

Real Estate Record and Builders Guide

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Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

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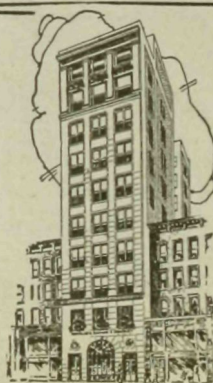
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E D I T O R I A L

Budget Demands Must Be Curbed

The taxpayers of New York City, already driven to desperation by the staggering demands of city, state and federal tax-gatherers, now find themselves confronted by a demand for a half billion dollar city budget for 1921. Fortunately the suspense which this threat causes will be ended shortly, because the city officials must complete within a few days the tentative budget.

When New York property-owners were called upon a year ago to hand over \$273,689,485 to meet the requirements of the 1920 budget they voiced a mighty protest and were amply justified in doing so. In making that budget the city officials added \$25,000,000 of expenses to the total of the preceding year. Despite the tremendous burden placed upon the taxpayers of the city by the 1920 budget, the news now emanating from the City Hall indicates that the municipal authorities have become almost amazed at their own moderation when they were making up the budget a year ago. It appears that if the budget makers should satisfy all the requests which have been made this year by the various city departments a total of some \$530,000,000 would be required. There will be no half billion dollar budget, however, because even if the city officials want to spend that great sum next year it will be impossible under the law for the Board of Estimate to give it to them.

The total of requests from various city departments is so high that Mayor Hylan, Comptroller Craig and other members of the Board of Estimate find themselves hard pressed to keep the budget anywhere near last year's total. The tax rate they hope to keep within bounds through the increase of many millions which has been made in the tentative assessments for next year, but that bit of municipal strategy will not help them to cover up the great increase which they believe inevitable in the budget itself. Comptroller Craig evidently seeks to warn taxpayers that the worst is yet to come by declaring that the amount "actually required for the conduct of public business for 1921" is \$25,000,000 in excess of what may be raised under existing laws.

Only one safe course is open to the budget makers. The taxpayers of the metropolis have been driven so hard, the demands made upon them have been so great, that the budget for 1921 should not carry a single dollar of expenditure which is not absolutely, vitally necessary at this time. It is fortunate that there are some laws which will check a part of the proposed profligacy with the taxpayers' money. The Board of Estimate should supply the courage and public spirit necessary to check the expenditure of tens of millions more. It is time to call a halt, and the budget makers are confronted by the duty of doing it now.

The Real Estate Board of New York has sent a communication to Mayor Hylan which points the way for relief. Their suggestion that a non-partisan committee be named to take up the whole problem of city finance is an excellent one. If Mayor Hylan should appoint such a committee without delay a financial policy for the city could be outlined, presented to the Legislature in January or February and enacted into law during the early months of the new

year. That is a comprehensive plan to halt what has been aptly characterized as "the present headlong plunge toward bankruptcy."

New York's Corrected Census Figures

Revised figures given out by the Census Bureau in Washington show that the 1920 population of New York City is 5,620,048, while the total population of the state of New York is 10,384,144, an increase of 1,270,530, or 13.9 per cent. over ten years ago. The state's growth, while the second largest in its history, was 574,190 below that of the previous decade, and its percentage of increase was next to the lowest on record.

The revised figures show that New York City increased during the last ten years 853,166, or 17.9 per cent. Manhattan, with a total of 2,284,103, decreased 47,439, or 2 per cent. since 1910; Bronx, with a total of 732,016, increased 301,036, or 69.8 per cent.; Brooklyn, with a total of 2,018,356, increased 384,005, or 23.5 per cent.; Queens, whose total is 469,042, increased 185,999, or 65.1 per cent., while Richmond, with a total of 116,531, increased 30,562, or 35.6 per cent.

An illuminating phase of the revised figures is that they show practically two-thirds of the entire increase in the state of New York is found in New York City. The population of the metropolis exceeds by 855,952 the population of all the rest of the Empire State outside New York City. The metropolis now has 54 per cent. of the state's total population, against 52 per cent. ten years ago, and the shifting in percentage in its favor undoubtedly will continue.

A few years ago, when there were more New Yorkers living outside the metropolis than within its boundaries, the up-state politicians were constantly fighting to keep in their own hands the control of state affairs. They insisted that a majority of the Senate and the Assembly should be allotted to the sections of the state outside of New York City, with the result that the State Constitution today has a provision to that effect. Now that the city has so far outstripped the rest of the state in population, the up-state leaders should find it increasingly difficult to maintain their unfair balance of power in state matters. Under present conditions the representatives of the minority legislates for the majority, a state of affairs which ever has been repugnant to the American spirit.

Landlords Not Outlaws

In all the recent discussion of the rental situation nothing more directly to the point has appeared than the comment of Mr. Douglas L. Elliman in the last issue of the Record and Guide. His statement was so even-tempered, and yet so forceful, that the views he expressed are well worth repetition.

It is recognized on all sides that when Mr. Elliman discusses realty conditions in the metropolis he knows what he is talking about. He has no occasion to indulge in guesswork. Because of this fact every person who thinks,

whether he be tenant or landlord, must be greatly impressed by the declaration of Mr. Elliman that "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."

Unless the Albany legislators can be brought to see the light, unless they can be made to realize that the housing shortage is too serious a matter to be made a mere political football, there will be little prospect of permanent relief either for tenants or landlords. The rental laws passed by the Legislature last spring, and made doubly-harmful by the recent special session, entirely overlook, as Mr. Elliman points out, the fact that apartment-house construction is a business proposition. Unquestionably they do emphasize, as he observes, the fact that sovietism and socialism are gradually creeping into the statute books of the state. Rightly declaring the special session ignored the fact that landlords have rights as well as tenants, Mr. Elliman calls attention to the fact that statistics gathered by the federal government show there has been in recent years an average in-

crease of only 58 per cent. in the cost of housing, while in commodities that we eat, drink, wear and use there have been much greater increases of cost.

It is time that the legitimate landlords should get a square deal. This they cannot do under present conditions, a regrettable fact which has been emphasized by the recent action of the Legislature. The state, as Mr. Elliman so pertinently declares, has attempted to suspend the laws of supply and demand. He seems amply justified in his conclusion that "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 sums up the whole situation concisely and accurately when he asserts that the Legislature has simply failed to legislate constructively and has pandered to the emotions and clamor of the hour without doing a real remedial thing.

Landlords are not outlaws, and the passing of time is certain to vindicate them against the unwarranted attempts of ignorant and thin-skinned legislators who, in order to catch votes, seek to place them in that unfair position.

Realty Board Shows How Budget May Be Decreased Permanently

THE following statement is issued by the Real Estate Board of New York:

"Citizens of New York are staggered by the prospects of a budget of approximately \$500,000,000 and a tax rate of perhaps \$3.50.

"In 1916, in 1917, in 1918 and in 1919 the Real Estate Board of New York through its Budget Committee told the Mayor and the Board of Estimate the inevitable result of the policy that was being pursued.

"It was pointed out that unless certain charges were made in administration and in policy an unconstitutional and illegal tax levy would be inevitable. There must be reform in county government and the repeal of mandatory legislation in regard to county government and there must be a cutting out of conflicting and unnecessary city departments and officials," said the Real Estate Board. It was stated:

"There must also be a complete change of policy on the part of the city. No service except as a matter of charity should be rendered any individual in the city unless the city was ready and willing to render such service to every individual in the city."

The Budget Committee of the Real Estate Board of New York then proceeded to enumerate unnecessary bureaus and functions of government and to suggest constructive measures.

"As late as June of this year attention was again called to the fact that the 1920 assessed valuations had increased 25 per cent. since 1910, the tax rate 40 per cent., and the City Budget 68 per cent.

"These warnings by the Real Estate Board were unheeded and to-day the city administration is faced with a tentative budget of \$530,000,000 and an illegal tax levy.

"The Mayor should at once appoint a non-partisan committee to take up the entire question of county and city government in order that remedial measures may be recommended to the next legislature, and in the meantime should cut the appropriations for departments and bureaus of the city government not absolutely necessary and the Budget Committee of the Board of Estimate should refuse to make any appropriations at all for such bureaus or departments not named in the charter.

"Public administrators, commissioners of jurors, commissioners of records, registers, Supreme Court libraries, personal attendants for judges, court attendants, the fees paid judges for drawing juries, unnecessary assistant district attorneys, could all be eliminated without in any way affecting county administration. Sheriffs are not needed in cities and would be missed no more than coroners are missed.

"Policemen who retire on pensions after thirty years should instead be made court attendants and the pension saved. The same thing should be done with the city government. Borough administrations are unnecessary. The boroughs should be represented in the city government, but outside of a secretary for the local improvement boards no other local government is necessary. There should be one bureau of investigation in the Board of Estimate, but no separate bureaus in the office of each of its members.

"There should be no auditing or bookkeeping departments except in the Comptroller's office. The Commissioner of Accounts is an unnecessary official. The Law Department could be cut at least 50 per cent. and restricted to its legitimate work. No one could justify the Department of Markets before an impartial committee. There should be one Commissioner of Parks. Charities and Correction belong together and should have charge of hospitals.

"The Board of Health should be compelled to return to its original and proper work, the making and enforcement of sanitary rules.

"The expense of the Fire Department and Bureau of Fire Prevention should be met in a large degree by a direct tax on fire insurance companies. The Department of Water Supply, Gas and Electricity should take over the work of the Department of Water Supply, now nearly finished. The Board of Child Welfare should be abolished and the law administered by the Department of Public Welfare. Weights and measures and licenses should be part of the Bureau of City Revenue in the Comptroller's office.

"The City Chamberlain's office has been shown by former incumbents and by the Comptroller to be unnecessary.

"A free college education except to the most deserving is unjust to the taxpayers and rent payers of the city. Hunter College and the College of the City of New York should be used as high schools, and if extra deserving high school graduates desire a college education and are unable financially to obtain such an education the city should give scholarships in New York University.

"All this would be only a beginning. The entire city and county government can be reorganized in the interest of efficiency and economy. Merit can be encouraged and rewarded. Sloth and incompetency punished and gotten rid of. The tremendous burden on tax payer and rent payer lessened and made tolerable. The city administration with the courage and ability to carry out this great reform will earn the profound gratitude of the citizens of New York and will save the city from almost certain bankruptcy.

REAL ESTATE SECTION

Tentative Budget \$530,000,000; Tax Rate May Be \$3.50

Board of Estimate Working at the Task of Cutting Departmental Requisitions Down Under the Limit of Debt Fixed by Law

COMPTROLLER Charles L. Craig has made a statement that the departmental increases in the city budget for 1921 are \$151,799,600 larger than last year. The total of the tentative budget will be \$530,281,713, the Comptroller announced. Even with the most liberal allowances, the officials must cut at least \$125,000,000 out of the budget before the final figure is reached. The budget makers say they do not see how it can be done.

The budget of the City of New York has steadily grown year by year. Back in 1903 the budget was just under the \$100,000,000 mark, the tax rate was 1.41, the total funded debt \$34,339,605, and the total real estate assessments roughly, \$4,751,000,000.

In 1910 the budget had increased to \$163,128,270, the tax rate to 1.75, the funded debt to \$794,930,288. The assessments on real estate were \$7,044,000,000.

Half a decade passed and in 1915 the budget had almost topped the two hundred million mark. It was \$198,989,786.52. The tax rate was 1.87, the funded debt \$1,124,020,221, passing the billion mark for the first time.

On January 1 of this year the funded debt was \$1,238,260,597. On the first of July it had increased to \$1,243,659,937.

By law the city may not become indebted in excess of 10 per cent. of the assessed valuations of its real estate. But to arrive at this indebtedness within the debt limit there must be deducted from the total funded debt all sinking funds and all bonds issued for purposes that are self-supporting. To this amount is then added all contract liabilities.

Taking into account of the moneys set aside for various purposes, the debt margin on July 1 was only \$32,886,773. Since then it has shrunk to barely \$20,000,000, which might leave the city seriously embarrassed in case of a grave emergency.

However, by January 1 the margin should be increased by \$12,000,000 or \$13,000,000.

Following are the totals that make up the huge city budget estimate for next year as it stands to-day:

Requests of city departments for personal service, maintenance and supplies, \$273,437,206.85; of county departments for the same purposes, \$10,586,751.15—a grand total of \$284,023,928. Tax deficiencies of 1920, \$1,680,000.

Requests for non-revenue producing improvements in 1921, \$104,792,627.

Debt service, interest on funded debt and for redemption of short term securities, etc., \$117,743,944.77.

Direct State tax, \$22,041,183.27.

Under the constitution the city for its actual expenses in any one year may not place a tax on real estate of more than 2 per cent. of its assessed valuation. This would mean, with a real estate valuation of roughly \$10,000,000,000 in the city, that no more than \$200,000,000 could be raised for the above purposes in 1921.

The departmental estimates for maintenance and the tax deficiency item add up roughly \$285,000,000. If there is taken from this \$60,000,000, the Comptroller's estimate for the general fund, always subtracted from the budget before fixing the tax rate, it may be seen where he gets the figure of \$25,000,000 in excess of what the city may legally raise.

But the departments are asking almost \$105,000,000 for non-revenue producing improvements. Under the pay-as-you-go plan these should be included in the tax budget. However, the

city has an exemption of \$15,000,000 a year on this item, granted by the legislature for the period of the war and a year thereafter. Technically this period has not expired. Also, the legislature at its recent extraordinary session passed an act exempting all moneys spent for school buildings and sites from the pay-as-you-go plan.

This would cut out of the tax budget \$47,000,000 asked for this purpose by the Board of Education and included in the \$105,000,000. Adding this to the \$15,000,000 we get a total exemption of \$63,000,000.

If it is held that pay-as-you-go moneys must be included in the calculation of the 2 per cent. limitation it will be necessary to add \$42,000,000 to the \$285,000,000. This gives an excess of \$67,000,000 over the amount the city may legally raise. The budget this year gave a margin of thirty-five points under the 2 per cent. limit.

It is estimated that the tax rate for next year may be approximately 3.64, compared with 2.48 for this year.

The final rate, to be fixed in March, may go as high as 3.38, it has been figured roughly. But with assessed valuations of real estate something under ten billions of dollars it cannot lawfully go beyond that point.

From October 10 to October 20 the "tentative" budget requests may be increased or reduced. On the latter date the "proposed" budget is promulgated and may be decreased, but not increased, by the Board of Estimate up to midnight of October 30, when it must be passed finally by that body.

Within three or four days after final action by the board of Estimate the budget must be submitted to the Board of Aldermen, which must pass on it within fifteen days. The Aldermen may cut, but not add to any of the budget items.

Toward the end of February the general fund is made up and deducted from the tax budget to get the figure upon which the tax rate is fixed by the Board of Aldermen the first Monday in March.

The general fund will benefit this year by more than \$12,000,000 returned by the State as our share of the State income tax. Eleven million of this was handed over in July. Another million will come this month and probably a smaller amount before the end of the year.

New York City will receive \$1,366,493.78 to-day from the State Comptroller as the second part of the State income tax receipts to be distributed. The first payment was \$10,931,444.24. The second payment is to be divided among the counties comprising the city, as follows: New York, \$821,654.48; Kings, \$306,975.38; Bronx, \$119,334.16; Queens, \$100,815.78; Richmond, \$17,713.98. Under the law this money must be put into the general fund for the reduction of taxation of the city of New York.

Mark Graves, director of the State Income Tax Bureau, stated that thousands of persons failed intentionally or through neglect to pay their taxes. He said it was a civic duty to report such offenses, as the greater the receipts the greater will be the reduction in taxes.

Fire brick was noteworthy in 1919 not only for its decrease in quantity but especially for its decrease in average price. Notwithstanding these decreases, however, the output and the value in 1919 were very much larger than in any year prior to 1917.

New Laws Gave Strange Aspect to Moving Day Occurrences

More Tenants Pay Rent Promptly and More Landlords Sent Back Checks Received for Rent Than Ever Before Because of Special Legislation

THE effect of the new laws on real estate in this city since October 1 has been varied. Time was when leases were made for from one to three years, but a year now covers the longest period of a lease. Neither tenants nor landlords desire a longer period as a rule with the laws pertaining to property in their present status. In most instances tenants are more defiant of their landlords than they were before the amendments to the laws were enacted. In other cases tenants are inclined to pay a reasonable increase in their rentals for the same apartments, but these instances as a rule are where the rents have been low, and consequently they are in the minority. From 25 to 40 per cent. is deemed to be a reasonable increase by tenants of the intelligent class.

On the other hand, thousands of tenants who have had their rents increased from 25 to 100 per cent. have declined to pay any increase and have sent the old rent. It is asserted that this situation would not have occurred except for the recent amendments to the law. Some tenants, too, who have been increased from 50 to 100 per cent., have arbitrated the matter with themselves and have sent an increase of 25 per cent. of their old rental. In nearly every case the amounts have been returned whether they represented the amount of the rent under old leases or part of the increase under new leases.

