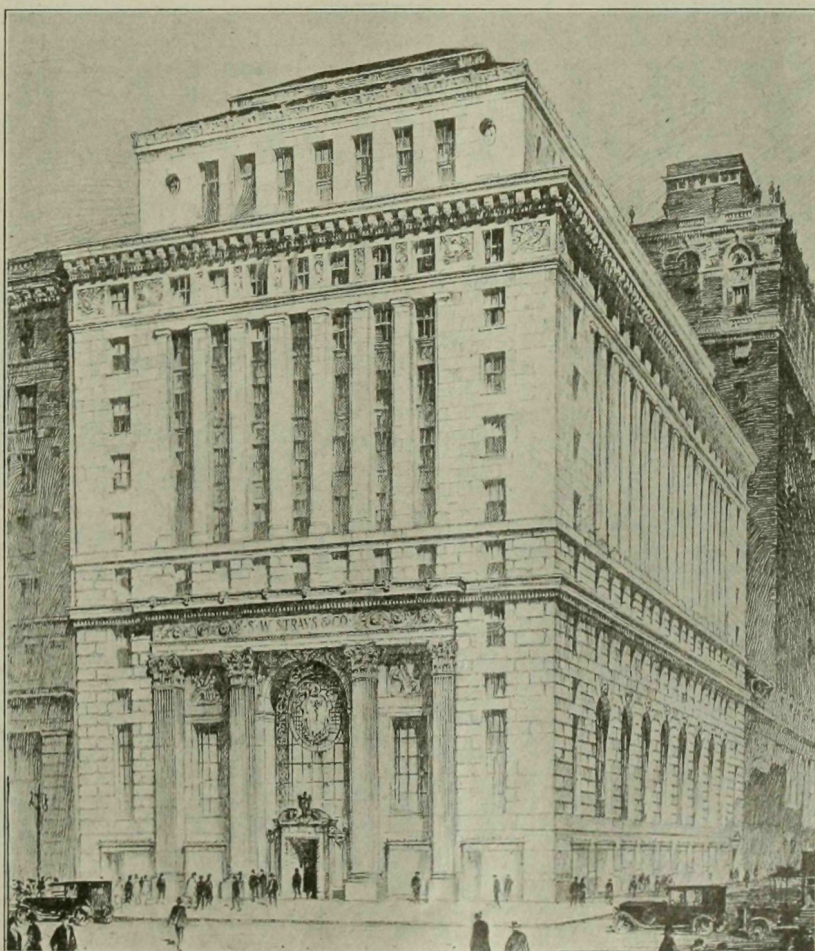
The land upon which this structure is being erected was the original site of the old Windsor Hotel, which was destroyed by fire on March 17, 1899. The plot then remained idle until the Windsor Arcade was built in 1902. Nine years ago W. & J. Sloane erected their building on the northerly half of the original plot.

The firm of S. W. Straus & Co. was founded in Chicago in 1882. The company established a New York office in 1902 and its development here since has been rapid. The firm is at present located at 150 Broadway, where their lease expires May 1, 1921. The decision to erect a monumental banking and commercial structure in the uptown section of Manhattan marks the growing tendency toward the creation of an uptown financial district of considerable magnitude.

During the past few years the trend toward establishing an important financial center in the Grand Central Terminal Zone has been one of the outstanding features in the development of this section. Financial institutions of international prominence have located in the section and in the majority of instances the buildings erected or altered for banking purposes have become architectural landmarks.

The uptown offices of the Guaranty Trust Company, the Astor Trust Company and others that have been located here within the past few years have been widely commented upon for their architectural and artistic beauty and the new structure for S. W. Straus & Co. will add greatly to the aesthetic atmosphere of the avenue.

A number of monumental commercial buildings have also been planned for this part of the borough and when finished they will create a group unrivaled by any city in this country.



Warren & Wetmore, Architects.

Thompson-Starrett Co., Builders.

NEW BANK BUILDING FOR S. W. STRAUS & CO.

## Charles F. Noyes Company to Remove to New Building

(Continued from page 417)

Wall street, South to Pine street. They sold the Tontine Building at Wall and Water streets to the Federal Sugar Company and seven buildings at the southeast corner of Wall and Water streets and three buildings on Front street to J. Aron. They negotiated twenty-one more leases in this same vicinity to such firms as Amsinck & Company and Carter Macey & Company.

Perhaps the most difficult task that the Noyes Company ever undertook was the rehabilitation of the section on Broadway in the vicinity of Canal street and of the old dry goods district on Green, Wooster and Mercer streets.

Because of the great exodus of firms from this section to the newer uptown neighborhoods, these old districts were left flat and many real estate men and property owners expressed the sincere conviction that they never would "come back," but while they were expressing these views, Mr. Noyes and his organization were planning the future of these districts, giving much time to driving home their beliefs to various business interests. But finally to the great surprise of everybody, the seed they planted sprouted, grew to maturity and bore fruit. Again the record of the transaction of the Noyes Company in these districts would require more space than is allowed, but attention may be called here to the sales of 546-556 Broadway and 80-92 Crosby street by Vincent Astor to Everett Heaney & Co., a plot of 33,000 square feet, the largest single plottage sold in this district in one unit during the last twenty years. Sales such as those of 474-476 Broadway through to Crosby street, the former Teft Weller Building, 326-332 Broadway, 94-98 Worth street, 372 Broadway, 412 Broadway, 597 Broadway, 52-58 Duane street, 42-46 Duane street, have been almost weekly occurrences in the Noyes organization.

The Noyes organization sold Frank A. Munsey the great Stewart Building on Broadway at Chambers street as a home

for the Sun and New York Herald and the Evening Sun, and for investment purposes the 22-story office building at 150 Nassau street, corner of Spruce street.

Very rarely has the company gone out of its own domain to do business, but then it was to consummate such sales as that of the corner of Fifth avenue and 55th street, where the Gotham Hotel now stands, and the southeast corner of Fifth avenue and 43d street, which now holds the home of the Postal Life Insurance Company.

With a selling and renting organization of this kind, creating new properties all the while, it is quite natural that a great management business should result, and so the Noyes Company has grown from a concern which only a few years ago looked after just a few of the old-time buildings in the "Swamp District" to one of the greatest management concerns in the world. Properties under their control today represent hundreds of millions of dollars in value.

A record of activity such as this would do justice to a concern which had been building for several generations, but the best part of the story is that it is a record of a little country boy who struck New York twenty-odd years ago without a dollar in his pocket and without the prospect of earning one. He knew nothing whatever about New York and the real estate business—well, he just didn't know there was such a business.

This is the story of Charles F. Noyes and his organization, which has one of the largest clienteles of wealthy investors and market followers in the real estate field and the story of a man who enjoys the confidence, friendship and business of the big real estate operators such as Robert E. Dowling, Robt. E. Simon, Frederick Brown, Elias A. Cohen, Wm. Prager, I. Randolph-Jacobs, Clark G. Dailey, Leonard Weill, Harry Aronson, Wm. D. Kilpatrick, Jas. H. Cruikshank, Laurence McGuire, the Mandelbaum syndicate, Norman S. Riesenfeld and hundreds of private investors and clients.

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PAIDGE AVENUE AND NEWTOWN CREEK

BROOKLYN, N. Y.

Greenpoint 198-9

# Heavier Building Commitments Mark Local Situation

Weekly Figures of F. W. Dodge Company Indicate Fewer Projects Planned But Many Large Operations Placed Under Contract

**A**RCHITECTS and engineers in New York State and New Jersey, north of Trenton, report a falling off in the number of newly proposed operations during the past week, but at the same time they have been able to get a greater number of their old projects under contract and that materially improves the local building situation. Although the statistics of the F. W. Dodge Company for the week of September 11 to 17 inclusive show plans in progress for 336 new projects, the total valuation of this work is but \$8,908,100, which indicates that the operations are relatively small when considered singly and consist largely of alterations. On the other hand there has been a decided improvement in the valuation of projects placed under contract during the week as but 221 jobs are included in a total commitment for the period of \$11,864,400.

Among the 336 projects for which plans were reported as in progress from September 11 to 17 were 80 business and com-

mercial operations such as stores, offices, lofts, commercial garages, etc., \$2,479,500; 6 educational projects, \$335,000; 6 hospitals and institutions, \$320,000; 22 factory and industrial buildings, \$752,000; 1 structure for the U. S. Navy, \$20,000; 4 public buildings, \$45,000; 33 public works and public utilities, \$1,894,100; 4 religious and memorial buildings, \$110,000; 169 residential projects including apartments, flats and tenements and one and two-family dwellings, \$2,112,500 and 11 social and recreational buildings, \$840,000.

The list of 221 projects for which contracts were placed during the week was made up of the following groups: 50 business buildings, \$2,088,000; 12 educational projects, \$1,990,600; 2 hospitals and institutions, \$43,800; 12 factory and industrial projects, \$4,137,000; 1 public building, \$520,000; 27 public works and public utilities, \$1,275,300; 112 residential projects of various types, \$1,611,500 and 5 social and recreational buildings, \$198,200.

## PERSONAL AND TRADE NOTES.

**Franklin M. Small**, architect, for many years located at 265 Broadway, has moved his offices to 407 Broadway.

**U. S. Expansion Bolt Co.**, formerly at 25 Elm street, New York, recently moved to 139 Franklin street.

**Cameron Construction Company**, 84 North avenue, New Rochelle, N. Y., has recently established a branch office at 527 Fifth avenue, New York City.

**Fort Witt**, architect, formerly located at 569 Fifth avenue, is now associated with P. J. Murray and R. J. Rucker at 6 East 46th street.

**Dr. Alphonse A. Adler** will open an office as consulting engineer at 9 Murray street, New York, specializing in machine, power, industrial plant design and research.

**Lordi Construction Co., Inc.**, 842 Faile street, has obtained the general contract for the construction of a private residence at the southeast corner of 200th street and Grand Concourse, the Bronx, for A. D'Amico.

**Robert M. Gates**, engineer in the New York office of the Lakewood Engineering Co., Cleveland, has been appointed managing engineer in charge of the Philadelphia district of the company, with headquarters in Philadelphia.

**Dwight P. Robinson & Co., Inc.**, engineers and constructors, of New York, has established a new branch office in Youngstown, Ohio, in the Home Savings & Loan Building, in charge of C. I. Crippen. The company recently moved its Cleveland office from the Leader News Building to the Citizens Building, and H. P. Clawson, who was for several years a member of the Chicago staff, has been transferred to Cleveland to take charge of this office. The company now maintains branch offices in Pittsburgh, Youngstown, Cleveland, Chicago, Dallas and Los Angeles, and Sao Paulo, Brazil.

## "Own Your Home" Exposition.

Preliminary arrangements have been completed for the third annual "Own Your Home" exposition, to be held in the Twenty-second Regiment Armory, from Saturday, April 16, to Saturday, April 30, 1921. Previous expositions proved that one week was not sufficient to give prospective home seekers to investigate and study the various plans and building appliances on exhibition, and it is decided that the forthcoming show will run for a period of fifteen days. Robert H. Sexton, who has managed past expositions, will be in charge of the forthcoming one.

## Electrical Contractors to Organize.

Electrical contractors of Westchester County are making preparations to form an organization for the betterment of conditions in the trade and for the furthering of a more thorough understanding of things electrical by the people generally. Irving W. Austin, of the Westchester Electric Supply Company, is among the leaders of the projected organization, which was discussed at a shore dinner held at Rye Beach, Friday, September 24, and at which the organization plans were outlined. One of the aims of the new organization will be the licensing of all electrical workers.

## Electrical Appliances on Exhibition.

The Electrical Exposition of 1920, the thirteenth annual display and demonstration of invention and development in the electrical field, will open in Grand Central Palace, New York, on October 6 and continue for ten days. A record variety of exhibits has been arranged for, representing a forty-eight per cent. increase over the 1919 show, and three floors of the big Palace will be filled with displays and demonstrations of a thousand and one uses of electricity. The number of exhibits will be 141, representing as many individual manufacturers.

The purpose of the exposition is to show the varied employment of electricity in the home, office, store and factory, and in each case whole series of displays have been prepared. Of special interest will be the servantless household, wherein electrical machines and devices either perform or greatly lighten the labor of every household task from laundry to nursery. A therapeutic exhibit, demonstrating the many and highly beneficial uses of electricity in the doctor's office and hospital, will be another interesting feature. Marked progress has been made recently in the development of the wireless telephone, and this exhibit will attract much attention.

This year the entire third floor of the Palace has been given over to a series of working exhibits where the employment of electricity in a score of industries will be demonstrated. One will be material handling, with industrial trucks, conveyors and hoists all in operation. The Material Handling Machinery Manufacturers' Association and the Electric Hoist Manufacturers' Association are co-operating with different makers in this particular exhibit. Among the processes of manufacture to be seen in actual operation are woodworking, including furniture making, welding, japanning, heat treating, rivet heating, oil tempering and heating with vacuum furnaces. Complete processes will be shown in a bakery, a laundry, a refrigeration plant, battery charging plant, etc.

## TRADE AND TECHNICAL SOCIETY EVENTS.

**New York Building Superintendents' Association.**—Regular meeting, second and fourth Wednesdays of each month. Secretary, Reginald Byron, Frances Building.

**American Society of Mechanical Engineers** has recently established a "profession section on material handling" with the avowed purpose of encouraging the mechanical handling of materials of all kinds.

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

**Illuminating Engineering Society** will hold its annual convention at Cleveland, O., October 4 to 7. General Secretary, Clarence L. Law, 29 West 39th street, New York City.

**National Association of Electrical Contractors and Dealers** will hold its annual meeting and convention at Baltimore, Md., October 4 to 8, with headquarters at the Southern Hotel. Secretary, W. H. Morton, 110 West 40th street, New York City.

