

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, 1870, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1920, by The Record and Guide Company

119 West 40th Street, New York (Telephone: Bryant 4300)

VOL. CVI
NO. 14 (2742)

NEW YORK, OCTOBER 2, 1920

25c. A COPY
\$12.00 A YEAR

Advertising Index

	Page
A B See Electric Elevator	4th Cover
Abbey, Inc., W. B.	4th Cover
A. J. Contracting Co.	479
Ackerly, Orville B., & Son	466
Adler, Ernest N.	466
Altmayer, Leon S.	465
American Bureau of R. E.	466
American Whitewash Co.	477
Ames & Co.	465
Amy & Co., A. V.	465
Anchor Steel Products Corp.	476
Anderson & Co., James S.	452
Armstrong & Armstrong	466
Aspromonte & Son, L. S.	479
Atlantic Terra Cotta Co.	477
Automatic Fire Alarm Co.	474
Bauer, Millbank & Molloy	462
Bechmann, A. G.	466
Benzing Co., Jos. H.	477
Birdsall, Daniel, & Co.	Front Cover
Boyd, James	2d Cover
Boylan, John J.	465
Brown, Frederick	464
Brown Co., J. Romaine	Front Cover
Builders' Brick & Supply Co.	4th Cover
Bulkley & Horton Co.	466
Busher Co., Eugene J.	465
Butler & Baldwin	465
C. H. Motors Co.	472
Cammann, Voorhees & Floyd	465
Carpenter, Leonard J.	465
Chauncey Real Estate	465
Chesley Co., Inc., A. C.	479
City Investing Co.	452
Classified Advertisements	467
Cogley, Peter F.	466
Corning Co., Edward	4th Cover
Corwith Brothers	468
Coutoucas, Nicholas	462
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank Sons, Wm.	Front Cover
Cudner R. E. Co.	465
Cushman & Wakefield	Front Cover
Cutler & Co., Arthur	466
Cutner, Harry B.	465
Davies, J. Clarence	460-468
Day, Joseph P.	465
Dike, O. D. & H. V.	466
Dowd, James A.	466
Duross Co.	465
Dwight, Archibald & Perry	465
Eastern Gas Appliance Co.	478
Elliman & Co., Douglas L.	452
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply	4th Cover
English, J. B.	465
Feuerbach, F. J.	466
Finch & Co., Chas. H.	478
Flanagan, Austin	465
Fischer, J. Arthur	465
Fogarty, T. A. & J. J.	466
Fox & Co., Fredk.	465
Frank & Frank	474
Fuller Co., Geo. A.	474
Gallin & Son, Inc., John	474
Gates, Elmer	465

TABLE OF CONTENTS.

Editorials	453
Legislature Does Nothing to End Housing Shortage	455
Action of Legislature Criticised by Realty Experts	456
Full Text of Housing Bills Signed by Governor Smith	457
Tax Assessments for 1921 Show Over Billion Increase	459
Review of Real Estate Market for the Current Week	461
Private Sales of the Week	461
Leases	467
Statistical Table of the Week	468
Curtailed Production Bars Lower Material Price Level	469
Plan Early Start on Large Parochial School in the Bronx	470
Public Utilities Predominate in Week's Building Report	471
Personal and Trade Notes	471
Trade and Technical Society Events	471
Building Material Markets	472
Current Building Operations	472
Contemplated Construction	474
Plans Filed for New Construction	477

Advertising Index

	Page
Newins, Harvey B.	463
New York Edison Co., The	475
New York Title & Mortgage Co.	452
Niewenhous Bros., Inc.	479
Noyes & Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	463
O'Hara Bros.	466
O'Reilly & Dahn	465
Orr & Co., John C.	475
Payton, Jr., Co., Philip A.	468
Pease & Elliman	Front Cover
Pfomom, F. & G.	Front Cover
Polak Brokerage Co., E. A.	466
Pomeroy Co., Inc., S. H.	477
Porter & Co.	Front Cover
Premier Paper Co.	464
Purdy & Co.	463
Rafalsky Co., Mark	Front Cover
Read & Co., Geo. R.	Front Cover
Realty Associates	468
Realty Company of America	452
Riker & Sanders	466
Ritch, Wm. T.	474
Roman-Callman Co.	2d Cover
Ruland & Whiting	Front Cover
Runk, George S.	465
Ryan, George J.	465
Sasse, Geo. W.	468
Schindler & Liebler	466
Schweibert, Henry	466
Scobie	2d Cover
Smith Co., Inc., E. C.	470
Smith, Malcolm E.	466
South Ferry Realty Co.	452
Spear & Co.	452
Spotts & Starr	465
Steinmetz, John A.	466
Stone, Junius H.	474
Talbot, Jacob J.	466
Thompson Co., A. G.	468
Title Guarantee & Trust Co.	2d Cover
Trageser Steam Copper Works, John	479
Tucker, Speyers & Co.	465
Tyng & Co., Stephen H., Jr.	452
Ullman	466
Van Valen, Chas. B.	2d Cover
Walsh, J. Irving	465
Watson Elevator Co., Inc.	4th Cover
Weld & Suydam	452
Weill, H. M.	2d Cover
Wells Architectural Iron Co.	479
Wells Sons, James N.	465
Welsch, S. Sons	466
Wheeler, G. C. & A. E.	478
Wheeler Realty Corp.	466
White & Sons, Wm. A.	452
Whiting & Co., Wm. H.	Front Cover
Wilson's, Mrs. Renting Co.	466
Winter, Benjamin	462
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	465
Y. M. C. A., Westside	463
Zittel & Sons, Fredk.	465

Attention--Brokers

CRAFTSMAN BUILDING

6-8 East 39th St. to 5 East 38th St.

TWO PASSENGER AND TWO FREIGHT ELEVATORS—LIGHT ON THREE SIDES

TO LET—Entire Sixth Loft

About 6,000 sq. feet. Possession

OCT. 1—FULL COMMISSION PAID

Daniel H. Jackson

135 BROADWAY

Suite 911 Phone: Rector 3569

TO LEASE

At \$20,000 per Year NET RENTAL

Immediate Possession

Nos. 470-472 Seventh Ave.

40.8½x100—Two Three-Story Buildings

BROKERS PROTECTED

Further particulars from

NASON REALTY CO.

170 BROADWAY

Suite 915-919

Cortlandt 7637-7638

TO LEASE

Non-Housekeeping Apts.

2 ROOMS AND BATH WITH KITCHENETTE

New Building in Course of Erection
424 West 116th Street
(Opposite Columbia College Grounds)
Near Amsterdam Avenue

Also 3-ROOM STUDIO AP'T

Of the Highest Type Construction and Finish, with 15-Foot-High Ceiling

See owner, HARRY GOODSTEIN

261 Broadway

Suite 509

Phone: Baretay 1922

To the REAL ESTATE OWNER

Title Insurance; Mortgage Loans; Efficient Service; Moderate Fees.

To the BROKER

Protection in Placing Lots; Quick Service.

To the INVESTOR

A wide range of Guaranteed First Mortgages and First Mortgage Certificates, yielding current rates of interest.

New York Title and Mortgage Company

OFFICES

MANHATTAN—135 Broadway
BROOKLYN—209 Montague St.
QUEENS—375 Fulton St., Jamaica.
RICHMOND—24 Bay Ave., Richmond.
WESTCHESTER—163 Main St., White Plains.
MT. VERNON—3 South 3rd Ave.

Established 1887

CHAS. S. KOHLER, Inc
Real Estate
Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

James S. Anderson & Co.
REAL ESTATE

Management—Leasing
Rentals—Insurance

Over twenty-five years' experience in the management of property.

Offices 82-84 Nassau Street
Phone: John 79

FOR LEASE ON LONG TERM

Four-Story Building, on Lot 26x100. Desirable location, near Custom House. Suitable for altering for business.

APPLY TO

South Ferry Realty Co.

Clarke G. Dalley, President
115 Broadway, New York City

Wm. A. White & Sons

The Management of Real Estate—Sales, Rentals and Mortgage Loans

46 Cedar Street
Established 1868

WELD AND SUYDAM

Incorporated

Member of Real Estate Board, N. Y.
SPECIALISTS IN

Real Estate of
Highest Class

For Sale For Lease
For Investment

Fifth Avenue Guaranty Building
522 Fifth Avenue

Phone: Vanderbilt 634-635

Specialists in Harlem
and
Colored Tenement
Properties

NAIL & PARKER
REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL Telephone { 7682
HENRY C. PARKER Morningside { 7683

**Lawrence,
Blake & Jewell**

Mortgage Loans
Sales and Rentals
Business Properties

115 Broadway

Tel. 4080 Rector
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAK BY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated
Member Real Estate Board N. Y.

REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET
Telephone: Stuyvesant 4000

William D. Kilpatrick

REAL ESTATE
OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

MANAGEMENT OF
COMMERCIAL PROPERTY

Sales — Appraisals — Insurance



840 BROADWAY NEW YORK
Stuyvesant 627

**The
Realty Company
of America**

FRANKLIN PETTIT
President

Transacts a
General Business
in the Purchase
and Sale of
New York City
Real Estate

2 WALL STREET, NEW YORK CITY
Telephone 275-276 Rector

Douglas L. Elliman & Co.

REAL ESTATE and INSURANCE

Now in Their New Building

15 East 49th Street

Tel. Plaza 9200



**City Investing
Company**

61 Broadway, New York
Telephone: Bowling Green 8530

Capital, \$5,000,000

ROBERT E. DOWLING, President

E D I T O R I A L

Lamentable Failure at Albany

The special session of the Legislature has come and gone, and what the Albany solons did or failed to do furnishes ample justification for the belief expressed by the Record and Guide in an editorial last July that little hope of helpful action could be found in the present personnel of the Senate and Assembly.

"A special session of the Legislature," the Record and Guide declared at that time, "would be more than justified if the Albany statesmen could be persuaded to enact some housing legislation of real importance. This, unfortunately, they indicated no desire to do while in regular session. It may be doubted whether enough of them have since seen the light to justify expectation of any real helpful legislation at a special session if Governor Smith should call one. The housing problem is so big and its solution requires such vision and boldness of action that many serious students of the situation despair of real help from Albany."

The developments at Albany last week show that these observations, instead of being pessimistic, actually bordered on the optimistic. Not only did the special session fail in its appointed task, but it ultimately adopted a program so deplorable, so lacking in foresight and so utterly futile in helpful results as to have made the extra session a positive detriment to the best interests of the state.

While here and there can be found a slight admixture of good in what was done, the bad so greatly outweighs the good as to have made the special session in reality a blot upon the legislative record of the state. In neither Senate nor Assembly did leaders come to the surface, either Republican or Democratic, with sufficient initiative and sufficient courage to propose legislation of real benefit in the housing crisis. The legislative leaders on both sides merely played politics with the situation, and it is unfortunate that Governor Smith failed to veto most of the measures which were sent to him. The Governor signed all of the bills passed by the special session, though frankly regretting that the Senate and Assembly had not done something effective toward solving the housing shortage.

"This is good enough until after election," was the bluntly expressed view of one legislator when taken to task for the lamentable failure of the special session. It was too evident that the Senators and Assemblymen were more interested in playing politics than they were in trying to solve the housing crisis. On no other grounds can the gross shortcomings of the special session be explained.

It is to be doubted if there ever was placed on the statute books of the state a more outrageous law than the special session chapter relating to dispossess proceedings. The law enacted last spring, which threw thousands of these cases into the courts, had been generally regarded as the quintessence of hastily-conceived, unjust and morally-wrong legislation. It was

demonstrated at the special session, however, that last spring's law was only a modest sample of what the 1920 legislators could do in their eagerness to catch votes at the expense of sacrificing principles. They have now enacted a substitute dispossess law—that is, a substitute applying only to New York City—which is grossly more outrageous than the original statute. This new law promises to do more to further the shortage in housing than any other one development of the crisis. The Record and Guide trusts that some individual property owner or some real estate organization will promptly test in the courts the constitutionality of this amazing law.

As for the other dozen or so bills passed by the special session they are hardly worth serious discussion. Those which contained originally some modicum of merit were so amended or qualified before passing in the Legislature as to be of no real value. Whether or not municipal authorities can help the situation through the measure permitting them to relieve new housing from local taxation remains to be seen.

The housing crisis, instead of being helped by the special session, actually has been made more acute by the failure of the Legislature to take a wise and courageous stand. Plenty of timely suggestions were laid before the legislators, but they lacked the vision to act intelligently.

Past the Price Peak

Declines in prices of essential commodities have become so general and have extended into so many lines of industry as to give assurance to the belief that the peak definitely and finally has been passed. Quotations of several of the basic building materials, of wheat and flour, corn, cotton, wool, leather, several makes of automobiles, clothing, sugar, vegetables, are ten to thirty or forty per cent. below war figures. Even in some cities restaurant and hotel charges have been marked down as the wave of price cutting has swept over the country.

A number of reasons are responsible for the lowering of prices. Overstocking in anticipation of a continuance of the post-armistice period of extravagant buying; a depreciated currency; lower prices abroad; falling off in exports; efforts of bankers to deflate credits; cessation of buying by the highly-paid wage workers and the constant-salaried middle class, the former having satisfied the longing to possess luxuries hitherto denied them and the latter having only partially replenished the wardrobes sadly depleted during the scrimping war period; nature's bounteous harvests; the gradual return of common sense to a world racked to the highest tension by war and famine and destitution.

There is no force existing equal to the task of damping back the downward trend of values when it is once in full operation, any more than could be broken the vicious cycle that forced the cost of living higher and higher as wages

were constantly and rapidly increased to unheard of planes.

Trade combines, unions, legislatures, can and often do accelerate or retard economic movements. But the latter force is strongest. And all the reasons enumerated above as causes for the declines in values today are economic. They will have their way. They cannot be denied. And their effect will be cumulative. The movement will spread and obtain momentum until the range of prices is approaching the general world level.

There should be no panic at this prospect, long recognized as inevitable at some period following the wave of extravagance which swept the country following the armistice. A political and financial system that withstood the terrific strains of war, and carried the country safely through the violent shock to business caused by the unexpected and sudden cessation of fighting, is equal to the more gradual process of returning to normal conditions. It is almost axiomatic that the price basis must be one upon which the great majority of the people of the country can trade. That prevailing during the last year or two has made it possible only for the comparatively few "war-baby" millionaires and that small minority of workers who have received inflated wages to enter the department stores, the tailor shops, the butcher's, baker's and produce

stores, without coming away half laden and with wrenched feelings. This state of affairs is not conducive to stable business, which must be carried along on broad lines, with general patronage, fair profit and conducted after conservative and well-established methods.

It can safely be assumed that the process of getting back to a lower level will be gradual, for one compelling reason if for no other. High wages have had more to do with high living costs and high prices than any other one factor, and it is certain that lower wages cannot be brought about quickly nor that the pre-war scales can ever again be reached. This factor is sure to act as a brake on any drastic decline in prices and this fact is not without its good features because too rapid decline in values might prove disastrous.

Business should and will welcome the more stable terms under which it will be possible to function. The somewhat hectic real estate market should resolve itself into broader and stronger and more healthful conditions; the easier tone to material quotations should result in a widespread construction program. There is yet time this year for big business in both fields, now that some of the drawbacks which have affected progress are working out on legitimate lines.

INCREASE IN 1919 BUILDING OPERATIONS.

Complete returns made to the U. S. Geological Survey from the building departments of 141 of the larger cities of the country show a large increase in building operations in 1919 compared with 1918, according to a recent bulletin issued by the Geological Survey. The building operations in these cities in 1919 cost \$1,302,998,607, as against \$430,014,365 in 1918, an increase of 202 per cent. Much of this increase is due, of course, to the increase in the cost of labor and materials, but this does not cover all of it, for the number of permits, for buildings increased from 210,538 to 362,811, or 72 per cent. The average cost per permit for building increased from \$2,042 in 1918 to \$3,591 in 1919, and the average cost of new construction increased from \$3,309 in 1918 to \$5,088 in 1919.

An interesting fact brought out by the Geological Survey's report is the large proportion of wooden buildings erected even in the larger cities, where, it may be expected, structures of such material would be limited by local regulations. Wooden buildings represented 67 per cent. of the total number of classified operations in 128 of these cities, 73 per cent. of all new operations, and 69 per cent. of all additions, alterations, and repairs.

CITY PLANNING PROMOTION AT NEW ORLEANS.

The Board of Directors of the New Orleans Association of Commerce has voted to endorse efforts being made by one of its committees to secure a city plan for New Orleans, including whatever legislation it may be necessary to secure to put such a plan into effect. Charles A. Farrot is chairman of the City Plan Commission of the association, and Milton B. Medary is city planning specialist engaged by the commission to collect data and to conduct publicity work.

Safety Methods in Building Construction.

A novelty in making provision for the safety of workmen engaged in building and construction work has been used in the erection of large extensions to the plant of the American Rolling Mill Co., Middletown, Ohio. At 2 p. m. each Tuesday a committee composed of foremen, mechanics and laborers inspects the entire job from sewers to roof with the one purpose of seeing that proper methods are taken to safeguard the employees against accident. This committee makes

a detailed report of each inspection to a representative safety committee, which considers and acts upon the recommendations of the inspection committee.

The plan was introduced and is being carried out by Dwight P. Robinson & Co., Inc.

The World's Rainfall.

The total annual rainfall upon all the land of the globe amounts to 29,347 cu. mi., according to a recent statement by the U. S. Geological Survey. Of this quantity, 6,524 cu. mi. drain off through rivers to the sea. A cubic mile of river water weighs about 4,205,650,000 tons and carries in solution an average of about 420,000 tons of foreign matter. In all, approximately 2,735,000,000 tons of solid matter are thus carried annually to the ocean.

Value of 1919 Clay Products.

The value of the clay products marketed in the United States in 1919 is estimated by Jefferson Middleton, of the U. S. Geological Survey, Department of the Interior, at \$260,790,000, the highest yet recorded. This is an increase of \$40,216,000 compared with 1918 and of \$28,277,000 compared with 1917, and is nearly \$100,000,000 greater than the value ten years ago. The value of brick and tile products constituted 71 per cent. and that of pottery products 29 per cent. of the total.

Production of primary copper in the United States in 1919 was 1,311,000,000 pounds, which, as compared with the production in 1918, 1,908,500,000 pounds, shows a decrease of 31.3 per cent., according to an advance statement prepared by H. A. C. Jensen for the United States Geological Survey. The total value of the 1919 output was \$243,841,000, figuring on an average price of 18.6 cents, which compares with a total value of \$471,408,000 for 1918. The production of refined copper in 1919 amounted to 1,768,000,000 pounds, which repr

American Society of Mechanical Engineers has established a "professional section on material handling" with the avowed purpose of encouraging the mechanical handling of materials of all kinds; movement is said to be gaining ground rapidly because of high cost of labor.

REAL ESTATE SECTION

Legislature Does Nothing to End Housing Shortage

Gives Tenants Paramount Rights in Leaseholds But Only Permits New York to Exempt New Construction from Local Taxes If City Officials Order It

(Special to the Record and Guide.)

Albany, Sept. 30.

EXPRESSING regret that the Legislature made no provision looking toward a permanent solution of the housing problem, Governor Smith signed all the measures affecting housing left with him by the extra session. The Governor's regret had to do with the failure of the Legislature to accept the recommendations of the Reconstruction Commission, which urged the establishment of a means of state and municipal credit to apply to housing. These recommendations were completely ignored by the Legislature.

"I have signed the bills on the subject of housing sent to me by the Legislature as a result of their deliberations in extraordinary session," the Governor said in a memorandum filed with his approval of the measures. "As I said in my message, the housing problem was divided into three subjects:

"1. Temporary relief for the present situation confronting tenants on October 1.

"2. Such amendments to the law as would encourage the construction of dwelling-houses.

"3. The adoption by the State of a permanent policy with regard to the whole subject of housing in the future.

"Bills covering Subject No. 1 have been sent to me. Subject No. 2 was partially dealt with. No. 3 was disregarded.

"I hope that the bills sent to me will accomplish some benefit for the people of the State, but I cannot help expressing my regret that no provision was made looking toward a permanent solution of the housing problem, by the creation of some agency to study and formulate a State policy."

The outstanding features of the extra session of the Legislature called to prescribe remedies for the housing situation were the enactment of the drastic Dunnigan bill, which suspends summary dispossess proceedings in New York City until November 21, 1922, and the failure to enact the bill exempting mortgages upon dwellings from the State income tax.

The inside story is that the enactment of the Dunnigan bill and the failure to enact the mortgage exemption measure was responsible for the passage of the bill permitting the exemption of new buildings from local taxation. This bill was designed to take the edge off the resentment engendered by the action of the Legislature on the first two measures. It was intended as a sop to the real estate owners of New York City.

The mortgage exemption bill upon which there was virtually unanimous agreement after it had been amended to take effect after Congress had enacted a similar bill exempting mortgages from the federal income tax, was strangled by a small coterie of legislators who have been identified with the investigation of taxation matters for the past two years. Senator Davenport and Assemblyman Judson, chairman of the taxation committees of the two houses, led the opposition to the bill and finally induced enough assemblymen to oppose it as to cause its defeat.

The opposition was predicated upon the statement made by Senator Davenport that its enactment would completely upset the system of taxation which has been built up in the State in the past five years and would impose a burden upon other

taxable instruments. He confessed that he could not see that such a bill would operate to induce the investment of moneys held by savings banks and insurance corporations in realty and thereby contribute to the solution of the present housing shortage. To the very last, until the Assembly had defeated the bill, he was relentless in his opposition and tireless in his effort to defeat the measure. Judson followed the lead of Davenport and fought the measure at every step in the lower house.

The enactment of the Dunnigan bill, which was characterized by A. C. McNulty, representing the New York City Real Estate Board, and representatives of real estate associations in all the boroughs in Greater New York as "the most dangerous bill of a decade," was something of a surprise to the conservative element in the Legislature. They saw in the passage of this bill legislative sanction of a very dangerous enterprise, the virtual turning over of a landlord's property in New York City to the tenants, a precedent without parallel in the history of real property enactments.

It is generally expected that the enactment of the Dunnigan bill will be followed by the initiation of litigation designed to test the constitutionality of the measure. Several legislators who declined to be quoted declared that there is a grave question of the validity of the measure, that it constitutes an invasion of the property rights of landlords and that its operations will result in practical confiscation of a landlord's property.

In retrospect, the action of the Legislature, with the exception of the enactment of the new buildings exemption bill, was framed with an eye to giving the tenants in New York City the long end of the deal. It was tantamount to submissive compliance with the fiery demands of the tenant representation that enlivened the general hearing given on Thursday. In only one instance was the pressing question of stimulation of new building considered, and that in the enactment of the new buildings exemption bill. It is true that the bill making the bonds of the State Land Board instrumentalities of the State was passed, but the effect of this as a stimulant to building is negative compared with the inducement the mortgage exemption bill would have created. In the direction of inviting idle money into the realty market the Legislature did not move. It seemed content with enacting what might be called temporary expedients, and the series of bills which will be found elsewhere in The Record and Guide will sustain this view. Even the most cursory examination of the measures will substantiate this impression.

As was indicated above, the Housing Committee's bill which permits exemption of new buildings from taxation for a period ending January 1, 1932, the localities being willing, was framed largely for solace purposes. This measure as originally framed would have exempted new buildings from local taxation whether or not the municipalities consented, but after discussion was redrafted to make the exemption a matter of local grant, and the belief was generally expressed that serious opposition to the granting of such an exemption would be stimulated in New York City and the up-State municipalities by reason of the curtailment in revenues such an exemption would entail.

Action of Legislature Criticised by Realty Experts

Landlords Placed in Position of Outlaws While Tenants Are Given Rights in Property Not Justified by Rental Situation

THE following expressions of opinion on the action of the Legislature were obtained by the Record and Guide:

DOUGLAS L. ELLIMAN said: "The chief trouble with the amendments to the rent laws, as with the laws as originally enacted, is that they make an outlaw of a landlord. He will be driven to become more of a pariah in the field of legitimate investment. The laws under discussion entirely overlook the fact that apartment house construction is a business proposition and they emphasize the fact that sovietism and socialism are gradually creeping into the statute books of the state. What else is apparent in the light of what has happened at Albany? The special session ignored the fact that landlords have rights as well as tenants. Statistics of the federal government show that in recent years there has been on the average an increase of only 58 per cent. in the cost of housing, while in other commodities that we eat, drink, wear and use there have been much greater increases of cost.

"No matter what an apartment house owner does, he cannot get a square deal. Apartment house renting and building is not a philanthropic pursuit any more than is the manufacture of shoes. A few years ago one could buy a fairly good pair of shoes for five dollars. Can he do it now? Yes, one could buy pretty good shoes for \$3.50 and \$4 a pair, but it cannot be done now. Yet, in the face of high priced labor and material, higher interest on mortgage and high city taxes, a landlord is supposed and expected to sell space in a building each month for a nominal figure. It cannot be done; and all the one sided legislation in the world on the subject will not make more buildings or reduce a critical housing situation to a minimum. The new legislation is a fine thing to drive investment money into Wall street where it is now bound to go.

"Builders of apartment houses, or rather those who have built largely in the past, are not interested. I have had occasion during the last few days to offer some vacant plots suitable for apartment house sites at attractive prices to reliable builders and they scorned them. It all illustrates that when the state attempts to inject philanthropy into business the latter vanishes. The state apparently forgets that capital is the most timid as well as the most essential thing in the world.

"There is a great plentitude of small apartments and of high priced apartments now, in spite of the clamor. We are renting those kinds. True, there is a shortage of medium priced apartments or tenements and there is bound to be in the light of the labor and building situation. Apartments at from \$25 to \$50 a month, such as were obtainable in the cheaper parts of the city in the past have been enhanced in price by the tremendous shortage and they cannot be reproduced. It is an economic situation with which the landlords have nothing to do. The state has attempted to suspend the laws of supply and demand. The worst effect of these amendments is that they are strengthening obstreperous tenants in a wrong attitude. We would all like to get something for much less than we can, whether it be living space, shoes or cigars. There is reason in all things except when it is a question of landlord and tenant and the tenant has the best of it. He is a highly favored creature.

"The Legislature has simply failed to legislate constructively and it has pandered to the emotions and clamor of the hour without doing a real remedial thing. It is too bad because there was a splendid opportunity to do justice as between landlord and tenant and thereby lessen the housing shortage."

SOLOMON MAYER, of the real estate firm of Spotts & Starr, Inc., who attended the special session of the Legislature and who was instrumental in having passed the amendment pertaining to co-operative apartments, said: "That the amend-

ments to the rent laws were wide of the mark, generally speaking, is evidenced by the fact that Senators who are leaders had to apologize for them. I believe that those Senators and other legislators who were of the Lockwood Committee went to Albany with sincere and broad ideas of constructive legislation on this most trying subject; but, that toward the last of the session, when events were crystalizing, they were overcome by the emotional appeal made to them and other members that if amendments such as were urged were not made thousands of persons in this city would be walking the streets homeless this coming winter. It was a case similar to that of a jury being swayed by pathos and emotion instead of the facts of the case.

"The floor leader having been an important part of the committee that heard arguments pro and con in New York, naturally swayed to his side many members of the Legislature with the result that hasty and crude amendments passed. And yet, I believe, that these legislators are in most cases very able men. The leaders were swept off their feet by the appeals of the radicals and emotionalists. I do not recall any previous legislative occasion where reason was so lost. If there had been more time allowed for consideration the result would have been more reasonable and more efficacious all round.

"There is no doubt in my mind that the constitutionality of the rent laws will be assailed; but, in the meantime, I believe that when the new Legislature convenes in January it will reconsider the wild and one sided legislation just passed. It is timely to note that the classified columns of the newspapers contain numerous apartments for rent in this city and hardly any advertisements of apartments wanted. Yet the Legislature was influenced by clamor.

"Between now and January 1 is the opportune time for those in favor of sane and conservative amendments to the rent laws to make a calm and sensible appeal to members of the coming Legislature on this very vital question to the state. The members of the present body were simply tired out with clamor and confusion on this matter. It was not presented to them in the judicial manner it should have been. There will be no settlement of this question until it is settled right."

THE REAL ESTATE BOARD OF NEW YORK: "The special session of the Legislature called by Governor Smith has adjourned *sine die* without passing a single act to remedy the admittedly serious housing shortage in the principal cities of the state. Indefensible acts, one of which is certainly unconstitutional, however, were passed attacking real property rights and throwing into entire confusion the business of buying, selling, renting and leasing dwellings in New York.

"On July 1, according to the reports of the City Building Inspectors, 5,067 single dwellings and 1,699 two-family dwellings and 202 tenements were in course of construction furnishing 12,662 new apartments, and at the same time alterations were in progress costing \$85,000,000. It can be reasonably certain that the alterations being made to provide additional facilities would add 17,000 more apartments even though many of them were small and inconvenient. \$85,000,000 would provide this number if the alterations averaged \$5,000 an apartment. The total of new housing would, therefore, be 29,662, which with the 3,501 vacancies described in the last report of the Tenement House Department in the summer of this year would have furnished 33,163 apartments or 5,963 more than the normal requirement of each year.

"The Real Estate Board of New York proposes at the earliest possible moment to test the constitutionality of the laws just passed with a view to either maintaining the rights of property owners under the Constitution or at any rate determining what are these rights."

Full Text of Housing Bills Signed By Governor Smith

Drastic Measures Chiefly Affecting Landlords and Tenants Enacted by Special Session Which Became Laws Last Monday

[Explanatory Note—Matter in *italics* is new; matter in brackets [] is old law repealed.]

AN ACT to amend the code of civil procedure, in relation to summary proceedings to recover the possession of real property in cities of a population of one million or more and in cities in a county adjoining such a city.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section twenty-two hundred and thirty-one of the code of civil procedure is hereby amended by inserting therein a new subdivision, to be subdivision one-a, to read as follows:

1-a. A public emergency existing, no proceeding as prescribed in subdivision one of this section shall be maintainable to recover the possession of real property in a city of a population of one million or more or in a city in a county adjoining such a city, occupied for dwelling purposes, except a proceeding to recover such possession upon the ground that the person is holding over and 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 record of the building, being a natural person, seeks in good faith to recover possession of the same or a room or rooms therein for the immediate and personal occupancy by himself and his family as a dwelling; or a proceeding where the petitioner shows to the satisfaction of the court that he desires in good faith to recover premises for the purpose of demolishing the same with the intention of constructing a new building, plans for which new building shall have been duly filed and approved by the proper authority; or a proceeding to recover premises constituting a part of a building and land which has been in good faith sold to a corporation formed under a co-operative ownership plan whereof the entire stock shall be held by the stockholders in proportion to the number of rooms occupied or to be occupied by them in such building and all apartments or flats therein have been leased to stockholders of such corporation for their own personal, exclusive and permanent occupancy to begin immediately upon the termination of any tenancy of the apartments or flats leased by them existing on the date when this subdivision takes effect.

In a pending proceeding for the recovery of real property in such a city on the ground that the occupancy holds over after the expiration of its term, a warrant shall not be issued unless the petitioner establishes to the satisfaction of the court that the proceeding is one mentioned in the exceptions enumerated in this subdivision.

This subdivision shall not apply to a new building in course of construction at the time this subdivision takes effect or commenced thereafter and be in effect only until the first day of November, nineteen hundred and twenty-two.

Sec. 2. This act shall take effect immediately.