In order to expedite relief for property owners a large number of owners, brokers and apartment house managers held a meeting in the office of Sharp & Company, at 2489 Broadway, Friday evening, October 1, at which time an organization was formed to be known as the Real Estate Interests, Inc., for the purpose of proving, through eminent counsel, that the recent rent laws are unconstitutional. It has retained former Justice Francis M. Scott, of the Appellate Division of the Supreme Court, to bring the matter before the proper tribunal. The officers of the Real Estate Interests, Inc., are Jesse Sharp, of Sharp & Co., president; W. H. Dolson, of the Wood-Dolson Co., vice-president, and Sol. Mayer, of Spotts & Starr, Inc., secretary.

The second meeting of the Real Estate Interests, Inc., was held last Wednesday evening at the office of Spotts & Starr, Inc., in the Times Building, at which time many new members were enrolled and the merging of the interests of a number of smaller coteries of real estate men from outlying districts into the larger body took place. A large fund has been raised by these interests to fight what is termed the encroachments of these laws on the rights of real property.

In some cases tenants have voluntarily tendered the increases of rental demanded for their particular apartment. There were instances four months ago where landlords demanded increases of 100 per cent. on new leases to take effect October 1. These tenants in most instances said that they would pay an increase of 25 per cent. and defied the landlords to obtain more. And the landlords were satisfied and let it go at that. It is asserted that these landlords did not really expect the increase they asked for and were satisfied with what they got.

An interesting phase of the result of the new amendments was that never before in the history of real estate management in this city did so many tenants pay their rent promptly on the first day of the month. Usually the majority of them take from the fifth to the fifteenth of the month before they pay. But on October 1 the vast majority either sent checks for their rent or called in person in settlement. Most of them tendered the old amount of rent and in nearly every case it was refused. One real estate firm received more than two thousand checks in payments of rent on as many apartments at the old rental, and it returned them. In one apartment house containing 53 tenants 33 of them were served with dispossess notices this week because they refused to pay what they had agreed to

pay before the amendments were made law. These cases were on the court calendar this week. It is asserted that nobody now has to worry much except the judges; that the Legislature, the tenants and the owners have put it up to them. It is generally asserted that the amendments have made the tenants as a body independent and defiant. They feel that landlords now have few rights that tenants are bound to respect, and that the landlords will have to spend money to maintain their end of the argument if they maintain it.

The removal of tenants on October 1 were not as numerous as was expected that they would be. In a few cases van owners had received deposits during the middle of September of from \$25 to \$50 to remove tenants from their apartments on October 1, and where the tenant had decided to remain where he was he lost his deposit with the van man, the latter looking upon it as forfeit. At the last moment many tenants decided to remain where they were and this has made considerable trouble between them and new tenants which the courts will have to settle.

Discussing the situation, Sol. Mayer, of Spotts & Starr, Inc., said: "So far as co-operative apartment houses are concerned in this trouble between landlord and tenant the situation has temporarily impaired the market for them, especially where they are not 100 per cent. co-operative. In the 100 per cent. co-operatively owned buildings the new apartment owner is having it pretty much his own way, although in some cases ejectment proceedings have been instituted."

F. S. Bancroft, vice-president of Pease & Elliman, said: "The salient phase of these new amendments is that they impair the obligation of a contract entered into between landlord and tenant, and we doubt very seriously whether the courts in the final analysis will establish the dangerous precedent of toying or trifling with a contract in any degree. If a contract between landlord and tenant can be impaired legally how far may this principle be carried as regards other contracts between individuals? These amendments certainly destroy the sanctity of an oath, and if that be the case and they are upheld then the rights of property are in a tight place. Here we have the spectacle of a lease being a contract in law and supposed to be sacred an obligation, and yet these amendments inhibit the enforcement of it. It is a violation of an innate property right that dates back to early times in jurisprudence. The Legislature has created a ridiculous situation and made confusion worse confounded than it was. When these so-called rent laws expire by length of tenure in 1922 the result will be residential chaos, for landlords will then be supreme in their property rights and tenants will fiercely dispute those rights. The Legislature certainly unloaded a hot poker on the dear people.

"Regarding co-operatively owned apartment houses, those that are completely owned by the tenants are immune from much trouble with old tenants in them because the amended law protects them. But the apartment houses that are say, 45 per cent. co-operative, well, the sale of them is being hurt temporarily, and for how long we cannot say. Furthermore, the rent laws generally are impairing materially the market for apartment houses of any kind."

F. R. Wood, of the real estate firm of F. R. Wood & Co., said: "So far as our business is concerned, we have succeeded in most instances in obtaining the increases because they were not considered too steep. In other cases many rents before October 1 were too low and we were able to convince many tenants that such was the case. Perhaps we are fortunate as well as deserving of the increases we have obtained. As a rule the increase has been 25 per cent., and in some cases a little higher. We recall a few instances where the increase has been 40 per cent. and we got it. So far we have

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Mayor Hylan Favors Tax Exemption of New Dwellings

Urges Board of Aldermen to Pass Ordinance Providing Ten Years' Exemption on Buildings Begun Between April 1, 1920 and April 1, 1922

AN ordinance providing that new buildings erected for dwelling purposes shall be exempt from local taxation until 1932 was introduced by Alderman William T. Collins, majority leader and chairman of the Committee on Public Welfare, at the meeting of the Board of Aldermen Tuesday, following the receipt of a message from Mayor Hylan.

The ordinance, which was referred to the Committee on Public Welfare, exempts from local taxation all dwellings, except hotels, after the Tenement House Commissioner has recommended it and the Board of Estimate and Apportionment has approved the application. The exemption applies to all dwellings completed since April 1, 1920, or on which construction is commenced prior to April 1, 1922.

The measure was offered after Mayor Hylan sent a letter to the board urging the necessity of it under the new rent laws. The Mayor deplored the fact the Legislature had not passed the proposed laws to encourage building, and said that the present law would have to be tested for constitutionality. He asked the board for immediate action. He declared exemption should not be allowed on any buildings that did not help to bring relief in the emergency.

"The only possible relief to provide for new houses at this time," the Mayor said, "appears to have been granted by the Legislature, by Chapter 949 of the Laws of 1920, approved by the Governor September 27, 1920, a copy of which is herewith transmitted, entitled:

"An Act to amend the tax law in relation to exemption from local taxation of the new buildings planned for dwelling purposes."

"I am advised that this law involves many difficult constitutional questions which it may be necessary to have determined by the courts, and under ordinary circumstances there might well be some hesitation in passing local legislation to carry the law into effect. But under the present emergency condition, every possible advantage should be taken of the only relief thus made possible.

"It seems, therefore, desirable to pass local legislation to make the provisions of this law applicable in the City of New York, with such restrictions, however, as will protect the city from a raid upon its treasury.

"I call to your attention that under this law, unless restrictions are carefully provided for, exemption from taxes amounting in the period to almost one-third of the cost of the building, will be granted as a gratuity to the owners of buildings already

erected, which have been completed since April 1, or are now under way, and that exemptions are provided for the owners of future dwellings and apartment houses for the rich or well-to-do people, for whom there is no need for relief.

"Exemptions of this character will amount to millions of dollars, which, in the last analysis, will be loaded as a serious additional burden upon the general body of taxpayers without affording any real relief for new houses.

"It should be obvious that in granting exemption and in applying this law the city should not be called upon to grant to owners any exemption from taxes in cases such as the following:

"1. Buildings which have been, are being or will be erected, regardless of the emergency relief.

"2. Buildings of a character which will not provide the relief necessitated by the emergency.

"3. Buildings where the exemption will merely afford an additional and unearned profit to the owner, or where exemptions will in effect simply refund to the owners losses which have already been incurred.

"4. Buildings whose occupancy will affect those persons for whom there is ample accommodation now available.

"Your honorable board is requested to give immediate attention to the consideration of chapter 949 of the laws of 1920 and to the enactment of a suitable ordinance, which will carry its purposes into effect, in such manner as will provide for immediate relief in the existing emergency in the city of New York due to lack of housing while at the same time protecting the city from general and promiscuous grants of exemptions from taxes, which will fail to effect the relief purposes for which this law was enacted.

"In my judgment, the test as to whether the relief desired will in fact be obtained in any case, should be applied upon each application for exemption and be determined upon its merits under suitable administrative direction.

"The ordinance has been prepared following the well established method of charter provisions relating to equitable claims and to relief from taxes imposed upon charitable institutions," said Alderman Collins. "Exemptions are only made applicable where the Tenement House Commissioner has certified that new housing to provide for the emergency bill be induced thereby, and upon such certification the Board of Estimate and Apportionment, after due hearing, is authorized to apply the exemption by unanimous vote."

New Laws Give Strange Aspect to Moving Day Occurrences

(Continued from page 496)

lost no tenants on account of increases. It is very likely that tenants have found that they would have to pay more wherever they might go. I must say that the general effect of the new law has been to make the tenant more independent toward the owner and manager."

John J. Halleran, prominent as a broker in Queens and for eight years a member of the Board of Tax Commissioners during the administrations of Mayors Gaynor and Mitchel, said: "Eighty-five per cent. of the public are tenants and fifteen per cent. are landlords; so, to me at least, it is plain that the Legislature acted on these amendments from a purely political standpoint, and I blame Republicans and Democrats in that body alike. In the face of this percentage, would members of the Legislature cater to the landlords in a campaign where their continuity in office is involved?

"The net result of the amendments has been to stop the construction of apartment houses, and yet at the legislative hearings in the City Hall a few weeks ago it was urged that one of the prime reasons for those hearings was to relieve

the housing shortage. The new amendments have not made it easy for a builder to build; they have made it harder. Neither is it safe for a man to invest money in apartment houses. The owner of property was not considered. It is the most invidious legislation that I can recall, and I have seen a good deal of it in my time. The very thing that should go on—house construction—is retarded.

"So far as landlords are concerned these amendments will keep the good as well as the bad landlord out of the investment field. It falls on the just as well as the unjust. The prime result will be to prolong the agony for the tenant. There is only one thing that will relieve it—houses and more houses. And the Legislature either could not get that fact into its head or it was indifferent to it. Take your choice. The action of that body has been to impair the taxable resources of New York City by retarding, if not stopping, building of apartment houses, and it has resulted in driving thousands of persons into the suburbs beyond the city limits who probably would never have thought of going there in ordinary circumstances."

Slight Increase in Building Operations For September

Statistics of F. W. Dodge Company Indicate Activity Has Held Up Notwithstanding Unstable Conditions in Material Market

BUILDING operations during the month of September showed a slight increase over August, according to statistics compiled by The F. W. Dodge Company. Contracts awarded during September in the twenty-five states comprising the northeastern quarter of the country amounted to \$206,074,000, as against \$205,651,000 in August.

While the actual increase is negligible, the fact that activity has held up so well during a period of unstable material prices and generally unfavorable conditions is distinctly encouraging.

The amount of contemplated work reported during September was \$314,225,000, as against 357,510,000. The decline may be interpreted as a reflection of the uncertainty caused by the instability of the market.

Contracts awarded during the first nine months of 1920, amounting to \$2,158,603,000, show an increase of 18 per cent. over the amount for the same period of last year.

The most significant feature in the construction field is now, as it has been all this year, the enormous unsatisfied demand for buildings of all classes. The disproportion between contracts awarded and projected work is highly significant. Compared with contract awards amounting to \$2,158,603,000, contemplated work has been reported from January 1 to October 1 amounting to practically four billions of dollars.

Prices should become stabilized within the next few months, and other unfavorable elements should show signs of improvement. Although the resumption of activity appears to be slow, the demand for construction must be met, if not immediately, at least within a few months.

In spite of disturbing factors the outlook for a good year in 1921 is favorable.

September building contracts in the New England States amounted to \$25,907,000, an increase of 13 per cent. over the August figure.

In detail the September figures show the following items: Business buildings amounting to \$6,859,000, or 26 per cent. of the total; public works and utilities amounting to \$6,135,000, or 24 per cent. of the total; residential buildings numbering 691 and amounting to \$5,445,000, or 21 per cent. of the total; industrial buildings, amounting to \$3,390,000, or 13 per cent. of the total.

Contemplated work amounting to \$450,205,000 has been reported in New England during the first nine months of the year, compared with contract awards amounting to \$257,265,000.

The contemplated work reported in that period included the following: \$103,421,000 for industrial plants; \$96,292,000 for residential buildings; \$79,204,000 for business buildings; and \$67,877,000 for public works and utilities.

In New York State and Northern New Jersey building contracts for September amounted to \$59,818,000, an increase of 55 per cent. over the August figure.

The September total included: \$31,681,000, or 53 per cent. for public works and utilities; \$9,687,000, or 16 per cent. for residential buildings; numbering 687; \$6,482,000, or 11 per cent. for business buildings; and \$5,811,000, or 10 per cent. for industrial plants.

From January 1 to October 1, the amount of contract awards has been \$500,003,000. Contemplated work reported in these nine months has amounted to \$778,845,000, including the following items: \$216,106,000 for residential buildings; \$170,383,000 for business buildings; \$145,885,000 for public works and utilities; and \$122,249,000 for industrial plants.

September building contracts in Eastern Pennsylvania, Southern New Jersey, Maryland, Delaware, the District of Columbia, and Virginia amounted to 18,035,000, a decrease of 17 per cent. from the August figure.

The September total included: \$3,875,000, or 21 per cent. for public works and utilities; \$3,611,000, or 20 per cent. for resi-

dential buildings to the number of 381; \$3,313,000, or 18 per cent. for industrial plants; and \$2,201,000, or 12 per cent. for business buildings.

Contemplated work reported in September was less than in August, but greater than in July.

Contracts awarded in this district from January 1 to October 1 have amounted to \$261,338,000. Contemplated work reported in the same period amounted to \$616,954,000, and included the following: \$141,184,000 for public works and utilities; \$132,112,000 for residential buildings; \$112,175,000 for industrial plants; and \$77,385,000 for business buildings.

September building contracts in Western Pennsylvania, West Virginia, Ohio, Kentucky and Tennessee amounted to \$41,922,000, an increase of 13 per cent. over the August figure.

The September figure included the following items: \$13,353,000, or 32 per cent. for public works and utilities; \$10,444,000, or 25 per cent. for industrial plants; and \$7,422,000, or 18 per cent. for residential buildings numbering 892.

Contemplated work in September showed an increase over August.

From January 1 to October 1, contemplated work has been reported in this district amounting to \$528,955,000, compared with contract awards amounting to \$393,439,000.

The contemplated work reported in the first nine months of the year has included the following: \$128,077,000 for residential buildings; \$120,532,000 for industrial plants; \$92,472,000 for public works and utilities; and \$76,245,000 for business buildings.

Building contracts let during September in the Central West (comprising Illinois, Indiana, Iowa, Wisconsin, Michigan, Missouri and portions of eastern Kansas and Nebraska) amounted to \$53,741,000, a decided drop from the August figure.

The September total included the following items: \$17,231,000, or 32 per cent. for industrial buildings; \$12,771,000, or 24 per cent. for public works and utilities; \$8,691,000, or 16 per cent. for residential buildings numbering 1,189; and \$7,919,000, or 15 per cent. for business buildings.

Contemplated work reported for this district in September amounted to \$113,206,000, practically equal to the August figure.

Contemplated work reported from January 1 to October 1 has reached a total of nearly one and one-half billions, compared with contracts awarded amounting to \$670,549,000, showing a considerable amount of deferred construction.

The total contemplated work has contained the following items: Public works and utilities, \$396,242,000; industrial buildings, \$270,558,000; residential buildings, \$261,354,000.

September building contracts in Minnesota and North and South Dakota amounted to \$6,652,000, an increase of 19 per cent. over the August figure.

The September figure included: \$3,189,000, or 48 per cent. for public works and utilities; \$1,173,000, or 18 per cent. for residential buildings numbering 262; and \$796,000, or 12 per cent. for religious and memorial buildings.

Contemplated work reported in September showed an increase over August.

The total of contemplated work reported from January 1 to October 1 was \$126,465,000, compared with \$75,958,000 for the total of contract awards.

This total of nine months' projected work includes: \$29,662,000 for public works and utilities; \$27,540,000 for industrial plants; \$21,707,000 for residential buildings; and \$17,498,000 for business buildings.

The real estate salesman knows he is "up against it" when he sets out to sell a house in a neighborhood where all the houses are shabby and unattractive. The prospect's mind reacts against the property the moment he sees it, though he may be perfectly satisfied with practically everything else.

Action for Unpaid Rent Must Be Tried in Tenant's District

City Magistrates Adopt Rules of Procedure for Cases Brought Under New Laws— No Summary Proceedings for Present

THE Board of Municipal Court Justices, at a special meeting in the Ninth District Municipal Court, last Tuesday, agreed unanimously upon two rules to be applied in connection with the administration of the new rent laws. They are:

1. All actions for rent or damages in connection with hold-over cases shall be brought in the district in which the property is situated. Failure to abide by this rule will result in the case being dismissed.

2. The municipal courts will continue in effect until further notice the present order for non-issuance of eviction warrants.

The board also discussed the feasibility of laying down a standard for determining "just and reasonable rents" in disputed cases. Several suggestions were made, but no action was taken. Justice Harry Robitzek suggested that a committee of experts be appointed to serve voluntarily to appraise the real estate involved. Justice Levy said the new rent laws were not generally understood and that thousands of tenants through ignorance are suffering injustices. He also said that other tenants are taking too complacent an attitude when they believe that the new laws have relieved them of all worry.