**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.

**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.

**American Society of Mechanical Engineers** will hold its annual meeting at the American Societies Building, 29 West 39th street, New York City, December 7 to 10 inclusive. Sessions will be held on the subjects of appraisal and valuation and the application of engineering to woodworking. The newly founded professional sections on management, power, fuels, machine shop, railroads and textiles will also conduct sessions. A memorial session for Dr. Brashear is planned as a fitting tribute to his life and work.

## Lumbermen Protest Demurrage Penalty.

Preparations have been made and financed by the America Wholesale Lumber Association to seek the elimination of the \$10 a day per car penalty charge on lumber and forest products held more than forty-eight hours. The defense is mainly that the Interstate Commerce Commission has entered a discriminatory order imposed under the guise of its being merely and solely to combat the alleged abuse of the reconsigning privilege.

# CURRENT BUILDING OPERATIONS

**P**ROSPECTS of favorable legislation by the State in regard to relief of the housing famine has created a more optimistic atmosphere in the building industry, but it will be some time before any definite improvement in the volume of active construction is possible, even though remedial bills are passed within the next week or so. Architects are already preparing for a busy time getting out plans for tenements and private dwellings. For the past few weeks inquiries have been numerous from prospective investing and speculative builders and provided there is sufficient labor and materials made available all signs point to the spring of 1921 being the busiest building season on record in this vicinity.

During the week there has been practically no change in the building material market situation. Demand has fallen almost flat, but prices are holding steadily. The supply of materials is better today than it has been for many weeks, chiefly because of the low rate of demand, and dealers have had an opportunity of storing up slight reserves against the rush for building commodities that is sure to follow the passage of the pending legislation.

**Common Brick.**—The New York wholesale market for Hudson River common brick has passed through a quiet week with arrivals light and sales, while up to the average of the past few weeks, far from normal for this period of the year. The price is practically unchanged from that of one week ago and the majority of sales range from \$15 to \$17 a thousand. A few bargains have brought as high as \$18, however, but this was for especially fine brick. Reports from the manufacturing districts indicate that nearly one-half of the plant along the river have suspended operations for the season and it is almost certain that the balance will close down within the next week or so at the latest. Hudson River brick producers are experiencing great difficulty in getting the fuel they require to burn their brick and, what is even more discouraging, they can not even obtain any definite promises as to when to expect fuel or what price they will be forced to pay. But a very small percentage of the brick made during this season has been burned as yet and the green brick has been set in the kilns where it must remain until fuel is available. Almost all of the brick brought down the river this season was of the 1919 make and producers state that the output of the

current season has cost much more and that next year better prices must be obtained. Another important factor in the overhead of the common brick manufacturers was the announcement of the towing companies that beginning with September 15 the rates for river towing are advanced fifteen per cent. This must be added to the cost of common brick.

**Summary.**—Transactions in the North River common brick market for the week ending Friday, September 24, 1920. Condition of market: Demand light; prices fairly stable. Quotations: Hudson Rivers,

\$15 to \$17 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived: 12; sales, 16. Distribution: Manhattan, 6; Brooklyn, 5; New Jersey points, 3; for export to Cuba, 2. Remaining unsold, 10.

**Structural Steel.**—Inquiries have increased for fabricated material during the past week as a result of the new projects that have been released for estimates. There is quite a number of important building operations that are practically ready for a start and which are only waiting for a favorable material and labor

## BUILDING COMMODITY PRICES

**C**URRENT 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, \$15.00 to \$17.00  
Hudson River, "off loads"..... to —  
Raritan..... No quotation  
Second-hand brick, per load  
of 5,000, delivered..... \$36.00 to —

**Face Brick—Delivered on job in New York:**

Rough Red ..... \$45.00 to —  
Smooth Red ..... 45.00 to —  
Rough Buff ..... 50.00 to —  
Smooth Buff ..... 50.00 to —  
Rough Gray ..... 53.00 to —  
Smooth Gray ..... 53.00 to —  
Colonials ..... 45.00 to —

**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 ..... \$16.00 per 1,000

**Lime—**

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:  
Finishing Lime (Standard in 300-lb. barrel)..... \$5.00 per bbl.  
Common Lime (Standard 300-lb. barrel)..... 4.80 per bbl.  
Hydrate Finishing, in cloth bags ..... 33.85 per ton  
Rebate for bags, 20c. per bag.

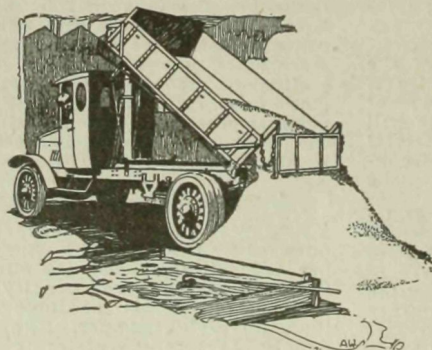
**Plaster—**

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:  
Neat Wall Cement, in cloth bags ..... \$29.00 per ton  
Lath Mortar, in cloth bags.. 20.00 per ton  
Brown Mortar, in cloth bags. 20.00 per ton  
Finishing Plaster, in cloth bags ..... 30.00 per ton  
Rebate for returned bags. 25c. per bag  
Finishing Plaster (250-lb. barrel) ..... 5.30 per bbl.  
Finishing Plaster (320-lb. barrel) ..... 6.65 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.**  
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# MATERIALS AND SUPPLIES

situation to begin. The outlook at present is that a large percentage of this work will be started before the winter sets in. One of the most important commitments for fabricated material announced this week was 6,000 tons for two piers on Staten Island awarded to the McClintic-Marshall Company. There was also quite some activity among the railroads for improvements to bridges and tracks and for new steel cars. The report of the Bridge Builders' and Structural Society for the month of August, 1920, shows that 72,200 tons of fabricated structural steel were

contracted for throughout the United States, which is equivalent to 40 per cent. of the entire capacity of the bridge and structural shops of the country.

**Lumber.**—Very little change has taken place in this market during the past week. Demand is light in both wholesale and retail departments of the business and dealers are looking forward to a resumption of building construction on a large scale as the salvation of their business. Supplies from production points have been coming in heavily during the past week or so and for the most part the local

yards are stocked to capacity and dealers are making determined effort to move it in order to take care of incoming supplies. Prices are weak, but there is a strengthening trend that indicates stabilized prices before long.

**Electrical Supplies.**—The local market is exceptionally quiet and no improvement in the rate of demand is anticipated until there has been a decided change in the general building situation. There is one good side to the local situation, however, and that is the quietude of the market has permitted jobbers and dealers to fill up their badly depleted stocks and have an excellent assortment ready for a much busier period that is predicted within a few months. Although there has been some softening in prices on account of the lack of demand the market is fairly stable and is likely to remain generally firm.

**Nails.**—Demand for nails has dropped greatly and jobbers are thus able to accumulate small stocks ahead. The supply is not plentiful, however, and, with a return of the keen demand that marked the spring and summer, dealers would have great difficulty in filling orders. Some improvement in the output of nails was apparent during the past week or so, but at that the output is far below the normal. Prices range considerably with quotations on wire nails from \$6.75 to \$8.00 base per keg, and cut nails, \$8.25 to \$9.75 base, per keg.

**Cast Iron Pipe.**—In general pipe foundries are not working over fifty to sixty per cent. of capacity because of the acute shortage of labor. Practically all of the plants have sufficient orders booked to keep them in operation at this rate until the beginning of next year. Outlook for the coming spring indicates a resumption of municipal work on a large scale and private construction increasing at a steady rate. New York prices for cast iron pipe are as follows: 6 in. and heavier, \$77.22 per ton; 4 in., \$87.22, and 3 in., \$97.22.

**Paints.**—There has been a slight readjustment of prices on some of the paint staples and the trend is downward, but the demand is light and prospects for increased business are not brilliant. One of the best stimulants to this market would be a vast amount of residential construction and this is what both manufacturers and dealers are hoping for.

**Linseed Oil.**—The inactivity of the market for this material is quite noticeable and from all accounts there will be no improvement in the volume of business until general conditions are improved.

## 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 marble (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.	\$59.00 to \$77.00
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 —
Plain Oak	180.00 to \$190.00

**Flooring:**

White oak, quart'd, select	— to \$195.00
Red oak, quart'd, select	— to 130.00
Maple No. 1	\$173.00 to 176.00
Yellow pine, No. 1, common flat	103.00 to —
N. C. pine, flooring, Norfolk	95.00 to —

**Window Glass—**

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets	79%
B grade, single strength, first three brackets	79%
Grades A and B, larger than the first three brackets, single thick	78%
Double strength, A quality	80%
Double strength, B quality	82%

**Linseed Oil—**

City brands, oiled, 5-bbl. lot.	\$1.25 to —
Less than 5 bbls.	1.28 to —

**Turpentine—**

Spot in yard, N. Y., per gal.	\$1.50 to —
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## Cut Down Your Flooring Costs

Continually having to make flooring repairs and replacements costs money, time and labor—to say nothing of the inconvenience and bother involved.

You will effect a substantial saving in the end by putting in a permanent flooring at the start; a flooring that will rid you of repair expenses and troubles, once and for all—such as my

## MASTIC FLOORING

A material of the nature of rubber—it will last as long as the building in which it is placed.

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### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

##### BANKS.

HUDSON ST.—George F. Pelham, 200 West 72d st, has completed preliminary plans for a 2-sty brick and stone banking building, 25x100 ft, at 402 Hudson st for the Greenwich Bank, 165 William st, owner. Cost, \$75,000. Architect will take estimates on general contract when working plans are finished.

##### DWELLINGS.

BROADWAY.—A. E. Davis, 258 East 138th st, has prepared preliminary plans for a 1½-sty brick dwelling, 20x35 ft, on the west side of Broadway, near 248th st, for Wm. A. Burdick, owner, care of architect.

##### STABLES AND GARAGES.

THOMPSON ST.—J. M. Felson, 1133 Broadway, has prepared plans for a 1-sty addition and interior alterations to the 3-sty brick garage, 112x100 ft, at 221-229 Thompson st for Henry Birdsall, 182 West st, owner. Cost, about \$65,000. Architect will soon call for estimates on separate contracts.

105TH ST.—Springsteen & Goldhammer, 32 Union sq, have completed plans for a 1-sty brick garage, 100x111 ft, in the south side of 105th st, 338 ft west of 1st av, for Gallagher & Shand, Inc., 1731 1st av, owner. Cost, \$40,000. Architects will take estimates on general contract soon.

WALKER ST.—Louis A. Sheinart, 194 Bowery, has prepared plans for a 1-sty brick garage, 96x160 ft, at 503-509 Walker st and 255-259 South st for Arthur Kennedy, 558 Walker st, owner. Cost, \$30,000.

BROADWAY.—James P. Whiskerman, 153 East 40th st, has finished plans for a 2-sty brick and reinforced concrete garage, 100x150 ft, at the northeast corner of Broadway and 126th st for the Broadway and 126th Street Corporation, 1057 Bryant av, owner. Cost, \$150,000.

##### STORES, OFFICES AND LOFTS.

LEXINGTON AV.—Sommerfeld & Steckler, 31 Union sq, have prepared plans for a 12-sty brick, limetone and terra cotta office and showroom building, 41x25 ft, at 415-417 Lexington av for the A. Z. A. Realty Co., 31 East 27th st, owner. Cost, \$500,000. H. I. Ozer, 1400 Broadway, structural engineer. Architects will take estimates on general contract about November 1.

MADISON AV.—Jallade, Lindsay & Warren, 37 Liberty st, have been retained to prepare plans for alterations to the store and apartment building at 415 Madison av into a 4-sty loft building, 19x100 ft, for the Brown-Robertson Co., owners, on premises. Details will be available later.

#### Bronx.

##### CHURCHES.

WASHINGTON AV.—Morris Whinston, 116 West 39th st, has plans in progress for a 3-sty brick and stone synagogue, 45x100 ft, containing auditorium, seating 1,500, and classrooms, at the southwest corner of Washington av and 174th st for owner, to be announced later. Cost, about \$150,000. Architect will soon take bids on separate contracts.

##### FACTORIES AND WAREHOUSES.

PARK AV.—Wm. Koppe, 935 Intervale av, has completed plans for a 1-sty brick factory building, 156x90 ft, at the northwest corner of Park av and 184th st for the Level Realty Co., Maurice Muller, president, 935 Intervale av, owner and builder. Cost, about \$60,000.

##### STABLES AND GARAGES.

PARK AV.—Charles S. Clark, 441 Tremont av, has finished plans for a 1-sty brick garage, 50x90 ft, on the east side of Park av, 50 ft north of 182d st for Clarence Ciampi, 613 Fordham rd, owner. Cost, \$12,000.

#### Brooklyn.

##### APARTMENTS, FLATS AND TENEMENTS.

4TH AV.—Seelig & Finkelstein, 26 Court st, have plans under way for alterations to the 4-sty brick and stone tenement at 209 4th av, including general interior and exterior alterations, for L. Ferrara, 195 President st, owner. Cost, \$15,000. Owner will take estimates on general contract soon.

##### DWELLINGS.

86TH ST.—Lubroth & Jalkow, 44 Court st, have plans in progress for a 2-sty brick dwelling, 22x67 ft, with store, at the southwest corner of 86th st and 20th av for Sam Brill, owner and builder, care of architects. Cost, \$15,000.

KINGS HIGHWAY.—Carlson & Wiseman, 226 Henry st, have completed plans for three 1½-sty brick dwellings, 35x40 ft, at the northwest corner of Kings highway and East 18th st for the Kingsway Realty Co., James P. Kelly, president, 1817 Kings highway, owner and builder. Total cost, \$36,000.