AN ACT to amend the tax law in relation to the exemption from local taxation of new buildings planned for dwelling purposes.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Chapter sixty-two of the laws of nineteen hundred and nine, entitled "An act in relation to taxation, constituting chapter sixty of the consolidated laws," is hereby amended by inserting therein a new section, to be section four-b, to read as follows:

Sec. 4-b. Exemption of new buildings from local taxation. The legislative body of a county, or the legislative body of a city with the approval of the board of estimate and apportionment, if there be one in such city, or the governing board of a town, village or school district may determine that until January first, nineteen hundred and thirty-two, new buildings therein, planned for dwelling purposes exclusively, except hotels, shall be exempt from taxation for local purposes other than for assessments for local improvements during construction and so long as used or intended to be used exclusively for dwelling purposes, or if a building of four stories or more in height, used exclusively for dwelling purposes above the ground floor, provided construction was completed since April first, nineteen hundred and twenty, or, if not so completed, that construction be commenced before April first, nineteen hundred and twenty-two, and completion for occupancy be effected within two years after commencement, or if now in course of construction within two years after this section takes effect.

Sec. 2. This act shall take effect immediately.

AN ACT to amend the banking law, in relation to investment of public funds in bonds of the state land bank.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Chapter three hundred and sixty-nine of the laws of nineteen hundred and fourteen, entitled, "An act in relation to banking corporations, and individuals, partnerships, unincorporated associations and corporations under the supervision of the banking department, constituting chapter two of the consolidated laws," is hereby amended by inserting at the end of article three a new section to be section one hundred and forty-nine, to read as follows:

Sec. 149. Bonds legal investment for public funds. Bonds of the land bank of the state of New York shall be legal and valid investment for the sinking and trust funds of the state of New York or of any municipal corporation or political subdivision thereof.

Sec. 2. This act shall take effect immediately.

AN ACT to amend the code of civil procedure, in relation to summary proceedings to recover the possession of real property in cities of the first class and in cities in a county adjoining a city of the first class for default in the payment of rent.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Subdivision two-a of section twenty-two hundred and thirty-one of the code of civil procedure is hereby amended to read as follows:

2-a. No proceeding as prescribed in subdivision two of this section shall be maintainable to recover the possession of real property in a city of the first class or in a city in a county adjoining a city of the first class, occupied for dwelling purposes, [other than a room or rooms in a hotel, lodging house, or rooming house, under a lease or tenancy for one year or less or under any lease or tenancy commencing after this subdivision takes effect,] unless the petitioner alleges in the petition and proves that the rent of the premises described in the petition is no greater than the amount [paid by] for which the tenant was liable for the month preceding the default for which the proceeding is brought [or has not been increased more than twenty-five per centum over the rent

as it existed one year prior to the time of the presentation of the petition.] Nothing in this subdivision shall preclude the tenant from interposing any defense that he might otherwise have. *The tenant may interpose the defense that the rent mentioned in the petition is unjust and unreasonable and that the agreement under which the same is sought to be recovered is oppressive, and if such defense be interposed, then the petitioner within five days after the filing of the answer or within such time as the court, judge or justice upon good cause shown may determine shall file with the clerk of the court a verified bill of particulars setting forth the gross income derived from the building of which the premises in question are the whole or a part; the number of apartments in the building and the number of rooms in each apartment; and the number of stores in such building; the rent received for each such apartment or store for the period of one year last past; the consideration paid by the landlord for the building, if he be the owner thereof, or if he be a lessee the rent agreed to be paid by him; the assessed valuation of the property and the taxes for the current year; the annual interest charge on any incumbrance paid by the landlord; the operating expenses with reasonable detail; and such other facts as the landlord claims affects his net income from such property. Issue shall be deemed joined until the filing of such bill of particulars. Upon the petitioner's failure to file said bill of particulars within the time limited, the court, judge or justice upon motion of the defendant shall dismiss the proceeding. This subdivision shall not apply to a room or rooms in a hotel containing one hundred and twenty-five rooms or more, or a lodging house, or rooming house, occupied under a hiring of a week or less. This subdivision as amended shall not apply to a new building in course of construction at the time this amendment take effect or commenced thereafter and shall be in effect only until the first day of November, nineteen hundred and twenty-two.*

Sec. 2. This act shall take effect immediately.

AN ACT to amend chapter one hundred and thirty-six of the laws of nineteen hundred and twenty, entitled "An act in relation to defenses in actions based upon unjust, unreasonable and oppressive agreements for rent of premises occupied for dwelling purposes in cities of the first class or in cities in a county adjoining a city of the first class," generally.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Chapter one hundred and thirty-six of the laws of nineteen hundred and twenty, entitled "An act in relation to defenses in actions based upon unjust, unreasonable and oppressive agreements for rent of premises occupied for dwelling purposes in cities of the first class or in cities in a county adjoining a city of the first class," is hereby amended to read as follows:

Sec. 1. Unjust, unreasonable and oppressive agreements for the payment of rent having been and being now exacted by landlords from tenants under stress of prevailing conditions whereby the freedom of contract has been impaired and congested housing conditions resulting therefrom have seriously affected and endangered the public welfare, health and morals in certain cities of the state, and a public emergency existing in the judgment of the legislature by reason thereof, it shall be a defense to an action for rent accruing under an agreement for premises in a city of the first class or in a city in a county adjoining a city of the first class occupied for dwelling purposes, [other than a room or rooms in a hotel, lodging house or rooming house,] that such rent is unjust and unreasonable and that the agreement under which the same is sought to be recovered is oppressive.

Sec. 2. Where the answer contains the defense mentioned in section one of this act, the plaintiff within five days after the filing of the answer or within such time as the court upon good cause shown may determine, shall file with the clerk of the court a verified bill of particulars, setting forth the gross income derived from the building of which the premises in question are the whole or a part; the number of apartments in the building and the number of rooms in each apartment, and the number of stores in such building; the rent received for each such apartment or store for the period of one year last past; the consideration paid by the landlord for the building, if he be the owner thereof, or if he be a lessee the rent agreed to be paid by him; the assessed valuation of the property and the taxes for the current year; the annual interest charge on any incumbrance paid by the landlord; the operating expenses with reasonable detail; and such other facts as the landlord claims affect his net income from such property. Issue shall not be deemed joined until the filing of such bill of particulars. Upon the plaintiff's failure to file said bill of particulars within the time limited the court upon motion of the defendant shall dismiss the complaint.

Sec. 3[2]. Where it appears that the rent has been increased [more than twenty-five per centum] over the rent as it existed one year prior to the time of the agreement under which the rent is sought to be recovered, such agreement shall be presumptively unjust, unreasonable and oppressive.

Sec. 4[3]. Nothing herein contained shall prevent the plaintiff from pleading and proving in such action a fair and reasonable rent for the premises and recovering judgment thereof, or from instituting a separate action for the recovery thereof.

Sec. 5. If in an action against the occupant of premises for rent and for the rental of the use or occupation thereof, the plaintiff recovers judgment by default, the judgment shall contain a provision that if the same be not fully satisfied within five days after entry and service upon the defendant of a copy thereof, the plaintiff shall be entitled to the premises mentioned in the complaint and to the direction that a warrant shall issue commanding the sheriff, marshal or other officer charged by law with the duty of executing judgments to remove all persons therefrom.

Sec. 6. If in any action for rent or rental value, the issue of fairness and reasonableness of the amount demanded in the complaint be raised by the defendant, he must at the time of answering deposit with the clerk such sum as equals the amount paid as rent during the preceding month or such as is reserved as the monthly rent in the agreement under which he obtained possession of the premises. If the defendant fail to make such deposit, the court shall strike out the denial or defense raising such issue. Such deposit shall be applied to the satisfaction of the judgment rendered or otherwise disposed of as justice requires. Where a judgment is rendered for the plaintiff it shall contain a provision that if the same be not fully satisfied from the deposit or otherwise within five days after the entry, and service on the defendant of a copy thereof, the plaintiff shall be entitled to the premises described in the complaint and a

direction that a warrant shall issue commanding the sheriff, marshal or other officer charged by law with the duty of executing judgments to remove all persons therefrom.

Sec. 7. Whenever the court in which the action is brought has jurisdiction to vacate a judgment rendered upon default, it shall have power to open a default in an action mentioned in section five of this act to vacate, amend, correct or modify any process, judgment or warrant in furtherance of justice for any error in form or substance, and to grant a new trial upon any of the grounds for which a new trial may be granted by the supreme court in an action pending therein.

Sec. 8. In case of an appeal by the defendant, the execution of the judgment and warrant shall not be stayed, unless the defendant shall deposit with the clerk of the court the amount of the judgment and thereafter monthly until the final determination of the appeal an amount equal to one month's rental computed on the basis of the judgment. The clerk shall forthwith pay to the plaintiff the amount or amounts so deposited.

Sec. 9. This act shall not apply to a room or rooms in a hotel containing one hundred and twenty-five rooms or more, or to a lodging house or rooming house occupied under a hiring of a week or less.

Sec. 10[4]. This act as hereby amended shall not apply to a new building in the course of construction at the time this amendment takes effect or commenced thereafter and shall [take effect immediately and shall] be in force until November first, nineteen hundred and twenty-two.

Sec. 2. This act shall take effect immediately.

AN ACT to amend the code of civil procedure, in relation to summary proceedings to recover the possession of real property in cities of the first class and in cities in a county adjoining a city of the first class.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Title two of chapter seventeen of the code of civil procedure is hereby amended by adding thereto a new section, to be section twenty-two hundred and sixty-five-a, to read as follows:

Sec. 2265-a. Whenever the court in which the proceedings are brought has jurisdiction to vacate a final order rendered upon the default of the tenant, the court or a judge or justice thereof, may, pending a motion to vacate a final order rendered upon the default of the tenant, stay the execution of the warrant which was issued upon such default and shall, upon the vacation of such final order, vacate and set aside such warrant.

Sec. 2. This act shall take effect immediately.

AN ACT to amend the code of civil procedure, in relation to stays on appeal from final orders in summary proceedings.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section twenty-two hundred and sixty-two of the code of civil procedure is hereby amended to read as follows:

Sec. 2262. Warrants; how stayed on appeal. Where an appeal is taken from a final order, awarding delivery of possession to the petitioner, which establishes that a lessee or tenant holds over, after a default in payment of rent, or after the expiration of his term, or from an order or judgment affirming such final order, the issuing and execution of the warrant may be stayed by the order of the county judge, and in the city and county of New York by a justice of the supreme court, or in any case by the appellate court or a justice thereof, upon the appellant's giving the security required to perfect the appeal, and to stay the execution of the order appealed from and also an undertaking to the petitioner in a sum and with sureties approved by a county judge or in the city and county of New York by a justice of the supreme court or in any case by the appellate court or a justice thereof to the effect that if, upon the appeal, a final determination is rendered against the applicant he will pay, if he holds over after a default in payment of rent, all rents accruing or to accrue upon the premises, or if there is no lease thereof, the value of the use and occupation of the premises subsequent to the institution of the special proceedings; or, if he holds over after the expiration of his term, that he will pay all costs and damages which the petitioner may suffer by reason of the stay herein provided for. The court or justice above referred to may grant such order with or without notice upon the filing of an undertaking approved by such court or justice in an amount equal to not less than three months' rent of the premises at the rate to which the appellant was liable as rent for the month immediately prior to the institution of the special proceeding. The petitioner may at any time before the appeal is actually heard apply to such court or justice to increase the security given by the appellant. Wherever in this section an undertaking is required to be given by the appellant in lieu thereof may at his election pay into court a sum of money equal to the amount of such undertaking. Where such appeal has been taken, prior to the enactment of this section as amended, from a final order awaiting delivery of possession to the petitioner on the ground that the tenant holds over after the expiration of his term, a stay may be granted provided such appeal be pending and the circumstances warrant the granting thereof.

Sec. 2. This act shall take effect immediately.

AN ACT to amend the code of civil procedure, in relation to the return day of precepts in summary proceeding to recover the possession of real property and the time of service thereof.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section twenty-two hundred and thirty-eight of the code of civil procedure is hereby amended to read as follows:

Sec. 2238. Precept. The judge or justice, to whom a petition is presented, as prescribed in either of the foregoing sections of this title, must thereupon issue a precept, directed to the person or persons designated in the petition, as being in possession of the property, and requiring him or them forthwith to remove from the property, describing it, or to show cause, before him, at a time and place specified in the precept, why possession of the property should not be delivered to the petitioner, or, in the case specified in the last section, to the owner or landlord. The precept must be returnable, not less than [three] five nor more than [five] ten days after it is issued; except that, where the proceeding is taken, upon the ground that a tenant continues in possession of demised premises, after the expiration of his term, without the permission of his landlord, and the application is made on the day of the expiration of the lease, or on the next day thereafter, the precept may, in the discretion of the judge or justice, be made returnable on the day on which it is issued, at any time after twelve o'clock, noon, and before six o'clock in the afternoon.

Sec. 2. Subdivision three of section twenty-two hundred and forty of the code of civil procedure is hereby amended to read as follows:

3. Where service cannot, with reasonable diligence, be made, as prescribed in either of the foregoing subdivisions of this section, by affixing a copy of the precept and petition upon a conspicuous part of the property.

If the precept is returnable on the day on which it is issued, it must be served at least two hours before the hour at which it is returnable; in every other case, it must be served at least [two] five days before the day on which it is returnable.

Sec. 3. This act shall take effect immediately.

AN ACT to amend the penal law, in relation to wilful violation of the terms of a lease.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section two thousand and forty of the penal law is hereby amended to read as follows:

Sec. 2040. Wilful violation of the terms of a lease. Any lessor, agent, manager, superintendent or janitor of any building, or part thereof, [who is required by the terms, expressed or implied, of any contract or lease to furnish] the lease or rental agreement whereof by its terms, expressed or implied, requires the furnishing of hot or cold water, heat, light, power, elevator service, [or] telephone service or any other service or facility to any occupant of said building, who wilfully or intentionally fails to furnish such water, heat, light, power, elevator service, [or] telephone service or other service or facility at any time when the same are necessary to the proper or customary use of such building, or part thereof, or any lessor, agent, manager, superintendent or janitor who wilfully and intentionally interferes with the quiet enjoyment of the leased premises by such occupant, is guilty of a misdemeanor.

Sec. 2. This act shall take effect immediately.

AN ACT to amend chapter one hundred and thirty-seven of the laws of nineteen hundred and twenty, entitled "An act in relation to summary proceedings to recover the possession of real property in cities of the first class or in cities in a county adjoining a city of the first class during the existing emergency," in relation to the application of such act.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. The title of chapter one hundred and thirty-seven of the laws of nineteen hundred and twenty, entitled "An act in relation to summary proceedings to recover the possession of real property in cities of the first class or in cities in a county adjoining a city of the first class during the existing emergency," is hereby amended to read as follows:

An act in relation to summary proceedings to recover the possession of real property in certain cities of the first class [or in cities in a county adjoining a city of the first class] during the existing emergency.

Sec. 2. Section one of such act is hereby amended to read as follows:

Sec. 1. Application. The provisions of this act shall apply only to a summary proceeding in a city of the first class having a population of one million or less [or in a city in a county adjoining a city of the first class] to recover the possession of premises occupied for dwelling purposes, other than a room or rooms in hotel, lodging house, or rooming house, upon the ground that the occupant is holding over and continuing in possession of the premises after the expiration of his term, without permission of the landlord, and shall govern such a proceeding notwithstanding the provisions of any general or special act inconsistent herewith. The relief hereby provided shall be in addition to relief provided by any other act the provisions of which are not inconsistent herewith. This act being emergency legislation, its provisions shall be liberally construed to carry out the intent thereof. This act as amended shall not apply to a new building in the course of construction at the time this amendment takes effect or commenced thereafter.

Sec. 3. This act shall take effect immediately and shall be in force until November first, nineteen hundred and twenty-two.

AN ACT to amend the code of civil procedure, in relation to actions to recover the possession of real property in certain cities and to repeal section fifteen hundred and thirty-one-a thereof.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Article one of title one of chapter fourteen of the civil procedure code is hereby amended by adding at the end a new section, to be section fifteen hundred and thirty-one-a, to read as follows:

§ 1531-a. A public emergency existing, on action as prescribed in this article shall be maintainable to recover the possession of real property in a city of a population of one million or more or in a city in a county adjoining such city, occupied for dwelling purposes, except an action to recover such possession upon the ground that the person is holding over and is objectionable, in which case the landlord shall establish to the satisfaction of the court that the person holding over is objectionable; or an action where the owner of record of the building, being a natural person, seeks in good faith to recover possession of the same or a room or rooms therein for the immediate and personal occupancy by himself and his family as a dwelling; or an action to recover premises for the purpose of demolishing the same with the intention of constructing a new building, plans of which new building shall have been duly filed and approved by the proper authority.

This section shall be in effect only until the first day of November, nineteen hundred and twenty-two.

§ 2. Section fifteen hundred and thirty-one-a of such code, as added by chapter one hundred and thirty-five of the laws of nineteen hundred and twenty, is hereby repealed.

§ 3. This act shall take effect immediately.

AN ACT to amend the code of civil procedure, in relation to the jurisdiction of justices of the peace in certain cities of the second class.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section twenty-eight hundred and sixty-three of the code of civil procedure is hereby amended by inserting therein a new subdivision, to follow subdivision five, to be subdivision six, to read as follows:

6. In a city of the second class adjoining a city of the population of one million or more, a justice of the peace shall not take cognizance of a civil action for the recovery of rent or the rental value of real property or of a summary proceeding to recover the possession of real property.

§ 2. This act shall take effect immediately.

AN ACT to amend the Greater New York charter, in relation to use of the proceeds of bond issues.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Subdivision nine of section one hundred and sixty-nine of the Greater New York charter, as re-enacted by chapter four hundred and sixty-six of the laws of nineteen hundred and one, and last amended by chapter five hundred and eighty-nine of the laws of nineteen hundred and twenty, is hereby amended to read as follows:

9. For the repaving of streets to an amount not exceeding three million dollars, in any one calendar year.

Corporate stocks to be issued for purposes other than those hereinbefore in this section specifically enumerated, or for such purposes in excess of the amounts therein specified, shall be authorized by the board of aldermen, with the approval of the board of estimate and apportionment, as provided by section forty-seven of this act; provided, however, that whenever by existing provisions of law the commissioners of the sinking fund may be specifically authorized to provide for the issue of stocks or bonds, said authorization of the comptroller shall be made by said commissioners instead of said board of estimate and apportionment; and that nothing in this section contained shall affect the provisions of sections one hundred and eighty and two hundred and thirteen of this act;

[Continued on page 470]

Tax Assessments for 1921 Show Over Billion Increase

Equitable Building Is Taxed on Valuation Four Million Dollars Higher Than Last Year and Other Buildings in Proportion

THE Record and Guide presents herewith the tax assessments for 1921 just completed by the Board of Taxes and Assessments. The increase for the five boroughs over the assessments for last year aggregate \$1,399,607,494. Personal assessments have been decreased.

President Jacob A. Cantor said:

"The assessments for 1921 are the result of the work of the general assessors uninfluenced by any consideration except to arrive at real values of properties today. No instructions to make increases were given to them. Each assessor worked on his own responsibility and under the general instructions of this department to act with fairness to the city and to property owners. Wherever possible the income derived from properties was taken into consideration in fixing the amount of the assessment.

"It will be noted that the total increase is not so great as had been predicted by some people, who set the amount at

\$2,000,000,000. No such figure was attempted by the department. All we tried to do was to get at a fair valuation based on the known increase during the last year."

Some of the assessments on large buildings throughout the city, compared with the figures for last year, are given herewith.

PERSONAL TAXES BY BOROUGHES.

GRAND RECAPITULATION.

Borough.	Tentative Assessment.	
	Year 1921.	Year 1920.
Manhattan	\$406,552,350	\$556,432,500
Bronx	46,522,300	49,181,000
Brooklyn	146,768,000	145,569,250
Queens	24,718,000	27,954,550
Richmond	5,512,200	6,810,100
Total	\$630,072,850	\$785,947,400
Decrease, 1921, \$155,874,550.		

TENTATIVE REAL ESTATE ASSESSMENTS BY BOROUGHES.

RECAPITULATION.

	New Bldgs.	1920 Assessment Roll.	Increases for Improvements.	Decreases.	Net Increase.	An'l Record for 1921 Oct 1, 1920.
Manhattan—						
Real Estate.....	179	\$4,805,084,146	\$63,565,650	\$2,793,600	\$684,109,409	\$5,489,193,555
Real Estate Corp.....	....	113,739,925	.....	.....	17,939,675	131,679,600
Total	179	\$4,918,824,071	\$63,565,650	\$2,793,600	\$702,049,084	\$5,620,873,155
The Bronx—						
Real Estate.....	639	\$672,726,721	\$14,443,400	\$3,254,635	\$98,844,325	\$771,571,046
Real Estate Corp.....	....	51,408,650	.....	.....	2,797,700	54,206,350
Total	639	\$724,135,371	\$14,443,400	\$3,254,635	\$101,642,025	\$825,777,396
Brooklyn—						
Real Estate.....	4,948	\$1,811,626,806	\$72,705,150	\$3,564,665	\$490,588,705	\$2,302,215,511
Real Estate Corp.....	....	39,164,350	.....	.....	6,820,700	45,985,050
Total	4,948	\$1,850,791,156	\$72,705,150	\$3,564,665	\$497,409,405	\$2,348,200,561
Queens—						
Real Estate.....	5,940	\$569,694,575	\$25,017,915	\$3,872,610	\$79,052,160	\$648,746,735
Real Estate Corp.....	....	37,577,450	.....	.....	3,306,700	40,884,150
Total	5,940	\$607,272,025	\$25,017,915	\$3,872,610	\$82,358,860	\$689,630,885
Richmond—						
Real Estate.....	1,315	\$102,766,550	\$3,150,970	\$1,254,680	\$15,927,170	\$118,693,720
Real Estate Corp.....	....	4,620,800	.....	.....	220,950	4,841,750
Total	1,315	\$107,387,350	\$3,150,970	\$1,254,680	\$16,148,120	\$123,535,470
Grand Total—						
Real Estate.....	13,021	\$7,961,898,798	\$178,883,085	\$14,740,190	\$1,368,521,769	\$9,330,420,567
Real Estate Corp.....	....	246,511,175	.....	.....	31,085,725	277,596,900
Total	13,021	\$8,208,409,973	\$178,883,085	\$14,740,190	\$1,399,607,494	\$9,608,017,467

ASSESSMENTS OF PRINCIPAL BUILDINGS FOR 1921 COMPARED WITH 1920.

OFFICE BUILDINGS.	1920.	1921.						
N. Y. Produce Exch.	\$3,750,000	\$4,750,000	Valentine Building... ..	725,000	1,050,000	2 Rector Street.....	2,700,000	3,600,000
Cunard Building... ..	2,550,000 p	4,100,000 p	Seaboard Natl. Bank.	535,000	1,350,000 p	30 Church Street... ..	7,375,000	8,250,000
Bowling Green Bldg. . .	3,250,000	4,500,000	Post & Flagg Bldg. . . .	245,000	500,000	50 Church Street... ..	4,500,000	5,100,000
Washington Building. .	2,000,000	2,900,000	Broad Exch. Bldg. . . .	5,300,000	6,000,000	165 Broadway.....	6,625,000	8,650,000
Whitehall Building... .	6,700,000	8,100,000	Mills Building.....	4,100,000	5,100,000	Singer Building.....	7,000,000	8,200,000
U. S. Ship. Bd. Bldg. . .	1,200,000	1,750,000	J. P. Morgan Co.	5,100,000	5,900,000	Liberty Tower Bldg. .	1,950,000	2,100,000
Adams Express Bldg. . .	6,800,000	8,000,000	Natl. City Bank.....	5,500,000	6,300,000	Amer. Tel. & Tel.	9,025,000	11,500,000 p
Amer. Exp. Bldg.	3,800,000	4,350,000	N. Y. Cotton Exchange .	975,000	1,250,000	Natl. Park Bank....	2,570,000	3,000,000 p
Empire Building.....	4,100,000	4,800,000	Kerr Realty Co.	425,000	1,200,000	Tribune Building....	1,750,000	2,150,000
26 Broadway.....	3,200,000	4,100,000	60 Wall Street.....	2,050,000	2,500,000	World Building.....	2,590,000	2,975,000
32 Broadway.....	850,000	1,400,000	80 Maiden Lane....	3,700,000	4,300,000	Woolworth Building. .	10,000,000	12,500,000
42 Broadway.....	3,950,000	4,400,000	Mechs. & Metals Bank .	2,800,000	3,400,000	280 Broadway.....	2,500,000	3,250,000
Exch. Court Bldg. . . .	2,600,000	3,500,000	Mutual Life Ins. Co. . .	9,350,000	10,400,000	Emigrants Bk. Bldg. .	3,000,000	3,525,000
1 Wall Street.....	710,000	1,050,000	American Surety Co. . .	3,165,000	4,600,000 p	Aeolian Hall.....	2,275,000	2,450,000
Stock Exchange.....	5,950,000 }	9,800,000 p	Hanover Natl. Bank... .	4,100,000	4,800,000	516 Fifth Avenue... .	985,000	1,050,000
Com. Cable Bldg.	2,650,000	3,000,000	Bankers Trust Co.	5,800,000	7,000,000	Cowperthwait Bldg. . .	360,000	400,000
24 Broad Street.....	1,800,000	2,500,000	Equitable Building... .	26,000,000	30,000,000	Century Building... .	980,000	975,000
50 Broad Street.....	2,000,000	2,450,000	Guaranty Trust Co. . .	3,000,000	3,675,000	Fifth Ave. Bldg.	1,700,000	1,800,000
			Natl. Bank of Com. . . .	4,700,000	5,700,000	550 Fifth Avenue... .	975,000	1,035,000
			111 Broadway.....	6,000,000	7,000,000	Heckscher	2,250,000	2,700,000
			115 Broadway.....	5,200,000	6,000,000	Carbon & Carbide Bld	3,800,000	4,300,000

(This table continued on page 463)

FOR YOUR FRONT Garden

1133 Acres with

baseball, skating, tennis and golf

Kept in condition by the City of New York

That's what you can have if you buy a lot

Opposite Van Cortlandt Park, at the sale of

741 LOTS

at **ABSOLUTE Auction**

for whatever they will bring

October 9th and 11th

By order of the United States Trust Co. of N. Y.

Trustee under the will of David H. King, Jr., Deceased

Location of Property

(Between Van Cortlandt Park and Hill View Reservoir; on McLean Avenue and Van Cortlandt Park North; Van Cortlandt Park East; and other Avenues and Streets adjacent to East 242nd Street.) Go today and look at the property.

To Reach the Property:

Take 3d Avenue elevated to 198th Street Station. Change to Willis-Webster Avenue trolley to McLean Avenue and walk a few blocks west to property.

Or take Lexington Ave.-Seventh Ave. subway or 6th or 9th Avenue elevated (Jerome Avenue Extension) to Woodlawn Station; take Jerome Ave. trolley to McLean Ave. and walk east to property.

80% can remain on mortgage.

Titles Insured Free
Lawyers Title & Trust Co.

Send for bookmaps to

J. CLARENCE DAVIES, 149th St. & 3d Ave.

JOSEPH P. DAY, 67 Liberty Street

APPLETON, PERRIN & HOYT
59 Wall Street

Agents and Auctioneers

Attorneys

Review of Real Estate Market for the Current Week

While Dealing Was Not Extensive It Had Diversity That Embraced All Kinds of Properties and Extended Over the Entire City

THERE was a busy market this week, but it was not characterized by heavy dealing. There was great diversity to it. Old fashioned front and rear tenement houses on the East Side as well as commercial buildings on Fifth avenue comprised the total.

It is believed in real estate circles that the amendments to the rent laws passed by the special session of the Legislature had an untoward effect this week on the market for apartment houses. That investors in this class of property are loath to extend their activities in that direction seems reasonable. To be pilloried in the courts by tenants because their every whim regarding higher rentals is not complied with and to resist the constant clamor about the rental situation is a nerve trying experience that it is not necessary to undergo in other fields of investment.

The apartment house situation will not be clarified by the amendments to the rent laws so far as can be observed now. October 1 is a date when new leases are made for another year; and brokers and apartment house managers are now busy settling differences between tenants who are slow to leave apartments and those who are anxious to move in on new leases at higher rents. Besides, the moving van situation

is quite critical. Many leases on apartments were made before there was a certainty of amendments to the rent laws and complications between tenants are presenting themselves.

There was a good market for small business properties downtown during the week. Throughout the upper parts of the city many dwellings were sold for occupancy, while many others were sold to speculative builders for remodeling into apartments of from one to three rooms and bath. It is in this field that such builders are now finding their opportunity and it is likely that they will find it there for a long time to come. Many old dwellings were not yielding an income commensurate with their value; but as small apartment houses they are destined to be revenue producers. Numerous dwellings were also bought by tenants for continued occupancy. The latter feature of the market will in all probability continue throughout the winter.

Co-operative apartment house buying took on renewed energy this week, when some prominent apartment houses in the Riverside Drive neighborhood and elsewhere uptown passed into the hands of the tenants. This mode of buying seems now to be the surest solution of the housing problem for tenants.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week was 95, as against 107 last week and 120 a year ago.

The number of sales south of 59th st was 25, as compared with 40 last week and 40 a year ago.

The number of sales north of 59th st was 70, as compared with 67 last week and 80 a year ago.

From the Bronx 25 sales at private contract were reported, as against 14 last week and 58 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 468.

Chelsea Bank Branches.

The Chelsea Exchange Bank building, which was purchased by Lieut.-Col. Charles Du Puy, president of the Pennsylvania Rubber Co., arranged to establish a branch in the Times Square section. With main headquarters at 226 West 34th st and a branch at 2301 Seventh av, the Chelsea Bank will place its second branch at the northwest corner of Seventh av and 48th st, where it is proposed to transact a night and day banking business. The space for the branch, comprising a frontage of 48 feet on the street and 100 feet on Seventh av, will have an entrance at 1600 Broadway through an arcade, and will include the entire basement of the building, which covers the block front and originally built by the Studebaker Corporation.

The basement and store will be remodeled for the purpose of the bank from plans by Starrett & Van Vleck and John G. Stasse at a cost of \$150,000. The basement will be especially fitted for the Chelsea Safe Deposit Co., to be organized by the bank, which has secured a 21-year lease of the premises at rentals aggregating more than \$1,000,000. The general contract for the work was awarded to the George A. Fuller Co.

The property was subleased from the S. & J. Cooper Realty Corporation of Chicago, Ill., which last year secured a lease of the entire building subject to the lease held by George Rector of part of the street and second floors. It is owned by the estate of Helen Juillard, and comprises a 10-sty structure, on plot 105x113, known as the Mecca Building.

Some Big Mortgage Loans.

CHARLES B. VAN VALEN, INC., sold for the Francis H. Leggett estate a mortgage of \$108,600 at 5½ per cent. for 3 years on 220-224 Franklin st. The plot contains about 5,000 square feet and is improved with 9-sty brick building bounded by the junction of Franklin and Varick sts and West Broadway. It was occupied for many years by the Leggett grocery interests. The property was purchased at auction recently by the Congress Warehouse and Forwarding Co., representing the Shuttelworth-Keller Paper Bag Co. for occupancy.