"There really has been no drastic change in the rent laws so far as their effect on the tenant is concerned," said Justice Levy. "The eviction law is still there and rents are going to be paid. However, the tenants should keep in mind the fact that all court actions are up to the landlords. Suppose a tenant offers his rent at the old figure and it is refused. The landlord then takes the case into court, and the court decides what is a fair and reasonable rent. If the tenant does not pay this rent within five days after the court has given its decision he may be evicted.

"Tenants must be sure that they tender their rent. Then, if it is refused, they should deposit the amount offered in court pending adjudication of their claims. If the tenants show good intention by making this deposit it may save them costs."

Judge Levy was asked if a tenant who thought he was paying too much rent might take advantage of the new laws and pay less.

"He certainly may," said Justice Levy. "If he thinks his rent is too high he may proffer the amount which he thinks right. The landlord must either accept it or bring an action—not a summary action—for the recovery of his rent, and in that case the court will decide what the rent shall be. Any tenant, regardless of whether he has a lease, who believes his rent is too high, may find relief by this method."

Justice Levy's order to court clerks not to issue eviction warrants in hold-over proceedings is to be tested in the Supreme Court, Brooklyn. An application for a writ of mandamus to compel William R. Fagan, chief clerk of the Sixth District Municipal Court, to issue a final dispossess warrant in the case of Joseph Reines, of 1918 Avenue H, Brooklyn, was made to Justice Faber.

The first court argument to test the new rent laws came up for hearing Wednesday before Supreme Court Justice George V. Mullan. William Brandt & Co., Inc., through Attorney Meyer D. Siegel, presented arguments to have certain tenants in the six-story elevator apartment house at Audubon Avenue and 170th Street show cause why they should not give up their apartments in accordance with their leases.

In his affidavit Mr. Siegel said that his clients had been owners of the property since last February. The leases, he said, provided that at the expiration of the agreement, unless a new argument was made, the tenants would quietly surrender possession. On September 30 the leases of Solomon Weil, David Gerston, Betsy Fernheimer, Cornelius S. Vail, Ray Frankenstein, Rebecca Frankenstein, Samus Golden, Nathan

Layman, Solomon L. Kahn, George R. Fish and Clarence H. Kahn expired.

The tenants refused to vacate because of the new rent laws and because they were unable to obtain other apartments. Counsel for the landlord maintains that the action of the tenants constitutes confiscation of property without due process of law and is therefore unconstitutional. The tenants are also charged with conspiring to deprive the landlord of the possession of his property. The owner asks for judgment against the defendants and that they be ordered to vacate their apartments during the pendency of the action and that the costs of the action be assessed against them.

Another case to test the constitutionality of the new laws was argued in the Federal District Court Friday when the action of the Marcus Brown Holding Company against Arnold Pollock and District Attorney Edward Swann, was called.

The plaintiff, owners of the property at 215 West Ninety-first Street, said to be a New Jersey corporation with main offices in Newark, asked the court to declare the new rent laws unconstitutional, to halt Mr. Pollock from "trespassing" on the property and to enjoin Mr. Swann from prosecuting.

It was argued that the new laws are unconstitutional because they violate Article I, Section 10 of the Federal Constitution, which says that no State shall pass a law abridging personal liberty. Mr. Pollock, whose lease has expired, alleges that the plaintiff refused him hot water and elevator service on the ground that he is a trespasser. Arthur J. W. Hilly, Chairman of the Mayor's Committee on Rent Profiteering, appeared for the defendants.

Revised Census Figures for New York

THE population of New York State, the most populous in the Union, is 10,384,144, an increase since the last census of 1,270,530, or 13.9 per cent., according to census figures announced this week.

New York's growth was the second largest in its history, but was 574,190 below that of the decade ending in 1910. Its percentage increase was next to the lowest on record, a growth of 12.9 per cent. being shown for the decade ended with 1870.

Revised statistics on New York City's population, also announced to-day, show the city to have absorbed practically two-thirds of the entire State's growth. The revised population of the city was announced as 5,620,048, an increase of 853,165, or 17.9 per cent. This was 1.103 less than the population previously announced.

Revised populations of the five boroughs of New York City were announced as follows:

Manhattan, 2,284,103; decrease, 47,439, or 2 per cent.

Bronx, 732,016; increase, 301,036, or 69.8 per cent.

Brooklyn, 2,018,356; increase, 384,005, or 23.5 per cent.

Richmond, 116,531; increase 30,562, or 35.6 per cent.

Queens, 469,042; increase, 185,999, or 65.1 per cent.

Realty Board's Golf Tournament

THE fall golf tournament of the Real Estate Board of New York will be held Thursday, October 21, 1920, at Gedney Farms Country Club, White Plains, N. Y.

There will be a "Guests' Special" prize, both mornning and afternoon. Only one prize will be awarded to any one person. The charge, including greens fee and luncheon, will be \$6.50. Luncheon will be served from 11.30 a. m. to 2.30 p. m. It is requested that entries be made promptly, as there are many arrangements which it is necessary to make, including the arrangements for caddies and lunch.

The Golf Committee is John H. Hallock, chairman; John M. Stoddard, Edwin E. Zittel, Frederick D. Kalley, F. S. Bancroft, William L. De Bost and Leo M. Klein.

ROMANCE REALITY

REALTY

Where the Public Library now stands, stood the old City Reservoir
(42nd St. between 5th and 6th Aves.)

Lots on 42nd St., opposite the Reservoir sold at auction for \$600 to \$1100 each
These lots are now occupied by Stern Bros., Aeolian Hall, etc.

The buyers of these lots never imagined that their lots opposite the
Reservoir would, some day, be worth

\$250,000 to \$350,000 each BUT THEY ARE!

Many of these lots are still owned by the heirs or Estates of the people who paid these prices, and have MADE THEIR FAMILIES WEALTHY.

THAT IS THE ROMANCE AND REALITY OF REALTY

82 of the Lots we are going to sell are opposite the new city Reservoir.

You can buy them for whatever you choose to pay.

Judge by the past— what will they be worth in the future?

GO BUY A FEW LOTS!

In the unique, beautiful and interesting location of the

741 LOTS and one dwelling

between Van Cortlandt Park and Hill View Reservoir

on McLean Ave.; Van Cortlandt Park North; Van Cortlandt Park East; and other Aves. and Sts. adjacent to East 242nd St.

To be sold at **ABSOLUTE** Auction for whatever they will bring

This Saturday, Oct. 9th, 12 M

on the property

And **Monday, Oct. 11th** at Real Estate Exchange, 14 Vesey St.

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

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

To reach the property:

Take Second or Third Avenue elevated to 210th 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 Sixth or Ninth Avenue elevated (Jerome Avenue Extension) to Woodlawn Station; take Jerome Avenue trolley to McLean Avenue and walk east to property.

80% can remain on mortgage

Savings Bank Books and Liberty Bonds taken as deposit on the purchase of lots.

Titles Insured Free
Lawyers Title & Trust Co.

Send for bookmaps to

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

JOSEPH P. DAY, 67 Liberty Street
Agents and Auctioneers

APPLETON, PERRIN & HOYT,
59 Wall Street
Attorneys

Review of Real Estate Market for the Current Week

Large Transactions Added Zest to the Dealing and Fifth Avenue Led the Way in Premier Sales That Will Be Remembered

CROWNING the transactions of the real estate market this week was the sale of the Hotel Gotham, a 19-story modern structure, at the southwest corner of Fifth avenue and Fifty-fifth street. It was a bon ton deal in a neighborhood of bon ton values, and it will tend, along with other smaller Fifth avenue sales of late, to tone up the market as a whole. Real estate investors need renewed courage in this era of legislation aimed at the rights of property and giving license to tenants. Only a few blocks below the scene of this \$4,000,000 hotel deal one of the largest retail firms in the city is planning to erect a spacious building for its own occupancy and thus mark another new northern outpost of fine trade. There has been considerable dealing, contemporaneously, in nearby streets adjacent to Fifth avenue. Many three and four-story dwellings have been bought for the purpose of remodeling them into mercantile structures. The northward trend of trade in and adjacent to Fifth avenue means an upward trend of fee values. Not many years ago it was believed that trade would never go north of Saint Patrick's Cathedral on the avenue, and yet a large retail store will soon be alongside of it and smaller trade centers are already established north of it.

A steady feature of the market for some time past was maintained this week when numerous tenants, both residential and business, bought the properties they occupy, and other business men bought buildings, whereas in the past they have been tenants of other ones. Some large industrial and commercial vacant plots in Manhattan, the Bronx, Brooklyn and Queens were bought for improvement, and others were leased

for long terms. It all indicates that business is beginning to enter the real estate market on a large scale.

Important corner properties in various parts of the city figured in the transactions of the week. Some of them were very old buildings that will undoubtedly before long make way for more modern and useful ones, and thereby enhance the value of the property. Greenwich street which has been active for many months, contributed another sale this week. A notable purchase was that by a commercial tenant of a 100-foot front upper Broadway corner store for his own use. A well known Brooklyn broker surprised his contemporaries in Manhattan by leasing for a long term of years the old Leggett Building at West Broadway, Franklin and Varick streets. New York brokers now and then make a good lease in Brooklyn, but it is very seldom that a Brooklyn broker returns the compliment.

Although the amendments to the rent laws have caused trouble in the co-operative apartment house movement, nevertheless several such properties were sold during the week. Where a building is 100 per cent co-operative the new law protects the buyer of an apartment considerably.

Reminiscent of the days of clipper ships was the sale of the leasehold of 153 to 159 Front street, forming the short block front between Maiden lane and Fletcher street. Made in April, 1850, for a straight term of 1,000 years, this leasehold brings only \$1,800 a year or an aggregate of only \$1,800,000. Little did the owner who made this land lease realize or foresee the commercial future of New York. Nowadays leases to stores of ordinary size are made for a term of 21 years, that total as much as the total sum of this ancient leasehold that holds a five-story building and may yet hold a still larger one.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week was 113, as against 95 last week and 110 a year ago.

The number of sales south of 59th st was 42, as compared with 25 last week and 55 a year ago.

The number of sales north of 59th st was 71, as compared with 70 last week and 55 a year ago.

From the Bronx 34 sales at private contract were reported, as against 25 last week and 60 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 510.

Frederick Brown Back.

After an absence abroad of five months Frederick Brown, the real estate operator, returned to New York last Monday. He visited Japan and various European countries. While absent Mr. Brown closed several large transactions in New York by cable that attracted wide attention.

Big Loan on the Knickerbocker.

Vincent Astor obtained a loan of \$3,000,000 from the Bank for Savings on the former Knickerbocker Hotel, at the southeast corner of Broadway and 42d st, which is being converted into a store and office building. The loan is for a term of 5 years at 6 per cent. The city assesses the property at \$3,860,000.

The Knickerbocker closed its doors last May, after James B. Regan, the proprietor, had sold his lease of the premises to a syndicate headed by Vincent Astor, who turned over title to the property last month to the Knickerbocker-Forty-second Street Co., incorporated at Albany in June, with Vincent Astor, Nicholas Biddle and S. B. Thorn as directors and having a capital of \$5,000,000. The structure fronts 102.6 feet on Broadway and 185.6 feet on 42d st, with a 16.8 foot outlet at 143 West 41st st. The late John Jacob Astor erected the hotel a decade ago for Mr. Regan, who took a long lease of the property.

The alteration plans, filed earlier in the month call for the installation of stores along the Broadway and 42d st fronts and the remodeling of the upper part of the building for offices. Plans for the changes were prepared by Charles A. Platt, who placed an estimate of the cost at \$600,000.

Hotel Gotham In a Hotel Chain.

Covering a plot fronting 100.5 feet on Fifth av and 125 feet on West 55th st, and comprising the southwest corner of the two thoroughfares, the Hotel Gotham, a 19-story and basement stone and brick structure has been sold by B. L. Allen, vice-president of the Hotel Holding Co. to William and Julius Manger, who are already in control of a chain of hotels in New York, including the Netherland, Great Northern, Navarre, Grand, Endicott, Martha Washington and the Cumberland. The Mangers also operate the Continental in Philadelphia and the Plaza in Washington. The Gotham was built in 1903. The reported purchase price is \$4,000,000.

Good Sale on Gold St.

The 8-story building, 54x97, at 29 to 31 Gold st, adjoining the northeast corner of John st, has been purchased by the Merchants Property Co., a holding company for the Merchants Fire Association Corporation, from Charles S. Platt, who has held it since 1889. The brokers were Wm. A. White & Sons. The buyers now own 12,000 square feet at the northwest corner of John and Gold sts, fronting 70 feet on John st and 150 feet on Gold st, one of the principal unimproved plots in the insurance district. The parcel at the corner was acquired last year by the buyers through Wm. A. White & Sons.

West 3d St. Corner Sold.

H. L. Moxley & Co., Baldwin H. Schupp, president, sold for Henry L. Wardell 22-24 West 3d st, southeast corner of Greene st, a 6-story brick mercantile building, on a plot 40x75. The buyer will occupy a portion of the building. The property was held at \$115,000, and was in possession of the seller since 1895.

Upper Broadway Corner Sold.

Land Estates, Inc., associated with the New York Title and Mortgage Co., sold the 2-story brick store and loft building 2789 to 2799 Broadway, southwest corner of 108th st, to Emanuel Blout, who, for many years, has occupied the greater portion of the building as agent for the Victor Talking Machine. The building fronts 100 feet on Broadway and is about 50 feet in depth on a plot of 100 feet depth.

More Co-Operative Apartments.

Earle & Calhoun closed the deal for the sale on the co-operative plan of 310 West 86th st, a 12-story apartment house, 72x100, having 24 apartments arranged in suites of 7 rooms and 3 baths. The purchasing corporation, known as

310 West Eighty-sixth Street, Inc., is composed of Harry E. Field, president; Simeon Wile, treasurer, and the directors are the officers and Joseph Plaut.

Hamilton Building Changes Hands.

The newly formed 22 Thames Street Corporation has taken over from the Hamilton Building Co. the southwest corner of Greenwich and Thames st, a 10-story brick office building, known as the Hamilton, on a plot fronting 82.7 feet on Greenwich st and 119.3½ on Thames st. It is numbered 125 to 131 Greenwich st. The new owning company is composed of L. S. Middlebrook, J. G. Affleck and M. N. Gates.

Trust Co. Acquires Block Front.

United States Mortgage and Trust Co., which 3 years ago bought the former Fidelity Bank property at 950 Madison av, southwest corner of 75th st, has purchased the adjoining residence of W. S. Whitehead at the northwest corner of 74th st, a 5-story dwelling, on a lot 102.4x25; also from Mrs. H. C. Grey the adjoining 4-story dwelling 27 East 74th st, 25x102.2. The trust company now controls the Madison av block front at this point with a frontage of 204.4 feet on the avenue, 50 feet on 74th st and 25.7 feet on 75th st.

Water-South Street Deal.

Daniels & Kennedy, truckmen, bought from Paul Viane the 1, 2 and 3-story buildings 503 to 509 Water st and 255 to 258 South st, fronting 96 feet on each street and having a depth of 160 feet.

Pulitzer Estate Sells Corner.

One Park Row, Inc., has been formed to take over the Clark Building, an 8-story structure at the northeast corner of Park Row and Ann st. The property has a frontage of 40.9 feet on Park Row and 62.7 feet on the street. The directors are H. I. Lurie, H. Aronson and P. F. Feinberg. Joseph Pulitzer estate holds title to the property.

Sells a Murray Street Lease.

Charles F. Noyes Co. sold for approximately \$50,000 the lease, good-will and fixtures of the well-known Paul Isson Restaurant at 34 Murray st, corner of Church st, for the estate of Paul Isson, represented by Stephen J. Hanley, to Charles Geisbert. The restaurant is one of the oldest and best known in the district. The Noyes Co. and Mr. Hanley also arranged an extension of the lease covering the entire building

at 34 Murray st for 8 years at an annual rental of about \$75,000. The property belongs to the Interborough Rapid Transit Co., and the same brokers negotiated with the Interborough the extension of the lease.

Firm Buys on Madison Av.

Brown-Roberts Co., now on West 42d st, bought from the 415 Madison Avenue Co, the 5-sty building, on a lot 19.6x100, at 415 Madison av, adjoining the northeast corner of 48th st. The property carries mortgages for \$130,000.

Estate Sells Second Av. Corner.

Byrne & Bowman sold for the estate of Adolph Platky and Morris Freundlich to George Molleson the three 5-sty brick flats, with stores, 1853-1863 Second av, southwest corner of 96th st, on a plot 73.8½x74.6.

Shippers Buy Ancient Leasehold.

One of the most interesting sales in the downtown section is that just consummated by Edward J. Hogan, as broker. It is a leasehold property known as 153 to 159 Front st, being the entire block front from Maiden la to Fletcher st. The original lease was made in April, 1850, for a straight term of 1,000 years, at which time the annual rental of \$1,800 was agreed upon for the full term of the lease, the rental payable over the term being \$1,800,000. The lease was made by Ridley Watts, as trustee, to the Spring Valley Shot and Lead Manufacturing Co., who subsequently assigned it to Lister Brothers. Robert P. Lister, of Newark, N. J., for whom it has just been sold, inherited it from his father's estate. The leasehold is 51.10x41.9 x50.7.