AV Q.—Carlson & Wiseman, 226 Henry st, have prepared plans for three 1½-sty brick

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dwellings, 34x100 ft, at the northeast corner of Av Q and East 12th st for the Kingsway Realty Co., James P. Kelly, president, 1817 Kings highway, owner and builder. Total cost, \$36,000.

NEPTUNE AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has finished plans for a 3-sty brick dwelling, 30x70 ft, with store, on the north side of Neptune av, 20 ft west of West 1st st, for Rose Robinson, Neptune av and West 1st st, owner and builder. Cost, about \$15,000.

57TH ST.—W. A. Parfitt, 26 Court st, has plans in progress for two 2-sty brick and stucco dwellings, 16x57 ft, at the southwest corner of 57th st and 11th av for William E. Freedman, owner and builder, care of architect. Total cost, \$30,000.

FLATBUSH.—Irving Brooks, 26 Court st, has plans in progress for sixteen 1½-sty frame dwellings, 36x48 ft, in the Flatbush section for owner, to be announced later. Total cost, approximately \$64,000. Owner builds.

SHORE RD.—McCarthy & Kelly, 16 Court st, have completed plans for a 2½-sty brick and stucco residence, 40x56 ft, with garage, 20x30 ft, at the northeast corner of Shore rd and Nar-

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rows av for Harris Nevin, 44 Court st, owner and builder. Cost, approximately \$35,000.

61ST ST.—Ferdinand Savignano, 6005 14th av, has finished plans for a 2-sty brick dwelling, 20x47 ft, in the south side of 61st st, 400 ft west of 16th av, for Genaro Pastori, 1461 61st st, owner and builder. Cost, \$15,000.

#### FACTORIES AND WAREHOUSES.

DELEVAN ST.—Koch & Wagner, 32 Court st, have completed plans for a 1-sty brick foundry building, 57x96 ft, in the north side of Delevan st, 175 ft west of Richards st, for Randolph Ember, 11 King st, owner. Cost, about \$25,000. Architects will soon take estimates on general contract.

EMMONS AV.—George Alexander, Jr., 3402 Av K, has completed plans for twenty-eight 1-sty frame dwellings, 20x36 ft, on the north side of Emmons av, 395 ft west of Leonard av, for the Dann Realty Corporation, 44 Court st, owner and builder. Total cost, \$70,000.

#### STABLES AND GARAGES.

PARK AV.—Phillip Steigman, 690 Broadway, has completed plans for a 1-sty brick garage, 75x100 ft, on the north side of Park av, 100 ft west of Throop av, for Charles Shkolnick, owner and builder, care of architect. Cost, \$30,000.

18TH AV.—Charles M. Straub, 147 4th av, Manhattan, has prepared plans for a 1-sty brick and cement block garage and store, 120x152 ft, on the south side of 18th av, 100 ft east of Crosey av, for the Bay 23d Street Construction Co., 181 Bay 17th st, owner and builder. Cost, \$45,000.

WALLABOUT ST.—Boris W. Dorfman, 26 Court st, has completed plans for a 1-sty brick garage, 60x100 ft, in the south side of Wallabout st, 63 ft west of Nostrand av, for the Kings Land Co., Inc., 260 Broadway, Brooklyn, owner. Cost, \$35,000.

PACIFIC ST.—M. A. Cantor, 373 Fulton st, has finished plans for a 1-sty brick garage, 220x100 ft, in the north side of Pacific st, 120 ft east of Buffalo av, for George F. Lamb, 21 Park Row, Manhattan, owner. Cost, about \$40,000.

SOUTH 8TH ST.—Springsteen & Goldhammer, 32 Union sq, Manhattan, have prepared plans for a 3-sty brick garage and stores, 110x111 ft, at the southwest corner of South 8th st and Roebling st for Charles H. Noble, 2 Wall st, owner, who will soon call for bids on separate contracts. Cost, \$75,000.

#### STORES, OFFICES AND LOFTS.

HERKIMER ST.—Edward A. Mungler, 104 Broad st, Manhattan, has prepared plans for alterations to the 3-sty brick telephone building at the southwest corner of Herkimer st and Sackman for the New York Telephone Co., 15 Dey st, Manhattan, owner. Cost, about \$70,000.

#### Queens.

##### DWELLINGS.

WOODMERE, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has plans in progress for a 2½-sty frame and stucco residence, 32x55 ft, with garage, in Wyckoff pl, Woodmere, L. I., for Rae Berger, Woodmere, L. I., owner. Cost, about \$20,000. Owner will soon take estimates on general contract.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, has prepared plans for twelve 2-sty frame dwellings, 16x40 ft, on the west side of Thrall av, 18 ft north of Atlantic av, for the Gascoyne Realty Co., 1264 Jamaica av, Woodhaven, L. I., owner and builder. Total cost, \$84,000.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has finished plans for a 2-sty frame dwelling, 22x43 ft, in the east side of 105th st, 65 ft south of 85th av, for G. S. Buckman, 35 West 26th st, Manhattan, owner. Cost, \$12,000.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has prepared plans for a 2-sty frame dwelling, 18x38 ft, in the south side of Elmwood st, 130 ft east of Woodhaven av, for J. McEnany, Richmond Hill, owner and builder. Cost, \$9,000.

WOODHAVEN, L. I.—Louis Berger & Co., 1696 Myrtle av, Ridgewood, L. I., have plans in progress for sixteen 2-sty brick and concrete block dwellings, 20x42 ft, in the east side of 80th st and north side of 97th av for Herman Schroeder, 791 Carroll st, Brooklyn, owner and builder. Total cost, \$224,000.

MASPETH, L. I.—Albert H. Stines, 300 Grand st, Maspeth, has completed plans for a 2-sty frame and stucco dwelling, 19x55 ft, in the east side of Firth st, 240 ft south of Whitlock av, for Louis Hauso, Maspeth av, Maspeth, owner and builder. Cost, \$8,000.

RICHMOND HILL, L. I.—Frank Laspia, 525 Grand st, Brooklyn, has plans under way for a 2-sty brick dwelling, 21x55 ft, in the west side of 76th st, 447 ft north of Jamaica av, for John Monteleone, 121 Noll st, Brooklyn, owner and builder. Cost, \$10,000.

#### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Ballinger & Perrot, 1328 Broadway, Manhattan, have started preliminary plans for a reinforced concrete factory building, 200x300 ft, on a plot recently purchased in Pierson st, Anabel st, adjoining the Long Island Railroad, Long Island City, for the Sawyer Biscuit Co., Chicago, Ill., and 404 East 32d st, Manhattan, owner. Details of construction will be available later.

#### Westchester.

##### DWELLINGS.

YONKERS, N. Y.—A. S. Harrison, 205 Mt. Hope pl, New York City, has completed plans for a 1½-sty hollow tile and stucco dwelling, 22x32 ft, at 25 Hart st, Yonkers, N. Y., for Thomas E. Donnelly, 118 Alexander av, Yonkers, owner. Cost, \$9,500.

#### STABLES AND GARAGES.

NEW ROCHELLE, N. Y.—Hugh Kafka, care of L. L. Barnard, 46 Lawton st, New Rochelle, N. Y., has been selected to prepare plans for a 1-sty brick and cement block garage, 54x140 ft, at the corner of Huguenot st and North av, New Rochelle, for S. L. Carpenter and Robert T. Safford, Jr., 219 Sickles av, New Rochelle, owners. Cost, \$50,000.

#### Nassau.

##### DWELLINGS.

FREEPORT, L. I.—B. D. Homan, Long Beach av, Freeport, has plans about finished for a 2½-sty frame dwelling, 35x45 ft, on Merrick rd, west of Elm pl, Freeport, for owner, to be an-

nounced later. Cost, \$9,000. Architect will take estimates on general contract.

FREEPORT, L. I.—B. D. Homan, Long Beach av, Freeport, has plans about finished for a 2½-sty hollow tile and stucco residence, 64x57 ft, on Lena av, Freeport, for owner, to be announced later. Cost, about \$35,000. Project will include a 1-sty tile and stucco garage. Will not go ahead for some time.

FREEPORT, L. I.—B. D. Homan, Long Beach av, Freeport, has plans in progress for a 2½-sty frame dwelling, 26x30 ft, in Randall Park, Freeport, for owner and builder, to be announced later. Cost, \$8,000.

#### FACTORIES AND WAREHOUSES.

FREEPORT, L. I.—C. E. Kern, 47 Railroad av, Freeport, has plans in progress for a 1-sty concrete block factory building, 92x150 ft, in Commercial st, Freeport, for the Live Wire Traveling Bag Corporation, owner, on premises. Cost, \$20,000. Owner will take estimates on general contract soon.

#### SCHOOLS AND COLLEGES.

ROCKVILLE CENTRE, L. I.—H. T. Blanchard, 597 5th av, Manhattan, has completed

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plans for a 2-sty brick and cast stone grade school, containing six classrooms, auditorium, kitchen, etc., at the corner of Riverside dr and Park av, Rockville Centre, L. I., for the Board of Education of Rockville Centre, owner. Cost, about \$200,000. Owner will advertise for bids.

**New Jersey.**

**DWELLINGS.**

RAHWAY, N. J.—Herman Fritz, News Building, Passaic, N. J., has completed plans for three 2½-sty frame dwellings, 26x35 ft, at Rahway for J. A. Josephson, 13 Stanton st, Rahway, owner and builder. Total cost, \$25,000.

WESTWOOD, N. J.—Herman Fritz, News Building, Passaic, has finished plans for a 2½-sty frame dwelling, 25x26 ft, at Westwood for A. B. Bogert, Railroad av, Westwood, N. J., owner and builder. Cost, \$8,000.

WESTWOOD, N. J.—Herman Fritz, News Building, Passaic, has completed plans for a 2½-sty frame dwelling, 24x26 ft, at Westwood, N. J., for W. E. Wood, Elm st, Westwood, N. J., owner and builder. Cost, \$8,000.

**CONTRACTS AWARDED.**

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

**BANKS.**

MANHATTAN.—George A. Fuller Co., 175 5th av, has the general contract for extensive alterations to the 10-sty brick and stone office building, 112x121 ft, at 1596-1602 Broadway and 722-730 7th av for the Chelsea Exchange Bank, 266 West 34th st, lessee, from plans by Starrett & Van Vleck, 8 West 40th st, architects. Cost, about \$100,000.

**DWELLINGS.**

MANHATTAN.—H. H. Oddie, Inc., 12 East 44th st, has the general contract for a 5-sty brick and marble or limestone residence, 23x90 ft, at 13 East 67th st for Martin Peck, owner, from plans now being prepared by Harry Allen Jacobs, 320 5th av, architect. Cost, approximately \$400,000.

MANHATTAN.—Lindblom & Schultz, 432 4th av, have the general contract for alterations to the 5-sty brick and stone residence, 22x59 ft, at 10 East 74th st for Edwin Palmer, 1038 5th av, owner, from plans by A. Wallace McCrea, 27 East 40th st, architect. Cost, about \$20,000.

BROOKLYN.—P. Jay Herter, 18 West 25th st, Manhattan, has the general contract for a 2-sty brick and stone residence, 32x40 ft, at the southeast corner of Ocean parkway and Church av for A. A. Hickey, 83 9th st, Brooklyn, owner, from privately prepared plans. Cost, \$20,000.

BROOKLYN.—Jacob Sommer, 177 West End av, Brooklyn, has the general contract for a 2-sty brick dwelling, 26x40 ft, in the west side of Irwin st, 240 ft north of Oriental boulevard, for Henry Lewis, 73 West End av, owner, from plans by Wm. C. Winters, 106 Van Siclen av, architect. Cost, \$7,000.

FOREST HILLS, L. I.—Zeron Brothers, Forest Hills, L. I., have the general contract for a 2½-sty frame and stucco residence, 32x38 ft, at Forest Hills for A. Zeron, owner, from plans by W. S. Worrall, Jr., 132 4th st, Long Island City, architect. Cost, \$10,000.

**FACTORIES AND WAREHOUSES.**

KEARNY, N. J.—Salmond Brothers, 526 Elm st, Arlington, N. J., have the general contract for three brick and reinforced concrete factory buildings, 3, 5 and 7 stories, 40x120 ft each, on Belgrove drive, Kearny, N. J., for the Nairn Linoleum Co., owner, on premises, from plans by Charles P. Baldwin, 45 Clinton st, Newark, architect and engineer. Total cost, \$600,000.

SUMMIT, N. J.—Karno Smith Co., Broad Street Bank Building, Trenton, N. J., has the general contract for a 5-sty reinforced concrete furniture warehouse and office, 60x100 ft, on New Jersey Railroad av, Summit, for the Summit Express Co., owner, from plans by Roy S. Shapter, Summit, N. J., architect. Cost, \$100,000.

MANHATTAN.—Sherman Square Construction Co., 176 West 72d st, has the general contract for a 4-sty brick and stone light manufacturing building, 100x100 ft, at the southwest corner of 56th st and Av A for the Peter Doelger Realty Co., care of Earle & Calhoun, 212 West 72d st, owner, from plans by Ebeling, Magnusen & Kleinert, 52 Vanderbilt av, architects. Cost, about \$150,000.

**STORES, OFFICES AND LOFTS.**

MANHATTAN.—John Thatcher & Son, 60 Park av, Brooklyn, have the general contract for a 2-sty brick office building, 34x107 ft, at the northeast corner of Watts and Varick sts for N. H. Dudley & Co., Duane and Hudson sts, owners, from plans by Trowbridge & Ackerman, 25 West 44th st, architects. Cost, about \$75,000.