William A. White & Sons have arranged a mortgage of \$150,000 at 6 per cent. per annum for 10 years on the Kew Gardens Apartments,

located on the north side of Metropolitan av, Kew Gardens, Queens, which has just been sold for co-operative ownership. This house is considered the finest apartment house erected outside of Manhattan with a planning that combines every advantage of a country home with apartment convenience and service. The ground was purchased by the Kew Gardens Corporation and the building was built by the Riviera Construction Corporation. It is 4 stories in height and equipped with an electric elevator, and covers a plot 144x125 feet.

Form Apartment House Association.

IN order to promote mutual interests of apartment house investors, owners, agents and managers, sixteen of the best known real estate men dealing in these properties have formed the Apartment House Association, Inc. Among the aims of the organization are:

To oppose and take necessary measures to prevent the enactment of unjust or obnoxious laws and to secure efficient and economical administration of the affairs of the state and city.

To settle and adjust differences between members of the association and others in similar allied lines of business and to promote friendly interests between the members and similar interests and to obtain and disseminate accurate information on matters of interest to the members and to produce harmony in the relations of owners, investors, managers, employers, employees, contractors, mechanics and laborers.

The sixteen original directors are Leo S. Bing, James E. R. Carpenter, William H. Dolson, Douglas L. Elliman, Lawrence B. Elliman, Samuel A. Herzog, Frederick G. Hobbs, Stanley M. Isaacs, Frederick Johnson, Edgar A. Levy, Benjamin Mordecai, Charles V. Paterno, E. Clifford Potter, J. Curry Watson, S. Fullerton Weaver and Walter Wyckoff.

The certificate of incorporation filed by Stoddard & Mark, lawyers, of 128 Broadway, has been approved by Supreme Court Justice Lehman.

Bankers Form Realty Company.

The organization of the National City Realty Corporation, which was formed to take over the real estate interests of the National City Bank, the National City Co. and the International Banking Corporation, has been perfected, and announcement is made of the election of the following officers and directors:

Edward F. Barrett, president; E. A. Baker, vice-president; N. C. Lentestey, secretary and treasurer. Directors: William L. McKee, F. C. Schwedtmann and L. M. Jacobs. All of the directors are officers of the National City Bank of New York, the National City Co., or the International Banking Corporation.

Watershed Valuations.

The Corporation Counsel of New York has filed eight orders from Supreme Court Justice Platt of White Plains granting writs of certiorari in favor of the city against town assessors in Westchester county for alleged illegal assessment of its watershed property. The writs are made returnable on November 6.

The total amount of the assessment in the different towns, covering 12,964 acres, is \$13,879,303. The city claims that this assessment

is overvalued to the extent of \$2,639,947. The biggest assessment is against 941 acres in the town of Cortlandt, the amount being fixed at \$5,172,241. In the town of North Castle the assessment on 3,459 acres amounts to \$2,859,250. In Bedford the assessment amounts to \$1,708,865.

City Condemns Pier Sites.

Many business properties on the east side of Bay st, Stapleton, Staten Island, are soon to be taken over by the city for the erection of piers and warehouses. Among the buildings to be affected are the Richmond Borough National and Stapleton National banks, the Schaefer block and other well-known mercantile structures. The piers and warehouses will not be completed until the spring of 1921, it is said.

Sale of Lexington Av. Corner.

Shaw & Co., in conjunction with F. M. Weiss & Co., sold for the Payne estate 2146-2148 Lexington av, northwest corner of 129th st, two 2-sty and basement buildings, with store, on a plot 33.5x40, to Herman Wolfson.

Fifth Av. Lofts Change Hands.

Charles Galewski, the operator, whose activities in the past have been confined chiefly to the buying of high grade apartment houses and loft buildings, purchased from the United States Life Insurance Co. the 11-sty loft and office building, 60x100, at 99-101 Fifth av, adjoining the northeast corner of 17th st. Practically all the leases of the building expire next February. The property was held at \$700,000, and brings in a rental of \$60,000 per annum. A. H. Landley negotiated the sale. Joseph E. Greenberg represented the purchaser, and William A. Elliott the seller.

Another Fifth Av. Deal.

Mrs. Morgan R. Howe sold 570 Fifth av, a 6-sty stone front loft and store building, on a lot 20.8x100, adjoining the 6-sty triple loft building of J. M. Gidding & Co., at 564 to 568 Fifth av, near 46th st.

An Old Astor Holding Sold.

Vincent Astor sold through George W. Mercer & Son, in conjunction with Dwight, Archibald & Perry, 74 to 78 Eighth av and 254 West 14th st, forming the southeast corner of the two thoroughfares, four 3-sty buildings fronting 46 feet on the avenue and 80 feet on the street. This corner has been in possession of the Astors for almost a century.

Investor to Buy Crosic Building.

Tankos, Smith & Co. sold for the Knickerbocker Realty Co. the northwest corner of Fifth av and 26th st, a 20-sty mercantile building, on a plot 56.6x127.6. It was erected 15 years ago. A large portion of the space leased expires within the near future and it is understood that a resale of the property is pending to a large, well-known downtown concern, who will occupy the building as a permanent home and gradually absorb the office space as it expires.

The property was held at \$2,250,000. Geo. E. Baldwin represented the owner.

Member B'klyn Board of Real Estate Brokers

Money to Loan on First Mortgages

Joseph T. McMahon

REAL ESTATE and
MORTGAGE LOANS

188 and 190 MONTAGUE STREET
BROOKLYN

Telephone: Main 834
SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

If You Want
Quick Results

List Your
Business Property

For Sale or to Lease
WITH US

Canal to 59th Street

HEIL & STERN

Member of Real Estate Board, N. Y.

1165-1167 BROADWAY

N. W. COR. 27TH STREET

TELEPHONE: WATKINS 4286

BENJAMIN WINTER

IN THE MARKET FOR
WELL-LOCATED INCOME-
PRODUCING PROPERTIES

BROKERS

INVITED TO SUBMIT PROPOSITIONS
QUICK DECISION GIVEN

Lansing Building

2299 BROADWAY

At 82nd Street

Seite 4

Phone: Schuyler 2897

**OUT OF TOWN
REAL ESTATE**

I have clients who wish to purchase
Private or Two-Family Dwellings
within 30 minutes of New York City.

Nicholas Coutoucas

307 TIMES BUILDING

Tel. Bryant 6795

NEW YORK

Bauer, Milbank & Molloy

Incorporated

REAL ESTATE

Management of Apartment
Houses and Loft Buildings

51 EAST 42nd STREET

Telephone: Murray Hill 1936

Insurance Department
80 MAIDEN LANE

Roxborough Now Cooperative.

Tenants have bought the Roxborough, a 12-sty apartment house at the northwest corner of Broadway and 92d st, which has been valued at \$1,250,000. The house is one of the finest on the upper west side, having accommodations for 57 families and 7 stores. It fronts 130.4 feet in Broadway and 125 feet in 92d st. It was built by Henry Mayer & Son, and the present sellers are Isidor Zimmer, Samuel Resnick and Frank Locker.

The following are some of the members of the co-operative buying syndicate: M. Miller, A. W. Gilmore, A. Manheim, Dr. W. W. Palmer, M. H. Ullman, John Schnitlein, W. A. Pollak and Oscar Quinto. The deal was negotiated by Sharp & Co. and Jerome Monheimer.

Presbytery Gets Old Church.

The old Westminster Church property, 208-214 West 23d st, west of Seventh av, which was in danger of being obliterated by encroaching business, has been saved, temporarily at least, by being transferred to the trustees of the Presbytery of New York, subject to a mortgage of \$72,000, by the West Twenty-third Street Holding Co., which, it is understood, represents a group of old parishioners, who bought the property for \$112,100 at an auction sale held last November by Henry Brady. The church was sold to satisfy a mortgage judgment of \$65,050 and interest obtained by the Emigrant Industrial Savings Bank. Horace S. Ely and Co. were the successful bidders, acting for their parishioner clients.

Tenant Buys Building.

Irving Press Corporation bought from the Irving Improvement Co. the 4-sty buildings it occupies at 119 and 121 East 31st st, on a plot 42.2x98.9, between Fourth and Lexington avenues.

Hotel on Seventh Avenue Sold.

A. W. Miller & Co. sold for the estate of Catherine Gleistein the northeast corner of Seventh av and 31st st, a 5-sty hotel known as the Philadelphia, on a plot 33.9x60.

Coster Homestead Resold.

Joseph P. Day resold the Coster homestead, together with a plot of 86 lots, in the two blocks square bounded by Edison av, Barkley av, Hollywood av and Otis av, Bronx, for William A. Cokeley, representing a client, to Dr. Herman Schwartz. The seller acquired the property on September 23 at the Coster estate auction sale, conducted by Mr. Day, for \$43,500. The resale was made at a substantial profit.

New Synagogue on Concourse.

Jewish residents in the West Bronx have organized the Concourse Centre of Israel Congregation to purchase the dwelling, on a plot 50x179, on the west side of Grand Concourse and Boulevard, extending through to Creston av, 200 feet south of Field pl, for \$25,000. They plan to erect a synagogue on the site.

Bronx Bakery for Ward.

The Ward Baking Co. purchased the westerly half of the former Norcross Bros.' stone works property, comprising a plot of about 75,000 square feet, and taking in the block front on the east side of Southern Boulevard, between 141st st and the tracks of the Port Morris Railroad, opposite 142d st.

A Bronx Landmark Sold.

Central Savings Bank sold to the Griana Realities, Inc., the southwest corner of Boston rd and 165th st, an old 3-sty frame homestead, on a plot 138x165.9x irregular, which was long the home of the Union Republican Club.

Sale at Long Beach.

The Lewis H. May Co. sold for the estate of Annie B. Trainor property on Olive st, Long Beach, L. I., to Albert Ramsay, the adjoining owner, who will improve and extend his residence.

Manhattan.

South of 59th Street.

BEDFORD ST.—Pease & Elliman sold for N. E. Vail & Co., of Mt. Vernon, 64-66 Bedford st, two old 2½-sty and basement frame and brick dwellings, the first on a lot 19x69 and the second on a lot 18.6x69, the plot adjoining the northeast corner of Morton st. Michael Rubino bought 64 and Albertson Von Zo Post bought 66.

BEEKMAN ST.—Edith B. Sands sold to Chas. Errett 134 Beekman st, a 5-sty brick building, on a lot 18x25.4, adjoining the southeast corner of Water st.

MONROE ST.—Pierce Brennan sold to G. Martine and Pappas Bros. 47-49 Monroe st, the first being a 5-sty brick stable, on a lot 25x100, and the second a 4-sty and basement brick building with a 1-sty building in the rear, both on a lot 25x100, opposite the intersection of Hamilton st.

ROOSEVELT ST.—Raphael Miroslawsky and others sold to Frank Santro and another the 6-sty brick tenement house, with stores, on a plot 40.2x64.2, at 90 and 92 Roosevelt st, 4 doors south of Batavia st.

THOMPSON ST.—Duross Co. sold for the Booth estate 95 Thompson st, a 3-sty and basement brick dwelling and a 5-sty brick rear tenement house, both on a lot 24.11x101. John Carey is the buyer.

12TH ST.—Laugner Realty Corporation bought from Arthur W. Hays 47 West 12th st, a 4-sty flat, on a lot 27.7x71.

16TH ST.—The National Biscuit Co. purchased from Anna P. McCullagh and others the old 6-sty McMullen warehouse at 410 to 416 West 16th st, on a plot 100.4x117.4xirregular, located 125 feet west of Ninth av. With this purchase the company is now in possession of the entire block with the exception of the 6-sty saloon property at the southwest corner of Ninth av and 16th st, on a lot 25x100, and the adjoining 3-sty garage 408 West 16th st.

19TH ST.—Spear & Co. sold for the estate of Herman Levy the 6-sty building 35 West 19th st, on a lot 25x92. Spear & Co. will continue as agents.

21ST ST.—Cora B. Hunt sold through Louis Schrag 131 West 21st st, a 4-sty brick store and loft building, on a lot 22.6x98.9.

23D ST.—William S. Sussman, Inc., sold for Harry G. Guttman to the Ninety-Ninth Street Corporation, composed of Jacob and Charles W. Greenberg and Harry Pearlman, the 6-sty fireproof loft building 152 East 23d st, on a lot 25x98.9, two doors from the rear of the old City College building.

26TH ST.—Kate Kohl sold to Louis Schramm 425-427 West 26th st, two 4-sty flats, on a plot 50x98.9.

28TH ST.—Nehring Co., Inc., and James D. Barry sold for Caroline Engelhardt the 3-sty and basement brick dwelling, on a lot 21.5x98.9, at 336 West 28th st.

36TH ST.—Estate of Ruth Dana Draper sold to Madame Schuman-Heink, the opera singer, 123 East 36th st, a 5-sty American basement stone front dwelling, on a lot 24x98.9.

50TH ST.—Ellen Gray resold to S. T. Seed 16 East 50th st, a 5-sty American basement dwelling, on a lot 21.7x100.5, four doors east of the Hotel Buckingham, on the site of which Saks & Co. are to erect a new building for their occupancy. Mr. Seed will remodel the lower part of the East 50th st building for business and occupy the upper part as a residence.

50TH ST.—J. B. English sold for Elizabeth A. Viau to John E. Felippelli, the 3-sty and basement dwelling 311 West 50th st, on a plot 19.2x100. The building will be extensively altered with a new front and an extension on the rear and will be occupied by the purchaser, who is in the artificial flower business. Plans for the alterations have been prepared by Francis X. O'Connor.

53D ST.—William Pierre Jockin sold for the County Holding Co. 40 East 53d st, a 5-sty American basement dwelling, on a lot 18x100.5, to the Good Homes Realty Co.

55TH ST.—Worthington Whitehouse, Inc., sold a co-operative apartment in 55 East 65th st to Mrs. Lyman Bartlett.

AV C.—Rose Kinzler sold to Ethel Klein 60 Av C, a 4-sty brick flat with store, on a lot 24x82.3.

PARK ROW.—Park Row Associates, Inc., sold 117 and 119 Park Row, two 5-sty brick tenement houses with stores, on a plot 33.7x63, four doors north of New Chambers st.

SECOND AV.—Dr. Henry R. Borst sold to Dr. Max L. Polowe 199 Second av, a 4-sty stone front flat with store, on a lot 21x90.

North of 59th Street.

60TH ST.—Bancroft Realty Co. sold to Charles B. Halsey and T. J. S. Flint 37 East 60th st, a 5-sty American basement dwelling, on a lot 20x100.5.

71ST ST.—Cornelia C. Stafford sold 116 West 71st st, a 4-sty and basement stone front dwelling, on a lot 19.6x100.5.

73D ST.—Mary L. Smith sold to Emma V. Parr 140 West 73d st, a 4-sty and basement stone front dwelling, on a lot 20x102.2.

73D ST.—Rebecca Harrison sold to Nathan Levine 225 East 73d st, a 5-sty flat, on a lot 25x102.2.

74TH ST.—William B. May & Co. sold for Emily Heslein the new 5-sty English basement dwelling at 9 East 74th st, on a lot 25x100. The new owner, whose name was not disclosed, will occupy the house.

74TH ST.—L. J. Phillips & Co. sold for Mrs. Fanny M. Loth, to a buyer, for occupancy, 119 West 74th st, a 4-sty and basement dwelling, on a lot 20x102.2.

77TH ST.—Henry Hess, Jr., sold to Louis H. Nordlinger 29 East 77th st, a 5-sty American basement dwelling, on a lot 25x102.2.

78TH ST.—H. Klot and S. W. Mitchell Co. sold for a client the 6-sty brick apartment house, with stores, at 402-406 East 78th st, on a plot 48.7x104.9½x71.10½x102.2, adjoining the southeast corner of 1st av.

(Continued on page 464)

Tax Assessments for 1921 Show Billion Increase

[Continued from Page 459]

Lincoln Safe Deposit	2,675,000	3,000,000
Vanderbilt Bldg.	1,740,000	1,875,000
Vanderbilt Concourse	1,165,000	1,300,000
406-26 West 31st St.	1,000,000	1,300,000
Print. Craft Bldg.	2,725,000	3,300,000
Marbridge Building	4,400,000	4,700,000
Consolidated Gas Co.	2,300,000	2,700,000
Germania Life Ins Co.	1,300,000	1,500,000
Eagle Building	1,240,000	1,475,000
Flatiron Building	1,950,000	2,025,000
Metropolitan Life Ins.	12,500,000	13,250,000
5th Ave. Bldg.	\$6,775,000	\$7,635,000
Albermarle Bldg.	2,450,000	3,180,000
Johnston Bldg.	3,300,000	3,850,000
Herald Bldg.	2,500,000	2,970,000
Herdelberg Bldg.	1,300,000	1,600,000
Brookaw Bldg.	1,900,000	2,350,000
Long Acre Bldg.	2,525,000	3,100,000
Fitzgerald Building	2,225,000	2,700,000
Putnam Building	2,830,000	3,300,000
Exhibition Building	1,375,000	1,850,000
Candler Building	1,515,000	2,150,000
U. S. Rubber Co.	1,650,000	2,000,000
Mecca Building	1,340,000	1,700,000
Gerry Building	530,000	1,500,000
Ideal Investing Co.	1,600,000	2,150,000

Woodward	685,000	830,000
Woodward (Annex)	285,000	355,000
Thorndyke	225,000	300,000
Woodstock	1,075,000	1,300,000
Marie Antoinette	1,040,000	1,325,000
Marie Antoinette	635,000	750,000
St. Paul	300,000	360,000
Empire	675,000	810,000
Monticello	200,000	250,000
Wallace	600,000	700,000
Hargrave	560,000	660,000
Berkley	700,000	850,000
Majestic	1,900,000	2,225,000
Manhattan Sq.	590,000	750,000
Sherman Sq.	715,000	835,000
Sherman Sq. (Annex)	500,000	600,000
Robert Fulton	665,000	750,000
St. Andrew	1,025,000	1,250,000
Ansonia	3,750,000	4,500,000
Willard	210,000	250,000
Willard (Annex)	230,000	280,000
Bellclare	800,000	1,050,000
Royalton	720,000	800,000
Schuyler	380,000	400,000
Algonquin	575,000	600,000
Biltmore	8,800,000	9,500,000
Iroquois	410,000	450,000
Gotham	2,700,000	2,900,000
Plaza	8,100,000	8,250,000
Belmont	4,500,000	5,000,000
Ritz-Carlton	5,400,000	5,900,000
Chatham	1,290,000	1,350,000
St. Regis	2,700,000	2,850,000
Pennsylvania	9,200,000	10,900,000
McAlpin	9,450,000	9,825,000
McAlpin (Annex)	1,070,000	1,140,000
Breslin	1,500,000	1,625,000
Walcott	650,000	740,000
Imperial	1,835,000	1,935,000
Imperial, 1242-4 Bway	1,090,000	1,165,000
Imperial (Annex)	465,000	510,000
Martique (Annex)	1,800,000	1,920,000
Waldorf	4,300,000	4,525,000
Astoria	7,350,000	7,700,000
Commodore	8,500,000	9,500,000

APARTMENTS

570 Park Ave.	1,150,000	1,250,000
820 Fifth Ave.	1,525,000	1,800,000
721 Madison Ave.	800,000	925,000
630 Park Ave.	900,000	950,000
640 Park Ave.	800,000	950,000
907 Fifth Ave.	2,025,000	2,150,000
927 Fifth Ave.	1,050,000	1,150,000
830 Park Ave.	1,045,000	1,200,000
850 Park Ave.	1,125,000	1,200,000
876 Park Ave.	675,000	760,000
555 Park Ave.	850,000	950,000
633 Park Ave.	580,000	650,000
Colonial	600,000	650,000
Beresford	700,000	800,000
Peter Stuyvesant	800,000	1,050,000
Posey Court	850,000	950,000
St. Urban Apt.	950,000	1,100,000
Turn Apt.	900,000	1,000,000
Endicot	525,000	700,000
Euclid Hall	425,000	485,000
Bretton Hall	1,525,000	1,600,000
Belnord	3,500,000	4,500,000
Astor Court	2,400,000	2,585,000
De Sota	1,075,000	1,175,000
Bonta Narraganset	320,000	450,000
Bonta Narraganset	340,000	450,000
Lido Apts.	250,000	325,000
Della Robbia	750,000	830,000
Wallaston	365,000	420,000
Gramont	930,000	1,000,000
The Dellieu	675,000	775,000
The Rockfall	960,000	1,050,000
Peter Stuyvesant	600,000	675,000
Victoria	395,000	450,000
Bona Visla	670,000	750,000
Manhasset	525,000	600,000
Hendrick Hudson	950,000	1,150,000
St. Valier	490,000	560,000
Barnard Court	275,000	325,000
Sophomore	290,000	350,000
Peter Minuit	300,000	350,000
The Paterno	750,000	850,000
Stadium View	275,000	325,000
Shore View	295,000	345,000
Roxborough	890,000	1,000,000

DEPARTMENT STORES

B. Altman & Co.	13,450,000	13,800,000
Tiffany	3,100,000	3,300,000
Bonwit, Teller	2,725,000	2,950,000
Arnold Constable	3,075,000	3,300,000
Lord & Taylor	7,300,000	7,550,000
James McCreery	3,710,000	4,000,000
Gimbel Brothers	6,630,000	7,470,000
Saks & Co.	3,070,000	3,810,000
R. H. Macy & Co.	6,900,000	7,625,000

HOTELS

Continental	1920: \$1,145,000	1921: \$1,475,000
Knickerbocker	3,860,000	4,100,000
Wallack (Annex)	335,000	440,000
Wallack	1,400,000	1,750,000
Claridge	2,330,000	2,800,000
Gerard	625,000	750,000
Princeton	190,000	235,000
Palace	170,000	215,000
St. James	390,000	450,000
Remington	165,000	205,000
St. Frances	186,000	230,000
Madison	162,000	200,000
Grand	188,000	235,000
Commerster	445,000	550,000
Long Acre	430,000	525,000
American	650,000	785,000
Flanders	380,000	430,000
St. Margaret	195,000	240,000
Bristol	865,000	1,050,000
Maryland	185,000	250,000
De France	395,000	480,000
Laurelton	330,000	390,000
Wellington	630,000	750,000
Great Northern	1,050,000	1,250,000
St. Hubert	370,000	450,000
Hermitage	585,000	715,000
Astor (Annex)	1,745,000	2,100,000
Astor	3,950,000	4,800,000
Cumberland	770,000	960,000
Albemarle	450,000	550,000

CLUBS

Harmony	1920: 570,000	1921: 600,000
Metropolitan	2,000,000	2,200,000
Knickerbocker	930,000	1,000,000
Colony	825,000	875,000
Union	1,700,000	1,800,000
Racquet & Tennis	1,650,000	1,800,000
Yale	1,335,000	1,500,000
Bar Association	750,000	775,000
Phi-Gamma-Delta	200,000	210,000
City	305,000	330,000
N. Y. Yatch	460,000	480,000
Harvard	1,250,000	1,300,000
University	3,300,000	3,500,000
Union League	1,825,000	1,950,000
Democratic	525,000	550,000
Republican	510,000	525,000

THEATRES

Comedy	1920: 285,000	1921: 350,000
Miller	425,000	510,000
Cohen	2,225,000	2,700,000
Hudson	2,665,000	3,300,000
New York		
Crierion	490,000	580,000
Belasco	470,000	560,000
Lyceum	445,000	550,000
Palace	1,100,000	1,350,000
Cort	350,000	420,000
Columbia	940,000	1,250,000
Vanderbilt	280,000	350,000
Belmont	183,000	215,000
48th St.	345,000	410,000
Playhouse	400,000	470,000
Punch & Judy	115,000	155,000
Carnegie Hall, Lyceum	1,440,000	1,750,000
Cohen & Harris	270,000	335,000
Eltinge	460,000	560,000
Harris	365,000	420,000
Liberty	455,000	525,000
American	665,000	880,000
New Amsterdam	950,000	1,100,000
Lyric	590,000	720,000
Republic	460,000	565,000
Rialto	1,580,000	2,050,000
Seligus	315,000	370,000
The Little Theatre	215,000	250,000
44th St.	735,000	900,000
Shubert, Booth	850,000	1,000,000
Bradhurst	355,000	425,000
Astor	1,030,000	1,200,000
Gaiety	1,365,000	1,550,000
Fulton	375,000	440,000
Globe	755,000	900,000
Winter Garden	1,190,000	1,475,000
Capitol	1,650,000	2,400,000
Long Acre	330,000	400,000
Central	285,000	365,000
Rivoli	1,125,000	1,350,000
Strand	2,425,000	2,900,000
Morocco	365,000	450,000
Byron	235,000	300,000
Park	465,000	650,000
Plymouth	320,000	370,000
Century	1,850,000	2,000,000
Circle	635,000	720,000
Lincoln Sq.	910,000	1,100,000
Colonial	425,000	520,000
Metropolitan Opera	3,375,000	3,775,000
Maxine Elliott	390,000	450,000
Casino	1,100,000	1,320,000

PRACTICAL REAL ESTATE METHODS
 For Broker, Operator and Owner
 By Thirty Real Estate Experts
HOW TO BUY, SELL, LEASE, MANAGE, APPRAISE, IMPROVE AND FINANCE REAL ESTATE
 Price: \$2.50; by mail, \$2.65
 May be returned in five days if not found valuable.
 Educational Department
WEST SIDE Y. M. C. A.
 318 W. 57th St., N. Y. Phone: Col. 7920

HARVEY B. NEWINS
 INCORPORATED
 Member of Real Estate Board, N. Y.
REAL ESTATE
 CHOICE INVESTMENTS
 MANAGEMENT OF PROPERTY
 SALES, RENTALS AND
 MORTGAGE LOANS
522 FIFTH AVE. NEW YORK
 PHONE:
Vanderbilt 2962-2963-2964-2965

ALBERT E. KELLY
 Successor to
Frederick A. Booth
Real Estate and Insurance
SPECIALIST IN THE MANAGEMENT OF PROPERTIES
41 UNION SQUARE NEW YORK
 Tel. Stuyvesant 1125

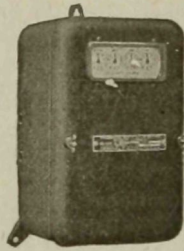
LIBERTY BONDS
BOUGHT and SOLD
 All Issues and Denominations
 Bought and Sold for Cash at Stock
 Exchange quotations and full interest to date.
 Call or send by registered mail.
PURDY & CO.
LIBERTY BOND SPECIALISTS
 Tel. { 8174 } John 34 Pine St.
 { 8175 } { 8176 } New York
 { 8177 }

SHADES, AWNINGS AND CANOPIES
 47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.
 Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.
 Estimates cheerfully supplied, without obligation to owners, agents, etc.

F. J. KLOES
 Established 1872
 243 Canal St., New York
 Telephone: Franklin 2216

Founded - 1910 - By R. J. Geddes

ARE YOUR



Electric Meters Accurate

or are you losing money by not having your meters properly read, tested and calibrated in your apartment houses and loft buildings?

We maintain a special department for reading, testing and inspection of electric watt-hour meters, on a yearly contract basis, and keep their accuracy to a high standard at all times.

No expense in money or engineering skill has been spared to make these Laboratories the best of their kind.

We are a long established, absolutely independent organization.

NATIONAL ELECTRICAL LABORATORIES
107 Front St., New York City
Telephone: Bowling Green 9870-9871

JACOB & MORRIS
LEVIN
Incorporated
BUILDERS
NEW BUILDINGS
ALTERATIONS
Phone Madison Square 6077
118 East 28th Street New York

FREDERICK BROWN
Real Estate
Operator
217 BROADWAY
Telephone Barclay 4932

WE SPECIALIZE IN
TOILET PAPER
PAPER TOWELS
For Office Buildings, Hotels,
Factories and Institutions
IN STOCK AT ALL TIMES
FOR IMMEDIATE DELIVERY
Also FIXTURES
PREMIER PAPER COMPANY
260 West Broadway, New York City
Call 1138 Canal

(Continued from page 462)

78TH ST.—Ennis & Sinnott, Inc., sold to Edith Andrews 123 West 78th st, a 3-sty and basement brick dwelling, on a lot 16x102.2, through Pease & Elliman.

80TH ST.—Henry W. Baird sold to Scoville E. Law the 5-sty stone front flat 165 West 80th st, on a plot 31x102.2.

82D ST.—S. L. Pakas resold to Ida Grant 307 West 82d st, a 4-sty and basement brick dwelling, on a lot 20x102.2, adjoining the northwest corner of West End av.

85TH ST.—Mary E. Humason sold to Louise A. Adams 135 West 85th st, a 3-sty and basement stone front dwelling, on a lot 18x102.2.

87TH ST.—Margherita P. Devito purchased from the Sterling Finance and Realty Co. 502 East 87th st, a 3-sty and basement brownstone dwelling, on a lot 18x100.8½x17.

88TH ST.—Houghton Co. sold for Robert Beck to a buyer, for occupancy, 159 West 88th st, a 4-sty American basement dwelling, on a lot 13x100.8½.

89TH ST.—Violet E. Proctor sold to George H. Powers 70 West 89th st, a 4-sty and basement brick dwelling, on a lot 20x100.8½.

91ST ST.—Mattie Bradley bought 54 West 91st st, a 4-sty and basement brick dwelling, on a lot 18x100.8½.

93D ST.—Mrs. B. Popper sold 260 West 93d st, a 5-sty brick American basement dwelling, on a lot 18x100.8½.

95TH ST.—Frank Frisch bought from E. Greenberg and another the 5-sty and basement brick flat, on a plot 30x100.8, at 337 East 95th st, adjoining the northwest corner of 1st av.

107TH ST.—Hayne Davis sold to the Corfran Realty Corporation 318 West 107th st, a 5-sty American basement dwelling, on a lot 20x100.11.

109TH ST.—The newly formed Grant Corporation bought through Charles J. Quinlan, of Wood, Dolson, Co., Inc., from William Scott the 5-sty American basement dwelling, on a lot 18x100.11, at 310 West 109th st.

109TH ST.—Jennie Cohen sold to Morris Cohen 64 East 109th st, a 4-sty and basement stone front dwelling, on a lot 17x100.11.

113TH ST.—Harry Goodstein sold the 3-sty and basement stone front dwelling, on a lot 18.6x100.11, at 262 West 113th st to Dr. Reuben Steinholz, tenant. This completes the sale of a row of nine house at 258 to 276 West 113th st and bought by Mr. Goodstein from the Goldsmith estate in April of this year.

118TH ST.—Annie I. Stryker sold through Porter & Co. to a buyer, for occupancy, 119 West 118th st, a 3-sty and basement stone front dwelling, on a lot 20x100.11.

119TH ST.—James H. Cruikshank purchased from Henry G. Smith and Stanley Smith 19 East 119th st, adjoining the northwest corner of Madison av, a 5-sty and basement double flat, on a lot 25x100.11.

119TH ST.—Frank A. Berghane sold to Mary E. Merritt the 3-sty and basement brick dwelling 21 West 119th st, on a lot 14x84.5.

119TH ST.—Stephen Jackson sold to Mrs. Kate Herzog 148 West 119th st, a 3-sty and basement stone front dwelling, on a lot 18x100.11.

119TH ST.—John E. Hatzel sold to Philip Rosenblatt and Morris Greenberg 89 West 119th st, a 3-sty and basement stone front dwelling, on a lot 18x100.11.