Owing to the term of the lease and the different adjustments of taxes there were many complications, and it took nearly a year to complete the sale, which was finally closed on September 30, the legal part of it being arranged by the Lawyers Title & Trust Co. and Wallace G. Jennings of New York, and George W. Hagney, of Newark, N. J., as attorneys.

The present building, which is a 4-sty red brick and brownstone structure, will be entirely renovated under the supervision of Delano & Aldrich, architects, who will retain as far as is consistent the original and quaint style of architecture peculiar to this old and long established mercantile section.

The purchasers are John T. and Samuel H. Gillespie, doing business under the name of L. C. Gillespie & Sons at 6-8 Fletcher st for the past 70 years. This firm, prior to the days of steam, operated clipper ships, which were unloaded at the foot of Fletcher st. At the present time the firm operates steamers from China to the West Coast. For many years they have maintained branches in China, New Zealand, Java, India and some time ago opened a branch in Belgian Congo. They are engaged in importing gums and vegetable oils used in the manufacture of paints and varnishes, and the exporting of goods of American manufacture.

In addition to L. C. Gillespie & Sons, the building will be occupied by the Rogers-Pyatt Shellac Co., which is also a Gillespie enterprise.

It is interesting to note that at one time the property from Maiden la to Fletcher st, and up as far as Water st, was a dock, and passed in various stages from an English grant down to the present owners.

Industrial Site Sold.

Aeolian Co. purchased from the Advance Novelty Candy Manufacturing Co. the unfinished 5-sty reinforced concrete factory at the southeast corner of Willow av and 138th st, Bronx. It has a frontage of 225 feet on the street and 100 feet on the avenue. The sellers acquired the property last October from the Bond and Mortgage Guarantee Co.

Plot Sold for Improvement.

Duross Co. and O'Hara Bros. sold for Charles E. Duross, the vacant plot at the northeast corner of Grand Concourse and 200th st (Bedford Park Blvd), 72x127, to Albert and Maria D'Amico. The purchasers are to erect a private house for their own occupancy.

Operator Sells Vacant Block Front.

Frederick Brown sold to the Dollan Contracting Co. the vacant block front on the south side of 150th st, between River av and Exterior st, Bronx, a plot fronting 170 feet on 150th st and having a depth of 116 feet. The buyer plans to begin at once the erection of a garage.

Large Bronx Corner Bought.

Harry Cahn resold to John Massimo the vacant plot on the northwest corner of 177th st and Jerome av, 221x105, for the erection of a modern 1-sty brick garage.

Big Deal in New Rochelle.

Strong interest in Westchester residential property was evidenced last week, a goodly number of deals being closed in which purchasers for occupancy figured. There was an interesting apartment house deal closed by cable. After many months of correspondence, as well as several telegraph and wireless messages, George S. Runk sold for Frederick Brown the elevator apartment house located on the southeast corner of Huguenot and Centre avs, New Rochelle. The

property was held at \$170,000, and had a rent roll of approximately \$20,000. It covers a plot 100x125. Mr. Brown, who this week returned from a tour of the world, took in part payment a Centreport, L. I., estate.

Electric Co. Makes Big Purchase.

General Electric Co. purchased the United Button Co. plant on Grand st, Brooklyn, which contains about 100,000 square feet and has a railroad siding. The transaction approximated \$500,000.

Acreage Deal in Queens.

B. F. Knowles Co. sold for the Hopkins estate 35 acres on the Old South road, Fourth ward of Queens, to a corporation for development.

Acreage At Rockville Centre Sold.

Mendel Presberger purchased through C. C. Macray the Davison farm of 38 acres at Rockville Center, Nassau county, L. I. The property is about 4 blocks from the Millburn Reservoir. It reported an option has been given to one of the largest Southern California motion picture concerns for the erection of a moving picture plant involving about \$15,000,000.

Prominent Brooklyn Corner Sold.

The newly formed Doctors Building, Inc., capitalized at \$100,000, has purchased from the Hanson Realty Co. the 5-sty building, on a lot 22x100, at 67 Hanson pl, northeast corner of South Elliott pl, opposite the Central Branch of the Y. M. C. A. The new owners will extensively remodel the building, which will be exclusively occupied by physicians, as in the past. The directors are Dr. R. O. Brockaway, Dr. W. Truslow and Dr. E. S. Specht.

E. Q. Bell In Advertising.

At a meeting of the directors of the Andrew Cone General Advertising Agency, Edwin Q. Bell, who was long real estate editor of the New York Herald and later of the New York American, and formerly active as a real estate broker, agent and appraiser, was elected vice-president and service executive of the Cone Agency.

Andrew Cone, president; Frederick H. Cone, treasurer, and Frederick W. Rice, vice-president were continued in their respective offices; F. E. Richards, for many years in charge of the advertising department of Bryan L. Kennelly, Inc., was elected secretary; W. C. Murphy, assistant secretary, and H. C. Condon, assistant treasurer.

The Andrew Cone Advertising Agency have been in the newspaper advertising business, in the Tribune Building, for more than 30 years.

Manhattan.

South of 59th Street.

ALLEN ST.—Banned Friend sold to Simon Goldstein the 5-sty and basement tenement house, with stores, at 53 Allen st, on a lot 25x 87.7.

CATHERINE ST.—Ellen Brown sold to Andrew M. Campbell the 4-sty loft and store building 73 Catherine st, northeast corner of Hamilton st, on a lot 19.6x50.3.

DUANE ST.—Freund estate sold to a produce merchant 209 Duane st, a 5-sty brick mercantile building, on a lot 25x29.3, adjoining the northeast corner of Caroline st.

GRAMERCY PARK.—St. Vrain Realty Co. sold to George B. Lester 11 Gramercy Park, a 4-sty and basement dwelling, on a lot 26.8x92.

GREENWICH ST.—Estate of A. C. Kingsland sold through the Duross Co. to Edwin Berry 196 Greenwich st, a 5-sty brick loft building, on a lot 25x69.9x23x61.6, adjoining the northwest corner of Fulton st.

EAST HOUSTON ST.—Max Aron resold to Isidor Alschlieler the 3-sty frame store and loft building 509 East Houston st, southwest corner of Mangin st, on a lot 20x75.

MACDOUGAL ST.—Israel Levy bought the two 3-sty stables 115 Macdougall st, and 2 to 10 Minetta la, northwest corner, on a plot 25 feet on the street and 100 feet on Minetta la, with a west line of 50 feet.

PEARL ST.—William H. Whiting & Co. sold for W. Wallace McClellan and others, of Albuquerque, New Mexico, 298 Pearl st, a 3-sty and store mercantile building, on a lot 23.6x87.4x 25.4x84.6. The purchaser is the Peterson Cipher Code Corporation, Ernest G. Peterson, president, now at 213 Pearl st, who will occupy the premises for their own business at the expiration of the present lease.

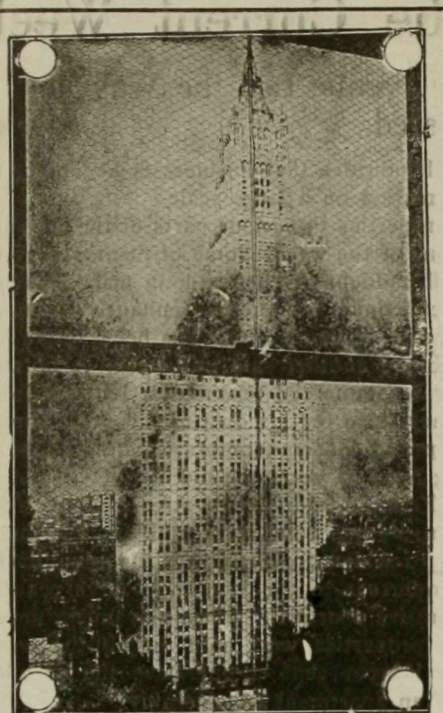
SHERIFF ST.—Ida Gardner sold to Meyer London 3 Sheriff st, a 5-sty and basement brick tenement house, on a lot 19x100, adjoining the northwest corner of Grand st.

WALKER ST.—Leonard Weill bought 10 Walker st, a 5-sty loft and store stone front building, on a lot 25x100.2.

WATTS ST.—Fuller estate sold to Madalene Vesce 46 Watts st, a 3-sty and basement brick and frame dwelling, on a lot 19.8x76x21.6.

11TH ST.—Mortimer C. Adams sold to Samuel Rachelson the 5-sty brick tenement house, with store, 515 East 11th st, on a lot 25x103.3.

14TH ST.—Henry B. Crawford sold to Vincent X. McGuire the 4-sty brick English base-



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ment dwelling 323 West 14th st, on a lot 25x126.6.

15TH ST.—John Peters sold for Max Kuperberg to Anastasia Chizah 621 East 15th st, a 5-sty brick tenement house, on a lot 25x103.3.

17TH ST.—Manhattan and Bronx Co. sold 511 East 17th st, a 2-sty brick 2-family house, on a lot 25x92.

21ST ST.—Ennis & Sinnott bought from Carine Nicholson the 3-sty and basement dwelling 253 West 21st st, on a lot 16.8x98.9.

28TH ST.—Leon Taub sold to Samuel D. Malner and Hattie M. Jockers the 4-sty and basement stone front dwelling 345 West 28th st, on a lot 18x98.9.

31ST ST.—Carine Nicholson sold the 3-sty and basement dwelling 253 West 31st st, on a lot 16.8x100, to Ennis & Sinnott.

40TH ST.—Henry Hof sold for Rees & Rees to Otto Pfleger, for occupancy, 242 East 40th st, a 4-sty and basement stone front dwelling, on a lot 18x98.9. The buyer will remodel the structure.

41ST ST.—Aktisco Holding Co. sold to Jeanne R. Meyer 354 East 41st st, a 3-sty and basement brownstone dwelling, on a lot 17x75, at the southwest corner of Prospect pl.

46TH ST.—Cruikshank Co. sold for Thomas B. Gullford and others to a buyer, for occupancy, 131 East 46th st, a 4-sty and basement brownstone dwelling, on a lot 20x100.5, adjoining the northeast corner of Lexington av.

50TH ST.—J. B. English sold for the estate of William Knight to John H. Kilgel the 3-sty and basement brownstone dwelling 333 West 50th st, on a lot 19.2x100.5, and has resold the property for John H. Kilgel to Henry Sandrock, who will alter the building for his own occupancy.

50TH ST.—Bayside Building Co. resold to the Beekman Hill Co-op. Association the four 4-sty and basement brownstone dwellings 343-349 East 50th st, on a plot 80x100.5.

51ST ST.—William J. Moore sold to Magdalena Harding the 5-sty flat 316 West 51st st, on a lot 19.10x100.5.

52D ST.—Marian R. Kennedy sold to William Fahrenstock the 5-sty American basement dwelling 40 East 52d st, on a lot 25x100.5.

52D ST.—McGrath & Warren sold for Solomon Siegel 521 West 52d st, a 5-sty brick tenement house, on a lot 25x100.5.

55TH ST.—Duross Co. sold for Dr. Louis F. Bishop to Mary J. McShane 54 West 55th st, a 4-sty and basement brownstone dwelling, on a lot 18x100.5.

57TH ST.—Congregation of the Third Order of St. Francis sold to Oscar A. Clynch 408 East 57th st, a 3-sty and basement brownstone dwelling, on a lot 17.11x98.5.

WEST BROADWAY.—Michael J. Mahoney sold the 6-sty building 362 and 364 West Broadway, on a plot 45.3x68.2, adjoining the southwest corner of Broome st.

AV A.—Schulman & Kopelman sold the 5-sty brick tenement house, with stores, on a lot 24.6x95.6, at 270 Av A to Joseph Applebaum.

AV C.—Mary J. Copeland sold to Jose Burger, the tenant, the 3-sty brick building 20 Av C, on a lot 20x80.

1ST AV.—Samuel Glaser sold to Joseph Hamerschlag the 5-sty brick tenement house, with stores, 298 1st av, on a lot 24x94.

FIRST AV.—Katherine Wagner sold to Mamie Levin the 5-sty tenement house, with stores, at 687 First av, on a lot 24.8x75.

2D AV.—Dr. Henry R. Brost, represented by Louis W. Osterweis, sold the 4-sty and basement brownstone converted dwelling, with store, at 199 2d av, on a lot 21x90, to Max L. Polowe.

EIGHTH AV.—John C. Forster sold for Sophie D. Schoeller a 5-sty stone front flat, with store, on a lot 25x100, at 765 Eighth av, adjoining the southwest corner of West 47th st.

North of 59th Street.

HAMILTON PL.—Wood, Dolson Co., Inc., and Chris Volzing & Son sold for Kaplan Daly to Alma Harr 103 Hamilton pl, a 3-sty and basement brick dwelling, on a lot 16.3x67.7½.

HAMILTON TERRACE.—Emily D. Pratt sold to Anna M. Dwyer the 3-sty brick dwelling at the northeast corner of Hamilton terrace and 141st st, on a lot 20x58.6.

61ST ST.—The New York Cook School bought the 4-sty dwelling it occupies at 158 East 61st st, on a lot 19x100.5, from Mary L. McCormack.

62D ST.—The Ladies' Christian Union sold to Robert H. Fowler the 5-sty stone front tenement house 158 East 62d st, on a lot 20x100.5.

63D ST.—Haggstrom-Callen Co. sold for Christine Germaine the 3-sty and basement box stoop dwelling, on a lot 16.8x100, at 135 West 63d st to a client for occupancy. This is the fourth sale on this street made by the same brokers recently. The sellers were represented by Floyd Davis of the American Trust Co.

65TH ST.—James Van Alst, Jr., sold to Morgan W. Joplin the 3-sty and basement stone front dwelling 157 East 65th st, on a lot 18.9x100.5. Mr. Van Alst also sold to Arthur W. Rossiter a similar house at 161, on a lot 18.6x99.11.

67TH ST.—Studios Development Corporation of 67 West 67th st sold in 50 West 67th st the apartment belonging to Dr. Guy Campbell to A. F. Victor.

67TH ST.—William B. May & Co. sold for Mrs. Paulding Fosdick a 5-sty American basement stone front dwelling, on a lot 20x100.5, at 52 East 67th st.

72D ST.—Dr. Louis F. Bishop bought through the Duross Co. from Miss Margaret F. Johnson 114 East 72d st, a 4-sty and basement brownstone dwelling, on a lot 18.9x102.2, adjoining the southeast corner of Park av. Miss Johnson has bought a co-operative apartment in the building at 76th st and Park av.

77TH ST.—Morris A. Elsemann sold to Arthur J. Hamley the two 4-sty stone front tenement houses 248 and 250 East 77th st, on a plot 50x100.

78TH ST.—Pease & Ellman sold for Santiago P. Cahill and others to a buyer, for occupancy, 123 East 78th st, a 3-sty and basement stone front dwelling, on a lot 18.8x102.2.

79TH ST.—George L. Runk resold for James H. Cruikshank to the Whitney-Foster Corporation 122 West 79th st, a 4-sty and basement brick dwelling, on a lot 18x102.2.

81ST ST.—The Seimor Homes Corporation have sold to clients of the M. Morgenthau, Jr., Co., 115 East 81st st, a 3-sty and basement brick dwelling, on a lot 20x102.2. The purchaser will occupy. This completes the resale of all but one of the four houses 111 to 117 East 81st st which were purchased by the Seimor Homes Corporation last spring.

81ST ST.—Spears & Co. sold for a client to the Consolidated Cigar Corporation 522-524 East 81st st, a 5-sty and basement loft building, on a

plot 50x92. The buyer will occupy most of the buildings.

82D ST.—Henry Block sold to Samuel Bookman the 5-sty brick American basement dwelling 48 East 82d st, on a lot 16x100.

84TH ST.—Frederick Zittel & Sons sold for S. L. Pakas 332 West 84th st, a 3-sty and basement dwelling, on a lot 20x102, to a physician, who will occupy.

84TH ST.—Rexton Realty Co. sold to Ida W. Mills the 4-sty and basement brownstone dwelling 47 West 84th st, on a lot 19x102.2.

90TH ST.—James H. Cruikshank sold to Florence Quall Harris 42 West 90th st, a 3-sty and basement dwelling, on a lot 19.8x100. Ernest T. Bowers was the broker.

91ST ST.—Slawson & Hobbs sold for the estate of Charles De Hart Brower the 4-sty brick American basement dwelling, on a plot 39x100.5½, at 314 West 91st st. This house was built to order and after extensive alterations will be occupied by the purchaser. The property was held at \$85,000.

105TH ST.—Grace Ewing sold through Pease & Ellman 313 West 105th st, a 5-sty American basement dwelling, on a lot 21x100.11.

105TH ST.—Mary M. Baldwin sold to Webster Davis the 4-sty and basement brick dwelling 78 West 105th st, on a lot 17.8x100.11.