**THEATRES.**

NEW BRUNSWICK, N. J.—Charles Brown, Campbell av, Long Branch, N. J., has the general contract for a brick, limestone and terra cotta theatre, 100x235 ft, seating 2,800, in Livingston st, New Brunswick, for Walter Reade, 112 West 34th st, Manhattan, owner, from plans now being prepared by Thomas W. Lamb, 644 8th av, Manhattan, architect. Cost, \$500,000.

BROOKLYN.—John Thatcher & Son, 60 Park av, Brooklyn, have the general contract for alterations to

the opera house, consisting of new pent house, at 22-36 Lafayette av, for the Brooklyn Academy of Music, owner, from privately prepared plans. Cost, \$13,000.

**MISCELLANEOUS.**

ROSLYN, L. I.—The Whitney Co., 101 Park av, Manhattan, has the general contract for a 1-sty frame and stucco memorial building, 38x125 ft, at Roslyn, L. I., for the village of Roslyn Neighborhood Association, owner, from plans by Hoppin & Koen, 4 East 43d st, Manhattan, architects. Cost, \$75,000.

**STANDARDS AND APPEALS Calendar**

**HOURS OF MEETING.**

Board of Appeals, Tuesdays, at 10 a. m.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
Special meetings as listed in this Calendar.  
Board of Standards and Appeals, Tuesdays, 2 p. m., or as listed in the Calendar.  
All hearings are held in Room 919, Municipal Building, Manhattan.

**BOARD OF APPEALS.**

Tuesday, September 28, 1920, at 10 a. m.  
Appeals from Administrative Orders.

- 436-20-A—Foot of Smith street, at intersection of Sigourney street, Brooklyn.
- 480-20-A—137-139 Wooster street, Manhattan.
- 481-20-A—234-242 West 39th street, Manhattan.
- 512-20-A—N. S. Winthrop avenue, 150 feet east of center line of Crescent street, Queens.
- 467-20-A—308 14th street, Brooklyn.

**BOARD OF APPEALS.**

**SPECIAL MEETING.**

Tuesday, September 28, 1920, at 2 p. m.  
Appeals from Administrative Orders.

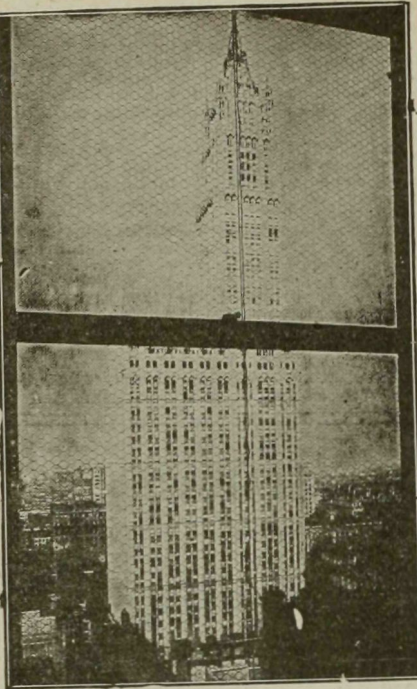
- 473-20-A—526 Fifty-sixth street, Brooklyn.
- 517-20-A—560-570 Fulton street, 100 ft. east of Hudson avenue, Brooklyn.
- 505-20-A—91st street, s s, between Amsterdam avenue and Broadway.

**SPECIAL MEETING.**

Thursday, October 14, 1920, at 10 a. m.  
Appeals from Administrative Orders.

**Pier Cases.**

- 594-19-A—Pier 8, North River, Manhattan.
- 595-19-A—Pier 44, East River, Manhattan.
- 480-19-A—Piers 4 and 5, North River, Manhattan.
- 481-19-A—Old Pier 3, North River, Manhattan.
- 877-19-A—Pier 14, North River, Manhattan.
- 878-19-A—Pier 15, North River, Manhattan.
- 879-19-A—Pier 15, North River, Manhattan.
- 880-19-A—Pier 28, East River, Manhattan.
- 881-19-A—Pier 1 (Old), North River, Manhattan.
- 882-19-A—Pier 27, North River, Manhattan.
- 883-19-A—Pier 29, North River, Manhattan.
- 884-19-A—Pier 30, North River, Manhattan.
- 885-19-A—Pier 78, North River, Manhattan.
- 886-19-A—Pier 42, North River, Manhattan.
- 937-19-A—Piers 37 and 38, East River, Manhattan.
- 948-19-A—Pier 121, foot of West 131st st, North River, Manhattan. (Order No. 95587-F.)
- 949-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95586-F.)
- 950-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95585.)
- 981-19-A—Piers 22-25, East River, Manhattan.
- 1003-19-A—Pier 28, North River, Manhattan.
- 31-20-A—Pier 13, East River, foot of Wall street, Manhattan.
- 890-19-A—Pier 70 East River, Manhattan.
- 265-20-A—Pier 46, East River, foot of Van Brunt street, Brooklyn.
- 266-20-A—Pier 39, East River, foot of Van Dyke street, Brooklyn.
- 267-20-A—Pier 31, East River, s w s Atlantic Basin, Brooklyn.
- 268-20-A—Pier 36, East River, foot of Pioneer street, Brooklyn.
- 269-20-A—Pier 35, East River, n e s Atlantic Basin, Brooklyn.
- 270-20-A—Pier 34, East River, foot of Hamilton street, Brooklyn.
- 271-20-A—Pier 27, East River, foot of Baltic street, Brooklyn.
- 272-20-A—Pier 17, East River, foot of Joralemon street, Brooklyn.
- 273-20-A—Pier 19, East River, foot of Clark street, Brooklyn.
- 318-20-A—Pier between North 4th and 5th streets, East River, Brooklyn.
- 352-20-A—Pier 3, Wallabout basin, foot of Washington and E. streets, Brooklyn.
- 353-20-A—Pier 2, Wallabout basin, foot of Washington and F. streets, Brooklyn.
- 383-20-A—Pier 29, East River, Manhattan.
- 420-20-A—Pier 5, between Poplar and Middagh streets, Brooklyn.



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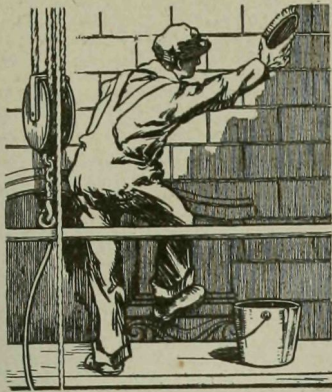
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**FACTORIES AND WAREHOUSES.**  
63D ST 170 E, 1-sty steel storage, 10x20, steel rf; \$450; (o) Geo. R. Mosle, 170 E 63d; (a) Harry Rosen, 140 Washington (338).

**STABLES AND GARAGES.**  
WATER ST, 503-509, SOUTH ST, 254-58, 1-sty bk garage, 96x160, plastic slate rf; \$30,000; (o) Arthur Kennedy, 558 Water; (a) Louis A. Sheinart, 194 Bowery (342).

45TH ST, 302-316 E, 1-sty bk garage, 185x100, rubberoid rf; \$150,000; (o) Rechnitz Bros., 143 Liberty; (o) Gilbert I. Prowler, 367 Fulton, Bklyn (343).

105TH ST, 420-26 E, 1-sty bk garage, 100x100, slate rf; \$35,000; (o) Gallagher-Shand, Inc., 1731 1 av; (a) Springsteen & Goldhammer, 32 Union sq (334).

161ST ST, 521 W, 4-sty bk garage, 50x99, 5-play tar & gravel rf; \$75,000; (o) John P. Kelly, 1817 Kings highway, Bklyn; (a) Carlson & Wiseman, 226 Henry, Bklyn (341).

126TH ST W, n e c Bway, 2-sty bk garage, 100x150, slag rf; \$150,000; (o) Broadway & 126th St. Corp., 126th & Bway; (a) Jas. P. Whiskeman, 153 E 40th (335).

NAGLE AV, 56, 1-sty steel garage, 45x18, steel rf; \$1,000; (o) Martha Zerrenner, 4600 Bway; (a) Euell & Euell, 125 Sherman av (333).

### STORES, OFFICES AND LOFTS.

HUDSON ST, 402, 2-sty bk bank, 25x100, slag rf; \$75,000; (o) Greenwich Bank, s e c Hudson & Clarkson; (a) Geo. Fred. Pelham, 200 W 72d (339).

110TH ST, 9 E, 7TH AV, 1303-7, 3-1-sty steel str, 18x45, steel rf; \$2,400; (o) Tufts College, Boston, Mass.; (a) Euell & Euell, 125 Sherman av (332).

10TH AV, 850, 4-sty bk shipping & offices, 15x100, tar & gravel rf; \$15,000; (o) Balmore Realty Co., 840 10 av; (a) A. G. Carlson & H. G. Wiseman, 226 Henry, Bklyn (337).

### STORES AND THEATRES.

BROADWAY, 3416, 3-sty bk str & theatre, 99x223, 5-ply tar & gravel rf; \$450,000; (o) Michael Friedsam, 361 5 av; (a) Carlson & Wiseman, 226 Henry, Bklyn (340).

### MISCELLANEOUS.

36TH ST, 161-163 E, 2-sty bk studios & dwg, 20x31, slate rf; \$8,000; (o) 163 E 36th St. Corp., 308 W 21st; (a) Walter Haefel, 229 W 42d (336).

80TH ST, 217 W, 1-sty bk storage & service station, 25x100; slag rf; \$12,000; (o) Eugene Higgins, 1 Madison av; (a) Geo. H. Scudder, 67 Orchard, Bloomfield, N. J. (331).

### Bronx.

**APARTMENTS, FLATS AND TENEMENTS.**  
DAVIDSON AV, e s, 150 s 190th, 5-sty bk tnt, 62.6x85, plastic slate rf; \$125,000; (o) B. Peter Cousse Con. Co., B. Peter Cousse, 1463 Bryant av, Pres; (a) Springstien & Goldhammer, 32 Union sq (580).

### DWELLINGS.

177TH ST, n s, 28.51 e Therlot av, 3-sty bk dwg, 21x60, slag rf; \$12,000; (o) Dr. Samuel W. Greenberg, 1360 Therlot av; (a) Anton Pirner, 2069 Westchester av (579).

191ST ST, s s, 150 e Bathgate av, 2-sty bk dwg, 50x23, slag rf; \$10,000; (o) Jacob Zimmerman, 734 E 160th; (a) Dunningan & Caumley, 394 E 150th (599).

219TH ST, n s, 275 w Bronxwood av, 2½-sty fr dwg, 20x38, asphalt shingle rf; \$6,500; (o) Domenico Dalo, 1043 E 216th; (a) Anton Pirner, 2069 Westchester av (593).

BRONXWOOD AV, e s, 150 n Burke av, 2-sty fr dwg, 20x38, tar & felt rf; \$6,500; (o) Angelo Chiapparelli, 2119 Honeywell av; (a) Jos. Ziccardi, 3360 Cruger av (590).

COLDEN AV, w s, 220 s Duncan av, 1-sty fr dwg, 22x50, composition rf; \$3,000; (o) Michael Percutito, 4 Great Jones; (a) Eugene Camara, 826 E 228th (584).

FORDHAM ST, n s, 50 w King av, 1-sty fr dwg, 25x40, rubberoid rf; \$2,500; (o) Mary C. Baylis, City Island; (a) Karl F. J. Seifert, 153 E 40th (591).

GLEASON AV, n s, 100 e Leland av, 2-sty bk dwg, 22x45.6, Barrett rf; \$10,000; (o) Henry Nob Moro L'n, 1327 Leland av; (a) Anthony Ventrascio, 1457 Rosedale av (585).

GRAND CONCOURSE, n e c Bedford Park blvd, 2-sty bk dwg, 39.8x30.8, asbestos shingle rf; \$20,000; (o) Mrs. Albert D'Arnico, 2308 Crotona av; (a) Edwin Wilbur, 507 5 av (600).

HONE AV, w s, 117 n Lydig av, 2-sty & attic fr dwg, 21x46, shingle rf; \$10,000; (o) Agnes Poolt, 322 E 144th; (a) B. Ebeling, 2400 Westchester av (595).

MOSHOLU PKWAY, n s, 278.66 e Jerome av, 2-sty bk dwg, 21x62, tar & felt rf; \$12,000; (o)

Frank Maglio, 2229 Creston av; (a) Jos. Ziccardi, 3360 Cruger av (592).

PILGRIM AV, e s, 25 n Midred pl, 2-2-sty fr dwgs, 20x45, tin rf; \$16,000; (o) Geo. Steffens, 302 Greenwich; (a) B. Ebeling, 2400 Westchester av (596).

UNIVERSITY AV, e s, 78.76 n 195th, 2-2-sty hollow tile dwgs, 18x38, asphalt shingle rf; \$12,000; (o) Weinberg & Weinberg, 2325 Newman av; (a) Morris Perlestein, Middle Village, L. I. (581).

### STORES, OFFICES AND LOFTS.

TREMONT AV, n w c Monterey av, 1-sty bk str, 75.15x76.3, slag rf; \$15,000; (o) Clement H. Smith, 460 Tremont av; (a) Wm. H. Meyer, 1861 Carter av (586).

3D AV, w s, 164 s 176th, 1-sty bk str & shop, 25x63, felt rf; \$7,000; (o) Harris KraKauer, 4133 3 av; (a) Wm. H. Meyer, 1861 Carter av (604).

### STABLES AND GARAGES.

148TH ST, n s, 270 e Morris av, 1-sty concrete garage, 10x42, concrete rf; \$1,000; (o) Geo. Strickland, on prem; (a) B. Ebeling, 2400 Westchester av (603).