120TH ST.—James L. Van Sant bought from Peter Dahl 157 West 120th st, a 3-sty and basement dwelling, on a lot 16x100.

121ST ST.—Charles G. Koss, as executor, sold through Porter & Co. 209-211 West 121st st, two 3-sty and basement brick dwellings, each on a lot 16x100.11.

121ST ST.—Duross Co. sold 219 West 121st st, a 5-sty and basement brick apartment house, on a lot 25x100.11, to Henry Kallen.

150TH ST.—Alsten Holding Corporation sold to Benjamin B. Engel 541-543 West 150th st, a 5-sty and basement brick apartment house, on a plot 50x99.11.

CONVENT AV.—Max Marx sold to Amelia Krainin 419 Convent av, at the southeast corner of 148th st, a 3-sty and basement stone front dwelling, on a lot 20.3x75.

NORTHERN AV.—William H. Fischer and others sold to Mary Kranichfeld the vacant plot, 100x85, at the northwest corner of Northern av and 187th st.

LEXINGTON AV.—Julia E. Glover sold to Mary Forro 1894 Lexington av, adjoining the southwest corner of East 118th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x55.

RIVERSIDE DRIVE.—Dabriada Realty Co., holding company for Julius Fleoischman, owner of the 10-sty apartment house known as the Peter Stuyvesant, at the south corner of Riverside drive and 98th st, is selling apartments therein to the tenants. There are 50 apartments. The building stands on a site fronting 101.5 feet on Riverside drive and 108.6 feet on 98th st, with east and south lines of 100

feet. Title is to be taken in the name of the 258 Riverside Drive Corporation, representing the tenants, with a capital of \$175,000. The incorporators of the new company are W. Watson, F. T. Wolcott and J. T. Anyon. The legal end of the transaction was handled by Stoddard & Mark.

WEST END AV.—A. H. Bickmore sold his residence at the southwest corner of West End av and 71st st, a 5-sty American basement brick dwelling, on a lot 19.5x82.10.

Bronx

137TH ST.—Joseph A. Beisler sold to George Koch the 4-sty and basement brick flat 587 East 137th st, on a lot 27.5x100.

143D ST.—Walter E. Brown sold for Libbie M. Utter 348-350 East 143d st, two 2-sty and basement frame dwellings, the first on a lot 29x100 and the second on a lot 25x100.

151ST ST.—William F. Landgrebe sold to Giovanni Demaria 298 East 151st st, a 3-sty and basement frame dwelling, on a lot 25x118.4.

160TH ST.—Enrico Da Parma sold to Giovanni de Bellis the 4-sty tenement house 309 East 160th st, on a lot 20x100.11.

ALEXANDER AV.—Isabelle Kidd sold to J. G. Johnson 172 Alexander av, a 3-sty and basement brick dwelling, on a lot 20x81.6.

ALEXANDER AV.—Hudwill Corporation, Hudson P. Rose, president, bought from the Payne estate 153-157 and 159 Alexander av, three 3-sty brick flats with stores, each on a lot 16.8x65.8, the latter two adjoining the southwest corner of East 135th st.

BAINBRIDGE AV.—Alexander Selkin and David Mintz sold to Flynn & Connoughton 2707 Bainbridge av, a 2½-sty and basement frame detached dwelling, on a plot 43.1x169.

BALCOM AV.—Gilbert Elliott sold to G. Scudieri 1311 Balcom av, a 2-sty and basement frame 2-family house, on a lot 13.4x100.

BATHGATE AV.—Elizabeth Wiesebeck sold 1994 Bathgate av, a 3-sty and basement frame 3-family house, on a lot 16.8x86.

CROTONA AV.—Julius Schiverner sold to A. Friedman 1833 Crotona av, a 3-sty and basement frame 2-family house, on a lot 18.5x100.

FOREST AV.—George E. Heuther sold to Hans C. Kochler 1027 Forest av, at the northwest corner of 165th st, a 3-sty frame flat with store, on a lot 20x90.

GRAND AV.—Christie Wriland sold to Maud M. Devine 2250 Grand av, at the southeast corner of Buchman pl, a 2½-sty and basement frame dwelling, on a lot 25x100.

WEEKS AV.—Abraham Berman sold to Samuel Fox 1685 Weeks av, northwest corner of 173d st, a 2½-sty and basement frame dwelling, on a plot 50x95.

WESTCHESTER AV.—Dr. Henry Reiss sold through Kelly & Brown to James Doris the northwest corner of Westchester av and Doris st a vacant plot, 120x95. It adjoins a plot, 75x120, that the buyer acquired last spring.

Brooklyn.

MONROE PL.—Cary, Harmon & Co., Inc., sold 41 Monroe pl, a 3-sty dwelling.

PROSPECT PL.—Joseph P. Day sold for Miss Agnes Redwood to Mrs. Wilhelmina Rossie, for occupancy, 839 Prospect pl, a 3-sty and basement dwelling, on a lot 18.9x91.

QUINCY ST.—Baffa & Dixon sold for a client to T. Horgan 210 Quincy st, a 3-sty and basement brick and stone dwelling, for occupancy.

SOUTH ELLIOTT PL.—Estate of Esther I. Bedell sold to a buyer, for occupancy, 177 South Elliott pl, a 3-sty dwelling.

WARREN ST.—Meister Builders, Inc., sold 570 Warren st, a brick 5-family house, on a lot 20x100.

WARREN ST.—Meister Builders, Inc., sold to Antonio Termini 572 Warren st, a 3-sty brick building, on a lot 20x100.

2D ST.—Allan H. Colcord sold to a buyer, for occupancy, 551 2d st, a 3-sty and basement brick and stone dwelling.

4TH ST.—Mrs. Marie Gabb sold 504 4th st, a 3-sty dwelling.

8TH ST.—J. Lacov sold for David Cummings to Hyman Segal a 2-sty house, with garage, 40 x100, at 1093 East Eighth st.

EAST 10TH ST.—Jacob Lerner sold to Anna Dorfman, for occupancy, a new 2½-sty dwelling, on a plot 25x100, at 1246 East 10th st, Flatbush.

SOUTH 11TH ST.—The McLoughlin Bros. publishing plant, comprising 200,000 square feet of floor space at 65 South 11th st, Williamsburg, has been purchased by L. Mundet & Son, Inc., manufacturers of cork materials, for \$475,000. It is said the transaction was for all cash.

EAST 12TH ST.—Richard Lucy sold to a buyer, for occupancy, 956 East 12th st, Flatbush, a dwelling, on a plot 30x100.

16TH ST.—Julius Tull sold 441 16th st, a 4-sty double flat.

EAST 22D ST.—Mrs. Fannie Piscitelli bought from Mrs. C. Wallan 1205 East 22d st, Flatbush a 2½-sty detached dwelling, on a plot 40x100.

MEMBERS REAL ESTATE BOARD OF NEW YORK

LEON S. ALTMAYER
 REAL ESTATE—INSURANCE
 62 EAST 86TH STREET Established 1883
 Phone: Lenox 638

Established 1881

AMES & COMPANY
 Real Estate and Insurance
 26 WEST 31ST STREET
 Specializing in the Leasing and
 Management of Business Property.
 Phone: Longacre 4810

A. V. AMY & CO.
 ECONOMICAL AND EFFICIENT
 MANAGEMENT OF PROPERTY
 160 WEST 72ND ST. Phone: Columbus 6810

JOHN J. BOYLAN
 Real Estate Agent, Broker and Appraiser
 402 WEST 51ST STREET, Tel. Columbus 1970
 277 BROADWAY, Tel. Worth 1823

EUGENE J. BUSHER CO.
 INCORPORATED
Real Estate—Insurance
 Mortgages, Appraising, Management
 N. W. Cor. East 149th St. and Courtlandt
 Ave., Bronx
 Phone Melrose 5258-5259 Established 1895

BUTLER & BALDWIN
 INCORPORATED
 REAL ESTATE AND INSURANCE
 SPECIALIZING IN THE
 MANAGEMENT OF PROPERTY
 280 MADISON AVENUE
 Phone Murray Hill 6632

**CAMMANN, VOORHEES
 & FLOYD**
 MANAGEMENT OF ESTATES
 84 WILLIAM STREET NEW YORK
 BROKERS, APPRAISERS, AGENTS

FIRM OF
LEONARD J. CARPENTER
 Agents Brokers Appraisers
 25 LIBERTY STREET
 Branch: Corner Third Ave. and 68th St.
 Entire Charge of Property
 D. Y. Swainson A. H. Carpenter C. L. Carpenter

**THE CHAUNCEY
 REAL ESTATE CO., Ltd.**
 BROOKLYN'S OLDEST
 REAL ESTATE OFFICE
 187 MONTAGUE ST. BROOKLYN
 Appraisers—Auctioneers—Brokers

CUDNER REAL ESTATE CO.
 BROKERS and MANAGERS
 254 WEST 23RD ST. Tel. Chelsea 1278

HARRY B. CUTNER
 REAL ESTATE
 1181 BROADWAY
 Southwest Corner Twenty-eighth Street
 Telephone: Watkins 4585-6

Joseph Day
 Auctioneer

67 LIBERTY STREET

**DWIGHT,
 ARCHIBALD & PERRY**
 INCORPORATED
 Real Estate—Insurance
 137 WEST 23RD STREET
 Phone: Watkins 5360

DUROSS COMPANY
 Real Estate
 155 WEST 14TH ST. 156 BROADWAY

J. B. ENGLISH
 REAL ESTATE BROKER
 INSURANCE 1531-7 Broadway
 ESTATES MANAGED N. W. corner 45th St.
 RENTS COLLECTED Aster Theatre Building
 HOUSES FOR SALE AND TO LET Phone: Bryant 4773

AUSTIN FINEGAN
 Real Estate—Insurance—Appraisals
 35 NASSAU STREET Tel. Rector 1684

J. ARTHUR FISCHER
 Real Estate and Mortgages
 Tel. Vanderbilt 1423 690 SIXTH AVE., near 40th St.

FRED'K FOX & CO., Inc.
 Business Building Brokers
 14 W. 40TH STREET and 793 BROADWAY

ELMER C. GATES
 Real Estate and Insurance
 Phone: Melrose 7587 529 Courtlandt Ave.
 One Block West of Third Ave., at 148th St.

GOODWIN & GOODWIN
 REAL ESTATE and INSURANCE
 Management of Estates a Specialty
 148 WEST 57TH STREET
 Near Carnegie Hall Telephone: Circle 6095
 260 LENOX AVENUE
 N. E. Cor. 123rd Street Telephone: Harlem 6500

Edgar A. Manning Anton L. Trunk
MANNING & TRUNK
 REAL ESTATE
 489 Fifth Avenue Phone: Murray Hill 6834

SAMUEL H. MARTIN
 Real Estate and Insurance
 Management Specialist
 1974 BROADWAY Phone: Columbus 896

LEWIS H. MAY CO.
 SPECIALIZING
 23rd to 34th St., Lexington to Seventh Ave.
 18 WEST 27TH ST. Phone: Watkins 2125

J. S. MAXWELL
 REAL ESTATE and INSURANCE
 ESTATES MANAGED
 Broadway, N. E. Cor. 139th Street
 Phone: Audubon 3100-3101

F. BRONSON MONELL
 Real Estate—Insurance
 MANAGEMENT SPECIALIST
 71-73 NASSAU ST. Phone: Cortlandt One

J. K. MOORS
 REAL ESTATE BROKERAGE
 MANAGEMENT—LEASING—INSURANCE
 301 WEST 57TH ST., N.W. Cor. Eighth Ave.
 Phone: Columbus 8888

Morris Moore's Sons, Inc.
 Specializing in West Harlem
 and Heights Property
 2127 MADISON AVE., AT 133RD ST.

NEHRING BROTHERS
 INCORPORATED
 Real Estate—Insurance
 The Management, Rental and Sale of Manhattan and
 Bronx Properties
 ST. NICHOLAS AVE. AND 174TH STREET
 Phone Wadsworth 4110

A. W. MILLER & CO.
 Real Estate—Management
 898 Eighth Ave., above 53rd Street
 J. P. & I. A. KISSLING Phone: Circle 591

OGDEN & CLARKSON
 Corporation
 Real Estate and Insurance
 605 FIFTH AVENUE, above 48th Street

O'REILLY & DAHN
 REAL ESTATE—MANAGEMENT
 YORKVILLE SECTION
 ESTABLISHED 1905
 124 EAST 86TH ST. Phone: Lenox 3901

GEORGE S. RUNK
 REAL ESTATE BROKER
 1252 LEXINGTON AVENUE
 Above 84th Street
 MANAGEMENT OF PROPERTIES
 MORTGAGE LOANS INSURANCE

GEO. J. RYAN
 Queens Borough Real Estate
 AGENT BROKER APPRAISER
 Membr. Real Estate Board of New York
 46 Jackson Avenue, Long Island City
 Telephone: Hunters Point 3451-3

SPOTTS & STARR, Inc.
 Real Estate—Insurance
 Management
 TIMES BUILDING
 Phone Bryant 4000

TUCKER, SPEYERS & CO.
 Real Estate
 435 FIFTH AVENUE, near 39th Street
 Telephone: Murray Hill 2750

J. IRVING WALSH
 SPECIALIST
 Washington Square and Greenwich Village
 73 WEST 11TH STREET

JAMES N. WELLS' SONS
 (James P. Eadie)
 Real Estate and Insurance
 Since 1835 at No. 191 NINTH AVENUE
 Established 1819 Phone: Chelsea 5266

WALTER C. WYCKOFF
 Real Estate—Insurance
 Management
 103 MADISON AVENUE
 Phone: Vanderbilt 3595

FRED'K ZITTEL & SONS
 Real Estate and Insurance
 BROADWAY at 79TH STREET
 THE APTHORP
 SCHUYLER 9700 Established 1903

MANHATTAN BROKERS

ORVILLE B. ACKERLY & SON

Appraisers of Long Island Property

Phone: Longacre 2280

243 West 34th Street, New York City
and
Ronkonkoma, Long Island

ERNEST N. ADLER

Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1905

Phone: Rhinelander 6125

Telephone: Pennsylvania 396-397

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything—Everywhere

MODERN "A-B-C" SYSTEM

18 West 34th Street

Astor Court Building, New York

Co-operation of Reliable Brokers Invited

ARMSTRONG & ARMSTRONG

Real Estate Agents and Brokers

212 ST. NICHOLAS AVE.—Near Eighth Ave. and
121st St. Phone: Morningside 1876

PETER F. COGLEY

Real Estate—Insurance

Management of Estates
a Specialty

165 BROADWAY

Phone Cortlandt 4641

ARTHUR CUTLER & CO.

Real Estate

61-3, PARK ROW

Room 914

Phone: Beekman 2756

JACOB J. TABOLT

REAL ESTATE

558 EIGHTH AVE.
Above 37th St.

Phone:
Greecley 1366

O. D. & H. V. DIKE

Real Estate Specialists

Management of

Improved Real Estate Exclusively

CANDLER BUILDING

220 WEST 42ND STREET

BRANCH—271 WEST 23RD STREET

JAMES A. DOWD

Real Estate—Insurance

Renting—Management

874 SIXTH AVENUE, above 49th Street

F. J. FEUERBACH

Incorporated

Management of Estates and other
Properties my Specialty.

Manager of the Knickerbocker
Fire Insurance Co.

Lenox 2940

207 EAST 84TH ST.

T. A. & J. J. FOGARTY

Real Estate—Insurance

PENNSYLVANIA ZONE

147-149 W. 33RD ST.

Fitzroy 2244-2245

HENRY G. LEIST

REAL ESTATE—INSURANCE
APPRAISER—ESTATES MANAGED

204 East 86th St. Established 1887

Phone Lenox 1961

JOHN P. LEO, JR.

Real Estate

IN THE WASHINGTON HEIGHTS
SECTION

1099 ST. NICHOLAS AVE., AT 165TH ST.

Phone: Wadsworth 37

ROBERT LEVERS

Real Estate—Insurance

373 LENOX AVE., cor. 129TH ST.

Phone: Harlem 2675

E. A. POLAK BROKERAGE CO.

Real Estate For Sale
Everywhere

63 PARK ROW

RIKER & SANDERS

Real Estate—Management

15 PARK ROW

Phone: Barclay 8180

Suite 1814

GEO. W. SASSE

REAL ESTATE—INSURANCE

2096 EIGHTH AVE., NEAR 114TH ST.

Phone: Cathedral 8447

SCHINDLER & LIEBLER

Real Estate and Insurance

Rhinelander 6123 1393 THIRD AVE., at 79th St.

MALCOLM E. SMITH, INC.

Formerly

MALCOLM E. SMITH & RUDOLPH C. CULVER, Inc.

REAL ESTATE AGENTS
AND BROKERS

CAMERON BUILDING 185 MADISON AVE.

WHEELER REALTY CORP.

REAL ESTATE

BROKERAGE—MANAGEMENT

NINE EAST FIFTY-SEVENTH STREET

Phone: Plaza 9468

MRS. WILSON'S

RENTING CO.

REAL ESTATE

Phone:
6585 Plaza
4269 Plaza

444 Park Ave., N. Y. C.
Above 56th St.

EAST 24TH ST.—Joseph J. Finley, Inc., sold to Alexander Shulman 1078 East 24th st, Flat-bush, a new 2½-sty detached dwelling and a garage, on a plot 37.6x100.

EAST 25TH ST.—E. M. Douglas sold to a buyer, for occupancy, 341 East 25th st, Flat-bush, a 2-sty and basement limestone dwelling.

EAST 26TH ST.—Otto Ritz sold 343 East 26th st, a 2-sty semi-detached brick 2-family house.

55TH ST.—Francis J. Richards sold to a buyer, for occupancy, 360 55th st, a 3-sty brick 3-family house.

17TH ST.—Meister Builders, Inc., sold to Nicola Lumis 301 17th st, a stucco 3-family house, on a lot 16.8x100.

BEVERLY RD.—E. H. Valentine sold to a buyer, for occupancy, 2318 Beverly rd, a 2-sty and basement 2-family house.

EVERGREEN AV.—R. A. Schlesing sold for Elizabeth Barta to Luciano Taglistore 78 Evergreen av, a 3-sty frame double tenement house.

GATES AV.—Meister Builders, Inc., resold to buyers, for occupancy, the three 3-sty dwellings 560 to 562A Gates av.

GATES AV.—Martin Co. sold for Hazel Wright Hanson and Ingwald S. Hanson to William Wallace Hill and Lella Edith Hill the apartment house 65 Gates av.

MYRTLE AV.—Glennon estate sold through the Burling Realty Co. 113 Myrtle av, a brick flat, with store.

ST. NICHOLAS AV.—R. A. Schlesing sold for a client to Martin Strautz 110 St. Nicholas av, a 3-sty brick double tenement house.

FOURTH AV.—Tutino & Cerny sold for the Meshel estate 7413 to 7419 Fourth av, three 3-sty brick double apartment houses, on a plot 75x80.

6TH AV.—Meister Builders, Inc., sold 583 6th av, a stucco front 3-family house that was recently renovated.

7TH AV.—Realty Associates sold to William Larson a 3-sty and basement brownstone dwelling, 18.3x44x96, at 133 7th av.

19TH AV.—J. Lacov sold for Isaac Bergs a 2-sty house at 1039 19th av.

Brooklyn Brokers

Well-Founded Brooklyn Appraisals

Our Appraisals are founded on the experience and accurate records of 50 years. Appraising is not a "side line" with us.

BULKLEY & HORTON CO.

Member of Real Estate Board of New York

G. S. HORTON, Pres. A. J. HORTON, Secy.

585 Nostrand Ave., near Dean St.

414 Myrtle Ave., near Clinton Ave.

7520 Thrd Ave., near 75th St.

1214 Flatbush Ave., near Ditmas Ave.

JAMES F. KERNS CO.

BAY RIDGE REALTY SPECIALIST

7109 THIRD AVENUE
BROOKLYN

Phone: Shore Road 202

S. WELSCH SONS

REAL ESTATE

Management of Property

Member Brooklyn Board of
Real Estate Brokers

201 MONTAGUE ST. Phone: Main 2738-9
Established 1889

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance

Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 8799

L. G. LOSERE

REAL ESTATE

Entire Charge Taken of Property

871 Brook Ave., at 161st St. Established 1898

O'HARA BROTHERS

Real Estate and Appraisers

BRONX PROPERTY

Tel. Fordham 615 WEBSTER AVE. & 200TH ST.

HENRY SCHWIEBERT

Real Estate—Insurance

3273 THIRD AVE., near 164TH ST.

Phone: Melrose 19

JOHN A. STEINMETZ

Real Estate—Mortgage Loans

1005 E. 180TH ST. Phone: Fordham 3566

Tel. 36 Olinville ULLMAN Burke St. Sub.
Station

Real Estate in All Branches
3221 White Plains Ave., at Burke St. (207th St.)

Queens.

BROADWAY-FLUSHING.—The Rogers Building at Depot lane, opposite the Broadway station of the Long Island Railroad, at Broadway-Flushing, which contains stores and apartments, has been sold through Ira L. Terry. Mr. Rogers also sold the new house on the north side of Lucerne pl, Broadway-Flushing.

FAR ROCKAWAY.—T. A. & J. J. Fogarty sold at Far Rockaway, for Anna L. Fink and Florence I. Oliver 2910 Mott av to Louis Tobin; also 2928 to Joseph Greenspan, 2934 to Walter C. Adler and 2940 to Herman Neumark, and also for estate of Elizabeth Smith, 2810 to Joseph Topplitz.

LONG ISLAND CITY.—James H. Rhodes & Co., manufacturers of polishing materials, of 115 Fulton st, Manhattan, purchased an acre of land on the Degnon Terminal, in Long Island City, with water front and railroad connections, on which the buyers will erect a \$250,000 plant.

LONG ISLAND CITY.—Roman-Callman Co. sold for Mary F. Streeve and others to the Shore Estates Corporation, a holding corporation who will use the property for storage purposes and eventually improve the same, the plot 50x100, on the south side of Tenth st, 100 ft west of the Boulevard, Long Island City.

MASPETH.—Roman-Callman Co. sold for the Malvina Realty Co., Inc., to Albert Bings plot of 15,000 sq. ft. at the northeast corner of Flushing av and Fuman st, Maspeth, with a frontage on the Long Island Railroad, from which a side track will be installed. The buyer will improve the property from plans of Ballinger & Perrot with a fireproof storage warehouse.

RECENT LEASES.

Big Lease Near Fifth Av.

Adams & Co. leased for Rosa L. Barzaghi the 8-sty and basement fireproof building 25 West 38th st to the Regent Bakery and Restaurant, Inc., for a long term of years, at an aggregate net rental of over \$400,000. The lessees intend upon the expiration of present leases to occupy the store, basement and first loft for their business and will sublet the balance of the building. Geo. L. O'Hare represented the owners.

Large Bronx Plot Leased.

Shaw & Co. leased for A. E. L. Realty Co., as landlord, to Gerard Avenue Garage, Inc., as tenant, the entire block front on the east side of Gerard av, between 149th and 150th sts, taking in both corners. The plot is 290 feet front and averages 100 feet in depth. The tenant will erect a 1-sty service station on the plot. Negotiations are now under way with an automobile company for the lease of the building to be erected.

Garage for a Bronx Block.

Shaw & Co. leased for A. E. L. Realty Co. to Gerard Avenue Garage, Inc., the entire block front, 100x290, on the east side of Gerard av, between 149 and 150th sts, including both corners. The tenant will erect a one-story service station.

ADAMS & CO. leased for the Revel Realty & Security Companies a floor in 247 to 253 West 19th st to the Globe Button Works, Inc., for a term of years. Also the store and basement in 294 Bowery to Rosenzweig and Elson, and the building at 296 Bowery to Frank Millman, represented by J. Finkelstein and Son.

BAFFA & DIXON leased the 2nd floor of the factory building 295 Douglas st, Brooklyn, for W. B. McVicker to Herndon & Co.

HENRY BRADY leased a loft in 133 West 33d st for Grammas Bros., Inc., to Herman E. Lazar, furs, and to Ida Packalas, retail dresses.

BRETT & GOODE CO., in conjunction with the Cross & Brown Co., leased for Ruth A. Wallace the 5-sty factory building 794-798 10th av, containing approximately 36,000 square feet, to W. L. Cameron Co., manufacturers of pearl buttons and pearl novelties, for a term of 10 years, at an aggregate rental of about \$125,000.

BRETT & GOODE CO. leased for a client additional space, consisting of the entire third floor, in 601 Fifth av to Samuel Lorber & Co. for a long term of years, to be used in conjunction with the store and second floor in the premises now occupied by the same tenants. The aggregate rent involved is over \$100,000.

G. P. BUTTERLY leased for New York Dock Co. to the Harris Glass Co. and Pacific Bottlers Supply Co., of Seattle, Wash., the 4-sty warehouse, containing 20,000 square feet, at the southwest corner of Van Brunt and Bowne sts, South Brooklyn, for a term of 5 years.

JAMES CARTHY leased for a term of 10 years for the Deane estate the 3-sty store and office building, 20x99.9, at 147 West 40th st to Henry Dorthman at an aggregate rental of \$108,000.

CUSHMAN & WAKEFIELD, INC., leased for August Heckscher offices in 50 East 42d st to Universal Interests, Inc., W. H. Van Winkel and F. W. Loughran.

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

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.

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.

SITUATIONS WANTED.

A DEPENDABLE MAN wants position with a firm, corporation or individual owner to take charge of property, attend to repairs, collection of rents and incidental accounting; excellent references and bond furnished. Box 706, Record and Guide.

OPERATING ENGINEER—Large real estate office desires man understanding steam, electricity, elevators, etc., with executive ability. Apply in writing, giving history, salary expected. Box 713 Record and Guide.

BOOKKEEPER, Stenographer, young woman, 8 years' experience real estate and building, desires position. Box 712, Record and Guide.

SITUATION OPEN.

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

RENTING MAN, experienced, familiar with business district between Chambers and 59th sts., can obtain permanent position with liberal drawing account. Apply WHITE-GOODMAN, 872 Broadway, N. Y. City.

WANT AND OFFER.

Absolutely Original and Beautiful **SKYSCRAPER DESIGNS**
Write T. F. KRUEGER, 120 E. 16th St.

GET THE BENEFIT OF 20 YEARS EXPERIENCE—CONSULT
MORGENTHAU JR. CO.
REAL ESTATE & INSURANCE
206 BROADWAY
CORT. 3966

Investing

in stocks you are responsible as part owner if business goes wrong. Invest in our Mortgages and you have no responsibility. We keep watch over the premises and Guarantee your interest and principal.

Lawyers Title and Trust Company

160 Broadway, New York
188 Montague St., Brooklyn
44 Court St., Brooklyn

367 Fulton St., Jamaica, N. Y.
383 E. 149th St., New York
1354 Broadway, Brooklyn

160 Main St., White Plains, N. Y.

R GRIMM leased the entire second and third floors in 246 5th av and 2 West 28th st to the When Stores for a term of years. Cruikshank Co. were associated as brokers.

PETER GRIMM, in conjunction with Pease & Elliman, leased for clients to Dr. Frank Parker the store in 47 West 49th st; to the Russian Arts and Craft Studio the parlor store in 47 West 49th st; to the Hardman Rubber Corporation the store in 49 West 49th st; and, in conjunction with Douglas L. Elliman & Co. to the Linnea Tea the parlor store in 49 West 49th st. All of these leases are for terms of 5 years.

CHARLES P. L. HUSTON CO. has removed from 55 William st to new and larger offices in 91 William st.

G. TUOTI & CO., specialists in the sale and leasing of tenement houses in the Italian sections of the city, have removed their offices from 209 to 251 West 34th st.

WELLS HOLDING CO. is the real estate buyer of the dwellings 209 and 211 West 121st st.

THE SISTERS OF ST. URSULA OF BLESSED VIRGIN are the buyers of the two 4-sty dwellings 330 and 332 Convent av, sold recently.

THE DWELLINGS recently bought by Ennis & Sinnott from the Parsons estate, at 616-618 West 138th st are a 5-sty American basement and a 4-sty American basement dwelling, respectively, each on a lot 16x99.11. Harry J. Rogers was the broker.

REAL ESTATE NOTES.

HARRISON S. COLBURN CO. moved its offices to 90 West st, where it will continue to specialize in water front property.

Over 550 Up-to-Date Houses Now in Course of Construction

in Flatbush, Bay Ridge and Coney Island section.

FOR BROKERS

To sell on easy terms, near subways, Prospect Park and the ocean. Also stores and apartments in all sections of Brooklyn. Send for Booklet.

REALTY ASSOCIATES

Capital, Surplus and Undivided Profits } \$6,000,000
162 Remsen St. Brooklyn
Telephone: 6480 Main

The Leading Agency
Firm Established 1874

CORWITH BROS.

Greenpoint and Long Island City

Real Estate

FACTORY SITES A SPECIALTY

Mortgage Loans, Appraisals, Insurance
Entire Management of Property

851 Manhattan Avenue, Brooklyn
Corn Exch. Bank Bldg., Bridge Plaza, L. I. C.

J. CLARENCE DAVIES

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER
APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES

32 Nassau St. 51 East 42nd St.
Phone Connections

Philip A. Payton, Jr., Company

REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro
Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues
Telephone: Audubon 945

A. G. THOMPSON CO.

REAL ESTATE BROKERS and AGENTS

Expert, Economical, Management of
Colored Tenement Property

Specialists in Harlem and
Colored Tenement

2257 Seventh Avenue, at 133rd Street
New York City
Phone: Morningside 1810

REAL ESTATE STATISTICS

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

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

MANHATTAN Conveyances.

	1920	1919
	Sept. 23 to 28	Sept. 25 to 30
Total No.	162	142
Assessed Value	\$5,811,050	\$7,862,000
No. with consideration	11	15
Consideration	\$365,750	\$729,800
Assessed Value	\$292,500	\$562,900
Jan. 1 to Sept. 28 Jan. 1 to Sept. 30		
Total No.	12,875	7,132
Assessed Value	\$837,705,650	\$440,863,250
No. with consideration	1,633	1,135
Consideration	\$93,289,877	\$39,650,496
Assessed Value	\$78,759,350	\$39,069,500

Mortgages.

	1920	1919
	Sept. 23 to 28	Sept. 24 to 30
Total No.	107	104
Amount	\$4,614,604	\$2,697,254
To Banks & Ins. Cos.	13	20
Amount	\$3,562,500	\$841,250
No. at 6%	78	48
Amount	\$1,270,715	\$833,125
No. at 5½%	12	7
Amount	\$230,000	\$294,050
No. at 5%	4	17
Amount	\$42,234	\$1,269,750
No. at 4½%	.....	.....
Amount	.....	.....
No. at 4%	.....	.....
Amount	.....	.....
Unusual Rates	2	.....
Amount	\$3,012,500	.....
Interest not given	11	24
Amount	\$59,155	\$300,329
Jan. 1 to Sept. 28 Jan. 1 to Sept. 30		
Total No.	8,642	3,876
Am	\$290,581,436	\$105,907,482
To Banks & Ins. Cos.	1,128	665
Amount	\$99,255,377	\$37,985,825

Mortgage Extensions.