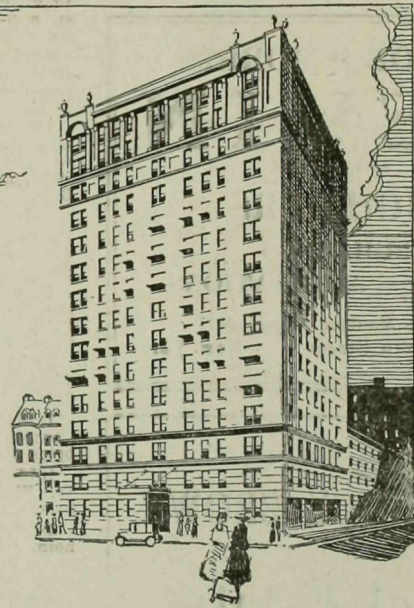
109TH ST.—Morris Byk sold to Dora Singer 129 East 109th st, a 5-sty stone front apartment house, on a lot 25x100.11.

109TH ST.—Charne Katz sold to Fannie Alpert 319 East 109th st, a 5-sty brick tenement house, on a lot 25x100.11.

111TH ST.—Meister Builders, Inc., bought 238-240 East 111th st, a 6-sty modern tenement house, with stores, on a plot 40x100.11.

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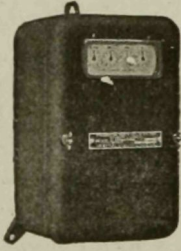
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113TH ST.—Frederick H. Von Stade sold to the A. A. McEnteen Co. the 4-sty and basement stone front dwelling 546 West 113th st, on a lot 18.9x100.11.

117TH ST.—Arthur J. Sessa bought from Michael J. Fox 160-162 East 117th st, the first being a 3-sty and basement brick dwelling, on a lot 16.5x100.11, and the second a 2-sty frame dwelling, on a plot 33.4x100.11.

118TH ST.—Goodwin & Goodwin sold for Marcella R. Macharo to Anna Josephson the 3-sty and basement dwelling 129 West 118th st, on a lot 20x100.11.

122D ST.—Ivers Batchelder sold to S. N. C. Hicks the 4-sty and basement store front dwelling 221 West 122d st, on a lot 12.6x100.11.

122D ST.—Patrick Cassidy sold to R. Visconti and A. Catalano 454-456 East 122d st, two 3-sty and basement frame dwellings, each on a lot 12.6x50.5, adjoining the southwest corner of Pleasant av.

123D ST.—Charles F. McCarthy sold to Frederick C. Uhl 238 East 123d st, a 5-sty tenement house, on a lot 25x100.11.

124TH ST.—Hermine Schrag sold to Delia Conroy 54 East 124th st, a 3-sty and basement stone front dwelling, on a lot 18x100.11.

124TH ST.—James L. Van Sant resold through D. H. Scully & Co. 316 East 124th st, a 3-sty and basement stone front dwelling, on a lot 17x100.11, to Adolph Wolfsohn.

124TH ST.—Dora Schultz bought from Sophie Drenk 416 West 124th st, a 5-sty brick flat, on a lot 25x100.11.

124TH ST.—Adolph Weiss sold to C. Friedelisi 412 East 124th st, a 5-sty brick tenement house, on a lot 25x100.11, adjoining the southeast corner of First av.

125TH ST.—Millie Rosenberg sold to Samuel Simehoff 332 East 125th st, a 6-sty tenement house with stores, on a lot 25.6x150x Irregular.

126TH ST.—Porter & Co. sold for Alfred Behnhauer to Dora A. Downing 51 West 126th st, a 3-sty and basement stone front dwelling, on a lot 18.9x99.11.

129TH ST.—Shaw & Co. sold for the Payne estate to G. A. Feld Co. 158-160 East 129th st, two 3-sty buildings, with stores, on a plot 50x 99.11.

131ST ST.—T. A. Holly and Alexander Henschel sold for the Bussing estate a 3-sty and basement stone front dwelling, on a lot 17.6x 99.11, at 252 West 131st st, to a client of E. T. Bower.

132D ST.—Nail & Parker sold for Donald Holding Co. to a buyer, for occupancy, 152 West 132d st, a 3-sty and basement brownstone dwelling, on a lot 14.8x99.11.

135TH ST.—George W. Hindmarsh sold to the De Van Catering Corporation 203 West 135th st, adjoining the northwest corner of 7th av, a 5-sty brick flat, on a lot 25x99.11.

137TH ST.—Eleanor Williams sold to Mary H. Willis the 4-sty American basement brick dwelling 286 West 137th st, on a lot 15.6x99.11.

137TH ST.—Leonard J. Obermayer sold to Cornelius L. Perdue 282 West 137th st, a 4-sty brick flat, on a lot 16x99.11.

137TH ST.—C. W. Hoffman sold to Stephen W. Wigfall 307 West 137th st, a 3-sty and basement brick dwelling, on a lot 15x99.11.

137TH ST.—Nail & Parker sold for Max Sundhelmer to Nicholas H. Jefferson 234 West 137th st, a 3-sty and basement brownstone dwelling, on a lot 19x99.11.

138TH ST.—Fitzherbert Howell sold for the Equitable Life Assurance Society to William Jordan, for occupancy, 242 West 138th st, a 3-sty and basement brick dwelling, on a lot 23x 99.11, with garage facilities in the rear that have special access to and from the street.

141ST ST.—Gustavus L. Lawrence sold to Elizabeth P. Amundsen the 4-sty American basement brick dwelling 470 West 141st st, on a lot 18x99.11.

147TH ST.—Moore, Schutte & Co., in conjunction with the Allyn-Hall Realty Co., sold for Frank A. Hodgman to a buyer, for occupancy, 425 West 147th st, a 3-sty and basement stone front dwelling, on a lot 18x99.11.

149TH ST.—McDowell & Byrnes sold for the Reliant Leasing Co. the 3-sty and basement stone front dwelling 522 West 149th st, on a lot 15x99.11, to Mary Popkin; also sold the similar dwelling 526 West 149th st to Virginia Greller.

149TH ST.—Nellie Frey sold to Sara Spiro a 3-sty and basement stone front dwelling 505 West 149th st, on a lot 17.6x99.11.

154TH ST.—Sampson estate sold through L. J. Phillips & Co. to a buyer, for occupancy, 418 West 154th st, a 3-sty and basement dwelling.

156TH ST.—Samuel Rosenbaum sold to the Masure Realty Co. 521-523 West 156th st, two 5-sty and basement brick apartment houses, on a plot 50x99.11.

173D ST.—Harry Levy sold to Hyman Schwartz 563 West 173d st, a 5-sty triple flat, on a plot 37.6x100.

AV A.—Millie Heidelberger sold to Frederick Zuck and Charles Umland 1601 Av A, a 5-sty brick tenement house, with stores, on a lot 25x75.

AUDUBON AV.—Theodore Burke sold 61 Audubon av, a 5-sty brick apartment house with stores, on a lot 25x95.

BROADWAY.—Schwarz & Walz sold to James Pringle 3254 Broadway, a 5-sty apartment house, with stores, on a lot 24.1x100.

RIVERSIDE DR.—Walter J. Burke, of the office of Edward C. H. Vogler, sold for the estate of Leonard Lewisohn the 5-sty American basement dwelling 72 Riverside dr, on a lot 28.6 x65xirregular.

ST. NICHOLAS AV.—J. S. Maxwell sold for the Edgemere-Harriman Corporation to Ennis & Sinnott 720 St. Nicholas av, a 3½-sty and basement stone front dwelling, on a lot 18.6x 100.

ST. NICHOLAS AV.—J. S. Maxwell sold for Mrs. Pauline Glass 763 St. Nicholas av, a 4-sty and basement dwelling, on a lot 20x90, to a buyer, for occupancy.

WEST END AV.—The Fiftieth Street Co., J. W. Buckner, president, sold to Henry Phillips 215 West End av, a 5-sty brick stable, on a lot 25x100, adjoining the southwest corner of West 70th st. It was long owned by Park & Tilford.

3D AV.—J. Oscar Delamater sold to Elizabeth Wankel 1573 3d av, adjoining the northeast corner of 88th st, a 5-sty brick tenement house, with store, on a lot 25x86.1x Irregular.

3D AV.—Aitchandarr Realty Co. sold to David I. Goldstein the three 6-sty brick buildings, 1137, 1141 and 1147 3d av. The two first are tenement houses, with stores, each on a plot 40x 100. The last mentioned is at the southeast corner of East 67th st and is a store and loft building, on a plot 40.5x100.

SEVENTH AV.—George Getzger sold to Bertrand Hayes 383 and 385 Seventh av, northeast corner of 31st st, a 4-sty lot and store building, on a plot 33.9x60.

7TH AV.—Felicie B. Keene sold to Adolph J. Robinson and William H. Wilkinson 2208 and 2210 7th av, two 5-sty brick flats, with stores, on a plot 50.6x75, adjoining the southwest corner of West 131st st.

Bronx

BEECH TERRACE.—Debb Corporation bought 608 to 616 Beech terrace, five 3-sty brick dwellings, on a plot 100x50, and 357 Beekman av, a 2½-sty frame dwelling, on a lot 25x100, all comprising the southeast corner of the two thoroughfares.

BRISTOW ST.—George L. Stevens sold 1377 Bristow st, a 3-sty dwelling, on a lot 20x90.

133D ST.—Benenson Realty Co. sold 740 East 133d st, a 3-sty and basement frame dwelling, on a lot 16.8x100.

136TH ST.—Joseph Struthers sold to James J. O'Brien the 2-sty and basement brick dwelling 344 East 136th st, on a lot 17.6x100.

136TH ST.—Cross & Brown Co. sold for Port Morris Land and Improvement Co. the plot of 7 vacant lots in the north side of 136th st, 275 feet east of Willow av, through to 137th st, to the Master Rule Manufacturing Co., Inc.

142D ST.—John C. Ivers sold two dwellings, on a plot 49.5x100, at 253-257 East 142d st, to Francisco Ingenito.

BATHGATE AV.—Harry Cahn purchased from the Adamant Realty Co. 1685 Bathgate av, the northwest corner of 173d st, a 6-sty apartment house, on a plot 100x44.6.

BATHGATE AV.—Grace Horn sold 2244 Bathgate av, adjoining the northeast corner of East 182d st, a 3-sty and basement frame detached dwelling, on a plot 42x95.

CROTONA AV.—Santiani B. Cristafi sold to Sadie Levenstein 1981 Crotona av, a 2-sty and basement frame dwelling, on a lot 16.8x100.

CROTONA AV.—Mayer Rappaport sold to Isador Cramer 2323 Crotona av, a 4-sty and basement brick apartment house, on a plot 37.5 x80.

DECATUR AV.—Mrs. E. Arnold bought from the Benenson Realty Co. 2836 Decatur av, a 3-sty and basement frame 2-family house, on a lot 25x113.

HEATH AV.—John W. Washburn sold to Jeremiah J. Collins 2872 Heath av, 3-sty and basement brick dwelling, on a lot 20.1x100.10.

HOE AV.—Daniel H. Jackson sold through William Wolff's Sons to David Tuder the Marlborough Apartments, at 1056 Hoe av, at the southeast corner of 165th st, on a plot 60x110. The house accommodates 20 families.

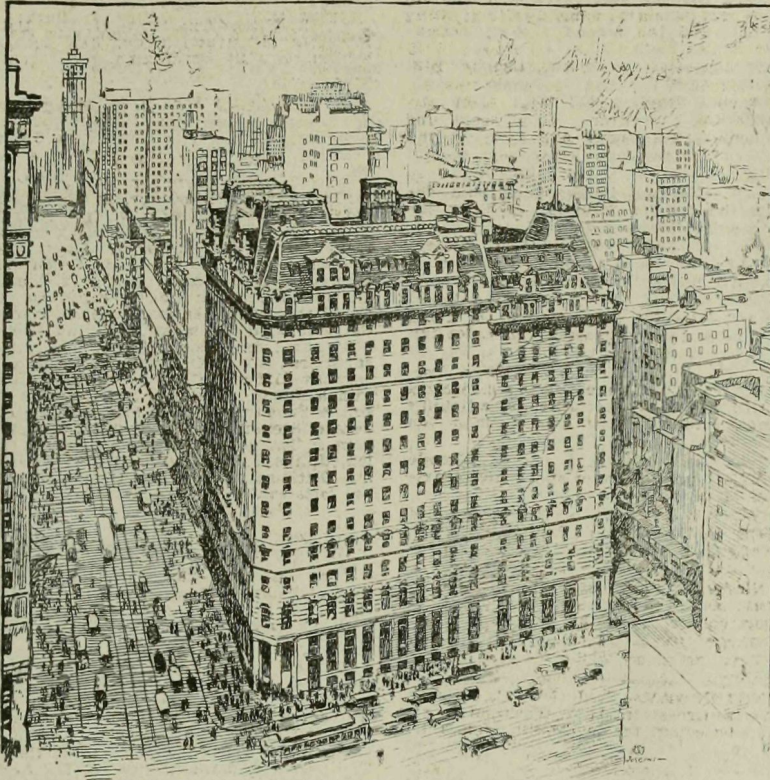
HUGHES AV.—Frank Schulbert sold to Nathan Kaskel 2130 Hughes av, a 2-sty and basement frame dwelling, on a lot 16.6x85.5.

HULL AV.—Mary R. Grant sold to Marie W. Freeman the plot, 50x100, on the east side of Hull av, 106 feet north of Mosholu parkway.

KINGSBRIDGE ROAD WEST.—Cora B. Austin sold to Jane M. Treanor the 2-sty and basement detached frame dwelling at 213 Kingsbridge rd, west, on a plot 50x106.11.

LA FONTAINE AV.—Edward Polak, Inc., sold for a client 2122 La Fontaine av, a 3-sty and basement frame 2-family house, on a lot 25x95.

MATILDA AV.—I. Well sold 4531 Matilda av, a 2½-sty frame detached dwelling, on a plot 50x95.



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MORRIS AV.—Roy Appelbaum sold to Sigmund Bauer the 2½-sty and basement frame dwelling 2438 Morris av, on a lot 24x124.

MORRIS AV.—Caroline L. Schreppel and others sold 993 Morris av, a 3-sty brick flat, with store, on a lot 25x100, adjoining the northwest corner of East 164th st.

MORRIS AV.—Anna C. Stephens sold to Rose Torgof 2028 Morris av, a 2-sty and basement brick 2-family house, on a lot 18.7x100.

MORRIS AV.—William Connell sold to Ethel Weinberg 2076 Morris av, a 2-sty and basement brick dwelling, on a lot 25x100.

NELSON AV.—The Harlem River Realty Co. sold to Courtlandt Palmer the 2-sty dwelling, on a lot 25x115.2, on the east side of Nelson av, 108.3 ft north of 167th st.

PARK AV.—Joseph Abraham sold to Pietro Percodani 3762 Park av, a 3-sty and basement frame dwelling, on a lot 20x145.

PARK AV.—Susan Hamilton sold 4673 Park av, at the northwest corner of East 187th st, a 4-sty and basement brick double flat, on a lot fronting 100 feet on the avenue and 23 feet on the street.

PARK AV.—Fannie B. Gardner sold to Thomas F. Fleming 4177 and 4179 Park av, two 3-sty frame flats, with stores, on a plot 46x100.

PLIMPTON AV.—J. M. Cooper sold to L. B. McClure 1355 Plimpton av, a 2-sty and basement frame dwelling, on a lot 25x100.

PROSPECT AV.—Eugene Rothstein sold to Antonio Distaclo the 3-sty and basement brick dwelling 715 Prospect av, on a lot 20x100.

PROSPECT AV.—Bronx Land Mortgage and Real Estate Co. sold for J. M. Schumacher 2052 Prospect av, a 2-sty and basement frame dwelling, on a lot 22x110.

RIVER AV.—William Burns sold the 1-sty frame building, 50x100, at the southwest corner of 161st st and River av.

SEDGWICK AV.—Moore, Schutte & Co. sold for Nellie C. Bauer to William M. Moore the vacant plot, 105x146xirregular, on the west side

of Sedgwick av, about 220 feet north of Kingsbridge rd.

SHERMAN AV.—Sherman-Fulton Co., Inc., George Kean, president, bought the southeast corner of 165th st, and Sherman av, a vacant plot 72x75x55.

SOUTHERN BLVD.—Patrick Holland sold to A. Vittalote 1474 Southern blvd, a 2-sty and basement frame 3-family house, on a lot 18.9x 100.

TAYLOR AV.—Gustav Schrot bought 1349 Taylor av, a 2-sty and basement frame 2-family house, on a lot 25x85.

TIEBOUT AV.—Armstrong Bros. sold for Harry Cohen 2482 Tiebout av, a 4-sty and basement brick apartment house, on a plot 31 x 100.

UNION AV.—Edward Polak, Inc., sold for Foundation Realty Co. to Louis Spivak 587 Union av, a 2-family brick house, on a lot 20x 100.

UNION AV.—Benenson Realty Co. bought 1130 Union av, a 4-sty apartment house, on a plot 40.4x99.5.

UNION AV.—Emil J. Vilany sold to Gusse Lowe 574 Union av, southeast corner of 150th st, a 3-sty frame flat with store, on a lot 20x 90.

VALENTINE AV.—Cahn & Cahn sold to Josephine A. Gillespie 2981 Valentine av, adjoining the northwest corner of East 201st st, a 2½-sty and basement frame 2-family house, on a plot 46x irregular.

VYSE AV.—Louis Rawlser sold to Jennie Schwartz 2074 Vyse av, a 4-sty brick apartment house, on a plot 35x113.