174TH ST, n s, 165 e Nelson av, 1-sty bk garage, 21.8x20, slag rf; \$3,000; (o) Louise K. Seimers, 1668 Nelson av; (a) Harry F. Howell, 3 av & 149th (597).

190TH ST, s e c Parkview pl, 1-sty bk garage, 12x22, tar & gravel rf; \$1,500; (o) Sabine Zucker, 1706 Madison av; (a) Nathan Langer, 81 E 125th (602).

BOSTON RD, s e c 165th, 1-sty bk garage, 138.4x165.64, slag rf; \$45,000; (o) J. B. Garage Co., Jack Bernstein, 1450 Madison av, Pres; (a) Dunningan & Crumley, 394 E 150th (587).

BOSTON RD, w s, 338.49 s Jefferson pl, 1-sty bk garage, 79x225.47, slag rf; \$35,000; (o) City Real Est. Co., J. R. Cleveland, 176 Bway; Pres; (a) Dunningan & Crumley, 394 E 150th (598).

BROOK AV, n e c 133d, 1-sty bk garage, 75x100, plastic slate rf; \$25,000; (o) Ralph Sassone, 124 Willis av; (a) Jas. Devito, 34 Pleasant pl, Bklyn (588).

JEROME AV, w s, 52.2 s Belmont av, 1-sty bk garage, 99x140, slag rf; \$50,000; (o) Est of Andrew J. Cownick, Andrew J. Cownick, Jr., 244 5 av, exr; (a) John E. Kirby, 4187 Park av (583).

QUIMBY AV, s s, 328.94 e Castle Hill av, 1-sty fr garage, 12x16, asphalt shingle rf; \$250; (o) Edw. & Gus Yoerges, on prem; (a) Anton Pirner, 2069 Westchester av (594).

SOUTHERN BLVD, n s, 187.45 e Brook av, 1-sty bk garage, 100x100, tar & gravel rf; \$35,000; (o) Levine & Larger, 384 Neptune av, Coney Island; (a) M. J. Harrison, World Bldg (601).

WALES AV, w s, 173.10 n 146th, 1-sty bk & stn garage, 25x40, plastic slate rf; \$1,500; (o & a) Dominick Altieri, on prem (582).

### THEATRES.

TREMONT AV, s s, 80.69 e Park av, 3-sty bk theatre, str & offices, 173.3x174.4, tar & gravel rf; \$600,000; (o) Tupark Realty Co., Wm. Fox, 840 10 av, Pres; (a) Carlson & Wiseman, 226 Henry (589).

### Brooklyn.

LOGAN ST, 685, e s, 530 n Hegeman av, 2-sty bk 2-fam dwg, 20x55; \$7,500; (o) G. Verdone, 22 Rivington, N. Y.; (a) Chas. H. Pfafl, 673 Eldert lane (11331).

E 38TH ST, 1167-69, e s, 260 s Av J, 2-sty bk 2-fam dwg, 20.4x55; \$9,000; (o) Ellen M. White, 1161 38th; (a) A. H. Bosworth, 22 Sterling, Woodhaven, L. I. (11276).

E 57TH ST, 1347, e s, 380 n Av N, 1½-sty fr 1-fam dwg, 16x32; \$3,800; (o) John Reilley, Kimball rd & Av M; (a) R. T. Schaefer, 1524 Flatbush av (11340).

60TH ST, 1219, n s, 140 e 12 av, 1-sty bk 1-fam dwg, 17x42; \$2,500; (o) Melchiarre Succo, 1217 60th; (a) W. J. Conway, 400 Union (11202).

61ST ST, 1534-36, s s, 400 w 16 av, 2-sty bk 1 fam dwg, 20-47; \$8,000; (o) Generoso Pastori, 1461 61st; (a) Ferd Savignano, 6005 14 av (11398).

86TH ST, s s, 692 w Shell rd, 1-sty fr 1-fam dwg, 22x35; \$4,000; (o) Anthony Cavetto, 162 Remsen; (a) Benj. Duesler, 153 Remsen (11201).

AV I, 1201-11, n e c E 12th st, 3-1-sty bk str & 2-fam dwg, 34.10x100; \$36,000; (o) Kingsway Realty Corp., 1817 Kings Highway; (a) Carlson & Wiseman, 226 Henry (11394).

KINGS HIGHWAY, 1715-25, n w c E 18th st, 3-1-sty bk str & 2-fam dwg, 35.4x109; \$36,000; (o) same; (a) same (11395).

AV K, 9611, n s, 100 w Rockaway av, 1-sty fr 1-fam dwg, 21x36; \$3,200; (o) Paul Chapfln, 422 Melrose; (a) Robt. D. Kay, Jr., 201 Montauk av (11224).

AV V, 2629-31, n e c Ocean av, 2½-sty bk 1-fam dwg, 26x65; \$13,000; (o) Rose De Robertes,

176 1 av, N Y; (a) De Rose & Cavalier, 370 E 149th, Bronx (11346).

BROOKLYN AV, 308, s w c Union st, 3-sty bk 1-fam dwg, 20x47; \$15,000; (o & a) Chas. G. Reynolds, 999 Sterling pl (11238).

BROOKLYN AV, 312-18, w s, 20 s Union, 3-sty bk 1-fam dwg, 20x49; \$45,000; (o) Chas. G. Reynolds, 999 Sterling pl; (a) Eric O. Holmgren, 371 Fulton (11237).

BROOKLYN AV, 1473-5, e s, 180 n Farragut rd, 2-sty fr 1-fam dwg, 22x42; \$4,800; (o) Feck Wilson Booger, 194 E 32d; (a) R. T. Schaefer, 1526 Flatbush av (11470).

COLERIDGE ST, 214-16, w s, 100 s Oriental blvd, 2-sty fr 1-fam dwg, 24.2x48.2; \$10,000; (o) Mary S. Zoller, 600 E 22d; (a) Slee & Bryson, 154 Montague (11205).

CROSEY AV, 2819-23, n w c Bay 49th st, 1-sty fr 1-fam dwg, 20x48; \$5,000; (o) Vincenzo Auguanno, 11-13 Rivington, N Y; (a) Frank V. Laspia, 525 Grand (11369).

EMMONS AV, 2919-35, n s, 395.25 w Leonard av, 28-1-sty 1-fam dwgs, 20x36; \$70,000; (o) Dann Realty Corp., 44 Court; (a) Geo. Alexander, Jr., 3402 Av K (11384).

GLENWOOD RD, 8422, s e s, 20 s w E 85th st, 2-sty fr dwg, 18x30, 1-fam; \$2,000; (o)

Filippo La Marca, 337 Melrose; (a) Pasquale Gagliardi, 239 Navy (11367).

MERMAID AV, 2001, n w c W 20th st, 2-sty bk str & 1-fam dwg, 22x20; \$3,000; (o) Vito Scaffino, prem; (a) Salvati & Le Quornik, 369 Fulton (11198).

NARROWS AV, 8923-9, n e c Shore rd, 2-sty bk 1-fam dwg, 45x40; \$35,000; (o) Harris Nevinn, 44 Court; (a) McCarthy & Kelly, 16 Court (11344).

NEPTUNE AV, 419-21, n s, 20 w W 1st st, 3-sty bk str & 2-fam dwg, 30x70; \$15,000; (o) Rose Robinson, Neptune av & W 1st; (a) Morris Perlstein, 49 Fulton, Middle Village (11304).

ROCKAWAY AV, 1658, w s, 170.6 n Av K, 1-sty fr 1-fam dwg, 18x32; \$3,100; (o) Chas. Seaman, 1662 Rockaway av; (a) Robt. D. Kay, Jr., 201 Montauk av (11223).

SUTTER AV, 1495-7, n s, 60 n Drew av, 2-sty fr 2-fam dwg, 20x40; \$4,000; (o) Antonio Pendone, 338 Forbell av; (a) Chas. H. Pfaff, 673 Eldert lane (11332).

FACTORIES AND WAREHOUSES.  
OSBORN ST, 274, w s, 100 s Blake av, 1-sty bk storage, 20x55; \$5,500; (o) H. Rosenbers, 256 Osborn; (a) Henry J. Nurick, 772 Bway (11250).

STABLES AND GARAGES.

BANKER ST, 209-13, e s, 175 s Meserole av, 1-sty bk garage, 50x100; \$12,000; (o) Walter I. Landolt, 114 Dobbin; (a) Gustave Erda, 826 Manhattan av (11206).

HALSEY ST, 1015, n s, 95 w Bushwick av, 1-sty bk garage, 10x55; \$1,700; (o) John K. Weigand, prem; (a) Frank G. Stillwagen, 407 Rector, Woodhaven, L I (11233).

LAWRENCE ST, 101x9, e s, 200 n Willoughby st, 2-sty bk garage, 100x107; \$30,000; (o) Isidore Rosenstein, Wm. Ralph, 304 New Lots rd; (a) Cohn Bros., 361 Stone av (11277).

LINWOOD ST, 338, w s, 270 s Atlantic av, 1-sty conc garage, 25x14; \$1,200; (o) A. Delvechio, prem; (a) Chas. H. Pfaff, 673 Eldert lane (11460).

MONTGOMERY ST, 121-35, n s, 38.2 1/2 w Franklin av, 1-sty bk garage, 140x162; \$30,000; (o) John J. Burke, 164 Highland blvd; (a) Thos Bennett, 7826 5 av (11338).

PACIFIC ST, 1943-61, n s, 120 e Buffalo av, 1-sty bk garage, 220x100; \$40,000; (o) Geo. F. Lamb, 21 Park Row, N Y; (a) Wm. A. Cantor, 373 Fulton (11315).

PINE ST, 334, s w c Conden av, 32-1-sty conc garages; \$4,000; (o) Emil Reineking, 1010 Liberty av; (a) Otto C. Infanger, 2634 Atlantic av (11255).

SPENCER ST, 11-13, e s, 102.3 s Flushing av; also FLUSHING AV, 476-8, s s, 100 e Spencer st, 1-sty conc garage, 20x20; \$1,000; (o) Daun Realty Corp., 44 Court; (a) Geo. Alexander, Jr., 3402 Av K (11275).

SUTTON ST, 113-19, w s, 240 n Nassau av, 1-sty bk garage, 25x45; \$2,500; (o) International Constn. Co., 100 Sutton; (a) same as above (11272).

WALLABOUT ST, 220-22, s s, 63.10 w Nostrand av, 1-sty bk garage, 60x100; \$35,000; (o) Kings Land Co., Inc., 260 Bway; (a) Boris W. Dorfman, 26 Court (11211).

E 8TH ST, 991-3, e s, 180 n Av J, 1-sty bk garage, 20x18; \$1,800; (o) Ella S. Frutkin, 995 E 8th st; (a) R. T. Schaefer, 1526 Flatbush av (11385).

9TH ST, 203-5, n s, 195.9 e 3 av, 1-sty bk garage, 50.6x90; \$15,000; (o) Harry Katz, 146 Prospect av, Bayonne, N J; (a) E. M. Adelson, 1778 Pitkin av (11472).

E 15TH ST, 321, e s, 290.6 n Cortelyou rd, 1-sty conc garage, 12x20; \$1,500; (o) Harry Groffer, prem; (a) R. T. Schaefer, 1526 Flatbush av (11464).

E 18TH ST, 807, e s, 250 n Av H, 1-sty bk garage, 19.4x21.4; \$1,500; (o) Frank D Emery, prem; (a) Geo. J. Lobenstein, 20 Palmetto (11388).

E 21ST ST, 1957-9, e s, 255 n Av S, 1-sty conc garage, 12x20; \$1,500; (o) John T. Radcliffe, 1260 Rogers av; (a) R. T. Schaefer, 1526 Flatbush (11466).

E 22D ST, 1414, w s, 420 s Av M, 1-sty conc garage, 12x20; \$1,500; (o) Wm. J. Sieman, prem; (a) Geo. J. Lobenstein, 20 Palmetto (11390).

39TH ST, 1462-72, s s, 100 w 15 av, 1-sty bk garage, 100x95.2 1/8; \$30,000; (o) Hyman Goldberg, 1632 42d; (a) Jas. J. Millman, 26 Court (11286).

49TH ST, 1220, s s, 140 e 12 av, 1-sty conc garage, 12x20; \$1,200; (o) Jos. Ronca, 1220 49th; Ferd Savignano, 6005 14 av (11281).

53D ST, 1235, n s, 115.6 1/4 w New Utrecht av, 2-sty bk garage & 1-fam dwg, 19x40; \$10,000; (a) Ascher Dann, 5223 12 av; (a) M. A. Cantor, 373 Fulton (11295).

70TH ST, 2146-70, s s, 110 w 22 av, 6-1-sty conc garages; \$1,800; (o) Hewitt & Scher Co., Inc., 2170 70th; (a) Boris W. Dorfman, 26 Court (11359).

85TH ST, 1673, n s, 160 w 17 av, 1-sty conc garage, 20x18; \$1,500; (o) Antoinette B. Perrone, prem; (a) Herman A. Weinstein, 371 Fulton (11213).

BATH AV, 2759-61, n e s, 77.4 1/4 n w 28 av, 2-sty fr garage & 1-fam dwg, 19.4x23; \$3,000;

(o) Giacomo Zollo, prem; (a) Vincent S. Todaro, 1901 W 12th (11349).

BUSHWICK AV, 833, n s, 75 1/2 w Stanhope st, 1-sty bk garage; \$1,500; (o) A. Hubalck, prem; (a) W. B. Wills, Inc., 1153 Myrtle av (11486).