	1920	1919
	Sept. 23 to 28	Sept. 24 to 30
Total No.	28	33
Amount	\$1,811,700	\$2,280,075
To Banks & Ins. Cos.	17	23
Amount	\$1,520,200	\$2,110,950
Jan. 1 to Sept. 28 Jan. 1 to Sept. 30		
Total No.	1,695	1,013
Amount	\$108,883,081	\$67,820,413
To Banks & Ins. Cos.	1,075	568
Amount	\$88,868,272	\$54,030,193

Building Permits.

	1920	1919
	Sept. 23 to 28	Sept. 26 to Oct. 1
New Buildings	4	6
Cost	\$76,300	\$1,975,800
Alterations	\$379,300	\$377,700
Jan. 1 to Sept. 28 Jan. 1 to Oct. 1		
New Buildings	659	283
Cost	\$89,190,218	\$56,764,811
Alterations	\$37,889,843	\$21,788,045

BRONX. Conveyances.

	1920	1919
	Sept. 23 to 28	Sept. 23 to 29
Total No.	183	186
No. with consideration	13	12
Consideration	\$108,630	\$232,750
Jan. 1 to Sept. 28 Jan. 1 to Sept. 29		
Total No.	9,612	6,268
No. with consideration	1,112	469
Consideration	\$7,785,913	\$5,836,436

Mortgages.

	1920	1919
	Sept. 23 to 28	Sept. 24 to 30
Total No.	239	115
Amount	\$640,236	\$521,000
To Bank & Ins. Cos.	2	7
Amount	\$32,000	\$59,300
No. at 6%	77	71
Amount	\$426,058	\$339,500
No. at 5½%	6	26
Amount	\$36,875	\$106,900
No. at 5%	3	7
Amount	\$8,050	\$48,000
No. at 4½%	.....	.....
Amount	.....	.....
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	153	11
Amount	\$169,263	\$26,600

	Jan. 1 to Sept. 28	Jan. 1 to Sept. 30
Total No.	6,665	3,521
Amount	\$43,670,028	\$24,933,109
To Banks & Ins. Cos.	265	172
Amount	\$5,207,735	\$2,222,742

Mortgage Extensions.

	1920	1919
	Sept. 23 to 28	Sept. 24 to 30
Total No.	14	10
Amount	\$270,000	\$137,800
To Banks & Ins. Cos.	6	5
Amount	\$91,000	\$106,500
Jan. 1 to Sept. 28 Jan. 1 to Sept. 30		
Total No.	605	616
Amount	\$12,373,217	\$9,983,922
To Banks & Ins. Cos.	300	176
Amount	\$8,356,900	\$5,302,000

Building Permits

	1920	1919
	Sept. 23 to 28	Sept. 25 to Oct. 1
New Buildings	31	36
Cost	\$92,900	\$333,750
Alterations	\$588,000	\$23,850
Jan. 1 to Sept. 28 Jan. 1 to Oct. 1		
New Building	795	609
Cost	\$15,987,430	\$14,380,965
Alterations	\$2,640,230	\$1,461,946

BROOKLYN. Conveyances

	1920	1919
	Sept. 22 to 27	Sept. 20 to Sept. 27
Total No.	585	1,430
No. with consideration	29	139
Consideration	\$235,117	\$523,793
Jan. 1 to Sept. 27 Jan. 1 to Sept. 27		
Total No.	41,495	37,721
No. with consideration	1,992	2,225
Consideration	\$24,121,543	\$23,803,610

Mortgages

	1920	1919
	Sept. 22 to 27	Sept. 20 to Sept. 27
Total No.	428	1,096
Amount	\$1,645,174	\$3,773,569
To Banks & Ins. Cos.	31	104
Amount	\$208,700	\$693,050
No. at 6%	399	874
Amount	\$1,477,857	\$2,729,492
No. at 5½%	19	178
Amount	\$128,750	\$882,250
No. at 5%	4	27
Amount	\$30,500	\$87,627
Unusual rates	.....	1
Amount	.....	\$2,100
Interest not given	6	1
Amount	\$8,067	\$72,100
Jan. 1 to Sept. 27 Jan. 1 to Sept. 27		
Total No.	34,356	27,16
Amount	\$159,054,582	\$100,307,209
To Banks & Ins. Cos.	3,452	2,145
Amount	\$27,972,709	\$14,294,348

Building Permits.

	1920	1919
	Sept. 23 to 28	Sept. 23 to 30
New Buildings	76	161
Cost	\$979,610	\$1,194,765
Alterations	\$78,055	\$126,520
Jan. 1 to Sept. 28 Jan. 1 to Sept. 30		
New Buildings	6,325	7,253
Cost	\$47,948,963	\$58,339,824
Alterations	\$9,829,237	\$6,828,956

QUEEN'S.

Building Permits.

	1920	1919
	Sept. 23 to 28	Sept. 23 to 30
New Buildings	148	158
Cost	\$446,406	\$724,207
Alterations	\$69,900	\$136,140
Jan. 1 to Sept. 28 Jan. 1 to Sept. 30		
New Buildings	5,413	6,260
Cost	\$29,140,618	\$32,480,728
Alterations	\$3,174,862	\$2,685,804

RICHMOND. Building Permits.

	1920	1919
	Sept. 23 to 28	Sept. 23 to 30
New Buildings	49	122
Cost	\$82,475	\$326,247
Alterations	\$500	.....
Jan. 1 to Sept. 28 Jan. 1 to Sept. 30		
New Buildings	1,409	1,425
Cost	\$2,669,256	\$2,994,230
Alterations	\$430,216	\$113,991

BUILDING SECTION

Curtailed Production Bars Lower Material Price Levels

Manufacturers Declare Fuel Shortage and High Cost Prime Factors in Increasing Overhead and Limiting Output

DURING the week the most common topic of discussion among architects, contractors and prospective builders in this territory has been the building material price situation. Stocks now on hand, additional supplies available at production points, potential strength of demand and other usually important phases of the building material situation are at present subservient to the paramount question whether or not the recent radical reduction in prices for common brick, lumber and a few other items, portend a general price recession that will result in returning construction costs to a level more nearly approaching that which prevailed in pre-war years.

Reasons for the important price cuts, especially for brick and lumber, have repeatedly been stated and need no repetition. The question remains, however, will these reductions be instrumental in influencing the establishment of lower price levels for the remaining commodities that make up the complete list of structural essentials?

Regarding the present low levels for the year established in the common brick and lumber markets, the feeling is quite general that the prices now current were made, not in fear of threatened legislative investigation, but for fundamentally-sound business reasons: to wit: in order to induce greater activity throughout the building field; to stimulate buying activity in markets that have become almost atrophied from lack of demand, and to reduce the large surplus that has accumulated during the months of insignificant demand so as to make room for new supplies that are steadily arriving by rail and water from production centers. The action of these dealers will be of material assistance in making a complete schedule of materials readily available for the tremendous building movement that is sure to follow the present slump.

Brick manufacturers are as one in the statement that the existing low price for their product cannot endure after the present supply is exhausted. Practically all of the Hudson River common brick now selling in the wholesale market at a price ranging between \$15 and \$18 a thousand to dealers was made during the seasons of 1918 and 1919 when manufacturing costs, while greatly in excess of previous years, were not comparable to those the producers have had to contend with during the season now drawing to a close. In the item of fuel alone Hudson River brick manufacturers are now forced to pay more than ever before and even with a willingness to pay any figure demanded they are unable to obtain adequate supplies of coal to burn the brick made during the past summer. Practically all of the make of the 1920 season is stacked in its green state in the kilns to be burned at some time when fuel becomes obtainable.

Labor costs to brick producers are also higher today than they were in past years and although brick manufacturers are unwilling to predict definite price trends or levels for the coming year they do agree that their product cannot be sold at the prices which maintain at present and continue in business. Manufacturers state that Hudson River common brick prices must increase above those now obtaining just as soon as the present supply is gone.

Wright D. Goss, president of the Empire Brick & Supply Company, declared that it is exceedingly foolish to send out propaganda to the effect that construction costs are to be

greatly reduced through the medium of lowered material prices. In discussing the situation, he said:

"Prices current today do not make a common brick market but a sacrifice. The reductions that have been made within the past few weeks have been brought about by the piling up of considerable brick that has cost the producers heavily to hold unsold. Brick makers require money to carry on their business as do manufacturers in every other line and in order to get back a part of their capital tied up in unsold brick a radical cut in price had to be made. Undoubtedly Hudson River common brick prices will again advance, to what extent no one yet knows. The market must recover for two reasons. First, because manufacturing costs of the past season will prevent the sale of this commodity at prices that now obtain if manufacturers are to continue in business; and second, because with the relatively moderate supply available for a big building boom, there will be considerable competition among consumers for brick next season. Because of the lack of demand, scarcity of labor and fuel, and the extremely high production costs, the output of common brick along the Hudson River for the season of 1920 has been no greater than it was last year and only about 30 per cent. of the normal yearly production in pre-war times."

Face brick prices are very firm and although the demand is not keen there is little possibility of a recession in the face of steadily mounting production costs.

S. Walter Ketcham, representing O. W. Ketcham, Inc., dealer and manufacturer of face brick said:

"No reduction in face brick prices is possible during the remainder of the current year and there is very little likelihood of lower levels during the coming season. It requires approximately one ton of coal to produce one thousand face brick and this fuel is costing from \$13 to \$14 a ton at present as compared with \$2.50 a ton before the war. The manufacturers are also contending with advancing labor costs and higher freight rates and the combination of these factors makes easier prices most improbable. The best indication of this is the fact that practically all manufacturers of face brick are making their quotations with the stipulation that the figures hold good for ten days only."

Dealers in building stone can anticipate no reductions from the levels that now prevail in their line, and while the demand is comparatively light and the immediate outlook not promising, the recent freight rate increase of 40 per cent. plus a 3 per cent. war tax, higher wages to quarry workmen and advancing fuel and machinery costs preclude any possibility of easier prices. In this line the opinion is general that the building industry will be extremely fortunate if stone prices are not advanced considerably above the existing scale.

The situation as it applies to Portland cement, lime and other products which require large amounts of fuel for their production is in a similar position and there is seemingly no prospect of lower prices. As a matter of fact, the grave shortage of fuel that now exists has operated against the producers of these materials by curtailing output and increasing overhead to a degree higher than ever before in the history of these industries. All claim, and justly so, that prices cannot recede to anything like normal while underproduction at increasing overhead continues.

(Concluded on page 470)

Full Text of Housing Bills Signed by Governor Smith

[Continued from Page 458]

provided, however, that nothing in this section shall prevent the issue of general fund bonds in the manner provided by section two hundred and twenty-two of this act. The city of New York shall not, except as hereinafter provided, expend any part of proceeds of sales of corporate stock or serial bonds for the purpose of paying operating expenses of said city as hereinafter defined. The term "operating expenses," as used in this section, includes expenses for maintenance, repairs and current operation or administration of the property and government of the city; and excludes expenditures by the city for betterments, improvements and acquisitions of property of a permanent nature; but expenditures made or incurred by the board of water supply, the aqueduct board, and, prior to January first, nineteen hundred and ten, by the department of docks shall not be considered operating expenses within the meaning of this act.

The city of New York shall not, except as hereinafter provided, expend any part of the proceeds of sales of corporate stock or serial bonds for other than revenue-producing improvements, except for the erection of school buildings and the acquisition of sites therefor and the acquisition of houses for school purposes, and except the sum of six million dollars for the purpose of erecting a municipal building in the borough of Brooklyn. The term "revenue-producing" as used in this section shall apply to that class of improvements, including among others those for docks, water and rapid transit purposes, the expenditure for which shall, at the time it is authorized, be determined by the board of estimate and apportionment to have a substantial present or prospective earning power. Nothing herein contained, however, shall limit the power of the board of estimate and apportionment to authorize the use of the proceeds of the sale of corporate stock or assessment bonds to replenish the street improvement fund or the fund for street and park openings or for the purpose of meeting the expenses of improvements for which said board has authorized the issue of corporate stock prior to January first, nineteen hundred and sixteen, or meeting the expenses of improvements heretofore authorized to be paid from the proceeds of the sale of corporate stock or serial bonds by special act, nor to limit the power of the board of estimate and apportionment to authorize the use of the proceeds of the sale of corporate stock for other than revenue-producing improvements as follows: That during the year nineteen hundred and sixteen one-half of the cost of other than revenue-producing improvements shall be paid by the issue of corporate stock maturing serially from one to fifteen years, and the remaining half of such cost shall be included in annual tax levies in the manner provided in section one hundred and eighty-nine of this act; and that during the year nineteen hundred and seventeen, one-quarter of the cost of such improvement shall be paid by the issue of corporate stock maturing serially from one to fifteen years, and the remaining three-quarters shall be included in annual tax levies as provided in section one hundred and eighty-nine of this act.

When, in the opinion of the comptroller it shall appear desirable to have the whole or any part of an issue of corporate stock or serial bonds made payable in the currency of a country other than the United States, such corporate stock or serial bonds so to be sold shall be made payable in such currency, with certificates in such amounts, and sold in such a manner as may be duly authorized by the commissioners of the sinking fund; provided, however, that in case such corporate stock or serial bonds payable in a foreign currency or currencies is not sold in the manner prescribed for the sale of corporate stock or serial bonds under the provi-

sions of section one hundred and eighty-two of this chapter, the comptroller shall invite sealed, competitive tenders for the purchase of such corporate stock or serial bonds in such a manner as the commissioners of the sinking fund shall prescribe; and he shall make award or awards to the highest bidder or bidders for such corporate stock or serial bonds with the full power to reject all bids. The proceeds of sales of such corporate stock or serial bonds shall be recorded in the books of the finance department in the terms of the currency of the United States as well as in the terms of such foreign currency in which such corporate stock or serial bonds shall have been issued.

§ 2. This act shall take effect immediately.

AN ACT to amend the Greater New York charter, in relation to the issuance of certificates of indebtedness in the year nineteen hundred and twenty.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Subdivision eight of section one hundred and eighty-eight of the Greater New York charter, as re-enacted by chapter four hundred and sixty-six of the laws of nineteen hundred and one and as last amended by chapter seven hundred and twenty-nine of the laws of nineteen hundred and twenty, is hereby further amended to read as follows:

8. To provide for the payment of expenses authorized by the concurrent vote of all the members of the board of estimate and apportionment upon a resolution requesting such authorization, adopted by the affirmative vote of three-fourths of all the members of the board of aldermen, provided, however, that the amount thus issued shall not in any one year exceed two million dollars, except in the year nineteen hundred and twenty in which the amount thus issued shall not exceed [seven] twelve million dollars.

§ 2. This act shall take effect immediately.

Curtailed Production Bars Lower Prices

(Continued from page 469)

Recent advices from Chicago to the effect that lumber prices are to be reduced almost 30 per cent. have had but a slight bearing upon the local lumber situation. Dealers in this line have for some time past been making radical concessions in order to move their accumulated stocks and at present the situation is very favorable to prospective builders. The decided falling off in the volume of active building operations during the late summer, combined with a greatly-improved movement of freight by rail, had congested local lumber yards in both wholesale and retail departments of trade and as early as eight weeks ago some dealers offered important reductions to buyers who would take a part of this surplus.

BUY LUMBER NOW

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

PRICE CONCESSION

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

Concrete Form Lumber a Specialty

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

Complete Milling Facilities

E. C. SMITH CO., Inc.

(Established Fifty Years)

OAKLAND AND BOX STREETS
PAIDGE AVENUE AND NEWTOWN CREEK

BROOKLYN, N. Y.

Greenpoint 198-9

Public Utilities Predominate in Week's Building Report

Figures of F. W. Dodge Company Indicate Many Awards for Civic Improvement Projects But Fewer Plans for General Building

ALTHOUGH the total commitment for new building and engineering operations in New York State and New Jersey, north of Trenton, for the week of September 18 to 24 inclusive, shows a decided increase over the similar totals for previous weeks, there is practically no improvement in the general building situation as far as new contracts awarded are concerned. The bulk of the commitments for the week involved public improvement projects of various kinds which have been contemplated for many months past, and it just happened that the awards for a large number of these operations were made at approximately the same time.

The figures of the F. W. Dodge Company show that during the week reports of entirely new building and engineering operations in this territory, in the various early stages prior to the award of contracts, numbered 376, and this construction will involve an outlay of about \$10,110,600. During the same period the projects placed under contract numbered 217 and were valued at \$29,905,400, but of this total 26 of the projects involved public works and public utilities which represented \$23,831,000 of the total commitment for the week.

Included in the list of 375 proposed building and engineering operations were 92 business structures such as stores, offices, lofts, commercial garages, etc., \$3,092,000; 14 educational projects, \$887,000; 2 hospitals and institutions, \$12,000; 24 factory and industrial buildings, \$926,500; 2 structures for the Army and Navy, \$20,000; 2 public buildings, \$32,000; 28 public works and public utilities, \$959,500; 8 religious and memorial buildings, \$260,000; 191 residential projects, including apartments, flats and tenements and one and two-family dwellings, \$2,777,100, and 13 social and recreational operations, \$1,144,500.

The group of 217 projects for which contracts were placed during the week consisted of the following: 41 business projects of various types, \$1,050,800; 6 educational buildings, \$180,100; 4 hospitals and institutions, \$72,900; 19 factory and other industrial projects, \$641,500; 6 military and naval projects, \$58,300; 3 public buildings, \$15,500; 26 public works and public utilities, \$23,831,000; 6 religious and memorial buildings, \$486,000; 104 residential projects, \$3,059,300, and 2 social and recreational operations, \$510,000.

PERSONAL AND TRADE NOTES.

Morris Whinston, architect, formerly located at 63 Park Row, has moved his office to 116 West 39th street, where he has better facilities for handling his practice.

Chelsea Elevator Company announces the removal of its office and factory to 439-441 West 19th street, where larger and better facilities for handling the growing business of this firm is possible. The company bought and extensively altered the building it now occupies.

Ralph Mojeski, M. Am. Soc. C. E., of Chicago and New York; George S. Webster, M. Am. Soc. C. E., Chief of the Bureau of Surveys, Philadelphia, and Lawrence A. Ball, M. Am. Soc. C. E., Orange, New Jersey, were appointed by the Joint Bridge Commission as the engineering board authorized to have charge of the construction of the Delaware River bridge between Philadelphia and Camden. According to an agreement between the Pennsylvania and New Jersey commissions, one engineer was to be chosen from each state and a third from a neutral state.

Donald V. Jenkins, for some years chief engineer for the Watson Elevator Company, has recently severed his connection with that concern and formed a new organization known as the Jenkins Elevator Company, with offices and plant at 221 to 227 Canal street, near Centre street. In addition to the installation of new electric elevators they will specialize in alterations to existing equipment and the conversion of steam or hydraulic-driven elevators to electric operation. An unusually complete tool equipment, including the latest types of Universal milling machines, grinders, etc., will enable them to give immediate service on repairs and to perform shop work with the maximum of economy and with precision of workmanship. Their engineering department will respond to requests for advice on elevator problems from interested parties entirely without charge or obligation.

The Improved Office Partition Company eleven years ago began business in New York with the determination to make the best partition that up-to-date machinery and skillful hands could produce. A rigid system of inspection was installed to guarantee the quality of every product turned out and an intelligent sales service saw to it that the product was adapted to the work for which it was sold. The suc-

cess of these policies is indicated by the enlargement of the plant facilities made this year. A five-acre tract at Elmhurst, L. I., was secured and construction of the new plant begun. The result is the completion of one of the largest plants in the world devoted exclusively to the manufacture of office partitions. The main building is two stories, 90 ft by 200 ft., with a detached power plant. The mill has a capacity of 3,000,000 sq. ft. of partition annually. A large stock of lumber is held in the company's yards and four dry kilns of modern design are constantly in use. The factory is built on the unit system so that additions may be added as required without interfering with the operation of the plant.

New York Society of Architects.

Following the usual summer recess, the New York Society of Architects held its first meeting of the season Tuesday evening, September 21, at its headquarters in the Engineering Societies Building, 29 West 39th street. President James Riely Gordon was in the chair and there was an excellent attendance.

Extended discussion took place upon the subject of the continued depression in building and architectural lines, this being mainly attributed to prevailing unrest and luxurious tastes among mechanics and to profiteering on the part of some material dealers.

Another topic of discussion was the overshadowing and practical extinction of a large part of the architectural profession by engineering and construction companies, which has been in evidence for some time past. This was commented upon at length and F. C. Zobel, secretary of the association, urged upon the meeting as a measure of self-defense the wisdom of advertising, a practice now sanctioned by the American Institute of Architects and the profession generally. The feeling was that more attention should be paid than has heretofore been done to giving publicity to the work of both individual architects and to that of the body as a whole.

Vice-President Fisher called attention to the proposal to appoint a city architect, and on the speaker's motion it was resolved that the society disapprove of the proposed appointment on the ground that the interests of the public will be best served by the employment in each case as it arises of individual architects or firms of recognized standing and ability.

The October meeting will be preceded by a dinner and fall rally of the members.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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. Clydsdale 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 wood-working. 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. The program as now outlined assures interesting addresses at each session of this convention.

CURRENT BUILDING OPERATIONS

EVIDENCE exists of a slightly better feeling in the building industry as a result of the favorable action of the Legislature in regard to the construction of additional housing, but it will be some time before it is definitely known to what extent new building will be influenced. In Brooklyn and Queens there has already been a resumption of activity on the part of speculative building interests, and a number of architects who specialize in work of this character are preparing plans for operations that will be started within a short time. The decided drop in the prices for certain building essentials, notably common brick and lumber, has been an added incentive to speculative builders in these sections and with almost an assurance that there will be important reductions in other lines, the future of building is brighter than it has been for many weeks past. Another factor that will assist materially is the amount of labor that is immediately available for all new housing projects to be started. Building contractors state that they have had no difficulty in getting all the mechanics required for every operation, and in some lines there is a decided surplus.

Common Brick.—Business in the New York wholesale market for Hudson River common brick was a little more active this week and there are now prospects of a steady improvement. The demand for brick increased considerably and new inquiries indicate a growth of business that will soon bring this market back to its normal condition. During the week there was practically no change in the price situation and sales ranged between \$15 and \$18 a thousand, but relatively few were reported at the top figure. The majority of the Hudson River common brick manufacturers have now suspended operations for the season as far as making new brick is concerned, but the greater part of their production remains unburned in the kilns and grave anxiety has been expressed by producers in regard to the fuel situation. At present there is extreme difficulty in getting coal at almost any price, and with the cost of this essential material steadily advancing there is a constant increase in the manufacturing costs, which must be considered in establishing the selling prices for common brick. Within the past week or so there has been some activity in the New York wholesale market along export lines. One week ago two cargoes of brick were sold for export to Cuba, and this week another boat load

was disposed of for export. There have been quite a few inquiries current concerning common brick for export and this might develop into an important phase of business.

Summary.—Transactions in the North River common brick market for the week ending Friday, October 1, 1920. Condition of market: Demand slightly improved; prices practically unchanged. Quotations: Hudson Rivers, \$15 to \$18 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 14; sales, 18. Distribution: Manhattan, 6; Bronx, 1; Brook-

lyn, 4; New Jersey points, 5; outside, 1; export, 1.

Face Brick.—Dealers in this city state that the demand for this material is improving to some extent, but not for the reason of a large number of new building projects, but rather because of the activity upon a relatively small number of large operations in which face brick is being used extensively. Recent inquiries, however, denote a considerable increase in the demand for face brick, and the industry is confident that the worst of the building slump has passed. Prices are

BUILDING COMMODITY PRICES

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

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

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

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

Hudson River, best grades. \$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
¼-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).....	\$5.000 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—

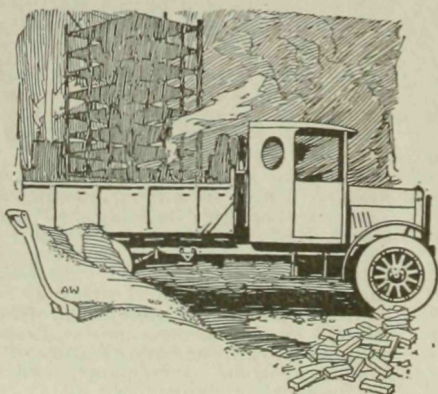
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

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



THE Oneida Truck was designed especially to fulfill the great mission the motor truck has before it today. Its building has been a matter of years—not months. It represents the creation of an ideal. 1¼ to 5 tons.

C-H MOTORS CORP.
18-26 Bainbridge St. Brooklyn, N.Y.

MATERIALS AND SUPPLIES

holding firmly and there is no possibility of a recession in this line while fuel costs remain at their present levels and while other factors continue to hamper producers from operating their plants to full capacity.

Lumber.—Already the reduction of lumber prices has improved the demand for this material, and although it is yet too early to predict the effect of the radical action on the part of lumber dealers, it is quite certain that additional building will be undertaken at once as the result. The excessively high cost of lumber products

to the consumer has for the past two or three years been one of the most potent factors in limiting construction. Lumber is the most important item in the construction of moderate priced dwellings, and now that this market is easier as to price there is sure to be a response from prospective builders who have been hesitating on account of high prices. Local dealers, both wholesale and retail, have their yards well stocked with lumber for building purposes and are prepared to supply any demand for this material without delay. The preliminary plans for new

construction, especially along the line of small house building in the outlying boroughs of Greater New York, and in the nearby suburbs, indicates that builders are going to take immediate advantage of the cut in prices and start work on their proposed buildings at once.

Portland Cement.—No change of consequence has occurred in this market during the past week. There is a better supply on hand, but this is largely due to the lack of demand rather than to improved deliveries from manufacturers. The arrival of this material is better than it was, however, due to a steady improvement in railroad freight service, but it will require many weeks of steady supply before the dealers of this city will be able to accumulate reserve stocks approaching those carried in normal times. Prices for Portland cement are steady and no immediate change is anticipated.

Structural Steel.—The drop in the demand for fabricated steel for construction due to the lack of large building operations in the Metropolitan district, combined with improved operating conditions, has eased up the steel situation to some extent and material is available with but comparatively slight waits for deliveries. Architects and engineers have a number of important structural projects on their boards, but they are not likely to be released for either estimates or contracts until the local building situation is more settled. Prices for steel shapes are easier, and while quotations range from 3.10c. to 3.50c. Pittsburgh, the majority of the independent mills are booking business at not more than 3.25c.

Nails.—The supply is improving and the demand has dropped off to some extent and jobbers are getting ahead slightly on their stocks. An immediate increase in the demand to the rate that maintained during the early summer, however, would most likely be responsible for a repetition of the nail famine that existed for the greater part of the past summer. Nail prices range considerably according to the stocks on hand.

Sand-Lime Brick.—The sand-lime brick produced in the United States in 1919, according to an estimate made by the United States Geological Survey, Department of the Interior, amounted to 145,000,000 brick, valued at \$1,725,000, an increase of 47,000,000 brick and of \$841,000 over 1918. The maximum output of sand-lime brick—227,344,000 brick—was made in 1916, but the maximum value was that of 1919.

IN THE METROPOLITAN MARKETS

Plaster Board— Delivered at job site in Manhattan, Bronx, Brooklyn & Queens.

27x48x 1/2 in.	.....	\$0.45	each
32x36x 1/4 in.	.....	0.35	each
32x36x 3/8 in.	.....	0.36	each
32x36x 1/2 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—

1 1/2-in., Manhattan delivery	.....	\$4.00	per cu. yd.
Bronx delivery	.....	4.00	per cu. yd.
3/4-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 car- goes, 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	190.00
Maple No. 1	.....	\$173.00 to	176.00
Yellow pine, No. 1, common flat	.....	103.00 to	—
N. C., pine, flooring, Nor- folk	.....	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.	.....	1.23 to	—

Turpentine—

Spot in yard, N. Y., per gal.	\$1.50 to	—
-------------------------------	-------	-----------	---

The RECORD & GUIDE QUARTERLY

Absolutely Indispensable to the Proper Conduct of All Branches of the Real Estate Business

Price
\$40
a Year

To the broker, agent or large property owner, whether he maintains an elaborate record filing system or must condense his plant, the RECORD & GUIDE QUARTERLY is a necessity. It gives in handy, accessible form all official records, arranged geographically, chronologically and alphabetically so that the needed facts about any transaction in the Borough of Manhattan within the period of a year, can be located almost in an instant. As the edition is limited, we suggest that you subscribe now.

The RECORD & GUIDE COMPANY

119 West 40th Street

Phone: Bryant 4800

New York City

Geo. A. Fuller Company

Building and
Industrial Construction



New York
Philadelphia
Boston
Baltimore
Detroit
Washington
Montreal

Chicago
St. Louis
Cleveland
Pittsburgh
Buffalo
New Orleans
Kansas City

SHIPYARD:
WILMINGTON, N. C.

William T. Ritch

—INC.—

Fire Accident
Compensation Automobile
Liability Marine

INSURANCE

29 WEST 34th STREET

Phone: Greeley 6794

John Gallin & Son

INCORPORATED

Contractors
General Building Repairs
and Alterations

252 FRONT STREET

NEAR PECK SLIP
Formerly 6 Gold Street

Established 1886

Phone: Beekman (7058
7069)

IF YOU ARE BUILDING OR ALTERING

Alterations, properly planned and executed, will transform those old buildings into modern structures paying dividends that will cover the expenses of alteration in a surprisingly short time. Restaurant construction a specialty.

FRANK & FRANK
CONTRACTING CO., Inc.

Builders and General Contractors

244 W. 42nd St. Phone: Bryant 1417

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
BROADWAY.—Sommerfeld & Steckler, 31 Union sq. have plans in progress for alterations to the 7-sty brick and stone apartment, 55x125 ft. at 2616 Broadway, for the West 99th Street Corporation, 35 Nassau st. owner. Work consists of altering ground floor into stores and upper floors into small suites. Owner builds.

43D ST.—H. P. Wright, 25 West 42d st. has prepared plans for alterations to the 4-sty brick tenement, 25x70 ft. at 207 East 43d st. for H. P. Wright & Co., 25 West 42d st. owners and builders. Cost, about \$10,000.

16TH ST.—R. C. Boehler, 116 West 34th st. has plans nearing completion for alterations to the 4-sty brick and stone residence, 25x56 ft. at 35 West 16th st. into bachelor apartments, for Mrs. S. E. Parker, Chappaqua, N. Y., owner. Cost, about \$20,000. Architect will soon take estimates on general contract.

LE ROY ST.—Harold L. Smith, 14 East 23d st. has prepared plans for alterations to the 6-sty brick and stone tenement, 37x66 ft. at 26-28 Le Roy st. for Sam'l. Ettlinger, 207 West 80th st. owner. Cost, about \$15,000.

DWELLINGS.

55TH ST.—F. Livingston Pell, 122 East 25th st. has prepared plans for alterations to the 4-sty brick dwelling, 16x50 ft. at 77 East 55th st. for Walden Pell, 7 Wall st. owner. Cost, \$5,000.

STABLES AND GARAGES.

161ST ST.—Carlson & Wiseman, 226 Henry st. Brooklyn, have completed plans for a 4-sty brick garage, 50x99 ft. at 521 West 161st st. for John B. Kelly, 1811 Kings Highway, Brooklyn, owner and builder. Cost, about \$75,000. Owner will take estimates on separate contracts next spring.

45TH ST.—G. I. Prowler, 367 Fulton st. Brooklyn, has prepared plans for a 1-sty brick and terra cotta commercial garage, 100x195 ft. at 302-316 East 45th st. for Rochnitz Brothers, 143 Liberty st. owners and builders. Cost, \$150,000.