WALLACE AV.—Yellamo Realty Co. sold through Kelly & Brown 1736 Wallace av, a 2-family house, on a lot 26x95.

WALTON AV.—Arthur S. Halprin sold to Frederick Hollender the vacant plot, 125x75, at the southeast corner of Walton av and 177th st.

WASHINGTON AV.—Mrs. Pauline Wohrlinger sold 2166 Washington av, a 2-sty and basement frame dwelling, on a lot 20x145.

WASHINGTON AV.—Frederick C. Kerker sold to Yetta Grossman 1135 Washington av, a 2-sty and basement frame dwelling, on a lot 25 x 92.4, adjoining the northwest corner of Gouverneur pl.

WEBB AV.—I. Kopeloff sold to A. Staff 2414 Webb av, a 3-sty and basement stucco dwelling, on a plot 30x100.

WHITLOCK AV.—Abraham Levenson sold to the Wal Reich Garage Corporation the southwest corner of Whitlock av and Barretto st, a vacant plot 100x100.

WHITLOCK AV.—Joseph L. Greenberg sold to Lillian Glaubinger 844 Whitlock av, a 5-sty apartment house, on a plot 39x90.

Brooklyn.

DEAN ST.—Bulkeley & Horton Co. sold for the 1285-1289 Dean Street Corporation on the co-operative plan, the second west side apartment in the building at that address to L. B. Smith, Jr., for occupancy.

PACIFIC ST.—Martin Co. sold for I. S. Hanson to Nora O'Shea the dwelling 543 Pacific st.

REMSEN ST.—Martin Co. sold for Henry Gene Marks the 4-sty brownstone dwelling 122 Remsen st to the Wendel Evans Co., for occupancy.

STOCKTON ST.—Melster Builders, Inc., bought 125-127 Stockton st, two brick 3-family houses, each on a lot 15x100.

SULLIVAN ST.—Realty Associates sold, in Sullivan st, to Mrs. Harry Benson, 280; to Dr. Charles C. Limbarth, 270; to Mrs. Charlotte I. Grossmith, 268; and to Clarence Huey, 264. Each of these houses are semi-detached, of tapestry brick, two stories, for two families.

SULLIVAN ST.—Realty Associates sold to J. Edward Lubell 262 Sullivan st, a new 2-sty brick and stone dwelling.

VANDERVEER ST.—Clinton Trading Corporation sold to Herman Hanemann the 2-sty and basement frame dwelling 110 Vanderveer st. F. Barshad was the broker.

41ST ST.—Tutino & Cery sold for Mary A. Cush 733 41st st, a 2-sty frame double building.

60TH ST.—Tutino & Cery sold for Max Hofmann the 3-sty 3-family brick house 469 60th st.

65TH ST.—Frank A. Seaver & Co. sold for Emma Hoecker to a buyer, for improvement, the vacant plot, 80x100, on the north side of 65th st, 200 feet west of 8th av.

FORT HAMILTON AV.—Moriarty & Hollahan sold for S. Crifaci to a buyer, for occupancy, 9408 Fort Hamilton av, a frame 2-family house.

GATES AV.—Clinton Trading Corporation sold to Henry Hoffman 393A Gates av, a 3-sty and basement brick dwelling.

WASHINGTON AV.—Bulkeley & Horton Co. sold 133 Washington av, a 3-sty and basement brick dwelling, on a lot 20x100, to Sarah O'Brien, for occupancy.

WILSON AV.—Melster Builders, Inc., resold to the Aronson Mercantile Co. the seven business buildings 554 to 570 Wilson av, on a plot 175x 75.

3D AV.—Martin Co. sold for Dr. Carl E. Elfstrom to Harry Andrews the dwelling 54 3d av.

4TH AV.—Realty Associates sold to Mrs. S. Anderson 5007 4th av, a 4-sty brick double apartment house, 27x55x100.

Queens.

EDGEEMERE.—The Lewis H. May Co. sold for S. & L. Construction Co. 312 Dickerson av, Edgemere, a 2½-sty stucco dwelling, on a plot 50x100, to Max Beckerman, for occupancy.

RECENT LEASES.

New Silk Yarn Market.

Sixth Avenue Development Co., Louis Kovner, president, leased through W. G. MacLean stores on the east side of the Sixth av block from 25th to 28th st to the General Silk Yarn Exchange, Frank Calcagnia, Union Yarn Exchange, Keystone Yarn Co., Max Sandak, K. & M. Silk Mills, Barnett Goldberg, Oscar Shane, Columbia Luggage Co., Capital Photo Supply Co., Diamond & Glasser, B. Finkelstein, Saretzky & Co., and Joseph Levy; also, lofts in the same property to Montague & Strumeyer, Strusser Bros., Isaac Cohen, Superline Button Co., Panama Button Co., K. & B. Button Co., Wolshin & Pugatch, Eastern Passementrie Co., Dreeben & Schwartz, Silver Bros., I. Metzger, Goldberg & Steinhauer, Prospect Leather Co., Rothman & Co., I. Beckel, A. Kleinman, Harry Kaplan, Julius Langbort, Sol Desser. The store in 348 Sixth av has been leased to L. Radin, and the lofts to J. Elins & Sons and J. Corradengo.

Corner Leased with Option to Buy.

Chr. Volzing & Son, Inc., leased for the estate of Charles Moran for a term of 25 years the three buildings at the southeast corner of 65th st and Third av to Charles W. Burns, with an option of buying.

Car Barns Leased for Garage.

Benenson Realty Co. leased from the Union Railway Co. the 1-sty car barns on the south side of 138th st, 225 feet east of Willow av, and extending through the block to 137th st, Bronx. The property has a frontage of 156 feet on each street, with a depth of 200 feet. The lease is for 21 years at an aggregate rental of about \$250,000. The lessees plan to alter the property into a garage.

Old Leggett Building Leased.

Fenwick B. Small of Brooklyn leased for the Congress Warehouse and Forwarding Corporation the 10-sty mercantile building at the junction of West Broadway, Franklin and Varick sts, known as the Leggett Building, for a term of 10 years.

Sixth Avenue Landmark Leased.

Adam W. S. Cochrane, as trustee, leased through L. J. Phillips & Co., for a term of 21 years to Simon and Morris Kosofsky the 1-sty and basement store building at the northeast corner of Sixth av and 56th st, known as Central Market, on a plot 99.11x76.8.

Due to the existing high ceiling, the tenants contemplate constructing an additional intervening floor and adding two stories to the present structure, making this into a 4-sty and basement building to be used for retail stores and office

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MRS. WILSON'S RENTING CO.

REAL ESTATE

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6585 Plaza
4269 Plaza

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

purposes, for which there is an increasing demand in this section.

In connection with this lease, it is interesting to note that the property has been in the same ownership for nearly half a century, having

been purchased in 1873 by Adam W. Spies, one of the well-known old New York merchants.

Lease a Co-operative Apartment.

Pease & Ellman leased to Mrs. Chisholm Beach the apartment in 103 East 75th st, bought through them by Clark Mellen recently.

GEORGE CREEL, president of the Pelman Institute, Inc., which has branches throughout Europe, will move his executive office from the third floor of 505 Fifth av, which entire floor he occupies, to the third floor of the Shubert Riviera Theatre Building, southwest corner of 97th st and Broadway, Fox Film Corporation, owners. D. Kempner & Son were the brokers.

CUSHMAN & WAKEFIELD, INC., leased for Montgomery P. Crook the westerly store in 6-8 East 37th st to Wallace B. Hart.

JOHN H. DUNN, JR., leased for a client to Pedrow J. Candean, Jr., for a term of 20 years the 3-sty and basement dwelling 272 West 84th st.

CHARLES W. EIDT leased for P. J. Durgan, Inc., the ground floor of 325 to 329 East 45th st to Julius Schwartz.

J. ARTHUR FISCHER leased for a client to J. McStravick the store in 205 West 35th st, adjoining the northwest corner of Seventh av; also leased for J. W. Rose to J. Bass & Co. the 4-sty building 110 West 31st st.

J. ARTHUR FISCHER leased for clients to William Goldberg the north store at 753 7th av, for trunks, bags and leather goods; also to James A. Horne the south store in 753 7th av; also to Glasgall & Kronfeld the store in 73 West 38th st for the sale of silks.

J. ARTHUR FISCHER leased for a client to Epstein & Shapiro the store, 101 West 45th st, adjoining the northwest corner of Sixth av, for a term of years.

J. ARTHUR FISCHER leased for the A. & S. Realty Co. the first store adjoining the corn-

er on 43d st, in the building at the southwest corner of 43d st and Sixth av, to I. Zadok for

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BRONX PROPERTY
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HENRY SCHWIEBERT

Real Estate—Insurance
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Phone: Melrose 19

JOHN A. STEINMETZ

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S. WELSCH SONS

REAL ESTATE

Management of Property

Member Brooklyn Board of
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201 MONTAGUE ST. Phone: Main 2738-9
Established 1889

a term of years as a branch of his John st establishment.

GUARANTY TRUST CO. leased through the Charles F. Noyes Co. the 2d, 3d and 4th floors in the new Lawyers Title and Trust Co.'s Building, 4-6 Liberty st., at an aggregate rental of \$750,000. A lease is being negotiated for the 16th floor to an international banking firm.

ANNIE W. GOULD leased to the Goldberger Manufacturing Corporation of 36 East 23d st., the 6-sty loft building 54 West 23d st for a term of 21 years at an aggregate rental of from \$8,000 to \$9,000.

THE HAGGSTROM-CALLEN CO. leased for a term of 3 years for Richard H. Clark the 4-sty and basement dwelling 340 West 71st st Jane Mayo.

MAISON HERMELLEÉ, who recently leased for a long term of years the store and basement of 138 West 34th st. has leased, for a term of 10 years, the first floor in the same building. After extensive alterations both floors will be used for the sale of gowns, millinery, furs and lingerie.

M. & L. HESS, INC., leased for the estate of George Gordan Hastings the 3-sty building 61 to 67 Navy st, Bklyn, containing 33,000 sq ft. to Isidor Blickman, manufacturer of sheet metal products, who will occupy the building for his own business at an aggregate rental of \$150,000.

KEENAN'S WAREHOUSE, 438 Canal st, leased for a term of 21 years from May 1 next at an annual net rental of \$9,000 the 6-sty building 286 West Broadway, extending through to 6 York st. The structure, which has frontages of 24.11 feet on West Broadway and 25.4 feet on York st, has rear lines of 113.6 feet and 83 feet. The lessee is Helena S. Snyder.

SAMUEL H. MARTIN leased to Kanoml Onl

STATEMENT OF THE OWNERSHIP, MANAGEMENT, CIRCULATION, ETC., REQUIRED BY THE ACT OF CONGRESS OF AUGUST 24, 1912.

Of Real Estate Record & Builders' Guide, published weekly at New York, N. Y., for Oct. 1, 1920.

State of New York }
County of New York } ss.

Before me, a Notary Public in and for the State and county aforesaid, personally appeared Frank E. Perley, who, having been duly sworn according to law, deposes and says that he is the President of the Record & Guide Company, publishers of the Real Estate Record & Builders' Guide, and that the following is, to the best of his knowledge and belief, a true statement of the ownership, management, etc., of the aforesaid publication for the date shown in the above caption, required by the Act of August 24, 1912, embodied in section 443, Postal Laws and Regulations, printed on the reverse of this form, to wit:

1. That the names and addresses of the publisher, editor, managing editor, and business managers are:

Publisher, Record & Guide Company, 119 West 40th St., New York, N. Y.; Editor, Frank E. Perley, 119 West 40th St., New York, N. Y.; Managing Editor, Frank E. Perley 119 West 40th St., New York, N. Y.; Business Manager, Frank E. Perley, 119 West 40th St., New York, N. Y.

2. That the owners are: (Give names and addresses of individual owners, or, if a corporation, give its name and the names and addresses of stockholders owning or holding 1 per cent. or more of the total amount of stock.)

The F. W. Dodge Company, 119 West 40th St., New York, N. Y.; Estate of F. W. Dodge, 119 West 40th St., New York, N. Y.; F. T. Miller, 119 West 40th St., New York, N. Y.

3. That the known bondholders, mortgagees, and other security holders owning or holding 1 per cent. or more of total amount of bonds, mortgages, or other securities are: None.

4. That the two paragraphs next above, giving the names of the owners, stockholders, and security holders, if any, contain not only the list of stockholders and security holders as they appear upon the books of the company but also, in cases where the stockholder or security holder appears upon the books of the company as trustee or in any other fiduciary relation, the name of the person or corporation for whom such trustee is acting, is given; also that the said two paragraphs contain statements embracing affiant's full knowledge and belief as to the circumstances and conditions under which stockholders and security holders who do not appear upon the books of the company as trustees, hold stock and securities in a capacity other than that of a bona fide owner; and this affiant has no reason to believe that any other person, association, or corporation has any interest direct or indirect in the said stock, bonds, or other securities than as so stated by him.

FRANK E. PERLEY,

President of Record & Guide Company,
Publishers of Real Estate Record & Builders' Guide.

Sworn to and subscribed before me this 20th day of Sept., 1920.

[Seal.] **HENRI DAVID,**
Notary Public No. 212, New York County.
Commission expires March 30, 1922.

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 of 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.

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.

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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.

WANTS AND OFFERS

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Jerome av, west side, 100 ft. north of 183d st. and subway station, two lots, 50x100. Stebbins av, northeast corner E. 170th st., four lots, about 100x100.

HENRY ALBERS, JR.,
74 Broadway. Rector 9086.

CIVIL ENGINEER wants desk space in downtown real estate office. Box 714, Record and Guide.

ARCHITECT and Engineer wants desk space in real estate office; use of telephone. Box 708, Record & Guide.

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MORGENTHAU JR. CO.

REAL ESTATE & INSURANCE

206 BROADWAY CORT. 3966

the 4-sty building at 146 West 65th st, for Bolton Hall, for a term of years.

J. S. MAXWELL leased for the estate of Sarah Haas, Davis Haas, executor, for a term of 3 years the 4-sty American basement brick dwelling 461 West 140th st to Baldomero Nieto.

MERCANTILE HOLDING CO. leased through the H. M. Weill Co. 202 to 212 West 34th st, adjoining the southwest corner of 7th av, six old 4-sty buildings, on a plot 101.7x98.9, for a term of years. The brokers in the transaction have been appointed agents of the properties.

H. L. MOXLEY & CO. leased for the Edward R. Ladew Co. the entire second floor in the building 54-56 Franklin st to the Robert Roy Co. Also, for M. R. Jacobs & Bros., space in the building 350 Broadway to H. W. Dubiske & Co.

H. L. MOXLEY & CO. leased to the Lloyds Plate Glass Ins. Co. the entire 8th floor in the Great American Building at Liberty st and Maiden la. The Lloyds Plate Glass Ins. Co. have recently sold their building 63 William st and will take possession of their new quarters May 1, 1921.

CHARLES F. NOYES CO. leased to Lawrence McGuire, chairman of the New York State Boxing Commission, a large suite of executive offices in the East River Savings Institution Building at 291-295 Broadway at an aggregate rental of about \$15,000. Also leased floors in 116 Fulton st for Louis Mouquin to the Frank Printing Co. and to the Commercial Bookbinding Co.

ROMAN CALLMAN CO. leased for Schering & Glatz to the Charter Motor Co. the 1-sty brick factory building 82 Crescent st. at the Bridge Plaza, Long Island City, which will be used as a machine shop and testing plant.

ROMAN-CALLMAN CO. leased for Carl F. Stiefel to the Complete Construction Co. the property containing 6,000 sq. ft. at the northeast corner of Henry and Crescent sts, Long Island City, which, after improvements, will be used by the tenants as a storage yard for building material.

LEWIS L. ROSENTHAL CO. leased for a long term of years for a client to Morris Cohen the store in 267 6th av, at the southwest corner of West 17th st; for a client to Maison Antoinette the entire first floor in the building 2641 Broadway, to be used and occupied for the sale of gowns and millinery; for a client to H. Halpern a store in the building at the southwest corner of 39th st and 6th av for a term of 12 years; for the H. B. Cushman Co. store 16 in the Penn Arcade Building for a term of 5 years.

LEWIS L. ROSENTHAL CO. leased for a term of 10 years the 3-sty building with store at 375 Seventh av, adjoining the southeast corner of West 31st st, to the R. & C. Clothing Co. Morris Taylor was associated as broker.

REAL ESTATE NOTES.

ADAMS & CO. have been appointed agents of the two 5-sty loft buildings 117 and 119 Mercer st.

EPHRAIM B. LEVY controls the Blockton Realty Co., to which he transferred on August 27 the 17-sty mercantile building he is erecting on the west side of Seventh av, between 30th and 31st sts.

CHARLES F. NOYES CO. placed with the Union Square Savings Bank, for Ernest E. Lorillard, a \$50,000 mortgage on the 6-sty loft building, 37x113, at 243 Canal st.

PEASE & ELLIMAN were the brokers in the recent sale of 56 West 55th st for Mrs. H. S. Carpenter and of 33 East 61st st for Bolton Hall.

CHARLES B. VAN VALEN, INC., placed for the Molan Realty Corporation a loan of \$125,000 on 50-56 John st. The Van Valen organization sold the property together with 58 John st adjoining, and the 12-sty building 50-52 Maiden lane, in the rear, to the borowers last January. The three buildings were remodeled from manufacturing to office buildings to supply the great demand for space.