CONEY ISLAND AV, 806-16, w s, 381 1/2 s Cortelyou rd, 1-sty bk garage, 120.4x132.11; \$30,000; (o) Harry Strongin, 1703 Pitkin av; (a) Cohn Bros, 361 Stone av (11259).

CONEY ISLAND AV, 1486-96, w s, 340 n Av L, 1-sty bk garage, 100x100; \$20,000; (o) Frank J. Helmle, 190 Montague; (a) Helmle & Corbett, 190 Montague (11474).

FLUSHING AV, 320-28, s s, 25.1 w Classon av, 1-sty bk garage, 100x96.8; \$30,000; (o) Isaac Karlson, 1884 Fulton; (a) Cohn Bros., 361 Stone av (11481).

OCEAN AV, 1168, w s, 300 n Av G, 1-sty conc garage; \$1,120; (o) M. Cierncumino, prem; (a) Geo. Gunn, 33 Kingsland av (11226).

PARK AV, 795-801, n s, 100 e Throop av, 1-sty bk garage, 75x100; \$30,000; (o) Jos. Shkolnick, 37 Van Buren; (a) Philip Steigman, 690 Bway (11326).

PARKSIDE AV, 646-52, s s, 355.10 1/2 w Nostrand av, 1-sty bk garage, 80 1/2 x 244.10 1/2; \$30,000; (o) Wm. Enterman, Wm. Kloepper, 247 Clarkson av; (a) Chas. J. Plunkett, 495 Argyle rd (11339).

WILLIAMS AV, 45, w s, 60.7 s Atlantic av, 1-sty bk garage, 25x60; \$2,000; (o) Saml. Musto, 222 Liberty av; (a) Wm. A. Lacerenza, 128 Penna av (11401).

WYCKOFF AV, 34, s w c Starr st, 7-1-sty bk garages; \$3,500; (o) M. A. Markert, 221 Moffat; (a) W. B. Wills, Inc., 1153 Myrtle av (11478).

STORES, OFFICES AND LOFTS.

53D ST, 1237, n s, 97.4 1/4 w New Utrecht av, 2-sty bk store & office bldg, 18.2x40; \$10,000; (o & a) Archer Dann, 5223 12 av (11296).

THROOP AV, 410-14, s w c Van Buren st, 1-sty bk str, 29x20.9; \$5,000; (o) Etta Goldstein, 674 Greene av; (a) same as above (11251).

THEATRES.

EASTERN PARKWAY EXTENSION, 1668-72, s s, 9 w Prospect pl, 1-sty bk theatre, 38 1/2 x 234.5 1/2; \$225,000; (o) Mollie Greenfield, 699 Willoughby av; (a) Carlson & Wiseman, 226 Henry (11290).

SURF AV, 2102-14, s w c W 21st st, 2-sty bk theatre, 123x187.6; \$175,000; (o) Wm. Fox Assoc., 715 Bway, N Y; (a) M. A. Cantor, 373 Fulton (11297).

MISCELLANEOUS.

BANKER ST, 200-2, w s, 285 s Meserole av, 2-sty bk shop, 20x95; \$10,000; (o) John Blenner, 126 Meserole av; (a) Gustave Erda, 826 Manhattan av (11271).

DELEVAN ST, 62-68, n s, 175 w Richards st, 1-sty bk foundry, 57.8x96.6; \$25,000; (o) Randolph Ember, 209-11 King; (a) Koch & Wagner, 32 Court (11371).

W 21ST ST, 3026-54, w s, 203.6 s Surf av, 2-sty bath house, 250x120; \$150,000; (o & a) Wm. Fox Assoc., 715 Bway, N Y (11298).

61ST ST, 1157-59, n s, 200 w 12th av, 1-sty bk laundry, 40x100; \$15,000; (o) K. & K. Wet Wash Laundry Co., 1275 39th; (a) Ferd Savignano, 6005 14 av (11241).

BROADWAY, 473, s e c Montrose av, 1-sty bk auto showroom, 38.1x50.7 1/2; \$12,000; (o) Herman Goldstein, 173 Penn; (a) Henry J. Nurick, 772 Bway (11249).

CLINTON AV, 37-39, e s, 163.6 1/4 n Park av, 1-sty bk shed, 50x100; \$15,000; (o) Drake Bros. Co., 77 Clinton av; (a) Dodge & Morrison, 160 Pearl, N Y (11303).

Queens.

DWELLINGS.

ARVERNE.—Ocean av, s e c Beach 59th, 1-sty fr dwg, 18x36, shingle rf, 1 family, gas; \$2,500; (o) J. Coner, prem; (a) P. Caplan, 16 Court, Bklyn (4629).

COLLEGE POINT.—Av A, n w c 16th, 1 1/2-sty fr dwg, 19x41, slag rf, stove & gas, 1 family; \$5,000; (o) Mrs. Lena Hess, 51 Schleicher st, College Point; (a) Harry T. Morris, 710 10th, College Point (4700).

CORONA.—43d st, n w c Polk av, 2-sty fr dwg, 22x50, slag rf, 2 families, gas; \$7,000; (o) V. Scuderi, 277 Woodside av, Elmhurst; (a) Chas. J. Stidolph, 15 Ivy, Elmhurst (4640).

DUNTON.—Baker av, e s, 65 s Beaufort, 2-sty fr dwg, 32x28, shingle rf, 1 family, gas; \$6,000; (o) G. & C. Thomas, 1706 Nelson av, Bronx; (a) Amos Robins, 230 Fulton, Jamaica (4694).

EAST ELMHURST.—Briell pl, w s, 120 s Banks av, 2-sty fr dwg, 17x30, shingle rf, 1 family, gas, steam heat; \$7,000; (o) Mrs. Chas. Abbott, 23 N 51st, Corona; (a) F. O. Gustafson, East Elmhurst (4696).

EDGEWATER.—Beach 43d st, e s, 100 s Rockaway Beach blvd, 2-sty fr dwg, 23x37, shingle rf, 2 family, steam, elec; \$7,000; (o) Robert Meyers, 24 Stone, Manhattan; (a) Meyer Bros., Edgemere (4704).

ELMHURST.—24th st, e s, 99 n Astoria av, 1 1/2-sty fr dwg, 20x32, shingle rf, gas, 1 family; \$1,900; (o) John Harper, 385 Astoria av, Elmhurst; (a) R. L. Lukowski, Stevens st, L. I. City (4618).

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FAR ROCKAWAY.—McNeil av, w s, 225 n Central av, 2-sty fr dwg, 24x35, shingle rf, 1 family, steam, elec; \$7,000; (o) Mathilde Jorgensen, 1037 White, Far Rockaway (4703).

GLENDALE.—Larch st, n s, 590 e Van Dine, 1½-sty fr dwg, 23x22, shingle rf, 1 family, gas; \$3,000; (o) Harry Bornschein, 369 Dill pl, Glendale; (a) Chas. Lowe, Freeport, L. I. (4655).

JAMAICA.—Rockaway blvd, s s, 1,312 w Lincoln av, 1½-sty fr dwg, 20x26, shingle rf, 1 family, gas; \$3,000; (o & a) E. E. Meacham, South Ozone Park (4668).

JAMAICA.—Homer Lee av, e s, 439 n Fulton, 2-sty fr dwg, 22x18, shingle rf, 1 family, gas; \$2,000; (o) Emile Singer, Edge pl, Jamaica; (a) owner (4627).

JAMAICA.—Scudder st, s s, 300 e Rockaway rd, 2-sty bk dwg, 16x45, slag rf, 2 family; \$5,000; (o) Maria Valentino, prem; (a) Louis Danancher, 328 Fulton, Jamaica (4712).

JAMAICA.—Scudder st, s s, 320 e Rockaway rd, 2-sty bk dwg, 16x45, slag rf, gas, 2 family; \$5,000; (o) Marie Valentino, prem; (a) Louis Danancher, 328 Fulton, Jamaica (4711).

JAMAICA.—Waltham st, w s, 100 n Humbolt blvd, 2-sty bk dwg, 20x45, slag rf, 1 family, gas; \$7,000; (o) Anthony Saracino, prem; (a) Louis Danancher, 328 Fulton, Jamaica (4710).

JAMAICA.—Brown av, w s, 175 s Remson, 2-sty fr dwg, 18x30, shingle rf, 1 family; \$4,000; (o) George Mauro, Brown av, Jamaica; (a) Louis Danancher, 328 Fulton, Jamaica (4709).

JAMAICA.—Oxford st, s s, 160 e Vine, 1-sty fr dwg, 16x36, shingle rf, 1 family; \$3,500; (o) Thomas Gerus, 7 Brooklyn av, Jamaica; (a) Louis Danancher, 328 Fulton, Jamaica (4716).

JAMAICA.—Harvard av, e s, 407 s Hillside av, 2-sty fr dwg, 16x38, shingle rf, 1 family, gas, 3 bldgs, \$18,000; (o) Geo. P. Kaiser & Henry Doepp, 2326 Norman, Ridgewood; (a) Louis Danancher, 328 Fulton, Jamaica (4718 & 4719).

JAMAICA.—Harvard av, e s, 387 s Hillside av, 2-sty fr dwg, 16x38, shingle rf, steam, 1 family; \$6,000; (o) Geo. P. Kaiser & Henry Doepp, 2326 Norman, Ridgewood; (a) Louis Danancher, 328 Fulton, Jamaica (4717).

JAMAICA.—Merrick rd, 2,000 s Central av, 2-sty fr dwg, 22x28, shingle rf, 1 family, steam, elec; \$8,500; (o) Fred Mailand, Merrick rd, Jamaica; (a) William Younge, 101-20 116th, Richmond Hill (4702).

JAMAICA SOUTH.—Maple st, w s, 275 s Rockaway blvd, 2-sty fr dwg, 1 family, shingle rf, steam; \$4,500; (o) Vincent Vinzegura, Rockaway blvd, Jamaica; (a) Louis Danancher, 328 Fulton, Jamaica (4707).

JAMAICA SOUTH.—Maple st, w s, 255 s Rockaway blvd, 1-family, 2-sty fr dwg, 15x38, shingle roof, steam; \$4,500; (o) Vincent Vinzegura, Rockaway Blvd, Jamaica; (a) Louis Danancher, 328 Fulton, Jamaica (4708).

JAMAICA PARK.—10th st, s s, 120 e Lang, 2-sty fr dwg, 25x18, slag rf, 1 family, gas; \$1,200; (o) Rosna Badley, Cedar Manor; (a) owner (4626).

L. I. CITY.—Wilson av, n e c 12 av, 3-sty bk dwg, 25x38, slag rf, 2 families, gas; \$20,000; (o) Clemont Irliskey, 45 Wilson av, L. I. City; (a) Frank Braun, 233 Ditmars av, L. I. City (4620).

LITTLE NECK.—Sound View av, s e c Morgan, 1½-sty fr dwg, 28x33, shingle rf, 1 family, gas, steam heat; \$4,800; (o) Clementine Terzi, Little Neck; (a) Nicholas Terzi, Little Neck (4690).

MASPETH.—Furman av, w s, 598 s Grand, 1-sty fr dwg, 18x40, slag rf, 1 family, gas; \$1,200; (o) John Gebele, 457 W 44th, Manhattan (4647).

MIDDLE VILLAGE.—Prospect av, w s, 125 n Metropolitan av, 1-sty bk dwg, 22x24, slag rf, 1 family, gas; \$2,000; (o) Peter Roedler, 7 John, East Williamsburg; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (4682).

QUEENS.—Creed pl, n s, 84 w Crescent pl, 2-sty fr dwg, 16x32, shingle rf, 1 family, gas; \$4,800; (o) A. Abrahamson, Queens; two bldgs, \$9,600 (4650-51).

RICHMOND HILL.—Walnut st, e s, 320 n Metropolitan av, 1-sty bk dwg, 22x40, shingle rf, 1 family, gas; \$5,000; (o) Robert Keppler, 29 Sunnyside av, Bklyn; (a) H. Spinken, 1 Fulton, Jamaica (4685).

RICHMOND HILL.—Elmwood st, s s, 130 e Woodhaven av, 2-sty fr dwg, 18x38, shingle rf, 1 family, gas, steam heat; \$9,000; (o) J. McEnany, Richmond Hill; (a) H. T. Jeffrey, Jr., Butler Bldg, Jamaica (4637).

RICHMOND HILL.—105th st, e s, 65 s 85th, 2-sty fr dwg, 22x43, shingle rf, 1 family, gas, steam heat; \$12,000; (o) G. S. Buckman, 35 W 26th, Manhattan; (a) H. T. Jeffrey, Jr., Butler Bldg, Jamaica (4636).

ROSEDALE.—Park blvd, n s, 90 w Rose pl, 2½-sty fr dwg, 24x25, shingle rf, 1 family, gas, steam heat; \$6,000; (o & a) E. C. Killane, Rosedale, L. I. (4699).

ST. ALBANS.—Remsen st, e s, 130 n St. Marks pl, 2½-sty fr dwg, 24x26, shingle rf, 1 family, gas; \$5,500; (o) Tatje Building Co., Inc., St. Albans, Inc.; (a) owner (4649).

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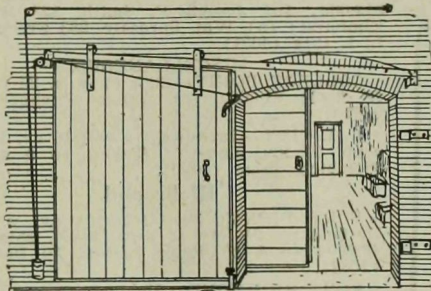
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ST. ALBANS.—Highland av, n s, 122 e Farmers av, 2-sty fr dwg, 16x38, shingle rf, steam, 1 family; \$5,000; (o) Patsk Vinciguera, Rockaway blvd, Jamaica; (a) Louis Danancher, 328 Fulton, Jamaica (4714).