STORES, OFFICES AND LOFTS.

14TH ST.—John Cogigiano, 95 Madison av. has prepared plans for extensive alterations and additions to the 5-sty brick and stone store and loft building at 231 East 14th st. for the Italian Labor Center Realty Co., owner, care of architect. Cost, about \$50,000. Architect has entire charge of construction and is ready for estimates on sub-contracts.

PINE ST.—Springsteen & Goldhammer, 32 Union sq. have completed plans for alterations to the 4-sty brick and stone office building, 22x89 ft. at 71 Pine st. for the 210 West 59th Street Co., 135 Broadway, owner. Cost, \$25,000. Owner will take estimates.

Bronx

DWELLINGS.

261ST ST.—Robert Skriven, 394 East 150th st. has started plans for a 1½-sty frame dwelling, 28x34 ft. in the north side of 261st st. east of Spencer av. for Mrs. Holland, 269 West 261st st. owner and builders. Cost, about \$8,000

191ST ST.—Dunnigan & Crumley, 395 East 150th st. have completed plans for a 2-sty brick dwelling, 23x50 ft. in the south side of 191st st. 150 ft east of Bathgate av. for Jacob Zimmerman, 724 East 160th st. owner and builder. Cost, \$10,000.

PILGRIM AV.—B. Ebeling, 2400 Westchester av. has finished plans for two 2-sty frame dwellings, 20x45 ft. on the east side of Pilgrim av. 25 ft north of Mildred pl. for George Stegens, 302 Greenwich st. owner. Cost, \$8,000 each.

MOSHOLU PARKWAY.—Joseph Ziccardi, 3360 Cruger av. has prepared plans for a 2-sty brick dwelling, 21x62 ft. on the north side of Mosholu Parkway, 278 ft east of Jerome av. for Frank Maglio, 2229 Creston av. owner and builder. Cost, \$12,000.

STARLING AV.—B. Ebeling, 2400 Westchester av. has completed plans for two 2-sty frame dwellings, 20x48 ft. on the east side of Starling av. 30 ft west of Odell st. for Philip Kaufman, 1357 Odell av. owner and builder. Total cost, \$16,000.

BEDFORD PARK BOULEVARD.—Edwin Wilbur, 507 Fifth av. has prepared plans for a 2-sty brick residence, 39x30 ft. at the northeast corner of Bedford Park Boulevard and Grand Concourse, for Mrs. Albert D'Amico, 2308 Crotona av. owner. Cost, about \$20,000.

FACTORIES AND WAREHOUSES.

132D ST.—A. C. Chesley & Co., 277 Rider av. contemplate the construction of a 2-sty brick factory building, 50x210 ft. in 132d st. and 133d st. 350 ft east of Cypress av. for which name of architect and details of construction will be available later. Cost, about \$100,000.

STABLES AND GARAGES.

163D ST.—De Rose & Cavalleri, 370 East 149th st. have plans under way for a 1-sty

SPRINKLER

SUPERVISORY SERVICE
AUTOMATIC SPRINKLER
VALVE ALARM SERVICE
INTERIOR FIRE ALARM
EQUIPMENT

Installed as a Local System
or for Central Office Service

AUTOMATIC
FIRE ALARM SERVICE
SPECIAL BUILDING
SIGNAL SERVICE

AUTOMATIC FIRE ALARM CO.

416 Broadway

New York City

FRANKLIN 4188

brick garage, 50x100 ft. in the south side of 163d st. 175 ft east of Melrose av. for S. Calabro Building Co., owner and builder, care of architects. Cost, \$25,000.

BOSTON ROAD.—Dunnigan & Crumley, 394 East 150th st. have plans under way for a 1-sty brick garage, 73x33x200x225 ft. in the west side of Boston road, 258 ft south of Jefferson pl. for the City Real Estate Co., 176 Broadway, owner and builder. Cost, \$40,000.

JEROME AV.—John E. Kirby, 4187 Park av. has completed plans for a 1-sty brick garage, 99x140 ft. on the west side of Jerome av. 52 ft south of Belmont av. for the Estate of Andrew J. Conwick, 214 Fifth av. owner. Cost, \$50,000.

162D ST.—Dunnigan & Crumley, 394 East 150th st. have plans under way for a 1-sty brick extension, 35x50 ft. to the 1-sty garage at 862 East 162d st. for James Fenne, owner, on premises. Cost, \$12,000. Owner will take bids on general contract soon.

BROOK AV.—James Devitt, 34 Pleasant pl. Brooklyn, has finished plans for a 1-sty brick garage, 75x100 ft. at the northeast corner of Brook av and 133d st. for Ralph Sassone, 124

MASTIC FLOORING

A continuous, seamless,
rubber-like flooring.
No cracks or joints.
Waterproof, acid-proof,
dustless, and a non-
conductor of heat and
electricity. Easy under-
foot and not slippery.

Lasts as long
as building.

Write for Booklet.

JUNIUS H. STONE

1400 BROADWAY
NEW YORK CITY

Phone: Greeley 2973

Willis av, owner and builder. Cost, about \$25,000.

STORES, OFFICES AND LOFTS.

132D ST.—S. F. Oppenheim, 36 Eighth av, has prepared plans for a 2-sty brick office and loft building, 25x110 ft, in 132d st, 200 ft east of Cypress av, for John Hoffman, owner, care of architect. Cost, \$45,000. Architect will soon call for estimates on general contract.

THEATRES.

TREMONT AV.—Carlson & Wiseman, 226 Henry st, Brooklyn, have prepared preliminary plans for a 3-sty brick, limestone and terra cotta theatre, 174x174 ft, seating 4,500, with stores and offices on the south side of Tremont av, 117 ft west of Washington av, for the Tre-park Realty Co., Wm. Fox, president, 10th av and 55th st, owner. Cost, approximately \$600,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

STERLING PL.—Cohn Brothers, 361 Stone av, have started sketches for a 4-sty brick and limestone apartment, 56x90 ft, in Sterling pl, between Brooklyn and New York avs, for owner and builder to be announced later. Cost, approximately \$80,000.

UNION ST.—Cohn Brothers, 361 Stone av, have started preliminary plans for four 3-sty brick and stone apartments, 20x60 ft, each in Union st, near Utica av, for owner to be announced later. Total cost, \$76,000.

DWELLINGS.

83D ST.—Slee & Bryson, 154 Montague st, have completed plans for a 2-sty frame dwelling, 33x27 ft, in the north side of 83d st, 240 ft west of Narrows av, for Charles C. Valentine, 56 82d st, owner. Cost, \$10,000.

AV. R.—Wm. C. Winters, 106 Van Sicklen av, has prepared plans for eight 2-sty frame and stucco dwellings, 18x58 ft, on the south side of Av. R., between West 9th and West 10th sts, for John F. Churlo Corporation, Kings Highway and 11th st, owner and builder. Total cost, \$76,000.

79TH ST.—Thomas Bennett, 7826 5th av has completed plans for a 2½-sty brick residence, 25x55 ft, in the south side of 79th st, 300 ft west of 5th av, for Thomas Oxley, 425 45th st, owner and builder. Cost, \$18,000.

AV I.—Seth H. Cutting, 1721 Av J, has prepared plans for a 2½-sty brick residence, 25x47 ft, at the southwest corner of Av I and Ocean av for the Acutney Realty Co., 1721 Av J, owner and builder. Cost, \$18,000.

61ST ST.—Ferdinand Savignano, 6005 14th av, has finished plans for a 2-sty brick residence, 20x55 ft, in the north side of 61st st, 230 ft west of 17th av, for Francisco DiNicola, 291 Elizabeth st, Manhattan, owner and builder. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

14TH AV.—E. M. Adelson, 1778 Pitkin av, has completed plans for a 4-sty brick factory building, 91x100 ft, at the southwest corner of 14th av and 38th st, for the Borough Park Garage, Inc., 1434 49th st, owner. Cost, about \$100,000.

STABLES AND GARAGES.

STOCKHOLM ST.—E. M. Adelson, 1778 Pitkin av, has prepared plans for a 1-sty brick garage, 75x100 ft, in the north side of Stockholm st, 300 ft west of Central av, for Morris Klein, 783 Nostrand av, owner and builder. Cost, \$20,000.

59TH ST.—E. M. Adelson, 1778 Pitkin av, has completed plans for a 1-sty brick garage, 100x100 ft in the south side of 59th st, 200 ft east of Seventh av, for Phillip Adler and David Zeidman, 1563 Pitkin av, owners and builders. Cost, \$30,000.

9TH ST.—E. M. Adelson, 1778 Pitkin av, has finished plans for a 1-sty brick garage, 50 x90 ft, in the north side of 9th st, 195 ft east of Third av, for Harry Katz, 146 Prospect av, Bayonne, N. J., owner and builder. Cost, \$15,000.

CONEY ISLAND AV.—Helmle & Corbett, 190 Montague st, have prepared plans for a 1-sty brick garage, 100x100 ft, on the west side of Coney Island av, 340 ft east of Av L, for Frank J. Helmle, 190 Montague st, owner. Cost, \$20,000.

18TH AV.—Slee & Bryson, 154 Montague st, have completed plans for a 1-sty brick garage, 141x230 ft, on the west side of 18th av, 130 ft north of 84th st, for A. E. Ehrlich, 8624 Bay Parkway, owner.

EAST 16TH ST.—Carlson & Wiseman, 226 Henry st, have finished plans for a 1-sty brick garage, 192x130 ft, in the east side of East 16th st, 108 ft north of Kings Highway, for the Kingsway Realty Co., James P. Kelly, president, 1817 Kings Highway, owner and builder. Cost, \$30,000.

LAWRENCE ST.—Cohn Brothers, 361 Stone av, have prepared plans for a 2-sty brick and stone garage, 100x107 ft, in the east side of Lawrence st, 200 ft north of Willoughby st, for Wm. Ralph and I. Rosenstein, 204 New Lots rd, owners and builders. Cost, \$75,000.

BEDFORD AV.—Benjamin Driesler, 153 Remsen st, has finished preliminary plans for a 1-sty brick garage, 192x206 ft, at the northeast corner of Bedford av and Sullivan st, for Bessie A. Dames, 1692 Carroll st, owner and builder. Cost, about \$150,000.

65TH ST.—Philip Caplan, 16 Court st, has plans in progress for a 1-sty brick garage, 250x82 ft, in the south side of 65th st, 100 ft north of Fifth av, for Ida Stalman, 820 Lafayette av, owner. Cost, about \$75,000.

5TH ST.—A. White Pierce, 26 Court st, has prepared plans for a 1-sty brick and stone garage, 100x160 ft, in the north side of 87th st, 100 ft east of 4th av, for Walter G. Lahm, 57 East 15th st, Brooklyn, owner. Cost, about \$50,000.

STORES, OFFICES AND LOFTS.

KINGS HIGHWAY.—Carlson & Wiseman, 226 Henry st, have prepared plans for 1-sty brick stores, 59x100 ft, at the northeast corner of Kings Highway and East 16th st, for the Kingsway Realty Co., James P. Kelly, president, 1817 Kings Highway, owner and builder. Cost, \$22,000.

KINGS HIGHWAY.—Carlson & Wiseman, 226 Henry st, have completed plans for three 1-sty brick stores, 33x88 ft, on the north side of Kings Highway, 67 ft east of East 16th st, for the Kingsway Realty Co., James P. Kelly, presi-

dent, 1817 Kings Highway, owner and builder. Cost, \$35,000.

THEATRES.

SURF AV.—Maxwell A. Cantor, 373 Fulton st, has completed preliminary plans for a 2-sty brick and stone theatre, 23x187 ft, at the southwest corner of Surf av and West 21st st, for Wm. Fox, Surf av, owner. Cost, about \$175,000.

MISCELLANEOUS.

21ST ST.—Maxwell A. Cantor, 373 Fulton st, has finished preliminary plans for a 2-sty brick bath house, 250x120 ft, in the west side of West 21st st, 203 ft south of Surf av, for Wm. Fox Associates, Surf av, owners. Cost, about \$150,000.

Queens.

DWELLINGS.

FOREST HILLS, L. I.—Bloch & Ress, 18 East 41st st, Manhattan, have completed plans for a 2½-sty frame residence, 24x56 ft, in the north side of Nome st, 100 ft east of 51st st, Forest Hills, L. I., for the Cord Meyer Devel-

THE JOHN C. ORR COMPANY
LUMBER AND TIMBER, FLOORING AND CEILING
 OF ALL KINDS
 INDIA, JAVA, WEST AND HURON STREETS
 BORO OF BROOKLYN

Outlets

A sufficient number of properly placed outlets makes an apartment particularly desirable to future tenants besides enhancing its value

These outlets permit the use of the electric cooking and cleaning appliances which have proved such a boon to the modern housewife who finds household help so difficult to obtain

In order to assist you in planning your wiring we offer you the services of our engineers. Telephone us or drop us a card and we shall be pleased to arrange for an appointment with you at your convenience

The New York Edison Company

At Your Service

General Offices

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



opment Co., Forest Hills, owner and builder. Cost, about \$15,000.

JAMAICA, L. I.—Louis Danacher, 328 Fulton st, Jamaica, has prepared plans for two 2-sty frame dwellings, 16x38 ft, on the east side of Harvard av, south of Hillside av, Jamaica, for George P. Kaiser and Henry Deppe, 2326 Norman st, Ridgewood, L. I., owners and builders. Total cost, \$24,000.

RICHMOND HILL, L. I.—H. Spinken, 1 Fulton st, Jamaica, has finished plans for a 1-sty brick dwelling, 22x40 ft, in the east side of Walnut st, 320 ft north of Metropolitan av, for Robert Keppler, 29 Sunnyside av, Brooklyn, owner and builder. Cost, \$5,000.

STABLES AND GARAGES.

JAMAICA, L. I.—Wm. E. Lehman, 738 Broad st, Newark, N. J., has prepared plans for a 1-sty brick garage, 26x261 ft, on the west side of Bergen av, 326 ft north of Fulton st, Jamaica, for the Walker Brothers Motor Co., Inc., 436 Fulton st, Jamaica, owner. Cost, \$80,000. Architect superintends.

JAMAICA, L. I.—Louis Danacher, 328 Fulton st, Jamaica, has completed plans for a 1-sty brick garage, 100x91 ft, in the east side of Rockaway road, 225 ft north of Beaver st, Jamaica, for Humphrey, Weiss & Braun, 79th st and 17th av, Brooklyn, owners. Cost, \$35,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for a 1-sty brick garage, 70 x102 ft, on the south side of Jamaica av, 35 ft east of Freedom st, for Robert F. Moffat, 994 Broadway, Brooklyn, owner and builder. Cost, \$40,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

86TH ST.—George A. Dugan, 200 Fifth av, has the general contract for alterations to the 4-sty brick and stone residence, 20x56 ft, at 332 West 86th st, into apartments, for Alice E. and May N. Finley 332 West 86th st, owners, from plans by Grosvenor Atterbury, 139 East 53d st, architect. Cost, about \$40,000.

CHURCHES.

BRONX.—Elbert S. Barlow, 125 Bennington av, Boston, Mass., has the general contract for a 1-sty brick, limestone and cast stone church, 97x75 ft, at the corner of Anthony av and Echo pl, the Bronx, for the Sixth Church of Christ, Scientist, owner, from plans by Bernhardt E. Mueller, 477 Fifth av, architect. Cost, about \$300,000.

DWELLINGS.

MANHATTAN.—Christopher Campbell, Inc., Grand Central Terminal, has the general contract for alterations to the 4-sty brick and stone residence, 19x50 ft, at 103 East 78th st, for Alfred Roelker, owner, on premises, from plans by Davis, McGrath & Kiessling, 220 Fifth av, architects. Cost, about \$7,000.

WEST ALLENHURST, N. J.—J. C. Lyons & Sons Co., 2010 Broadway, Manhattan, has the general contract for alterations to the 2½-sty frame and stucco residence, garage and out buildings at West Allenhurst, N. J., for Clarence E. Wertheim, 6 Church st, Manhattan, owner, from plans by Clarence L. Sefert, 206 West 76th st, Manhattan, architect. Cost, about \$75,000.

MANHATTAN.—Smith & Leo, 103 Park av, has the general contract for alterations to the 4-sty brick and stone dwelling, 18x60 ft, at 512 East 58th st, for Dr. Foster Kennedy, 20 West 50th st, owner, from plans by H. O. Milliken, 4 East 39th st, architect.

NEW ROCHELLE, N. Y.—G. W. Symonds, 256 Huguenot st, New Rochelle, N. Y., has the general contract for a 2½-sty brick residence, 38x33 ft, on Collign av, New Rochelle, for Joseph Aktavac, owner, on premises, from plans by F. G. Frost, 144 East 54th st, Manhattan, architect. Cost, \$30,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—P. F. Redfern & Sons, 569 Jackson av, Jersey City, have the general contract for a 1-sty brick and reinforced concrete factory and storage building containing approximately 20,000 sq. ft. of floor area, at 160 Maple st, Jersey City, for the Jersey City Printing Co., on premises, owner, from plans by Henry Scudder, Jr., and Wm. A. Bishop, 9 Clinton st, Newark, N. J. architects and engineers.

BROOKLYN.—James MacDonald, 153 Ashland pl, has the general contract for a 1-sty brick storage building, 48x125 ft, in the north side of Concord st, 49 ft east of Gold st, for Abraham Lipman, 205 Gold st, owner, from plans by Albert Ullrich, 371 Fulton st, architect. Cost, \$30,000.

HALLS AND CLUBS.

FLUSHING L. I.—W. T. Anderson, Forest Hills, L. I., has the general contract for the 2½-sty frame clubhouse at Flushing, L. I., for the Flushing Country Club, owner, from plans by W. W. Knowles, Bridge Plaza, Long Island City, architect.

STABLES AND GARAGES.

BROOKLYN.—Frank Berlenbach, 36 Suydam st, has the general contract for a 1-sty brick and limestone garage, 70x82 ft, at the corner of Pacific st and Schenectady av, for the Wichert

Shoe Co., owner, on premises, from plans by Louis Allmendinger, 20 Palmetto st, architect.

MANHATTAN.—John H. Deeves & Bros., 103 Park av, have the general contract for a 2-sty brick and stone garage, 50x100 ft, at 643 West 50th st, for the Colonial Sand & Stone Co., 650 West 49th st, owner, from plans by J. M. Felson, 1133 Broadway, architect. Cost \$35,000.

MANHATTAN.—Sherman Square Construction Co., 176 West 72d st, has the general contract for a 1-sty brick garage, 40x30 ft, at the southwest corner of 105th st and West End av, for Wm. A. Moeschauer, 1 Madison av, owner, from plans by Ebeling, Magnuson & Kleinert, 52 Vanderbilt av, architects. Cost, \$4,000.

BROOKLYN.—Anderson & Sweeney, 826 Ocean av, have the general contract for a 1-sty brick garage addition, 50x122 ft, at the northeast corner of Parkside and Bedford avs, for the Morris Auto Co., 1995 Bedford avs, owner, from plans by Dunnigan & Crumley, 394 East 150th st, the Bronx, architects.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Richard Deeves & Son, 145 East 47th st, have the general contract for alterations to the 3 and 6-sty factory building, 33x107 ft, at 73 Pearl st and 40 Stone st, into an office building for Arkell & Douglas, Inc., 44 Whitehall st, owners, from plans by Walter H. Volckening, 53 West 39th st, architect.

MISCELLANEOUS.

EAST ORANGE, N. J.—Salmond Brothers, 526 Elm st, Arlington, N. J., have the general contract for a reinforced concrete stadium at Ashland Field, East Orange, N. J., for the Ashland Stadium Association, 85 Washington st, East Orange, owner, from plans by Guilbert & Betelle, Alpine Building, Newark, N. J., architects.

STANDARDS AND APPEALS Calendar

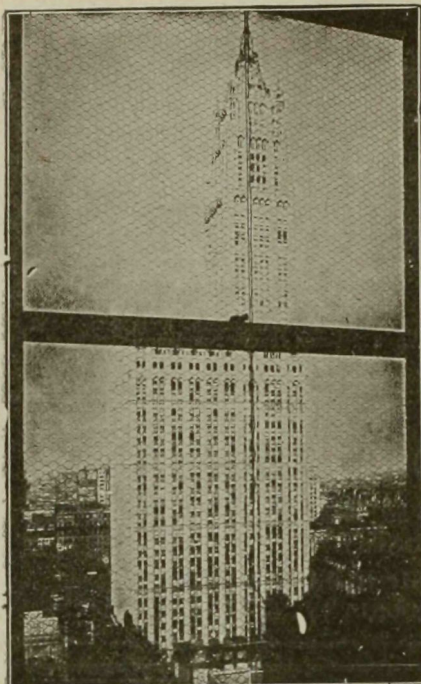
HOURS OF MEETING.

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.

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 (Oold), 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.



Woolworth Building taken through Polished Wire Glass Window in the Western Union Building, New York City

Why not get the benefit of reduced insurance rates, together with the maximum of Fire and Breakage Protection?

Install Mississippi Polished Wire Glass with its silver white wire and surface equal to any plate glass, and save money.

Write for Catalogue and Samples.

MISSISSIPPI WIRE GLASS CO.

Room 1712

220 Fifth Ave., New York City

Jos. Murray & Co., Inc.

WHITE SAND

257-263 Avenue C, N. Y. C.

Telephone: Stuyvesant 1926

IMMEDIATE DELIVERY

Goods now in our New York Warehouse and en route to New York.

NAILS STEEL ANGLES

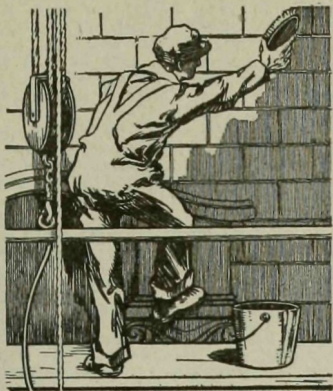
Black and Galvanized SHEETS
Plain and Corrugated
Subject to prior sale.

Anchor Steel Products Corp.

140 Washington Street

Tel. Rector 6596, 6597, 9939

A Clean Building



We clean masonry of every type.

A clean building will sell or rent as well as a new building. In appearance it is a new building, for cleaning restores the original freshness of color.

Estimates for cleaning—and pointing, if desired—submitted on request.

Atlantic Terra Cotta Co.

Cleaning Department
1170 Broadway, New York
Tel. Madison Square 5740

LUMBER

Joseph H. Benzing & Co.
(Incorporated)

White and N. C. Pine, Flooring, Ceiling, Partition, Whitewood, Redwood, Oak, Cedar, Cypress, Spruce, Chestnut Posts, Planks, Mouldings, Etc. Scenery Material For Theatres a Specialty

Cornell Wall Board

Special Attention Given to Retail Trade

Tel. 1012 E. N. Y. 44-46-48 Junius St.

POMEROY

FIRE RETARDANT WINDOWS

Built in the belief that the **BEST** hollow metal fire retardant window is the only **SAFE** fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone Melrose 6104

AMERICAN WHITEWASH CO.

464 West 43d St., New York

Phone: Longacre 394

WHITEWASHING AND

COLD WATER PAINTING

By Brush or Spray System

ALWAYS READY

Special Prices for Builders and Contractors

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

Manhattan.

FACTORIES AND WAREHOUSES.

S. W. COR. E 56TH ST & AV A, 4-sty bk factory, 100x99, 5 ply tar & gravel roof; \$150,000; (o) Peter Doelger Brewing Co., Inc., 407 E 55th; (a) Ebling, Magnuson & Kleinart, 52 Vanderbilt av (344).

STABLES AND GARAGES.

ATTORNEY ST, 51-61; also DELANCEY ST, 173-177, 4-sty bk garage, 97x99, plastic slate rf; \$35,000; (o) Edith M. K. Wetmore, Newport, Rhode Island; (a) Louis A. Sheinart, 194 Bowery (350).

BROADWAY, 4376, 3-1-sty steel garages, 10x 16, steel roofs; \$900 (\$300 each); (o) Louis Hildenstein, 671 W 187th; (a) Francis Averkamp, 600 W 181st (346).

BROADWAY, 4378, 3-1-sty steel garages, 10x 16, steel roofs; \$900 (\$300 each); (o) Louis Hildenstein, 671 W 187th; (a) Francis Averkamp, 600 W 181st (347).

SHERMAN AV, 236, 1-sty steel garage, 45x18, steel roof; \$1,000; (o) Emma Lever, 236 Sherman av, N Y C; (a) Ewell & Ewell, 125 Sherman av (349).

S W COR WEST END AV & 105TH ST, 1-sty bk garage, 20x20, 5 ply tar & gravel roof; \$2,000; (o) Wm. A. Morschauer, 919 West End av; (a) Ebling, Magnuson & Kleinart, 52 Vanderbilt av (345).

STORES, OFFICES AND LOFTS.

PEARL ST, 18, 2½-sty bk offices, 21x92, slag rf; \$40,000; (o) South Ferry Realty Co., Inc., 115 Bway; (a) Starrett & Van Vleck, 8 W 40th (348).

Bronx.

DWELLINGS.

MARTHA AV, e s, 35 s 240th st, 2-sty & attic bk dwg, 23x32, slate rf; \$8,000; (o) Loretta D. Failing, 4370 Martha av; (a) C. Cobban, 4282 Park av (607).

MINNIEFORD AV, e s, 200 n Beach st, two 1-sty fr bungalows, 18x38, composition rf; \$4,000; (o) D. W. & W. J. Connell, 4290 Park av; (a) Kolb Bldg. Co., 30 Church (606).

FACTORIES AND WAREHOUSES.

CENTER ST, n s, 370 e City Island av, 1-sty t c garage, 22x37, conc rf; \$3,000; (o) Ratsey & Laptov, City Island; (a) S. H. Booth & Sons, City Island (608).

STABLES AND GARAGES.

MOTT AV, s w c 150th st, 4-1-sty metal garages, 10x17; \$1,000; (o) Martha Keery, Hancock, N Y; (1 & a) Patrick Walsh, 1854 Lexington av (605).

Brooklyn.

DWELLINGS.

CRESCENT ST, 981, e s, 190 s Wortman av, 2-sty fr str & 2 fam dwg, 20x40; \$4,000; (o) Joe Vario, 40 Central av; (a) Chas. H. Pfaff, 673 Eldert lane (11571).

E 14TH ST, 1637-41, e s, 320 s Av P, 2-sty fr, 2-fam dwg, 22x56; \$8,500; (o) Teresa Beta-leato, 21 Batavia, N Y; (a) Geo. H. Suess, 296 R R av (11579).

E 19TH ST, 2774-8, w s, 600 s Voorhees av, 2-1-sty bk 1-fam dwg, 20x38; \$10,000; (o) John Zvake, Henderson's Walk; (a) Jack Fein, 211 Snediker av (11511).

E 46TH ST, 1643, e s, 529 n Av N, 2-sty fr 1-fam dwg, 18x33; \$4,000; (o) John Kirgen, 271 E 39th; (a) R. M. Byers, 835 Prospect pl (11566).

G1ST ST, 1665, n s, 230 w 16 av, 2-sty bk 2-fam dwg, 20x55; \$13,000; (o) Francesco Di Nicola, 291 Elizabeth; (a) Ferd. Savignano, 6005 14 av (11584).

E 82D ST, 764, w s, 95 n Flatlands av, 1-sty fr 1-fam dwg, 17x27; \$2,000; (o) Bonaventura Lamago, 139 Leonard; (a) Frank V. Laspia, 525 Grand (11509).

83D ST, 11, n s, 240 n Narrows av, 2-sty fr 1-fam dwg, 33.2x27.4; \$10,000; (o) Chas. C. Valentina, 56 82d; (a) Slee & Bryson, 154 Montague (11496).

E 86TH ST, 642, w s, 275 n Av G, 2-sty fr 2-fam dwg, 20x56; \$5,600; (o) Frank Salvato, 391 Georgia av; (a) Ernest Dennis, 241 Schenck av (11624).

GLENMORE AV, 741, n e c Linwood st, 3-sty bk str & 2-fam dwg, 25x35; \$9,000; (o) Zatti Bros., 739 Glenwood av; (a) Gibson & Kay, 312 Milford (11576).

SHEPHERD AV, 770, s s, 125 e Hegeman av, 2-sty bk 2-fam dwg, 20x54; \$1,300; (o) Serafina D'Agostina, 135 Sullivan; (a) I. G. Lanzarone, 60 Jefferson (11575).

STILLWELL AV, 2741-3, e s, 460 n Neptune av, 1-sty bk 1-fam dwg, 15x43; \$6,000; (o) Mary Alfani, 2725 Stillwell av; (a) Jos. J. Galzia, 1 Webers Walk (11598).

AV I, 1924, s w c Ocean av, 2½-sty fr 1-fam dwg, 25x47; \$18,000; (o) Acscutney Realty Co., 1721 Av J; (a) Seth H. Cutting, 1721 Av J (11600).

AV R, 98, e s c W 10th st, 2½-sty fr 2-fam dwg, 18x58; \$8,000; (o) John F. Churlo Corp., Kings Highway & W 11th; (a) W. C. Winters, 106 Van Sicklen av (11586).

AV R, 102, s s, 22 e W 10th st, 2½-sty fr 2-fam dwg, 18x58; \$8,000; (o) John F. Churlo Corp., Kings Highway & W 11th; (a) Wm. C. Winters, 106 Van Sicklen av (11587).

AV R, 116, s s, 22 w W 9th st, 2½-sty fr 2-fam dwg, 18x58; \$8,000; (o) same (11594).

AV R, 104-14, s s, 48 w W 9th st, 4-2½-sty fr 2-fam dwg, 18x58; \$32,000; (o) same (11591).

AV R, 120, s w c W 9th st, 2½-sty fr 2-fam dwg, 18x58; \$8,000; (o) same (11595).

AV V, 2633-5, s e c Ocean av, 2½-sty bk 1-fam dwg, 23x65; \$13,000; (o) Rose De Robertes, 176 1 av, N Y; (a) De Rose & Cavaliere, 370 E 149th (11541).

FACTORIES AND WAREHOUSES.

CONCORD ST, 201-03, n s, 49 e Gold st, 1-sty bk storage, 48.10x125.3; \$30,000; (o) Abraham Lipman, 205 Gold; (a) Albert Ullrich, 371 Fulton (11613).

14TH AV, 3902-12, s w c 38th st, 4-sty bk factory, 91x100; \$100,000; (o) Borough Park Garage, Inc., 1434 49th; (a) same as above (11537).

STABLES AND GARAGES.

CHAUNCEY ST, 292-4, s s, 325 e Ralph av, 1-sty bk garage, 29x40; \$2,000; (o) Angelo Barone, premises; (a) Chas. P. Camella, 1163 Herkimer (11428).

CLINTON PL, 22-28, n s, 157.11 w Crescent st, 24-1-sty conc garages; \$6,000; (o & a) F. M. McIntire, 808 96th, Woodhawn (11527).

RUSSELL ST, 153, w s, 64.6 n Nassau av, 1-sty bk garage, 35.6x25; \$3,000; (o) David Shankman, 205 Nassau av; (a) Brook & Sackheim, 26 Court (11623).

STOCKHOLM ST, 75-9, n s, 300 w Central av, 1-sty bk garage, 75x100; \$20,000; (o) Morris Klein, 783 Howard; (a) same as above (11538).