CHARLES B. VAN VALEN, INC., placed a loan for the Benenson Realty Co. of \$250,000 on 28-32 West 36th st, a 12-sty loft building, on a plot 50x98.9.

STUDIOS DEVELOPMENT CORPORATION sold in 50 West 67th st, an apartment for Dr. Guy Campbell to A. F. Victor.

S. B. Neuberger Dead.

Selig B. Neuberger, who resided at 1027 Prospect pl, Brooklyn, died suddenly on Tuesday, October 5, while at work at his law office, 110 Broadway, Manhattan. Funeral services were held at his late residence yesterday.

Mr. Neuberger was born in New York City on March 22, 1879, the son of Eva and the late Bernhard Neuberger. He is survived by his mother and one brother, and his wife, who was Julia Jonas, and by two children. He was a member of the law firm of Jonas & Neuberger, with which firm Supreme Court Justice Edward Lazansky was formerly associated, and which firm former Superintendent of Banks George I. Skinner recently joined. Mr. Neuberger was considered one of the best authorities on real estate law in the state.

He was a director of the Jewish Hospital of Brooklyn and of the Training School for Nurses of the Jewish Hospital of Brooklyn and of the Brooklyn Federation of Jewish Charities. He was a member of the Brooklyn Bar Association, the New York State Bar Association, Euclid Lodge No. 656 F. & A. M., Temple Israel, Unity Club of Brooklyn, Brooklyn Chamber of Commerce, Brooklyn Institute of Arts and Sciences and many other social and philanthropic organizations.

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REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	1920 Sept. 29 to Oct. 5	1919 Oct. 1 to 8
Total No.	355	369
Assessed Value.....	\$16,982,700	\$26,907,600
No. with consideration.....	62	49
Consideration.....	\$2,943,850	\$3,866,450
Assessed Value.....	\$2,266,700	\$3,837,400
Jan. 1 to Oct. 5 Jan. 1 to Oct. 8		
Total No.	13,230	7,501
Assessed Value.....	\$854,688,350	\$467,770,850
No. with consideration.....	1,095	1,184
Consideration.....	\$96,233,727	\$43,516,946
Assessed Value.....	\$81,026,050	\$42,906,900

Mortgages.

	1920 Sept. 29 to Oct. 5	1919 Oct. 1 to 8
Total No.	259	295
Amount.....	\$10,942,225	\$18,819,895
To Banks & Ins. Co..	24	34
Amount.....	\$7,100,400	\$5,528,425
No. at 6%.....	209	112
Amount.....	\$9,006,380	\$9,474,045
No. at 5½%.....	28	29
Amount.....	\$1,341,670	\$3,909,100
No. at 5%.....	5	49
Amount.....	\$89,275	\$4,468,975
No. at 4½%.....	.....	1
Amount.....	.....	\$8,000
No. at 4%.....	1	.....
Amount.....	\$7,400	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given....	16	31
Amount.....	\$497,500	\$1,059,775
Jan. 1 to Oct. 5 Jan. 1 to Oct. 8		
Total No.	8,901	4,171
Amount.....	\$301,623,661	\$124,727,377
To Banks & Ins. Cos..	1,152	699
Amount.....	\$106,355,777	\$43,514,250

Mortgage Extensions.

	1920 Sept. 29 to Oct. 5	1919 Oct. 1 to 8
Total No.	40	39
Amount.....	\$3,241,450	\$4,158,000
To Banks & Ins. Cos..	19	19
Amount.....	\$1,127,500	\$3,322,500
Jan. 1 to Oct. 5 Jan. 1 to Oct. 8		
Total No.	1,735	1,052
Amount.....	\$112,124,531	\$71,978,413
To Banks & Ins. Cos..	1,094	587
Amount.....	\$89,995,772	\$57,352,693

Building Permits.

	1920 Sept. 29 to Oct. 5	1919 Oct. 2 to 9
New Buildings.....	4	4
Cost.....	\$280,000	\$185,000
Alterations.....	\$522,350	\$307,100
Jan. 1 to Oct. 5 Jan. 1 to Oct. 9		
New Buildings.....	663	287
Cost.....	\$89,470,218	\$56,949,811
Alterations.....	\$38,412,193	\$22,095,145

BRONX.

Conveyances.

	1920 Sept. 29 to Oct. 5	1919 Oct. 1 to 8
Total No.	255	419
No. with consideration	43	29
Consideration.....	\$166,175	\$985,883
Jan. 1 to Oct. 5 Jan. 1 to Oct. 8		
Total No.	9,867	6,687
No. with consideration	1,155	498
Consideration.....	\$7,952,088	\$6,822,319

Mortgages.

	1920 Sept. 29 to Oct. 5	1919 Oct. 1 to 8
Total No.	231	234
Amount.....	\$1,047,193	\$1,393,415
To Banks & Ins. Cos..	7	7
Amount.....	\$234,000	\$91,500
No. at 6%.....	143	133
Amount.....	\$641,893	\$784,890
No. at 5½%.....	20	44
Amount.....	\$111,100	\$365,965
No. at 5%.....	15	23
Amount.....	\$50,421	\$114,950
No. at 4½%.....	6	.....
Amount.....	\$3,550	.....
Unusual Rates.....	1	1
Amount.....	\$160,000	\$960
Interest not given....	46	33
Amount.....	\$80,229	\$126,650

	Jan. 1 to Oct. 5	Jan. 1 to Oct. 8
Total No.	6,896	3,755
Amount.....	\$44,717,221	\$26,326,524
To Banks & Ins. Cos..	272	179
Amount.....	\$5,441,735	\$2,314,242

Mortgage Extensions.

	1920 Sept. 29 to Oct. 5	1919 Oct. 1 to 8
Total No.	16	18
Amount.....	\$193,500	\$218,630
To Banks & Ins. Cos..	6	4
Amount.....	\$95,000	\$29,100
Jan. 1 to Oct. 5 Jan. 1 to Oct. 8		
Total No.	621	634
Amount.....	\$12,566,717	\$10,202,552
To Banks & Ins. Cos..	306	180
Amount.....	\$8,451,900	\$5,331,100

Building Permits.

	1920 Sept. 29 to Oct. 5	1919 Oct. 2 to 9
New Buildings.....	21	19
Cost.....	\$202,450	\$519,800
Alterations.....	\$83,000	\$8,200
Jan. 1 to Oct. 5 Jan. 1 to Oct. 9		
New Buildings.....	816	628
Cost.....	\$16,189,880	\$14,900,765
Alterations.....	\$2,723,230	\$1,470,146

BROOKLYN.

Conveyances.

	1920 Sept. 28 to Oct. 4	1919 Sept. 29 to Oct. 7
Total No.	1,131	2,494
No. with consideration	63	119
Consideration.....	\$628,993	\$1,090,384
Jan. 1 to Oct. 4 Jan. 1 to Oct. 7		
Total No.	42,626	40,215
No. with consideration	2,055	2,344
Consideration.....	\$24,750,536	\$24,893,994

Mortgages.

	1920 Sept. 28 to Oct. 4	1919 Sept. 29 to Oct. 7
Total No.	968	2,054
Amount.....	\$3,747,669	\$7,530,095
To Banks & Ins. Cos..	58	249
Amount.....	\$423,500	\$1,635,200
No. at 6%.....	899	1,581
Amount.....	\$3,488,544	\$4,707,165
No. at 5½%.....	43	380
Amount.....	\$166,224	\$2,184,100
No. at 5%.....	4	51
Amount.....	\$10,025	\$461,105
Unusual Rates.....	2	5
Amount.....	\$48,000	\$8,000
Interest not given....	20	37
Amount.....	\$34,867	\$169,725
Jan. 1 to Oct. 4 Jan. 1 to Oct. 7		
Total No.	35,324	29,214
Amount.....	\$162,802,242	\$107,837,304
To Banks & Ins. Cos..	3,510	2,394
Amount.....	\$28,396,209	\$15,929,548

Building Permits.

	1920 Sept. 29 to Oct. 2	1919 Oct. 1 to 8
New Buildings.....	143	199
Cost.....	\$849,900	\$1,918,795
Alterations.....	\$185,535	\$253,625
Jan. 1 to Oct. 2 Jan. 1 to Oct. 8		
New Buildings.....	6,468	7,452
Cost.....	\$48,798,863	\$60,258,619
Alterations.....	\$10,014,772	\$7,082,581

QUEENS.

Building Permits.

	1920 Sept. 29 to Oct. 2	1919 Oct. 1 to 8
New Buildings.....	133	245
Cost.....	\$410,305	\$739,451
Alterations.....	\$16,050	.....
Jan. 1 to Oct. 2 Jan. 1 to Oct. 8		
New Buildings.....	5,546	6,505
Cost.....	\$29,550,923	\$33,220,179
Alterations.....	\$85,950	\$2,685,304

RICHMOND.

Building Permits.

	1920 Sept. 29 to Oct. 2	1919 Oct. 1 to 8
New Buildings.....	52	49
Cost.....	\$122,520	\$112,440
Alterations.....	\$92,480	\$34,830
Jan. 1 to Oct. 2 Jan. 1 to Oct. 8		
New Buildings.....	1,461	1,474
Cost.....	\$2,791,776	\$3,106,670
Alterations.....	\$522,696	\$148,821

BUILDING SECTION

Wage Increases Cause of High Building Material Prices

Dealers Declare Drop from Current Levels Is Impossible While Common Labor Demands Excessive Pay for Producing Structural Commodities

EXCESSIVE prices now prevailing for building materials and supplies are based almost wholly upon the costs of production, and until these are reduced there can be no genuine recession in either material prices or construction costs."

This is the consensus of opinion among manufacturers of various commodities essential to construction, dealers in these materials and also of architects and contractors generally. Production overhead has advanced to the high level maintaining to-day because the common labor involved in the manufacture of structural materials has increased out of all proportion to the advances in other phases of production.

Tenement House Commissioner Frank Mann announced this week that his recent statement to the effect that no combination of building material dealers had been found reflected the views of building material dealers. He said: "I called the dealers of this city to a conference and their opinion was that high prices of building materials were regulated solely by the law of supply and demand. The dealers declared that labor was twenty-five per cent inefficient as compared with pre-war standards, while at the same time that present wages were many times above the levels prevailing in 1914."

Edward E. Buhler, manufacturer and dealer in building materials, said that the effect of the ruling high wage rates of common labor required in the manufacture of practically every kind of structural material was the most important factor in holding construction costs to their high levels of to-day. Mr. Buhler is strongly of the opinion that before present levels can be lowered it will be necessary to reduce common labor costs to a point closer to that of pre-war times

"Unless one is a manufacturer of building materials," he declared, "it is somewhat difficult to realize the extent production is dependent upon unskilled labor. Common and face brick, hollow tile, architectural terra cotta, sewer pipe and other commodities of a similar character are the product of unskilled labor to a large extent. During the past few years, really ever since the outbreak of the war in Europe, this type of labor has been increasingly hard to obtain, and when available has demanded wages that formerly were only obtained in the most skilled trades. The cost of raw materials used in the production of the majority of building materials is relatively nothing, but it is the extremely high cost of common labor required in its preparation for manufacture, and also that used throughout all phases of production, which have caused selling prices to mount to the levels of to-day.

"In the manufacture of brick, hollow tile and materials of this nature, clay is the prime raw product. This is in the ground and costs nothing but the labor to get it ready for manufacture. Lumber is at hand, but common labor must prepare it for milling. Ores for the great variety of metal products must be mined by common labor before finished products are possible, and so it goes throughout the entire list of structural essentials; reduce common labor costs and a genuine recession in construction costs through labor material prices will not only be possible, but will naturally follow."

After a very careful survey of the building situation not only in the Metropolitan district, but throughout the country, the Fuller Industrial Engineering Corporation, as a reply to numerous questions from prospective builders as to when building

costs will be lower, has published the following statement:

"The hope for a reduction in the cost of building materials rests very largely on the hope for a reduction in wages, because for every dollar spent for brick, cement or steel which goes into a building, from 85 to 90 per cent. of such price ultimately goes back to the laborer who dug the clay, mined the coal, burned the brick, ground the cement, rolled the steel and transported all of them over railroad lines to the site of the work and built them into the structure. Until these related wages go down, therefore, it is not reasonable to expect any substantial reduction in the price of building materials. With the present attitude of labor there seems less chance for a reduction in building costs due to lower wages, and with this same attitude affecting 90 per cent. of the cost of building materials, there seems small chance for a reduction in the price of these materials."

The effect of the constantly increasing wages for common labor has naturally been most marked in those commodities in which it is used in greatest proportion. Sand, for instance, stands out prominently in this line, as there is no manufacturing costs entering into its preparation for use in construction other than that of the common labor required, first, to dig it out of the bank; second, to screen it, and third, to load it upon the barges and transport it to the site, where it is to be used. The cost of this commodity to the building industry has increased 150 per cent. since 1913.

Common brick prices have advanced 257 per cent. between 1913 and 1920, practically all of which is due to increased labor costs. It is true that fuel has greatly increased in price and that towing, machinery and other factors entering into production have gone up, but even in these items one of the most important phases has been advanced wages for common labor.

The analysis made by the Fuller Industrial Engineering Corporation of the most common essentials of construction shows the same upward trend as to prices during the past few years, and in every instance the advance is due to higher wages.

This fact is also borne out in the study of wage rate advances between 1913 and 1920 for the various skilled trades in the building industry and comparing these increases with that of common labor in the same industry during the same period. Wages for bricklayers have advanced 78 per cent. between 1913 and the present time. Carpenters are to-day getting 60 per cent. more than they did in 1914. Painters' wages have increased 100 per cent. in the past few years and plumbers and steamfitters are averaging 78 per cent. higher wages now than in pre-war times. The recent increases to electricians amount to 100 per cent.; plasterers, 56 per cent., and sheet metal workers, 78 per cent.

Wages to common laborers employed in the building industry are 329 per cent. higher at present than they were in 1909, and show an increase of about 100 per cent. during the past year. This is the crux of the building cost situation. Builders admit little hope of readjusting common labor wages while there is a keen demand for labor of this character and while emigration is retarded. The salvation of the building industry, they say, must come first through a decrease in demand for common labor, and less competition for it, and then by an unlimited flow of workers from other countries who will replace those who went back to participate in the war.

Plan Early Start on Large Parochial School in the Bronx

Twenty-Two Room Structure for Church of St. Angela Merici to Be Erected
by Niewenhous Bros., Inc., from Plans by Erb & Henkel

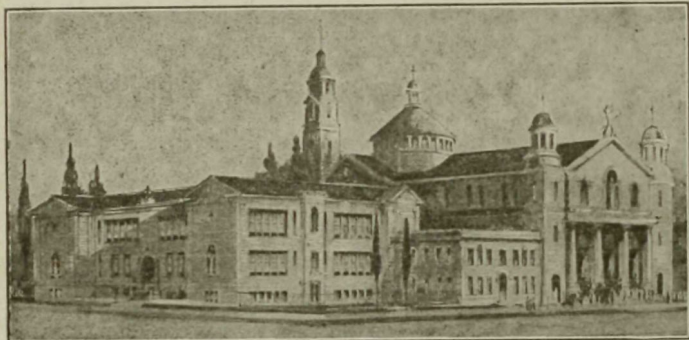
WORKING plans prepared by Niewenhous Brothers, Inc., engineers and builders, and William E. Erb and Paul R. Henkel, associate architects, for a new three story parochial school for the Church of St. Angela Merici, have been approved by the owners and active construction on this operation will be commenced as early next spring as possible. The construction of this project was proposed quite some time ago but the steadily mounting costs of building

This structure will be located in East 162d street, between Morris and Grand avenues, and will be so placed as to be in convenient relation to the proposed new church edifice which will later be erected at the corner of Morris avenue and 163d street.

The parishioners of the Church of St. Angela Merici have constituted themselves into an organization known as the Foundation Committee and have planned to sell 15,000 paper-mache bricks for the benefit of the building fund for this school building. A carnival and bazaar for this purpose is being held on Morris avenue between 165th and 166th streets from October 2 to 12 inclusive. The paper bricks now being sold will be used in the construction of a miniature model of the proposed church and parochial school. The present school was erected about ten years ago and is inadequate to accommodate the needs of the growing parish.

Electrical Exposition Is Opened

The thirteenth annual Electrical Exposition was opened at the Grand Central Palace, Wednesday evening, October 6. Three floors of this building are devoted to the display of the 151 exhibits. The scope of the exhibition shows clearly the development in the methods of utilizing electricity in the home, office and factory. The section devoted to electrical appliances for household use is particularly attractive and visitors are greatly interested in the various labor saving devices that electricity has made possible. The entire third floor is given over to working exhibits where the employment of electricity in a score of industries is demonstrated. There is also a special exhibit showing factory lighting and how to light properly and retain the element of safety. The exposition will be open until October 16.



Niewenhous Bros., Inc., Builders.

CHURCH AND SCHOOL OF ST. ANGELA MERICI.

prevented progress but now the needs of the parish preclude a further postponement.