ST. ALBANS.—Highland av, n s, 147 e Farmers av, 2-sty fr dwg, 16x38, shingle rf, steam heat, 1 family; \$5,000; (o) Patsy Vinciguera, Rockaway blvd, Jamaica; (a) Louis Danancher, 328 Fulton, Jamaica (4713).

SOUTH OZONE PARK.—Central av, n w c Maple, 4-2-sty fr dwgs, 14x34, shingle rf, 1 family, gas; \$12,000; (o & a) Thomas F. Malone, South Ozone Park (4664-65-66-67).

SOUTH OZONE PARK.—Three Mile rd, e s, 120 n Central av, 2-sty fr dwg, 14x34, shingle rf, 1 family, gas; \$3,000; (o & a) Thomas F. Malone, South Ozone Park (4663).

SPRINGFIELD.—Broadway, n e c Clermont av, 1½-sty fr dwg, 17x40, shingle rf, 1 family, gas; \$4,200; (o & a) E. C. Killaine, Springfield (4652).

UNION TERRACE.—76th st, w s, 447 n Jamaica av, 2-sty bk dwg, 20x55, slag rf, 2 families, gas, two buildings; \$12,000; (o) John Montelene, 121 Noll, Bklyn; (a) Frank Laspia, 525 Grand, Bklyn (4692).

WOODHAVEN.—84th st, w s, 153 s 91 av, 4-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$28,000; (o) Teresa L. Newman, 224 Adirondack blvd, Neponen; (a) Jas. I. Newman, same address (4633-34).

WOODHAVEN.—Beaufort av, s w c Thrall av, 1-sty fr dwg, 20x24, shingle rf, 1 family, gas; \$2,200; (o) Antonia Veschine, prem; (a) Jos. Mondra, 3917 Jerome av, Woodhaven (4621).

WOODHAVEN.—Sapphire st, n w c Dumont av, 1-sty fr dwg, 20x30, slag rf, 1 family, gas; \$1,000; (o) Antonia Cheventizzi, 86 Van Sinderinn, Bklyn (4639).

**FACTORIES AND WAREHOUSES.**

JAMAICA.—Chichester av, s e c Longfellow av, 1-sty fr storage, 100x110, slag rf; \$7,000; (o) Jos. Catafano, 98 Johnson av, Jamaica; (a) F. J. Fellows, Butler Bldg, Jamaica (4691).

JAMAICA.—New York av, w s, 75 s L. I. R. R., concrete blk storage; \$1,500; (o) Saml Baylis, prem (4646).

**STABLES AND GARAGES.**

JAMAICA.—Rockaway rd, e s, 225 n Beaver st, 1-sty bk garage, 100x91, slag roof, steam, elec; \$35,000; (o) Humphrey, Weiss & Baum, 79th st & 17 av, Brooklyn; (a) Louis Dannacher, 328 Fulton (4715).

JAMAICA.—Henley rd, n s, 187 e Radnor rd, fr garage; \$1,500; (o & a) Matanok Land Co., Jamaica, L I (4656).

JAMAICA.—Bergen av, w s, 326 n Fulton st, bk garage, 26x261, peak roof, steam, electric; \$80,000; (o) Walter Bros. Motor Co., Inc., 436 Fulton, Jamaica; (a) William E. Lehman, 738 Broad, Newark, N J (4705).

L. I. CITY.—Wilson av, n e c 12th av, bk garage; \$1,200; (o) Clement Ihrisrick, 45 Wilson av, L I City; (a) Frank Braun, 233 Ditmars av, L I City (4619).

RIDGEWOOD.—Foxall st, 124, conc blk garage; (o & a) Chas. Konrad, prem (4680).

UNION COURSE.—91st av, n s, 134 e Enfield st, two conc blk garages; \$1,000; (o & a) F. Catafano, prem (4643-44).

WOODHAVEN.—Willard av, 412, conc blk garage; \$1,000; (o & a) Wm. F. Kurz, prem (4662).

WOODSIDE.—10th st, s w c Stryker av, conc blk garage; \$1,000; (o & a) P. A. Powell, Woodside (4684).

**STORES, OFFICES AND LOFTS.**

ELMHURST.—Polk av, s w c 26th, 1-sty bk strs, 100x75, slag rf, steam heat, elec; \$25,000; (o) Queensboro Inv. Co., Bridge Plaza, L. I. City; (a) Geo. H. Wells, 21 E 40th, Manhattan (4628).

L. I. CITY.—Academy st, e s, 139 s Paynter av, 1-sty bk str, 28x25, slag rf, steam heat; \$3,000; (o) Joseph F. Smith, 123 Elbertson, Elmhurst; (a) Wm. Sprosser, 283 Freeman av, L. I. City (4632).

L. I. CITY.—Academy st, e s, 139 n Paynter av, 1-sty bk str, 25x45, slag rf, steam heat, elec; \$12,000; (o) Joseph F. Smith, 123 Elbertson, Elmhurst; (a) Wm. Sprosser, 283 Freeman av, L. I. City (4631).

**MISCELLANEOUS.**

COLLEGE POINT.—20th st, w s, 25 n Av F, fr shed; \$1,000; (o) Anton Metchner, prem (4616).

L. I. CITY.—Broadway, n w c 16 av, 1-sty bk shop, 25x40, slag rf; \$3,000; (o & a) Paul Plombino, prem (4669).

**Richmond.**

PORT RICHMOND.—Heberton av, w s, s c Hatfield pl, 2½-sty fr dwg, 19x30, shingle rf; \$6,000; (o & b) Peter Larsen, 50 Decker av (1032).

PORT RICHMOND.—Heberton av, e s, 347 s Palmer av, 2½-sty fr dwg, 19x30, shingle rf; \$3,000; (o & b) Peter Larsen, 50 Decker av (1027).

PORT RICHMOND.—Heberton av, w s, 25 n Clinton av, 2½-sty fr dwg, 19x30, shingle rf; \$3,000; (o & b) Peter Larsen, 50 Decker av, Port Richmond (1030).

PORT RICHMOND.—Morningstar rd, w s, 475 n LaSalle, 2-sty fr dwg, 24x30, shingle rf; \$3,000; (o) Matilda Johnson, 162 Morningstar rd, Port Richmond; (a) Michael J. Lawler, 211 Prospect, Port Richmond (1126).

PORT RICHMOND.—Decker av, w s, 281 n Gahn, 2-2½-sty fr dwgs, 19x28, shingle rf; \$10,000; (o & b) O. O. Odegard, 183 Sharpe av (1165).

PORT RICHMOND.—Sharpe av, n s, opp Palmer av, 2-sty fr dwg, 24x27, shingle rf; \$8,400; (o) R. Smith, 497 Herlerant av; (a) H. Pilson, 158 Catherine, Port Richmond (1174).

PORT RICHMOND.—Cornell st, s s, 205 e Decker av, 1½-sty fr dwg, 22x24, shingle rf; \$3,000; (o & b) John Johnson, 71 Decker av (1195).

PORT RICHMOND.—Homestead av, s s, 220 w Heberton av, 2-sty fr dwg, 20x28, shingle rf; \$4,000; (o) Annie Larsen, 30 Homestead av; (a) John A. B. Larsen, 30 Homestead av (1214).

PRINCESS BAY.—N w side Florence pl, 400 of Princess Bay rd, 1-sty bk dwg, 30x35, shingle rf; \$3,300; (o) Geo. Dooxey, Esq., 29 Florence pl; (a) A. M. Anington, 101 Park av, Manhattan (1021).

RICHMOND.—Margaret st, w s, 100 s Willard av, 1-sty fr dwg, 35x24, asphalt rf; \$2,800; (o) M. C. Horhauf, Richmond P. O.; (b) Geo. Hoverhauf, 95 Wright, Stapleton (1182).

RICHMOND PARK.—Margaret st, s s, 150 w McKinley av, 1-sty frame dwg, 24x24, shingle roof; \$2,500; (o) Robt. C. Turnbull, Campbell, N Y; (a) Jno. Schnoll, 312 Clark av, Rich. S I (832).

ROSEBANK.—Thompson pl, s s, c James pl, 2-sty fr dwg, 28x22, shingle rf; \$6,000; (o) Arthur G. Thompson, 149 Belaire rd, Rosebank; (a) Jas. H. Thompson, 68 Evelyn pl, Rosebank (1175).

ROSE BANK.—Thompson pl, n s, 200 n Tompkins av, 2-sty frame dwg, 25x25, shingle roof; \$5,500; (o) E. M. Harker, 42 Norwood av; (a) W. O. Coburn, 183 Dickle av (891).

SOUTH BEACH.—Arthur av, w s, 420 Cedar, 1-sty fr dwg, 16x40, shingle rf; \$4,000; (o)

John Piscitelli, 137 Sand la; (a) Chas. B. Hewcker, 206 Cedar, Rosebank (1122).

SOUTH BEACH PARK.—Piava av, e s, 270 n Old Town rd, 2-sty fr dwg, 22x31, shingle rf; \$4,000; (o) Benedetto Megna, 501 E 79th, Manhattan; (a) Lucian Pisciotta, 3011 Barnes av, Manhattan (1130).

SOUTH BEACH PARK.—Orlando st & Lansing st, n e c, 1-sty fr dwg, 26x27, shingle rf; \$2,500; (o) Natale Michelotti, 67 W 34, Manhattan; (a) Lucian Pisciotta, 3011 Barnes av, Manhattan (1131).

STAPLETON.—Gray st, w s, n w c Hudson, 2-sty fr dwg, 18x30, shingle rf; \$6,000; (o & a) John Wanamaker, Manhattan (1143).

TOTTENVILLE.—Yetman av, e s, 100 s Summit av, 1½-sty frame dwg, 25x34, shingle rf; \$6,000; (o) Mike Filimon, 227 Yetman av; (a) Mike Filimon, 227 Yetman av (935).

TOTTENVILLE.—Lehigh st, s w s, 171 nw Amboy rd, 2-sty fr dwg, 26x34, shingle rf; \$4,500; (o) Ernest Dabbs, 186 Fisher av, Tottenville; (b) S. Tonzer, 67 Henry (1043).

TOTTENVILLE.—Truman st, s s, 20 e Brehart av, 1-sty fr dwg, 41x27, shingle rf; \$2,600; (o) Robinson, 351 Brehart av; (b) Max Knothe, Kreischerville (1177).

TURNPIKESVILLE.—Sherman av, w s, s w c Benzinger av, 2-sty frame dwg, 22x50, shingle roof; \$9,000; (o) Jno. J. Reilly, Turnpikesville, S I; (a) Lynt Beach, Turnpikesville, S I (974).

TYSEN MANOR.—Greely av, s s, 150 w Kruser, 1-sty fr dwg, 25x30, shingle rf; \$5,000; (o) Alma J. O'Brien, Grant City; (a) C. Hewcker, Tompkinsville (1190).

WESTERLEIGH.—E s Deems av, 40 s Waters av, 2½-sty fr dwg, 19x30, shingle rf; \$6,000; (o) C. E. Pettimes, on prem; (supt) W. H. Lynch, West New Brighton (1153).

WEST BRIGHTON.—Rice av, s s, 60 w Smith av, 2-2½-sty fr dwgs, 20x36, shingle rf; \$5,000; (o) Louis M. Robertson, 65 Fairview av; (a) Harry W. Pelcher, Port Richmond (1083).

WEST BRIGHTON.—Ft of Bement st & Rich ter, construct foot bridge over Staten Island Rapid Transit tracks, 6x50; \$4,000; (o) Verdon & Co., Rich ter; (b) Terry & Tench Co., Grand Central Terminal (1087).

NEW BRIGHTON.—Castleton av, w s, 150 e Brighton av, 2-sty fr dwg, 24x24, shingle rf; \$5,000; (o) John S. Graham, 32 Court, Bklyn; (a) W. E. Webster, 4 2d, West Brighton (1157).

WEST BRIGHTON.—Pelton av, e s, 1,640 n Henderson av, 2½-sty fr dwg, 22x30, shingle rf; (o & b) O. O. Odegard, 183 Sharpe av, Port Richmond (1167).

WEST BRIGHTON.—Pelton av, e s, 1,603 n Henderson av, 2½-sty fr dwg, 22x30, shingle rf; \$6,000; (o & a) O. O. Odegard, 183 Sharpe av, Port Richmond (1166).

WEST NEW BRIGHTON.—Fairview av, w s, 200 s Potter av, 2-sty fr dwg, 24x27, shingle rf; \$8,500; (o) G. Ostrander, 218 Potter av; (a) H. W. Pilcher, Port Richmond (1024).

WEST NEW BRIGHTON.—Fiske av, e s, 125 s Leonard, 1-sty fr dwg, 36x18, shingle rf; \$3,200; (o) Wm. N. Van Cott, 56 Cray av, Mt. Vernon, N. Y.; (a) Louis Bossert & Sons, Inc., Grand st & Newtown Creek, Bklyn (1148).

WEST NEW BRIGHTON.—Forest av, n s, n e c Brighton av, 2-sty fr dwg, 32x38, shingle rf; \$6,500; (o) L. C. Sirkus, 1287 Castleton av, West Brighton; (a) Oesen Makely, 125 Kingly av, West Brighton (1156).

WEST NEW BRIGHTON.—Elizabeth st, e s, 125 n Myrtle av, 1-sty fr dwg, 25x42, shingle rf; \$4,500; (o) W. Beggins, Britton st; (a) Chas. Gange, Stapleton (1126).