VISITATION PL, 19-21, n e c Dwight st, 1-sty bk garage, 50x100; \$40,000; (o) Timothy Desmond, 71 Lorraine; (a) R. Thos. Short, 370 Macon (11580).

E 16TH ST, 1612-35, e s, 108.3¾ n Kings Highway, 1-sty bk garage, 192.35x130.6; \$50,000; (o) Kingsway Realty Co., 1817 Kings Highway; (a) Carlson & Wiseman, 226 Henry (11439).

KINGS HIGHWAY, 1601-7, n e c E 16th st, 1-sty bk stores, 59.11x100.7¾; \$22,000; (o & a) same (11440).

KINGS HIGHWAY, 1621, n s, 167.1 e E 16th st, 1-sty bk str & 1-fam dwg, 15.6x88; \$6,500; (o & a) same (11441).

KINGS HIGHWAY, 1609-19, n s, 67.7 e E 16th st, 3-1-sty bk str & 2-fam dwgs, 33.2x88; \$36,000; (o & a) same (11441).

31ST ST, 139, n s, 100 e 3 av, 1-sty bk garage, 250x100.2; \$60,000; (o) Princess Constr. Co., 92 Webster av; (a) Ebling, Magnuson & Kleinart, 52 Vanderbilt av, N Y (11609).

39TH ST, 826-36, s s, 200 e 7 av, 1-sty bk garage, 100x100; \$30,000; (o) Philip Adler, David Zeidman, 1563 Pitkin av; (a) E. M. Adelson, 1778 Pitkin av (11536).

E 39TH ST, 1247-9, e s, 180 n Av K, 2-1-sty conc garages, 10x18; \$1,600; (o) John Saby & Albert Chamberlain, premises; (a) Geo. H. Suess, 1131 Gravesend av (11508).

63TH ST, 514-44, s s, 100 e 5 av, 1-sty bk garage, 250x82; \$75,000; (o) Ida Stulman, 828 Lafayette av; (a) Philip Caplan, 16 Court (11633).

87TH ST, 421, n s, 100 e 4 av, 1-sty bk garage, 160x100; \$50,000; (o) Walter G. Lahin, 57 E 15th; (a) A. White Pierce, 26 Court (11622).

FLATBUSH AV, 1205-09, e s, 95.2 n Av D, 1-sty bk garage, 50x18; \$3,500; (o) Wm. Schlage, 1101 Flatbush av; (a) R. T. Schaefer, 1526 Flatbush av (11520).

MARCY AV, 629, s e c Hart st, 1-sty bk garage, 20x46; \$2,500; (o) Saml. Masnick, 498 Willoughby av; (a) Hy M. Entlich, 413 S 5th (11512).

RIDGEWOOD AV, 351, n e c Chestnut st, 1-sty bk garage; \$1,400; (o) Minna Bosch, 104 Norman av; (a) Christian Bauer, Jr., 788 Manhattan av (11414).

18TH AV, 8204-18, w s, 130 n 84th st, 1-sty bk garage, 41.10x230; \$160,000; (o) Al E. Erlich, 8624 Bay Pkway; (a) Slee & Bryson, 154 Montague (11524).

STORES AND DWELLINGS.

16TH AV, 4907, n w c 49th st, 2-sty bk stores & 1-fam dwg, 20x55; \$12,000; (o) N. R. Realty

Co., Inc., 1438 56th; (a) Boris W. Dorfman, 26 Court (11501).

STORES, OFFICES AND LOFTS.

NOSTRAND AV, 876, s w c President st. 5-2-sty bk stores & offices, 27.9½x100; \$25,000; (o) Nathan Halpern, 1519 President; (a) Cohn Bros., 361 Stone av (11408).

SHEEPSHEAD BAY RD, 444-46, s s, 145 w W 1st st, 1-sty bk store; \$1,500; (o) Fred Bencke, 2945 W 1st; (a) Wm. Richter, 1025 E 2d (11610).

SURF AV, 3111-13, n s, 78.43 w W 31st st, 3-sty bk store & hotel, 20x94; \$20,000; (o) Kaufman & Levine, 56 Pine, N Y (11500).

STORES AND THEATRES.
AV J, 1301-11, n e c E 13th st, 2-sty bk stores & M P theatre, 90x143.6; \$150,000; (o) Midwood Theatre Co., 530 75th; (a) R. Thomas Short, 370 Macon (11577).

MISCELLANEOUS.

SMITH ST, 506, w s, 80 s Garnet st, 1-sty bk shop, 29.10x60; \$6,000; (o) Louis Rauhauser, premises; (a) Thos. Bennett, 7826 5 av (11573).

BUSHWICK AV, 479, s e c Montieith st, 1-sty bk shop, 28.6x25; \$2,500; (o) Fred H. Blank, wood Theatre Co., 530 75th; (a) R. Thos. Short, 879 Bushwick av; (a) Louis Allmendinger, 20 Palmetto (11629).

Queens.

DWELLINGS.

ARVERNE.—Railroad av, n s, n e c Remington av, 2-sty bk dwg, 54x23, shingle rf, 2 families, elec, steam heat; \$13,000; (o) Max Kramer, 17 E 42d, Manhattan; (a) J. P. Powers, Rockaway Beach (4797).

ARVERNE.—Failing st, n s, 150 w Beach 69th, 2-sty fr dwg, 20x36, shingle rf, 1 family, gas, steam heat; \$5,000; (o & a) Edw. Stelleges, Arverne (4784).

BEECHURST.—27th st, s e c Woodlawn ter, 2-sty fr dwg, 41x39, shingle rf, 1 family, elec, hot water heat; \$12,000; (o & a) Paul Hertwig & Co., Inc., 54 N 7 av, Whitestone (4843).

DOUGLSTON.—Arleigh rd, n s, 112 w West dr, 2½-sty fr dwg, 32x30, shingle rf, 1 family, elec, steam heat; \$12,000; (o) M. C. Williams, 347 Madison av, Manhattan; (a) Albert Humble, 140 W 34th, Manhattan (4735).

EDGEWATER.—Beach 54th st, s e, 181 s Boulevard, 8-1-sty fr dwgs, 14x32, shingle rf, 2 families, gas; \$20,000; (o & a) John O'Keefe, Rockaway Beach (4829-30-31-32-33-34-35-36).

EDGEWATER.—Beach 33d st, e s, 820 s Edgemere av, 2½-sty fr dwg, 24x28, shingle rf, 1 family, gas; \$8,000; (o) Mrs. Annie Mackey, 158 S av, Bklyn; (a) W. T. Kennedy Co., 222 82d, Rockaway Beach (4763).

ELMHURST.—Hanover st, s e c Ivy, 2½-sty fr dwg, 32x38, shingle rf, 1 family, gas, steam heat, 2 bldgs; \$12,000; (o) Mary Collins, 26 Merrit, Corona; (a) owner (4782).

FAR ROCKAWAY.—Dickens av, s s, 500 e Cornaga av, 2-sty fr dwg, 16x46, shingle rf, 1 family, gas, steam heat; \$6,000; (o) Mary Delaney, Far Rockaway; (a) J. H. Cornell, Far Rockaway (4754).

FLUSHING.—Joslin st, e s, 180 s Franconia av, 2-sty fr dwg, 20x44, shingle rf, 1 family, gas, steam heat; \$5,500; (o) Chas. Rubin, 164 Forest av, Flushing; (a) Andrew F. Brems, 83 Corona av, Corona (4826).

If You Have Building Problems, Why Not Consult Us?

We are anxious to attend to the needs and necessities of the business man. Building is a necessity. It is the monument of our homes, our public and private enterprise.

Established 1869

Over a Half Century Old

Telephone: Henry 868-869

GIBBONS COMPANY BUILDERS

Office: 318 Columbia St., Brooklyn, N. Y.

We welcome your confidence, if you desire open, frank and careful builders. Our success is embodied in three words:

Experience, Facilities, Reliability

All branches in connection with Brick, Concrete, Stone, Terra Cotta and Iron buildings of every description, including remodeling. We make a specialty on cost plus work (day's work). Patient and loyal attention to our clients' interests.

G. C. & A. E. Wheeler CIVIL ENGINEERS AND CITY SURVEYORS

Surveys and estimates, inspection, supervision, town-planning; specialists in subdivision and street development; analysis of assessments and reports on City Improvements for

Owners, Builders, Architects, Contractors

702 West 181st St. (at Broadway) NEW YORK CITY Phone Wadsworth 386

JENKINS ELEVATOR CO., Inc.

ELECTRIC ELEVATORS REPAIRS TO ALL TYPES OF ELEVATORS ALTERATIONS ENGINEERING SERVICE

221-227 CANAL STREET NEW YORK Phone: Franklin 884

PLANS FILED FOR ALTERATIONS

Manhattan.

CHARLTON ST, 24, new window, rearrange partitions in 3-sty bk dwg; \$1,200; (o) Wm. S. Coffin, 575 5 av; (a) F. J. Joannes, 52 Vanderbilt av (2832).

WEST HOUSTON ST, 144-146, new beams, steps, floor, partitions, windows, doors in 2-4-sty bk dwgs; \$4,000; (o) Hearth & Home, Inc., 575 5 av; (a) F. Y. Joannes, 52 Vanderbilt av (2861).

PINE ST, 71, remove partitions, new stair, partitions, studs, openings, toilets in 4-sty bk office bldg; \$25,000; (o) 210 West 59th St Co., 135 Bway; (a) Springstein & Goldhammer, 32 Union sq (2860).

SULLIVAN ST, 214-218, new steel structure, tank, beams, in 6-sty bk mfg; \$9,000; (o) Geo. Devereux, 214 Sullivan; (a) Rushing Co., 90 West Bway (2839).

WALKER ST, 116, remove columns, new columns, beams, str fronts in 4-sty bk store & lofts; \$1,500; (o) Moe Levy, 119 Walker; (a) Abraham Fisher, 25 Av A (2865).

WASHINGTON ST, 421-423; also VESTRY ST, 51-57, new elev, skylight, bulkhead in 7-sty bk storage & warehouse; \$3,250; (o) The Pocono Co., 221 4 av; (a) Richard Rohl, 75 Bible House (2853).

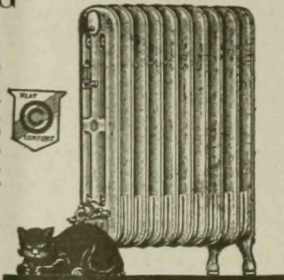
WATER ST, 124-126, remove wall, new elev, well, f p stairs, toilets, columns, girders, front, sashes, plastering in 5-sty bk office bldg; \$60,000; (o) Whittall & Co., of Ceylon, Inc., 135 Front; (a) Densmore & Le Clear, 88 Broad, Boston, Mass (2855).

19TH ST, 249-253 W, new vaults, floor, partitions, stairs, light, piping, machinery, windows, door in 10-sty f p bldg; \$22,500; (o) Revel Realty & Securities Co., 12 E 44th; (a) Fredk W. Moore, 154 Nassau (2842).

23D ST, 447 W, remove partitions, 1-sty, stair,

WHETHER REMODELING OR BUILDING SAVE MONEY BY INSTALLING CLOW Gasteam Radiators

Steam Heat Without Coal means heat when and where desired at a fraction of the cost of other ways of heating. No boiler, coal, ashes, dirt or labor. Each radiator a separate, complete heating unit. No expensive alterations to install—only a gas connection necessary. Neat in appearance—absolutely odorless. Automatically controlled. Thousands giving complete satisfaction. Each radiator guaranteed.



Also a Full Line of Gas Ranges and Water Heaters **EASTERN GAS APPLIANCE COMPANY** 47 West 42nd Street, New York City Phones: Murray Hill 4619, Vanderbilt 3646

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

new stairs, roofing, ext. walls, dumbwaiter, in 4-sty bk dwg; \$2,500; (o) Margaret V. C. McNutt, 191 9 av; (a) Dr. A. D. Cloud, 449 W 23d (2862).

31ST ST, 316 E, new f p entrance, bathrooms, walls in 3-sty bk tnt; \$2,000; (o) Santo Legerfo, 108 East Houston; (a) Alexander Deserty, 352 W 52d (2835).

35TH ST, 108 E, new bath room & fixtures, partitions in 4-sty bk dwg; \$5,000; (o) Geo. A. H. Churchill, 145 E 35th; (a) A. Wallace McCrea, 27 E 40th (2846).

96TH ST, 107-109 W, new 2-sty add, floor, beams, girders, columns, walls in 4-sty bk storage warehouse; \$40,000; (o) Henrietta E. O'Connor, 107 W 96th; (a) Chas. C. Tharn, 110 W 40th (2843).

100TH ST, 227 E, remove partitions, new stair in 4-sty bk lofts; \$5,000; (o) Pietro Altieri, 2353 85th, Bklyn; (a) J. M. Felson, 1133 Bway (2838).

126TH ST, 243 E, rearrange partitions, new ext, plbg fixtures in 2-sty bk dwg; \$4,000; (o) Marco Troivano, 326-S East 126th; (a) H. Z. Harrison, 1787 Madison av (2841).

161ST ST, 567 W, new bath rooms, vent ducts in 4-sty bk dwg; \$5,000; (o) Thos. J. Meehan, 537 W 152d; (a) M. W. Del Gaudio, 158-160 W 45th (2848).

AV D, 137-145, remove stairs, new opening, beams, door, in 5 & 6-sty factory; \$1,000; (o) F. N. Bennett Biscuit Co., 139 Av D; (a) Bruno W. Berger & Son, 121 Bible House (2856).

MADISON AV, 415, new add apts, toilets, skylight, cornice, plastering in 5-sty bk store & dwg; \$12,000; (o) Brown Robertson Co., 7 W 42d; (a) Jallade, Lindsay & Warren, 37 Liberty (2867).

RIVERSIDE DR, 31, 75TH ST, 331 W, new partitions, plumbing, electric wiring in 5-sty bk dwg; \$7,500; (o) Alice Oelrich, 31 Riverside dr; Virginia Vanderbilt, 31 Riverside dr; (a) B. H. & C. N. Whinston, 2 Columbus Circle (2801).

Bronx.

CHISHOLM ST, 1335, new windows, new partitions to 3-sty fr dwg; \$500; (o) Marie Schott, 1046 Hoe av; (a) Philip Bardes, 230 Grand (491).

CROTONA PL, 1463, new plumbing, bins, partitions to 3-sty bk wagon room & loft; \$2,000; (o) Chas. M. Mazza, 3752 3 av; (a) S. F. Oppenheim, 36 8 av (486).

MOTT HAVEN CANAL, e s, 200 n bulkhead line, new bk walls, bins to 1 & 2-sty bk factory; \$1,200; (o) Allied Drug & Chemical Co., 2413 3 av; (a) John H. Friend, 148 Alexander av (485).

138TH ST, 580, new bk front, balcony to 1-sty bk theatre; \$5,000; (o) A. L. & K. Ernst, 99 Nassau; (a) Wm. Koppe, 935 Intervale av (483).

BATHGATE AV, 1777, 2-sty bk ext, 20.8x6, & new partitions to 2-sty fr str & dwg; \$2,000; (o) Sadie Linn, 1666 Bathgate av; (a) Wm. H. Meyer, 1861 Carter av (489).

BATHGATE AV, 1633, inclose veranda with glass, new plumbing, new partitions, to 4-sty fr str, office & dwg; \$1,000; (o) Jos. Rosenblatt, 1582 Bathgate av; (a) Chas. S. Clark, 441 Tremont av (492).

COLLEGE AV, 383, 1-sty bk fr ext, Sx11, to 3-sty fr shop & dwg; \$250; (o & a) Wm. Kroepke, prem (495).

FULTON AV, 1282, new plumbing, new partitions to 2-2-sty fr dormitories; \$20,000; (o) The Bronx Hospital, prem; (a) Irving Margon, 355 E 149th (493).

HUGHES AV, 2243, new partitions to 5-sty bk str & tnt; \$500; (o) John McNulty, 1945 Prospect av; (a) Chas. Schaefer, Jr., 394 E 150th (494).

RYER AV, e s, 210.3 n 184th, 2-sty bk ext, 15x70, to 2-sty bk dwg & garage; \$2,000; (o) Handy Bros., 106 Field pl; (a) John P. Boyland, 153 E 184th (484).

WILKINS AV, 1289, new plumbing, partitions to 1-sty bk str; \$700; (o) Herman L. Sherman, 160 Bway; (a) A. Castans, 101 Park av (482).

WESTCHESTER AV, 801-13, new concrete safe deposit vault, new piers, columns, girders, new floor & new partitions to 3-sty bk stores, offices & dwg; \$100,000; (o) Broomis Realty Corp., John Krauch, 309 Bway, pres; (a) Herbert R. Mainzer, 105 W 40th (496).

3D AV, 2962, new elevator & elevator shaft to 2-sty bk str; \$750; (o) Wm. Bauman Co., Inc., on prem; (a) Emanuel Manheimer, 1260 Clay av (488).

3D AV, w s, 37 n Claremont pkway, new plumbing, str front, bins to 5-sty bk tnt; \$3,500; (o) Louise M. Greenberg, 500 E 173d; (a) Harry Schuler, 323 E 165th (487).

Brooklyn.

CHERRY ST, 127-33, n s, 100 e Stewart av, ext to 2-sty storage; \$1,100; (o) Brooklyn Color Works, 601 Sackett; (a) S. W. Moore, 36 Ericson, Queens (11548).

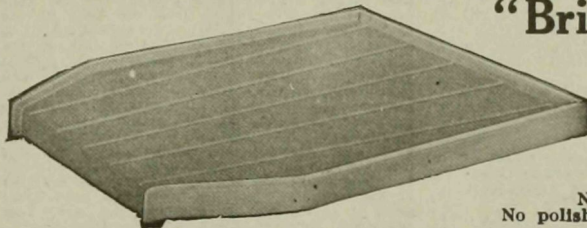
GEORGE ST, 31-35, n e c Central av, ext & int alts to 2-sty bk shop & garage; \$25,000; (o) Fred Elfein Sons Co., 226 Selgel; (a) Louis Allmendinger, 20 Palmetto (11626).

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street, BROOKLYN, N. Y.



"Britin" Metal Drainboard For the Kitchen

Is covered with a bright soft metal not affected by acids
No plating to wear off
No polishing required to keep it clean

ALL SIZES AND SHAPES MADE

JOHN TRAGESER STEAM COPPER WORKS

447 WEST 26TH STREET

NEW YORK CITY

NIEWENHOUS BROTHERS, Inc.

BUILDING CONSTRUCTION

SIBRAND H. NIEWENHOUS, President
MATTHIAS NIEWENHOUS, Vice-President
316-318 EAST 161ST STREET

FRANK E. EDLEBOHLS, Treasurer
CHAR. J. FAHRENKOPF, JR., Secretary
NEW YORK

PHONE: 2984 ASTORIA

ESTABLISHED 25 YEARS

"RELIABILITY, DURABILITY and EFFICIENCY"

L. S. Aspromonte & Son, Contracting Plasterers

PLAIN AND ORNAMENTAL—STUCCO AND CEMENT SIDEWALKS

21 CARVER STREET

:: ::

LONG ISLAND CITY, N. Y.

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone—Metrose { 8290 Office and Factory, River Ave. and East 151st St.
8291

KRASLOW BUILDING COMPANY

ENGINEERS—CONTRACTORS

Furnish designs and specifications and will build, on "COST PLUS" basis, factories, warehouses, mills, office buildings, commercial garages, residences, etc.

190 MONTAGUE STREET, BROOKLYN, N. Y.

TELEPHONE: 4041 MAIN

CHESLEY STOCK FIRE PROOF DOORS

STANDARD SIZES CARRIED IN STOCK

SEND FOR BOOKLET

A. C. CHESLEY CO., INC., 277 RIDER AVE., N. Y.

A. J. CONTRACTING CO., Inc.

BUILDING CONSTRUCTION

ALTERATION SPECIALISTS

101 Park Avenue

Tel. Murray Hill 7916-7917

New York

HENRY ST, 146, w s, 114 n Love la, ext & int alts to 3-sty fr 2 fam dwg; \$7,500; (o) Wm. B. Greenman, 350 Fulton; (a) Slee & Bryson, 154 Montague (11497).

HERKIMER ST, 1432-4, s w c Sackman, int alts to 3-sty bk office; \$69,000; (o) N. Y. Tel. Co., 15 Dey, Manhattan; (a) Edw. A. Munger, 104 Broad, Manhattan (11412).

WASHINGTON ST, 321-27, e s, 85 n Myrtle av, fireproofing factory; \$1,200; (o) Ed. N. Murphy, 4 Myrtle av; (a) Chas. Mullen, 30 Front, Manhattan (11569).

WEST 1ST ST, 2751-5, n e c West av, int alt, windows & plbg in 2-sty 2-fam dwg; \$2,000; (o) Louis Frank, prem; (a) Geo. H. Suess, 2916 R R av (11212).

NORTH 6TH ST, 70-72, s s, 100 w Wythe av, ext to 2-sty bk factory; \$2,500; (o) N. Doddato & Son, prem; (a) Robt. V. Banks, 95 Bway (11484).

N 6TH ST, 195, n s, 100 e Driggs av, int alts & plumbing in 3-sty bk 3 fam dwg; \$1,000; (o) Silvestro Iandiorio, prem; (a) Frank V. Laspia, 525 Grand (11615).

E 15TH ST, 321, e s, 290.6 n Cortelyou rd, porch to fr 1-fam dwg; \$2,500; (o) Harry Grofer, prem; (a) R. T. Schaefer, 1526 Flatbush av (11465).

32D ST, 128-66, s w c 4 av, int alt & plbg to 5-sty bk factory; \$30,000; (o) Grand Corrugated Paper Co., 30-36 Crosby; (a) P. Tillion & Sons, 103 Park av, N Y (11301).

43D ST, 1249-53, n s, 250 w 13 av, ext to 2-sty fr 1 fam dwg; \$2,000; (o) Guiseppio Amodes, prem; (a) Chas. P. Cannella, 1163 Herkimer (11430).

26TH AV, 8782-4, n w c Bath av, move bldg, & c, 2-sty fr 1 fam dwg; \$2,000; (o) Andrea Picone, prem; (a) Antonio Licota, 324 E 14th (11429).

Queens.

BAYSIDE.—Torrey av, n w c Titus av, 2 1/2-sty fr ext, 18x30, side dwg, shingle rf, int alts; \$2,500; (o & a) John Stehner, prem (2503).

COLLEGE POINT.—3d av, n w c 14th, 1-sty bk added to top of factory; \$5,000; (o) Atlantic Rubber Co., prem; (a) H. T. Morris, 710 10th, College Point (2436).

CORONA.—South av, w s, 240 s Orentes, 2-sty fr ext, 14x18, rear dwg, tin rf; \$2,000; (o) A. Dantuono, prem (2502).

EVERGREEN.—Decatur st, s s, 111 e Wyckoff av, int alts to dwg; \$3,000; (o) C. Herman, prem; (a) Chas. H. Pfaff, 673 Eldert la, Bklyn (2410).

FLUSHING.—Lawrence st, e s, 360 s Bank, int alts to dwg; \$1,200; (o) John Piliavin, prem; (a) A. E. Richardson, 100 Amity, Flushing (2391).

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 raised 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 ayes and noes, to be duly entered on the journals thereof, and shall be: "Shall this bill pass and ought the same to receive the sanction of the people?" No such law shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election nor shall it be submitted to be voted on within three months after its passage nor at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may, at any time after the approval of such law, by the people, if no debt shall have been contracted in pursuance thereof, repeal the same; and may at any time, by law, forbid the contracting of any further debt or liability under such law. [but the tax, if any, imposed by such act, in proportion to the debt and liability which may have been contracted in pursuance of such law, shall remain in force and be irrevocable, and be annually collected, until the proceeds thereof shall have made the provision hereinbefore specified to pay and discharge the interest and principal of such debt and liability.]

Except the debts specified in sections two and three of this article, all debts contracted by the state after January first, nineteen hundred and twenty, pursuant to an authorization hereof, heretofore or hereafter made and each portion of any such debt from time to time so contracted in pursuance 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 the increased or altered interest on such debt as it falls due and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof, and shall appropriate annually to the sinking fund moneys in amount sufficient to pay such interest and pay and discharge the principal of such debt when it shall become due and payable.]

CONCURRENT RESOLUTIONS.

§ 5. The sinking funds provided for the payment of interest and the extinguishment of the principal of the debts of the state heretofore contracted shall be continued, and 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 next succeeding year. He shall then determine and certify to the legislature the amount of each of such funds and the amounts which, if thereof 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 on 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 appraisal 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 sinking funds of the state, for which sinking funds are provided, may be exchanged at par for convertible bonds of the state, for which sinking funds are provided, under section four of this article, upon such terms and conditions as to interest and otherwise as it may in its discretion authorize or determine, except that the debt as thus refunded shall finally mature no later and at no greater comparative cost to the state than the original debt; the determination of the legislature as to such comparative cost shall be conclusive. No further contribution to the respective sinking funds shall be made on account of bonds so exchanged and the proportion of any such sinking fund which the amount of the 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 substituted serial bonds.

§ 11. [The legislature may appropriate out of any funds in the treasury, moneys to pay the accruing interest and principal of any debt heretofore or hereafter created, or any part thereof and may, if such debt be payable otherwise than in annual instalments, set apart in each fiscal year, moneys in the state treasury as a sinking fund to pay the interest as it falls due and to pay and discharge the principal of any debt heretofore or hereafter created under section four of article seven of the constitution until the same shall be wisely paid, and the principal and income of such sinking fund shall be applied to the purpose for which said sinking fund is created and to no other purpose whatever; and, in the event such moneys so set apart in each fiscal year be sufficient to provide such sinking fund, a direct annual tax for such year need not be imposed and collected, as required by the provisions of said section four of article seven, or of any law enacted in pursuance thereof. The legislature shall annually as the same shall fall due provide by direct tax, appropriation or both for the payment of the interest upon and instalments of principal of all debts created on behalf of the state, payable in annual instalments, pursuant to section four of article seven, or of any law enacted in pursuance thereof.] The legislature shall annually provide by appropriation for the payment of the interest upon and instalments of principal of all debts created on behalf of the state except those contracted under section two of this article, as the same shall fall due, and 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 revenues hereafter 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.]

STATE OF NEW YORK, IN SENATE.

Apr. 16, 1919.

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

By order of the Senate, HARRY C. WALKER, President.

STATE OF NEW YORK, IN ASSEMBLY.

April 18, 1919.

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

By order of the Assembly, THADDEUS C. SWEET, Speaker.

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

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. 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.

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. 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 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. 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.

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 of 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. 8, 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. 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.

OFFICE OF THE SECRETARY OF STATE, ALBANY, July 1, 1920.

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

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER SIX

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTIONS TWENTY-SIX AND TWENTY-SEVEN OF ARTICLE THREE OF THE CONSTITUTION TO ENABLE THE LEGISLATURE TO PROVIDE FORMS OF GOVERNMENT FOR THE COUNTIES OF WESTCHESTER AND NASSAU.

Section 1. Resolved (if the Assembly concur), That sections twenty-six and twenty-seven of article three of the constitution be amended to read as follows:

§ 26. There shall be in each county, except in a county wholly included in a city, a board of supervisors, to be composed of such members and elected in such manner and for such period as is or may be provided by law.

The legislature may provide by law for the counties of Westchester and Nassau, or either, subject to adoption and approval by the electors of any such county at a general election in an odd-numbered year. Any such form of government may include the transfer to the county or to county officers of any functions now exercised by towns or town officers. The law providing for such form of government shall also prescribe the manner in which the county affected may subsequently abandon it, and revert to its former form of government. The adoption of such form of government by the county shall not preclude the legislature from amending or modifying such plan. If under such form of government the board of supervisors be abolished, the powers and duties of the board of supervisors, as prescribed by the constitution, or by statute if not provided for by such form of government shall devolve upon the governing elective body in such county. In a city which includes an entire county, or two or more entire counties, the powers and duties of a board of supervisors may be devolved upon the municipal assembly, common council, board of aldermen or their 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 J. 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] county 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 G. SWEET, Speaker.

STATE OF NEW YORK, IN SENATE, Apr. 24, 1920.

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

By order of the Senate, HARRY C. WALKER, President.

STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE, ss.:

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

GIVEN under my hand and the seal of office of the Secretary of State, at the 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.

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 five hundred thirty-

CONCURRENT RESOLUTIONS.

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

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER SEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION NINE OF ARTICLE FIVE OF THE CONSTITUTION, IN RELATION TO PREFERENCES, IN EMPLOYMENT AND PROMOTION, OF SOLDIERS, SAILORS AND MARINES.

Section 1. Resolved (if the Senate concur), That section nine of article five of the Constitution be amended to read as follows:

§ 9. Appointments and promotions in the civil service of the state, and of all the civil divisions thereof, including cities and villages, shall be made according to merit and fitness to be ascertained, so far as practicable, by examinations, which, so far as practicable, shall be competitive; provided, however, that honorably discharged soldiers, [and] sailors [from] and marines who shall have served as such in the army, [and] navy or marine corps of the United States in [the 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, 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. 19, 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 G. 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.

EIGHT

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

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 DEPARTMENTAL OFFICERS.

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 account 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

CONCURRENT RESOLUTIONS.

may be incidental to the performance of those functions; any other provision of the constitution to the contrary notwithstanding. [No such officer shall be chosen in this article and, excepting the speaker of the assembly,] shall be chosen during his continuance in office, provided 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 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 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, 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.

CONCURRENT RESOLUTIONS.

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 such departments in the state government: 1. Executive; 2. Audit and control; 3. Taxation and finance; 4. Law; 5. State; 6. Public works; 7. Conservation; 8. Agriculture and markets; 9. Labor; 10. Education; 11. Health; 12. Mental hygiene; charities and correction; 13. Public service; 14. Banking; 15. Insurance; 16. Civil service; 17. Military and naval affairs; 18. Architecture.

3. At the session immediately following the adoption of this article the legislature shall provide by law for the appropriate assignment, to take effect not earlier than the first day of January, one thousand nine hundred and twenty-two, of all the civil administrative and executive functions of the state government, to the several departments in this article provided. Subject to the limitations contained in this constitution, the legislature may from time to time assign by law new powers and functions to departments, officers, boards or commissions continued or created under this constitution, and increase, modify or diminish their powers and functions. No specific grant of power herein to a department shall prevent the legislature from conferring additional powers upon such department. No new departments shall be created hereafter but this shall not prevent the legislature from creating commissions for special purposes and nothing contained in this article shall prevent the legislature from reducing the number of departments as provided for in this article by consolidation or otherwise. The elective state officers in office at the time this article is 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.

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.

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 appointments or promotion may be made. Laws shall be made to provide for the enforcement of this section.

7. 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. O. SWARTY, 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

CONCURRENT RESOLUTIONS.

CITY OF ALBANY, THIS 24TH DAY OF JULY, in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO, Secretary of State.

NINE

RECOMMENDED—Matter in titles is new; matter in brackets is old law to be omitted.

STATE OF NEW YORK.

OFFICE OF THE SECRETARY OF STATE.

ALBANY, July 1, 1920.

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

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER NINE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AMENDMENTS TO ARTICLE FIVE OF THE CONSTITUTION, IN RELATION TO STATE OFFICERS AND DEPARTMENTS. Section 1. Resolved (if the Assembly concur), That article five of the constitution be amended to read as follows:

1. The [secretary of state,] comptroller, treasurer, and attorney-general [and state engineer and surveyor] shall be chosen at a general election, at the times and places of electing the governor and lieutenant-governor, and shall hold their offices for the same terms as the governor and lieutenant-governor [two years, except as provided in section two of this article]. The comptroller shall be required: (1) to audit all vouchers before payment and all official accounts; (2) to audit the accrual and collection of all revenues and receipts; and (3) to prescribe such methods of accounting as are necessary for the performance of the foregoing duties. In such respect the legislature shall define his powers and duties and may also assign to him supervision of the accounts of any political subdivision of the state, but shall assign to him no administrative duties, excepting such as may be incidental to the performance of these functions, any other provision of this constitution to the contrary notwithstanding. He [each of the officers in this article named, excepting the speaker of the assembly,] shall, at stated times during his continuance in office receive for his services a compensation which shall not be increased or diminished during the term for which he shall have been elected; nor shall he receive to his use any fees or perquisites of office 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 in the year one thousand eight hundred and ninety-five, and their terms of office shall begin on the first day of January following, and shall be for three years. At the general election in the year one thousand eight hundred and ninety-eight, and every two years thereafter, their successors shall be chosen for the term of two years.

3. A superintendent of public works shall be appointed by the governor, by and with the advice and consent of the senate, and hold his office until the end of the term of the governor by whom he was nominated, and until his successor is appointed and qualified. He shall receive a compensation to be fixed by law. He shall be required by law to give security for the faithful execution of his office before entering upon the duties thereof. He shall be charged with the execution of all laws relating to the repair and navigation of the canals, and also of those relating to the construction and improvement of the canals, except so far as the execution of the laws relating to such construction or improvement shall be confided to the state engineer and surveyor; subject to the control of the legislature, he shall make the rules and regulations for the navigation or use of the canals. He may be suspended or removed from office by the governor, whenever, in his judgment, the public interest shall so require; but in case of the removal of such superintendent of public works from office, the governor shall file with the secretary of state a statement of the cause of such removal, and shall report such removal and the cause thereof to the legislature at its next session. The superintendent of public works shall appoint not more than three assistant superintendents, whose duties shall be prescribed by him, subject to modification by the legislature, and who shall receive for their services a compensation to be fixed by law. They shall hold their office for three years, subject to suspension or removal by the superintendent of public works, whenever, in his judgment, the public interest shall so require. Any vacancy in the office of any such assistant superintendent shall be filled for the remainder of the term for which he was appointed, by the superintendent of public works; but in case of the suspension or removal of any such assistant superintendent by him, he shall at once report to the governor, in writing, the cause of such removal. All other persons employed in the care and management of the canals, except collectors of tolls, and those in the department of the state engineer and surveyor, shall be appointed by the superintendent of public works, and be subject to suspension or removal by him. The superintendent of public works shall perform all the duties of the former canal commissioners and board of canal commissioners, as now defined by law, until otherwise provided by the

CONCURRENT RESOLUTIONS.

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 canal commissioner and surveyor shall be commissioners of the land office. The lieutenant-governor, secretary of state, comptroller, treasurer and attorney-general shall be the commissioners of the canal fund. The canal board shall consist of the commissioners of the canal fund, the state engineer and surveyor and the superintendent of public works.

6. The powers and duties of the respective boards, and of the several officers in this article mentioned, shall be such as now are or hereafter may be prescribed by law.

7. The treasurer may be suspended from office by the governor, during the recess of the legislature, and until thirty days after the commencement of the next session of the legislature whenever it shall appear to him that such treasurer has, in any particular, violated his duty. The governor shall appoint a competent person to discharge the duties of the office during such suspension of the treasurer.

2. There shall be the following civil departments in the state government: 1. Executive; 2. Audit and control; 3. Taxation; 4. Finance; 5. Law; 6. State; 7. Public works; 8. Conservation; 9. Agriculture and markets; 10. Labor; 11. Education; 12. Health; 13. Mental hygiene; 14. Charities; 15. Correction; 16. Public service; 17. Banking; 18. Insurance; 19. Civil service; 20. Military and naval affairs; 21. Architecture.

3. At the session immediately following the adoption of this article the legislature shall provide by law for the appropriate assignment, to take effect not earlier than the first day of January, one thousand nine hundred and twenty-two, of all the civil administrative and executive functions of the state government, to the several departments in this article provided. Subject to the limitations contained in this constitution, the legislature may from time to time assign by law new powers and functions to departments, officers, boards or commissions continued or created under this constitution, and increase, modify or diminish their powers and functions. No specific grant of power herein to a department shall prevent the legislature from conferring additional powers upon such department. No new department shall be created hereafter but this shall not prevent the legislature from creating commissions for special purposes and nothing contained in this article shall prevent the legislature from reducing the number of departments as provided for in this article, by consolidation or otherwise. The elective state officers in office at the time this article is 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.

5. All officers for the weighing, gauging, measuring, culling or inspecting any merchandise, produce, manufacture or commodity whatever, are hereby abolished; and no such office shall hereafter be created by law; but nothing in this section contained shall abrogate any office created for the purpose of protecting the public health or the interests of the state in its property, revenue, tolls or purchases, or of supplying the people with correct standards of weights and measures, or shall prevent the crea-

CONCURRENT RESOLUTIONS.

tion of any office for such purposes hereafter.
§ 1. Appointments and promotions in the civil service of the state, and of all the civil divisions thereof, including cities and villages, shall be made according to merit and fitness to be ascertained, so far as practicable, by examination, which, so far as practicable, shall be competitive; provided, however, that honorably discharged soldiers and sailors from the army and navy of the United States in the late civil war, who are citizens and residents of this state, shall be entitled to preference in appointment and promotion without regard to their standing on any list for which such appointment or promotion may be made. Laws shall be made to provide for the enforcement of this section.

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

STATE OF NEW YORK, IN SENATE,

Apr. 24, 1920.

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

By order of the Senate, HARRY C. WALKER, President.

STATE OF NEW YORK, IN ASSEMBLY,

Apr. 24, 1920.

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

T. C. SWEET, Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

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

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

FRANCIS M. HUGO, Secretary of State.

TEN

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

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ALBANY, July 1, 1920.

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

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER TEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AMENDMENTS TO ARTICLE FIVE OF THE CONSTITUTION, IN RELATION TO STATE OFFICERS AND DEPARTMENTS.

Section 1. Resolved (if the Assembly concur), That article five of the constitution be amended to read as follows:

§ 1. The [secretary of state,] comptroller, [treasurer,] and attorney-general [and state engineer and surveyor] shall be chosen at a general election, at the times and places of electing the governor and lieutenant-governor, and shall hold their offices for the same terms as the governor and lieutenant-governor [two years except as provided in section two of this article]. The comptroller shall be required:

- (1) To audit all vouchers before payment and all official accounts; (2) to audit the accrual and collection of all revenues and receipts; and (3) to prescribe such methods of accounting as are necessary for the performance of the foregoing duties. In such respect the legislature shall define his powers and duties and may also assign to him supervision of the accounts of any political subdivision of the state, but shall assign to him no administrative duties, excepting such as may be incidental to the performance of these functions, any other provision of this constitution to the contrary notwithstanding. He [Each of the officers in this article named, excepting the speaker of the assembly, shall, at stated times during his continuance in office, receive for his services a compensation which shall not be increased or diminished during the term for which he shall have been elected; nor shall he receive 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

CONCURRENT RESOLUTIONS.

advice and consent of the senate, and hold his office until the end of the term of the governor by whom he was nominated, and until his successor is appointed and qualified. He shall receive a compensation to be fixed by law. He shall be required by law to give security for the faithful execution of his office before entering upon the duties thereof. He shall be charged with the execution of all laws relating to the repair and navigation of the canals, and also of those relating to the construction and improvement of the canals, except so far as the execution of the laws relating to such construction or improvement shall be confided to the state engineer and surveyor; subject to the control of the legislature, he shall make the rules and regulations for the navigation or use of the canals. He may be suspended or removed from office by the governor, whenever, in his judgment, the public interest shall so require; but in case of the removal of such superintendent of public works from office, the governor shall file with the secretary of state a statement of the cause of such removal, and shall report such removal and the cause thereof to the legislature at its next session. The superintendent of public works shall appoint not more than three assistant superintendents, whose duties shall be prescribed by him, subject to modification by the legislature, and who shall receive for their services a compensation to be fixed by law. They shall hold their office for three years, subject to suspension or removal by the superintendent of public works, whenever, in his judgment, the public interest shall so require. Any vacancy in the office of any such assistant superintendent shall be filled for the remainder of the term for which he was appointed, by the superintendent of public works; but in case of the suspension or removal of any such assistant superintendent by him, he shall at once report to the governor, in writing, the cause of such removal. All other persons employed in the care and management of the canals, except collectors of tolls, and those in the department of the state engineer and surveyor, shall be appointed by the superintendent of public works, and be subject to suspension or removal by him. The superintendent of public works shall perform all the duties of the former canal commissioners and board of canal commissioners, as now declared by law, until otherwise provided by the legislature. The governor, by and with the advice and consent of the senate, shall have power to fill vacancies in the office of superintendent of public works; if the senate be not in session, he may grant commissions which shall expire at the end of the next succeeding session of the senate.

§ 4. A superintendent of state prisons shall be appointed by the governor, by and with the advice and consent of the senate, and hold his office for five years, unless sooner removed; he shall give security in such amount, and with such sureties as shall be required by law for the faithful discharge of his duties; he shall have the superintendence, management and control of state prisons, subject to such laws as now exist or may hereafter be enacted; he shall appoint the agents, wardens, physicians and chaplains of the prisons. The agent and warden of each prison shall appoint all other officers of such prison, except the clerk, subject to the approval of the same by the superintendent. The comptroller shall appoint the clerks of the prisons. The superintendent shall have all the powers and perform all the duties not inconsistent herewith, which were formerly had and performed by the inspectors of state prisons. The governor may remove the superintendent for cause at any time, giving to him a copy of the charges against him, and an opportunity to be heard in his defense.

§ 5. The lieutenant-governor, speaker of the assembly, secretary of state, comptroller, treasurer, attorney-general and state engineer and surveyor shall be commissioners of the land office. The lieutenant-governor, secretary of state, comptroller, treasurer and attorney-general shall be the commissioners of the canal fund. The canal board shall consist of the commissioners of the canal fund, the state engineer and surveyor and the superintendent of public works.

§ 6. The powers and duties of the respective boards, and of the several officers in this article mentioned, shall be such as now are or hereafter may be prescribed by law.

§ 7. The treasurer may be suspended from office by the governor, during the recess of the legislature, and until thirty days after the commencement of the next session of the legislature whenever it shall appear to him that such treasurer has, in any particular, violated his duty. The governor shall appoint a competent person to discharge the duties of the office during such suspension of the treasurer.

§ 2. There shall be the following civil departments in the state government: 1. Executive; 2. Audit and control; 3. Taxation; 4. Finance; 5. Law; 6. State; 7. Public works; 8. Conservation; 9. Agriculture and markets; 10. Labor; 11. Education; 12. Health; 13. Mental hygiene; 14. Charities; 15. Correction; 16. Public service; 17. Banking; 18. Insurance; 19. Civil service; 20. Military and naval affairs; 21. Architecture.

§ 3. At the session immediately following the adoption of this article the legislature shall provide by law for the appropriate assignment, to take effect not earlier than the first day of January, one thousand nine hundred and twenty-two, of all the civil administrative and executive functions of the state government, to the several departments in this article provided. Subject to the limitations contained in this constitution, the legislature may from time to time assign by law new powers and functions to departments

CONCURRENT RESOLUTIONS.

created, boards or commissions continue to operate 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 is amended takes effect shall continue in office until the end of the terms for which they were elected. Pending the assignment of the civil administrative and executive functions by the legislature pursuant to the directions of this section, the powers and duties of the several departments, boards, commissions and officers now existing are continued. Subject to the power of the legislature to reduce the number of officers, when the powers and duties of any existing office are assigned to any department, the officers exercising such powers shall continue in office in such department, and their term of office shall not be shortened by such assignment.

§ 4. The head of the department of finance shall be the treasurer; of the department of audit and control, the comptroller, and of the department of law, the attorney-general. Except as otherwise provided in this constitution, the heads of all other departments and the members of all boards, commissions and councils mentioned in this article shall be appointed by the governor by and with the advice and consent of the senate and may be removed by the governor, in a manner to be prescribed by law. The heads of the respective departments of education and of agriculture and markets, mental hygiene, charities and correction shall be appointed in a manner to be prescribed by law.

§ 8. 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. Appointments and promotions in the civil service of the state, and of all the civil divisions thereof, including cities and villages, shall be made according to merit and fitness to be ascertained, so far as practicable, by examination, which, so far as practicable, shall be competitive; provided, however, that honorably discharged soldiers and sailors from the army and navy of the United States in the late civil war, who are citizens and residents of this state, shall be entitled to preference in appointment and promotion without regard to their standing on any list from which such appointment or promotion may be made. Laws shall be made to provide for the enforcement of this section.

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

STATE OF NEW YORK, IN SENATE,

Apr. 24, 1920.

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

By order of the Senate, HARRY C. WALKER, President.

STATE OF NEW YORK, IN ASSEMBLY,

Apr. 24, 1920.

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

By order of the Assembly, T. C. SWEET, Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

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

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

FRANCIS M. HUGO, Secretary of State.

LEVEN

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

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1920.

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

FRANCIS M. HUGO, Secretary of State.

CONCURRENT RESOLUTIONS.

AMENDMENT NUMBER ELEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO COMPENSATION OF JUDGES AND ASSOCIATE JUDGES OF THE COURT OF APPEALS.

Section 1. Resolved (if the Assembly concur), That section seven of article six of the constitution be amended to read as follows:

§ 7. The court of appeals is continued. It shall consist of the chief judge and associate judges now in office, who shall hold their offices until the expiration of their respective terms, and their successors, who shall be chosen by the electors of the state. The official terms of the chief judge and associate judges shall be fourteen years from and including the first day of January next after their election. Five members of the court shall form a quorum, and the concurrence of four shall be necessary to a decision. The court shall have power to appoint and to remove its reporter, clerk and attendants. Whenever and as often as a majority of the judges of the court of appeals shall certify to the governor that said court is unable, by reason of the accumulation of causes pending therein, to hear and dispose of the same with reasonable speed, the governor shall designate not more than four justices of the supreme court to serve as associate judges of court of appeals. The justices so designated shall be relieved from their duties as justices of the supreme court and shall serve as associate judges of the court of appeals until the causes undisposed of in said court are reduced to two hundred, when they shall return to the supreme court. The governor may designate justices of the supreme court to fill vacancies. No justice shall serve as associate judge of the court of appeals except while holding the office of justice of the supreme court, and no more than seven judges shall sit in any case. The judges of the court of appeals, including those now in office, shall receive for their services the sum of seventeen thousand five hundred dollars per year. A justice of the supreme court while serving as associate judge of the court of appeals shall receive the same compensation as judges of the court of appeals.

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

STATE OF NEW YORK, IN SENATE,

Apr. 21, 1920.

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

By order of the Senate, HARRY C. WALKER, President.

STATE OF NEW YORK, IN ASSEMBLY,

Apr. 23, 1920.

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

By order of the Assembly, THADDEUS C. SWEET, Speaker.

STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE, ss.:

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

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

FRANCIS M. HUGO, Secretary of State.

TWELVE

EXPLANATION.—Matter in italics is new; matter in brackets [] is old law to be omitted. STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ALBANY, July 1, 1920.

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

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER TWELVE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO CHILDREN'S COURTS AND COURTS OF DOMESTIC RELATIONS.

Section 1. Resolved (if the Assembly concur), That section eighteen of article six of the constitution be amended to read as follows:

§ 18. Inferior local courts of civil and criminal jurisdiction may be established by the legislature, but no inferior local court hereafter created shall be a court of record. [The] Except as herein provided the legislature shall not hereafter confer upon any inferior or local court of its creation, any equity jurisdiction or any greater jurisdiction in other respects than is

CONCURRENT RESOLUTIONS.

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 in the

CONCURRENT RESOLUTIONS.

extent 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. 26, 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 Mohawk. All funds that may be derived from any lease, sale or other disposition of any canal shall be applied to the improvement, superintendence or repair of the remaining portion of the canals.

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

STATE OF NEW YORK, IN ASSEMBLY,

Apr. 15, 1920.

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

By order of the Assembly, THADDEUS C. SWEET, Speaker.

CONCURRENT RESOLUTIONS.

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, 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.

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 Malo 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 canal.

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

STATE OF NEW YORK, IN ASSEMBLY,

Mar. 11, 1920.

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

By order of the Assembly, THADDEUS C. SWEET, Speaker.

STATE OF NEW YORK, IN SENATE,

Apr. 15, 1920.

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

By order of the Senate, HARRY C. WALKER, President.

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

SIXTEEN

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

STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE, Albany, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State

CONCURRENT RESOLUTIONS.

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

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER SIXTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION TEN OF ARTICLE EIGHT OF THE CONSTITUTION, IN RELATION TO THE AMOUNT TO BE RAISED BY TAX FOR COUNTY OR CITY PURPOSES IN CERTAIN COUNTIES AND CITIES.

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

§ 10. No county, city, town or village shall hereafter give any money or property, or loan its money or credit 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 the poor as may be authorized by law. No county or city shall be allowed to become indebted for any purpose or in any manner to an amount which, including existing indebtedness, shall exceed ten per centum of the assessed valuation of the real estate of such county or city subject to taxation, as it appeared by the assessment rolls of said county or city on the last assessment for state or county taxes prior to the incurring of such indebtedness; and all indebtedness in excess of such limitation, except such as now may exist, shall be absolutely void, except as herein otherwise provided. No county or city whose present indebtedness exceeds ten per centum of the assessed valuation of its real estate subject to taxation, shall be allowed to become indebted in any further amount until such indebtedness shall be reduced within such limit. This section shall not be construed to prevent the issuing of certificates of indebtedness or revenue bonds issued in anticipation of the collection of taxes for amounts actually contained, or to be contained in the taxes for the year when such certificates or revenue bonds are issued and payable out of such taxes; nor to prevent the city of New York from issuing bonds to be redeemed out of the tax levy for the year next succeeding the year of their issue, provided that the amount of such bonds which may be issued in any one year in excess of the limitations herein contained shall not exceed one-tenth of one per centum of the assessed valuation of the real estate of said city subject to taxation. Nor shall this section be construed to prevent the issue of bonds to provide for the supply of water; but the term of the bonds issued to provide for the supply of water, in excess of the limitation of indebtedness fixed herein, shall not exceed twenty years, and a sinking fund shall be created on the issuing of the said bonds for their redemption, by raising annually a sum which will produce an amount equal to the sum of the principal and interest of said bonds at their maturity. All certificates of indebtedness or revenue bonds issued in anticipation of the collection of taxes, which are not retired within five years after their date of issue, and bonds issued to provide for the supply of water, and any debt hereafter incurred by any portion or part of a city if there shall be any such debt, shall be included in ascertaining the power of the city to become otherwise indebted; except that debts incurred by the city of New York after the first day of January, nineteen hundred and four, and debts incurred by any city of the second class after the first day of January, nineteen hundred and eight, and debts incurred by any city of the third class after the first day of January, nine-

teen hundred and ten, to provide for the supply of water, shall not be so included; and except further that any debt hereafter incurred by the city of New York for a public improvement owned or to be owned by the city, which yields to the city current net revenue, after making any necessary allowance for repairs and maintenance for which the city is liable, in excess of the interest on said debt and of the annual instalments necessary for its amortization may be excluded in ascertaining the power of said city to become otherwise indebted, provided that a sinking fund for its amortization shall have been established and maintained and that the indebtedness shall not be so excluded during any period of time when the revenue aforesaid shall not be sufficient to equal the said interest and amortization instalments, and except further that any indebtedness heretofore incurred by the city of New York for any rapid transit or dock investment may be so excluded proportionately to the extent to which the current net revenue received by said city therefrom shall meet the interest and amortization instalments thereof, provided that any increase in the debt incurring power of the city of New York which shall result from the exclusion of debts heretofore incurred shall be available only for the acquisition or construction of properties to be used for rapid transit or dock purposes. The legislature shall prescribe the method by which and the terms and conditions under which the amount of any debt to be so excluded shall be determined, and no such debt shall be excluded except in accordance with the determination so prescribed. The legislature may in its discretion confer ap-

propriate jurisdiction on the appellate department of the supreme court in the first judicial department for the purpose of determining the amount of any debt to be so excluded. No indebtedness of a city valid at the time of its inception shall thereafter become invalid by reason of the operation of any of the provisions of this section. Whenever the boundaries of any city are the same as those of a county, or when any city shall include within its boundaries more than one county, the power of any county wholly included within such city to become indebted shall cease, but the debt of the county, heretofore existing, shall not, for the purposes of this section, be reckoned as a part of the city debt. The amount hereafter to be raised by tax for county or city purposes, exclusive of appropriations for educational purposes, in any county containing a city of over one hundred thousand inhabitants, or any such city of this state, in addition to providing for the principal and interest of existing debt, shall not in the aggregate exceed in any one year two per centum of the assessed valuation of the real and personal estate of such county or city, to be ascertained as prescribed in this section in respect to county or city debt.

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

STATE OF NEW YORK, IN ASSEMBLY,

Apr. 20, 1920.

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

By order of the Assembly, THADDEUS C. SWEET, Speaker.

STATE OF NEW YORK, IN SENATE,

Apr. 23, 1920.

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

HARRY C. WALKER, President.

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

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 ON LUNACY AND THE STATE COMMISSION ON COMMISSIONERS OF 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. O. SWEET, Speaker.

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.

EIGHTEEN

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

STATE OF NEW YORK

OFFICE OF THE SECRETARY OF STATE, ALBANY, July 1, 1920.

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

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER EIGHTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION TWO OF ARTICLE TWELVE OF THE CONSTITUTION, IN RELATION TO CITY BILLS.

Section 1. Resolved (If the Assembly concur), That section two of article twelve of the constitution be amended to read as follows:

§ 2. All cities are classified according to the latest state enumeration, as from time to time made, as follows: The first class includes all cities having a population of one hundred and seventy-five thousand or more; the second class, all cities having a population of fifty thousand and less than one hundred and seventy-five thousand; the third class, all other cities. Laws relating to the property, affairs or government of cities, and the several departments thereof, are divided into general and special city laws; general city laws are those which relate to all the cities of one or more classes; special city laws are those which relate to a single city, or to less than all the cities of a class. Special city laws shall not be passed except in conformity with the provisions of this section. After any bill for a special city law, relating to a city, has been passed by both branches of the legislature, the house in which it originated shall immediately transmit a certified copy thereof to the mayor of such city, and within fifteen days thereafter the mayor shall return such bill to the clerk of the house from which it was sent, [or] who if the session of the legislature at which such bill was passed has terminated, shall immediately transmit the same to the governor, with the mayor's certificate thereon, stating whether the city has or has not accepted the same. In every city of the first class, the mayor, and in every other city the mayor and the legislative body thereof concurrently, shall act for such city as to such bill; but the legislature may provide for the concurrence of the legislative body in cities of the first class. The legislature shall provide for a public notice and opportunity for a public hearing concerning any such bill in every city to which it relates, before action thereon. Such a bill, if it relates to more than one city, shall be transmitted to the mayor of each city to which it relates, and shall not be deemed accepted unless accepted as herein provided, by every such city. Whenever any such bill is accepted as herein provided, it shall be subject as are other bills, to the action of the governor. Whenever, during the session at which it was passed, any such bill is returned without the acceptance of the city or cities to which it relates, or within such fifteen days as 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, 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.

PROPOSITION NUMBER ONE

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

STATE OF NEW YORK

OFFICE OF THE SECRETARY OF STATE, ALBANY, July 1, 1920.

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

FRANCIS M. HUGO, Secretary of State.

PROPOSITION NUMBER ONE

CHAPTER 872

AN ACT MAKING PROVISION FOR ISSUING BONDS TO THE AMOUNT OF NOT TO EXCEED FORTY-FIVE MILLION DOLLARS FOR THE PAYMENT OF A BONUS TO PERSONS WHO SERVED IN THE MILITARY OR NAVAL SERVICE OF THE UNITED STATES AT ANY TIME BETWEEN THE SIXTH DAY OF APRIL, NINETEEN HUNDRED AND SEVENTEEN, AND THE ELEVENTH DAY OF NOVEMBER, NINETEEN HUNDRED AND EIGHTEEN, AND PROVIDING FOR A SUBMISSION OF THE SAME TO THE PEOPLE TO BE VOTED UPON AT THE GENERAL ELECTION TO BE HELD IN THE YEAR NINETEEN HUNDRED AND TWENTY.

Became a law May 21, 1920, with the approval of the Governor. Passed, three-fifths being present.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Bond issue authorized. There shall be issued, in the manner and at the times hereinafter recited, bonds of the state in an amount not to exceed forty-five million dollars, which bonds shall be sold by the state and the proceeds thereof paid into the state treasury, and so much thereof as may be necessary expended for the payment of a bonus to persons who served in the military or naval service of the United States, at any time between the sixth day of April, nineteen hundred and seventeen, and the eleventh day of November, nineteen hundred and eighteen, as hereinafter provided. Such bonds when issued shall be exempt from taxation.

§ 2. Sale; interest. The comptroller is hereby directed to cause to be prepared the bonds of this state to an amount not to exceed forty-five million dollars, such bonds to bear interest at the rate of not to exceed five per centum per annum, which interest shall be payable semi-annually in the city of New York. Such bonds, or the portion thereof at any time issued, shall be made payable in twenty-five equal annual instalments, the first of which shall be payable one year from the date of issue, and the last of which shall be payable twenty-six years from the date of issue. The comptroller hereby charged with the duty of selling such bonds at not less than par to the highest bidder after advertising for a period of twenty consecutive days, Sundays excepted, in at least two daily newspapers printed in the city of New York and one in the city of Albany. Advertisements shall contain a provision to the effect that the comptroller, in his discretion, may reject any or all bids made in pursuance of such advertisements, and in the event of such rejection, the comptroller is authorized to re-advertise for bids in the form and manner above described as many times as in his judgment may be necessary to effect a satisfactory sale.

§ 3. Commission to distribute proceeds. The proceeds of such bonds, after appropriation or appropriations therefrom by the legislature, shall be distributed by a special commission created by the legislature for such purpose, to the persons entitled thereto, under the provisions of this act, on application within a time to be prescribed by the legislature.

§ 4. Disability fund. The legislature shall provide by law for the establishment and administration of a fund to be used for the

CONCURRENT RESOLUTIONS.

amelioration of the condition of residents of this state who are suffering disability incurred in the military or naval service of the United States at any time between the sixth day of April, nineteen hundred and seventeen, and the date when they were honorably separated or discharged from such services, and shall authorize any person who so desire to 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 as a bonus the sum of ten dollars for each month or major fraction thereof that such person was in active service, of not exceeding a total of two hundred and fifty dollars. No person shall be entitled to such payment or allowance who at the time of being separated or discharged from such service, or at the time of being retired or furloughed to a reserve, or at the time of his death in the service, was an officer in the army or marine corps above the grade of captain, or in the navy above the grade of lieutenant, senior grade. No person shall be entitled to such payment or allowance who being in the military or naval service of the United States subsequent to the sixth day of April, nineteen hundred and seventeen, refused on conscientious, political or other grounds to subject himself to military discipline or to render unqualified service, or whose only service was in the students' army training corps, or who received from another state a bonus or gratuity of a like nature provided for by this act. The husband or wife, child, mother, father, brother and sister in the order named and none other, of any deceased person, male or female, who was enlisted, inducted, warranted or commissioned, and who served honorably in active duty in the military or naval service of the United States, as provided in this section, shall be paid the sum or allowance that such deceased persons would be entitled hereunder if such deceased persons had lived.

§ 6. Payment exempt from taxation and execution. All payments or allowances made under this act shall be exempt from all taxation, and from levy and sale on execution.

§ 7. Submission of law to people. This law shall not take effect until it shall at a general election have been submitted to the people and have received a majority of all the votes cast for and against it at such election; and the same shall be submitted to the people of this state at the general election to be held in November, nineteen hundred and twenty. The ballots to be furnished for the use of the voters

upon the submission of this law shall be in the form prescribed by the election law and the proposition or question to be submitted shall be printed thereon in substantially the following form, namely: "Shall chapter eight hundred and seventy-two of the laws of nineteen hundred and twenty, entitled 'An act making provision for issuing bonds to the amount of not to exceed forty-five million dollars for the payment of a bonus to persons who served in the military or naval service of the United States at any time between the sixth day of April, nineteen hundred and seventeen, and the eleventh day of November, nineteen hundred and eighteen, and providing for a submission of the same to the people to be voted upon at the general election to be held in the year nineteen hundred and twenty,' be approved?"

STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE, ss.: 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 EIGHTEEN

"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?"

John P. Kane Company

TROWEL
PORTLAND CEMENT

MASONS'
BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS: { FOOT EAST 14TH ST., NEW YORK
FOOT WEST 96TH ST., NEW YORK
145TH ST. AND HARLEM RIVER, NEW YORK
6TH ST. AND GOWANUS CANAL, BROOKLYN

EDWARD CORNING COMPANY, BUILDERS

145 EAST 45th STREET, NEW YORK

Edward Corning
President
Charles F. Berger, C.P.
Vice-President
Edward P. Corning
Treasurer
Clinton L. Frobisher
Secretary

Empire Brick & Supply Co.

YARDS

12th Ave., 47th to 48th Sts., Manhattan
138th and Exterior Sts., Bronx
Morgan Avenue and Newtown Creek
(near Stagg St.), Brooklyn

MANUFACTURERS
OF BRICK AND DEALERS
IN

MASONS' BUILDING MATERIALS

Executive Offices: 103 PARK AVE., NEW YORK

WORKS
STOCKPORT, N. Y.
GLASCO, N. Y.

High Grade Watchman's Service HOLMES PATROL

Regular Post Patrol and Special Watch.
Day and Night. Capable, Sober, Reliable,
Efficient.

Day Tel.: Franklin 6030
139 CENTRE STREET

Holmes Electric Protective Company

Night Tel.: Murray Hill 3030
66 WEST 39TH STREET

Builders Brick and Supply Co., Inc.

Mason's
Building Materials

172d St. and West Farms Road
Telephone: Intervale 100



The Lawrence Cement Company

302 BROADWAY, NEW YORK

HENRY MAURER & SON Manufacturer
of
Fireproof Building Materials OF EVERY
DESCRIPTION
Hollow Brick made of Clay for Flat Arches,
Partitions, Furring, Etc., Porous Terra Cotta,
Fire Brick, Etc.
Office and Depot, 420 EAST 23RD STREET
Works: Maurer, N. J. NEW YORK

WATSON ELEVATOR CO. Inc.

ELECTRIC ELEVATORS

Repair—Alterations

407 WEST 36th ST.

Phone Longacre 670

BISHOPRIC STUCCO AND SHEATHING BOARD

W. B. ABBEY, Inc.
Wholesale Distributors

N. Y. OFFICE
1270 Broadway
Tel. Penn. 3273

NEWARK OFFICE
Essex Building
Tel. Mulberry 2501

A.B.S.E.E.

ELECTRIC ELEVATOR COMPANY

220 BROADWAY
NEW YORK