WEST NEW BRIGHTON.—Delafield av, n s, 376 e Elizabeth, 2½-sty fr dwg, 25x26, shingle rf; \$3,800; (o) Competent Home Bldg. Co., West New Brighton; (a) A. H. Ludwig, 94 Egbert av, West New Brighton (1215).

WEST NEW BRIGHTON.—Forrest av, n s, 110 e Davis av, 2-sty frame dwg, 20x30, shingle roof; \$4,000; (o) Peter Codde, Davis av; (a) O. O. Odegard, 183 Pharp av (1013).

WEST NEW BRIGHTON.—Allen Court, e s, 90 e Clove rd, 7-2-sty frame dwgs, 22x26, shingle roofs; \$28,000; (o) Compit House Bldg Co., West New Brighton; (a) A. H. Ludwig, 94 Egbert av, West New Brighton (986).

WEST NEW BRIGHTON.—Myrtle av, s s, 100 w Elizabeth st, 2½-sty frame dwg, 26x27, shingle roof; \$5,500; (o) August Olsen, 201 Myrtle av, West Brighton; (a) P. Olsen, Roe, West Brighton (933).

WILLOWBROOK.—Bradley av, s e c, near King st, 2-sty frame dwg, 20x100, shingle rf; \$5,600; (o) Thos. Carnavale, Roosevelt av; (a) Jas. Carnamattell, Willowbrook, S I (994).

2D WARD.—Dudley st, w s, 220 n Grand av, 2-sty frame dwg, 26x30, shingle roof; \$5,000; (o & b) Forsten Johnson, 452 Mott av, Bronx (894).

**MISCELLANEOUS.**

CLIFTON.—Edgewater av, n s, opp Sylva la, 1-sty bk brass & copper shop, 22x51x27x52, corrugated iron roof; \$2,500; (o & b) Frazer Brass & Co., 1828 Bway, N Y C (908).

ELTINGVILLE.—S of Southfield blvr, near Arden av, 1-sty fr pantry, 40x56, shingle rf; \$4,000; (o) Asso. Imp. Cond. of Poor, 105 E 22d, Manhattan; (a) Delano & Aldrich, 126 E 38th, Manhattan (1200).

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PORT RICHMOND.—E s, 8 w R. R. track, 2-sty bk signal tower, 12x15, f. p. rf; \$5,000; (o) Staten Island R. R., Crabtree Bldg., St. George; (a) W. N. B. Russell, 518 Richmond ter, New Brighton (952).

ST. GEORGE.—Richmond ter, n w c Wall, 4-sty f. p. police headquarters & 66th Precinct station house, 101x82, 5-ply Barret spec. rf; \$250,000; (o) Police Dept., City of N. Y.; (a) Jas. Whitford, Staten Island Bldg., Tompkinsville (1006).

**PLANS FILED  
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**Manhattan.**

ALBANY ST, remove wall, partitions, new show windows, stairs, partitions, toilets, beams, girders in 5-sty bk str & tnt; \$5,000; (o) Markham Realty Corp., 31 Nassau; (a) Kunzi & Waillant, 349 Graham av, Bklyn (2771).

FRONT ST, 98, remove stoop, posts, girders, wall, new window, entrance, wall, stairs, enclosure, plumbing in 4-sty bk str, offices & storage; \$20,000; (o) Daniel Enright, 112 Front; (a) Geo. Fred Pelham, 200 W 72d (2796).

IRVING PL, 74, new partitions, stairway, bathroom, wall, remove show window in 4-sty bk apt house; \$9,000; (o) Mary Magrath, 74 Irving pl; (a) Philip Bardes Co., 230 Grand (2779).

MANHATTAN ST, 177-179, new footing, columns, floor in 4-sty bk storage; \$7,000; (o) 42d St., Manhattanville & St. Nicholas R. R. Co., 2396 3 av; (a) John S. McWhirter, 1195 3 av (2769).

THOMPSON ST, 221-9, remove wall, new ext, 1-sty add on 3-sty f. p. garage; \$65,000; (o) Henry Birdsall, 182 West; (a) J. M. Felson, 1103 Bway (2762).

10TH ST, 117 E, remove stoop, partitions, new plumbing fixtures, studio, general repairs in 4-sty bk dwg; \$10,000; (o) Wm. Norman Guthrie, 254 E 11th; (a) Ellwood Williams, Westbury, N. Y. (2810).

14TH ST, 126-138 E, 13TH ST, 123 E, remove partitions, new stairs, openings, walls, ceiling, marquise in 2-sty f. p. str & office bldg; \$5,000; (o) Fox Realty Co., 840 10 av; (a) Wm. Fried, 840 10 av (2794).

19TH ST, 5 E, new str front, stucco, stair, elevator, balconies in 5-sty bk str, lofts & mfg; \$20,000; (o) Adolph Klar, 221 4 av; (a) Terwilliger & Son, 452 5 av (2821).

19TH ST, 30-32 W, remove partitions, new stairway, bulkhead in 3-sty bk lofts & str; \$5,000; (o) Jacob Steinberg & Samuel Folchuk, 1181 43d, Bklyn; (a) Jacob Fisher, 25 Av A (2777).

36TH ST, 161-3 E, new partitions, vent shaft, iron fence, boiler room, flue, pent house, 1-sty ext in 4-sty bk apts; \$15,000; (o) 163 E, 36th St. Corp., 308 W 21st; (a) W. Haefeli, 229 W 42d (2783).

37TH ST, 32 W, remove stoop, new bathrooms in 5-sty bk str & apts; \$5,000; (o) John F. Scully, 411 5 av; (a) Wm. J. Russell, 73 W 46th (2773).

41ST ST, 237-245 E, remove steps, fire-escape, new stairs, openings in 4-sty bk str & loft; \$6,000; (o) Henry Hof, 567 3 av; (a) M. Jos. Harrison, 110 E 31st (2829).

42D ST, 232 E, remove wall, floors, new ext, stairs, floors, alts in 2-sty bk str; \$15,000; (o) Henry Hof, 567 5 av; (a) M. Jos. Harrison, 110 E 31st (2825).

43D ST, 207 E, remove partitions, stairs, wall, new posts, girders, stairs, partitions, doors, bulkhead, columns, ext in 4-sty bk tnt; \$10,000; (o) H. P. Wright & Co., 25 W 42d; (a) H. P. Wright, 25 W 42d (2800).

45TH ST, 151 E, remove partitions, stairs, new windows, entrance, toilets, bathrooms, partitions, stairs, skylights door in 3-sty bk str & apts; \$12,000; (o) McMillan Realty Co., 103 Park av; (a) Geo. T. Droste, 203 E 20th (2819).

48TH ST, 55 W, remove walls, partitions, new front, ext, elevator shaft, partitions, beams in 4-sty bk str, offices & show rooms; \$25,000; (o) N. Ward Ford, 165 William; (a) Geo. Fred Pelham, 200 W 72d (2795).

48TH ST, 128 W, new framing, ext, toilets in 4-sty bk str & dwg; \$10,000; (o) Chas. Monza, 126 W 43d; (a) Augusta C. Pauli, 331 Madison av (2805).

51ST ST, 10 W, remove partitions, new partitions, stairway, front, beams in 5-sty bk str, office & dwg; \$9,500; (o) Max Wolins, 214 Fulton, Geo. Gross, 210 W 112, Harry Birzbaum, 10 W 51st; (a) B. H. & C. N. Whinston, 2 Columbus Circle (2817).

56TH ST, 41 W, remove front, partitions, new front, partitions, openings, stairs, stairway, fire-escape, doors, windows in 4-sty bk str & dwg; \$20,000; (o) Maurice J. & Jeanne Prevot, 41 W 56th (2776).

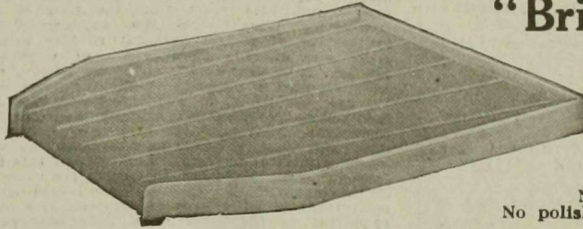
62D ST, 15 W, 63D ST, 14 W, new beams, trim, rf in 7-sty f. p. theatre; \$12,000; (o) Ed. Margolles, 19 E 33d; (a) Herbt. J. Krapp, 116 E 16th (2778).

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BERGEN ST, 1977, n s, 340 w Hopkinson av, porch to 2-family dwg \$1,500; (o) Jos. Hecht, prem; (a) E. M. Adelson, 1778 Pitkin av (11389).

CARROLL ST, 952-72, s w c Franklin av, int alt to 2-sty car barn; \$1,500; (o) C I & Bklyn R R Co., 85 Clinton; (a) C. W. Burke, 85 Clinton (11402).

CLYMER ST, 114, s s, 299.6 w Bedford av, int alt to 3-sty bk 2-fam dwg; \$2,000; (o) Augusta B Cobb, 212 Bway; (a) Harry Horwitz, 230 Grand, N Y (11291).

COLUMBIA ST, 289, e s, 20 s Summit st, str front & int alt to 4-sty bk str & 3-fam dwg; \$2,500; (o) Max Backer, 113 Union; (a) John J. Millman, 26 Court (11307).

COOK ST, 125, n s, 100 e Morrell st, ext & int alt to 3-sty fr str & 3-fam dwg.; \$1,000; (o) Simon Hag, prem; (a) Tobias Goldstone, 50 Graham av (11261).

DEGRAW ST, 264, s s, 110 e Clinton st, int & pl 2-sty bk storage shop garage; \$1,500; (o) Mrs. Julia Appruzzia, 238 Degraw; (a) Burke & Olsen, 32 Court (11209).

GROVE ST, 126, s s, 375 w Central av, raise ext & int alt in 2-sty fr 1-fam dwg; \$1,800; (o) Martoin Kunz, 260 Humboldt; (a) Fredk. A. Weinberger, 1125 Decatur (11458).

HANCOCK ST, 102, s s, 420 w Nostrand av, ext & int alt to 3-sty bk fd room & 1-fam dwg; \$9,000; (o) Pine Edison, 19 Herkimer; (a) Montrose Morris Sons, 533 Nostrand av (11266).

HICKS ST, 82-4, n w c Orange st, f e windows, int alt & plbg to 4-sty bk 2-fam dwg & boarders; \$8,000; (o) Jackbert Realty Co., Inc., 157 Remsen; (a) J. Sarsfield Kennedy, 157 Remsen (11294).

JACKSON ST, 175-7, n s, 125 e Manhattan av; ext to storage bldg; \$2,000; (o) Valentine & Co., prem; (a) Gustave Erda, 826 Manhattan av (11204).

KEAP ST, 185, n s, 125 e Lee av, int alt & plbg in 3-sty bk 2-fam dwg; \$2,000; (o) Max Karmin, 1465 1 av; (a) Saml Rosenblum, 51 Chambers, N Y (11252).

KENT ST, 116, s s, 323.1 e Franklin st, int alt & ext to 3-sty bk dwg; \$1,250; (o) David Davidson, 89 Java; (a) Jas. McKillop, 154 India (11203).

KOSCIUSKO ST, 196-218, s s, 125 w Tompkins av, roof to 1-sty bk mill; \$2,500; (o) Jos. Wild & Co., prem; (a) Louis A. Harrison, 405 Lexington av, N Y (11288).

Lincoln pl, 716-24, s s, 100 e Rogers av, excavate cellar in garage; \$4,000; (o) Patk McTiernan, 826 Nostrand av; (a) Bly & Hamann, 551 Nostrand av (11269).

CONCURRENT RESOLUTIONS

6-2-20-400 (2-8211)

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 nays, 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; or 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 thereto, 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 hereinbefore 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, 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 theretofore 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 cancellation, 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 bears the amount of 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 unretired 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 money so set apart in any fiscal year be sufficient to provide such sinking fund, the 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 moneys thereafter received, 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 debt 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. 18, 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.:  
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.:  
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.:  
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.:  
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.

[A. 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 numbers 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 legislative 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

§ 1. In counties which now have, or hereafter have, county auditors or other fiscal officers, authorized to audit bills, accounts, charges, claims or demands against the county the 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 O. 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 [A. 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-

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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 O. 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 [A. 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, concerning such as

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may be incidental to the performance of these functions, any other provision of this constitution to the contrary notwithstanding. No [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 secretary of state 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 officer 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; 13. Charities and correction; 14. Public service; 15. Banking; 16. Insurance; 17. Civil service; 18. Military and naval affairs; 19. 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. SWERT,

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

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§ 2. [The] CITY OF ALBANY, THIS SEVENTH DAY OF MAY in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO, Secretary of State.

NINE

AMENDMENT.—Matter in italics is new; matter in brackets [ ] is to be omitted.

STATE OF NEW YORK.

OFFICE OF THE SECRETARY OF STATE.

ALBANY, July 31, 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. [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 of 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 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 canals, except so far as the execution of the laws relating to such construction or improvement shall be committed 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 prescribed 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 now incumbent 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 commissioner 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 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 crea-

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tion of any office for such purposes hereafter.

§ [9]s. 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 O. 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,

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 the 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 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

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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 toll collectors, 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

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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 an 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]s. 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]s. 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 O. 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 on the whole thereof.

GIVEN under my hand and the seal of the 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.

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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 the 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 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 neglect 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 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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rest 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 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.

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 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] between Rome and Stowack. 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 O. 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

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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 to 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 to increase its 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 or 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 court 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 O. 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.

OFFICE OF THE SECRETARY OF STATE, 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 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 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 constitution be published for three months previous to the time of such election.

CONCURRENT RESOLUTIONS.

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.

OFFICE OF THE SECRETARY OF STATE, 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 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 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 assign 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 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, Albany, July 1, 1920. 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 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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