The facades of this school will be constructed of a light colored face brick with trimmings of Indian limestone. The building will contain twenty-two classrooms and will have an auditorium and chapel in addition. A large gymnasium will be located in the basement with playrooms, toilet facilities, etc.

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Records Show Fewer New Plans and Lighter Commitments

Statistics Compiled by F. W. Dodge Company Indicate Builders Hesitating Because of Unsettled Conditions in Material Markets

BUILDING statistics, covering the number and value of projects being planned by architects and engineers in New York State and New Jersey, north of Trenton, for the week of September 25 to October 1, inclusive, show a decided slump when compared with those for the week previous, but the totals average with those for the past two or three months. The figures showing the number and value of the work actually placed under contract during the same week offer a similar comparison and indicate that the high totals of one week ago were simply one of those periods in which a number of costly projects were bulked rather than proof of a start upon a tremendous building movement.

According to the F. W. Dodge Company there were, during the week of September 25 to October 1, inclusive, reports of work on plans for 347 new building projects that will involve an outlay of approximately \$6,959,900. During the same time contracts awarded in the local territory numbered 175 and represented a total value of \$6,204,100.

The list of operations now being planned may be divided

as follows: 89 business and commercial projects such as stores, offices, lofts, commercial garages, etc., \$1,892,000; 15 educational buildings, \$1,101,000; 1 hospital, \$40,000; 18 factory and industrial buildings, \$458,500; 2 buildings for the Army and Navy, \$82,400; 2 public buildings, \$30,000; 29 public works and public utilities, \$332,200; 9 religious and social projects, \$538,500; 175 residential operations, including apartments, flats and tenements and one and two-family dwellings, \$2,331,300, and 7 social and recreational buildings, \$154,000.

Among the 175 commitments for new building and engineering projects in New York State and New Jersey, north of Trenton for the week of September 25 to October 1, were 40 business projects of various types, \$1,015,500; 5 educational buildings, \$238,000; 4 hospitals and institutions, \$57,600; 11 factory and industrial buildings, \$390,000; 4 projects for the Army and Navy, \$259,100; 1 public building, \$200,000; 15 public works and public utilities, \$918,400; 5 religious and memorial projects, \$40,500; 86 residential operations, including multi-family and private dwellings, \$2,736,500, and 4 social and recreational projects, \$348,500.

PERSONAL AND TRADE NOTES.

W. S. Purdy, architect, recently moved his office from 320 Fifth avenue to 122 East 7th street.

E. J. O'Brien & Bro., Inc., engineers and contractors for steam and hot water heating installations are now located at 299 Division avenue, Brooklyn.

Dr. Clayton H. Sharp, technical director of the Electrical Testing Laboratories, New York, was recently appointed chairman of the board of examiners of the American Institute of Electrical Engineers, succeeding F. L. Rhodes. Dr. Sharp is a past-president of the Illuminating Engineering Society, of which he was one of the founders, and is co-inventor with Preston S. Millar of several illumination measuring devices, including the Sharp-Millar photometer. Dr. Sharp was graduated from Hamilton College in 1890 and took his doctor's degree at Cornell University. For six years Dr. Sharp engaged in research and instruction work at Cornell, except for an interval of a year spent in European travel and in research in the Physical Institute at Leipsic, Germany.

Brooklyn Architects Meet.

The Brooklyn Chapter of the American Institute of Architects held its first meeting after the usual summer recess at the Crescent Club, Monday evening, September 27. The following members were present when the meeting was called to order: T. E. Snook, Frank H. Quinby, J. B. Slee, R. H. Bryerson, W. J. Dilthey, S. W. Dodge, W. A. Parfitt, C. F. Winkelman, J. W. Geddes, A. Mackintosh, J. J. Pettit, H. Dunning, A. Kreibrink, F. W. Monckmeyer and A. Dehll.

The building situation was considered in all of its existing phases and it was the general opinion of the meeting that mortgaged funds for building operations must be made far more attractive, production of building materials and deliveries more dependable, transportation facilities improved and increased and better cooperation shown among workmen to facilitate and expedite building operations before any radical improvement in building conditions are possible. There are many prospective builders who will order a start as soon as conditions improve.

The following members of the Chapter were appointed a Committee on City Planning: Arne Dehll, William J. Dilthey and Stephen W. Dodge.

Office Building Nears Completion.

The Lawyers Title & Trust Company's new twelve-story building at 4 and 6 Liberty place is nearing completion and the company expects to take possession of its enlarged quarters about January 1. This new building was erected to provide for the company's enlarged business, and when completed certain departments will be moved from the second, third, fourth, sixth and sixteenth floors at 160 Broadway. Of this space the second, third and fourth floors have just been leased to the Guaranty Trust Company at an aggregate rental of \$750,000, and a lease is being negotiated for the sixteenth floor to an international banking firm.

The 160 Broadway building is sixteen stories high and in connection with 4 and 6 Liberty place will have about 130,000 square feet of rental area and will be the largest building in the world owned and occupied in part for title insurance purposes.

Clinton & Russell, the architects for these buildings, state that the feature of the properties will be a handsome and elaborate arcade leading from Broadway to Liberty place. The building enjoys unusual light, as it overlooks the low Chamber of Commerce building at the corner of Liberty street and Liberty place. The building is particularly desirable on account of its close proximity to the banking, financial and insurance section and is close to all of the transportation lines centered around Courtlandt and John streets, and because it is one block west of the new Federal Reserve Bank building.

Charles F. Noyes Company is the agent for the Lawyers Title & Trust Company and negotiated the lease with the Guaranty Trust Company, which was represented by Raymond P. Roberts, manager of its real estate department. The Noyes Company reports that on account of the large number of inquiries for space in 160 Broadway and the limited amount of space offered only leases will be made to tenants who will take entire floors.

Contraction of Cement Mortars.

The Bureau of Standards, Department of Commerce, Washington, D. C., recently stated in its bulletin that an attempt has been made to effect a combination of cement mortar by using a local mix that would not show unfavorable volumetric changes when cast in a dry absorptive form. Such a combination seems to have been obtained by using one part of this local mix with six parts of gravel screenings. The difference between this and other combinations is that the present one results in a harsh mix.

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. Clysdale Cushman, 50 East 42d 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.

Colored Plasters.

The investigation of colored plasters by the Bureau of Standards has been completed. It has been found possible to make colored wall plasters of any desired color or texture by use of dyed wood fiber in gypsum plaster. Panels of this material have been submitted to the Gypsum Industries Association in Chicago, and a publication on the subject is now being prepared.

CURRENT BUILDING OPERATIONS

DEVELOPMENTS of importance in the local building situation have been lacking this week. As a whole the industry is practically marking time and waiting for conditions to settle somewhat so that the future may be properly gauged. Reports from various parts of the Metropolitan district show a goodly number of plans being prepared for new structural operations, but it is unlikely that many of these will be commenced before next spring. For the most part prospective builders are hesitating about starting work on proposed buildings while there is some doubt as to the building material price trend. The reductions of the past few weeks have caused considerable hope that a marked recession in all building material lines would speedily result, but this now seems most improbable, as the local market is now quite firm in almost every line.

Opinion in the building industry is general that the only immediate measure of relief will be afforded through easier money conditions, and until adequate funds are assured for building operations, particularly housing, there will be no concerted movement toward building on a large scale.

The local building material markets are quiet, with but a small amount of new business current. Prices are firm and there have been no further reductions announced. As a matter of fact, some lines have been advanced because of high fuel costs, increased freight rates and other factors entering into the overhead of the producers, and until this is lowered there can be no permanent price recession.

Common Brick.—There was a slightly better tone to the New York wholesale market for Hudson River common brick this week, with increased buying activity and more frequent inquiries, but at present it is too early to determine whether or not the improved condition is permanent. As a whole the outlook is fair and both manufacturers and dealers hope for a general increase in the volume of active building throughout next season. For the most part the brick manufacturers along the Hudson River have shut down their plants for the season and no more brick will be made. The greater part of the output of the season of 1920, however, yet remains to be burned, but as coal is exceedingly scarce and the fuel situation generally acute, producers express grave doubt as to when they will be in a posi-

tion to ship this brick. Another factor that has recently affected the overhead of brick making is the increase of 20 per cent, that went into effect on September 15, in the costs of towing and harbor transportation. The manufacturers have assumed this advance, but it remains as one of the reasons why there can be but slight possibility of lower brick prices in the future. At present the market is fairly firm as to price, with sales ranging between \$15 and \$18 a thousand, alongside.

Summary.—Transactions in the North River common brick market for the week

ending Wednesday, October 6, 1920. Condition of market: Demand fair; prices, practically unchanged. Quotations: Hudson Rivers, \$15 to \$18 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 18; sales, 13. Distribution: Manhattan, 3; Bronx, 1; Brooklyn, 4; New Jersey points, 4; outside, 1. Remaining unsold, 11.

Lumber.—The local lumber situation continues dull in both departments of trade. Arrivals from mill points are relatively heavy as compared with the demand and yards are fully stocked for any emer-

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**
¾-in., Manhattan deliveries **4.25**
Bronx deliveries **4.25**

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

Grit—Delivered at job site in Manhattan and Bronx:
Manhattan deliveries **\$3.50**
Bronx deliveries **3.50**

Hollow Tile—

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

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

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

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

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens **\$16.00 per 1,000**

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Finishing Lime (Standard in 300-lb. barrel) **\$5.40 per bbl.**
Common Lime (Standard 300-lb. barrel) **5.20 per bbl.**
Hydrate Finishing, in cloth bags **33.85 per ton**
Rebate for bags, 20c. per bag.

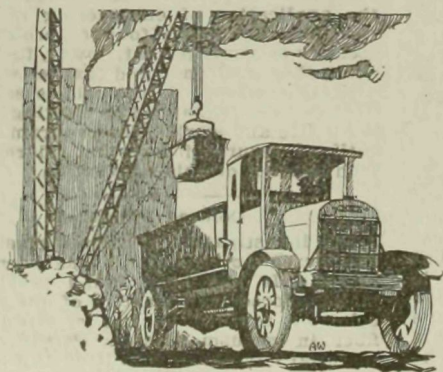
Plaster—

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**

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MATERIALS AND SUPPLIES

agency. Reports from production centers indicate that the output of lumber, while far from the normal, is running ahead of current orders and shipments are at a rate midway between these two levels. There has been a slight weakening in the price situation generally, but definite changes have been few and there is a strong likelihood that this phase of the market will recover itself just as soon as the demand improves. Lumber interests in the Metropolitan district are looking forward to an exceptionally busy spring and summer season in 1921, as the early

reports from architects indicate a vast amount of small house planning that will be ready for a start early next year.

Lime.—Market conditions are quiet because of the small amount of new construction and there is little likelihood of increased business in this line until there has been a general readjustment of the building situation. Announcement was made this week that increased freight rates, high fuel costs and other factors have made it necessary for the manufacturers to again advance lime prices. The reported increase is 40c. per barrel of 300

pounds, making the new prices for lime, delivered in Greater New York, \$5.40 a barrel for finishing and \$5.20 for common.

Structural Steel.—Local commitments have been light and prospects are not promising. There are plans in progress for a number of large building operations for which the fabricated steel requirements will be heavy, but at present there seems little likelihood that work will be commenced until conditions generally are more stable.

Electrical Supplies.—Business has increased somewhat during the past week or so, but the demand is far from normal for this period of the year. There is a shortage in some lines, notable in steel products and porcelains, but stocks in other lines are fairly satisfactory. Transportation continues to improve and jobbers are not greatly worried as to supply for any demand that might arise. Prices are generally steady and no changes of importance have been announced.

Reinforcing Bars.—There is an active demand for concrete reinforcing bars despite the general slackening of building operations in the Metropolitan district. The number of inquiries are also promising and indicate considerable industrial construction during the early spring of 1921. Prices range from 2.45c. to 4.50c. Pittsburgh, the higher prices prevailing when quick deliveries are specified. Sales are being generally recorded at 4c. for delivery in about three months.

Roofing and Building Papers.—Business in this line is quiet due to the suspension of small house construction in the suburbs. The outlook for next spring and summer, however, is promising as there are now many plans being prepared for moderate priced dwellings in Greater New York and the districts adjacent. Prices are somewhat uncertain and in some quarters slight cuts from the existing levels are anticipated.

Nails.—Very little activity prevails in this market and jobbers are getting ahead on their stocks to some extent by virtue of the low rate of demand. The situation at the mills is slightly improved and railroad freight movements are better, but with a resumption of buying activity such as marked the spring and summer of 1920 there would immediately be a repetition of the condition that existed at that time when nails were practically impossible to obtain at any price. At present the price situation is somewhat easier, but no radical reduction in nail quotations are looked for by the trade.

IN THE METROPOLITAN MARKETS

Plaster Board.—
Delivered at job site in Manhattan, Bronx, Brooklyn & Queens.
37x48x½ in. \$0.45 each
32x36x½ in. 0.35 each
32x36x¾ in. 0.36 each
32x36x½ in. 0.43 each

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

White Sand.—
Delivered in Manhattan.... \$5.00 per cu yd.

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

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

Structural Steel.—
Plain material at tidewater; cents per pound:
Beams and channels up to 14 in. 2.72 to —
Beams and channels over 14-in. 2.72 to —
Angles, 3x2 to 6x3 2.72 to —
Zees and tees 2.72 to —
Steel bars 2.10 to —

Lumber.—
Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b. N. Y.:
3x4 to 14x14, 10 to 20 ft. ... \$59.00 to \$77.00
Hemlock, Pa., f. o. b., N. Y.,

base price, per M. 57.00 to —
Hemlock, W. Va., base price, per M. 57.00 to —
(To mixed cargo price add freight, \$1.50.)
Spruce, Eastern, random cargoes, narrow (delivered). — to —
Wide cargoes..... — to —
Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot over 20 ft. in length. Add \$1.00 per M. for dressing.
Cypress Lumber (by car, f. o. b., N. Y.):
First and seconds, 1-in. \$140.00 to —
Cypress shingles, 6x18, No. 1 Hearts — to —
Cypress shingles, 6x18, No. 1 Prime — to —
Quartered Oak \$15.00 to —
Plain Oak 180.00 to \$190.00

Flooring:
White oak, quart'd, select. — to \$178.00
Red oak, quart'd, select. — to 178.00
Maple No. 1 \$163.00 to —
Yellow pine, No. 1, common flat 92.00 to —
N. C. pine, flooring, Norfolk 95.00 to —

Window Glass.—
Official discounts from manufacturers' lists:
Single strength, A quality, first three brackets 79%
B grade, single strength, first three brackets 79%
Grades A and B, larger than the first three brackets, single thick 78%
Double strength, A quality 80%
Double strength, B quality 82%

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

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

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CONTEMPLATED CONSTRUCTION.

Manhattan. CHURCHES.

11TH ST.—Polhemus, McKenzie & Coffin, 15 East 40th st, have started preliminary plans for a brick and stone church and settlement house at 42 East 11th st for the Peoples Home Methodist Episcopal Church, Rev. F. B. Newell, pastor, 11th st, owner. Details will be available later.

114TH ST.—Polhemus, McKenzie & Coffin, 15 East 40th st, have preliminary plans under way for a 1½-sty brick and stone church in 178th st, near Ft. Washington av, for the Chelsea Methodist Episcopal Church, Rev. G. H. Smith, pastor, 701 West 177th st, owner. Cost, about \$400,000. Details of construction will not be ready for some time.

HALLS AND CLUBS.

51ST ST.—W. B. Chambers, 111 East 40th st, has prepared plans for alterations to the 4-sty brick and stone clubhouse, 25x63 ft, at 11-13 West 51st st for the Doherty Club, Inc., 60 Wall st, owner. Cost, \$17,000. Architect will soon call for estimates on separate contracts.

SCHOOLS AND COLLEGES.

FIFTH AV.—Starrett & Van Vleck, 8 West 40th st, have plans under way for a 5-sty brick, limestone and terra cotta school building, 100x150 ft, at the northeast corner of Fifth av and 102d st for the Lincoln School of Teachers College, owner. Purdy & Henderson, 45 East 17th st, steel engineers. Architects will probably be ready for estimates on general contract about November 1.

STABLES AND GARAGES.

129TH ST.—Harold L. Young, 253 West 42d st, has prepared plans for a 2-sty brick garage, 259x117 ft, at 619 West 129th st for the Fort Lee Ferry Garage Co., 619 West 129th st, owner. Cost, about \$350,000.

80TH ST.—George H. Streeton, 115 East 34th st, has completed plans for a 1-sty brick garage, 124x102 ft, at 502-510 East 80th st for Peter F. Kane, 417 East 46th st, owner. Cost, about \$30,000.

129TH ST.—Moore & Landsledel, Third av and 148th st, have been retained to prepare plans for alterations to the 1-sty brick car barns, 150x200 ft, in the south side of 129th st, 100 ft east of Amsterdam av, into a garage for the West 129th Street Building Co., 335 Wadsworth av, owner and builder. Cost, about \$60,000. Details will be available later.

Bronx

BANKS.

SOUTHERN BLVD.—Louis A. Abramson, 46 West 46th st, has started preliminary plans for a 1-sty brick and limestone bank building, 50x40 ft, at the southeast corner of Southern blvd and Freeman st for the Bank of the United States, 320 Fifth av, owner. Cost, \$30,000. Bids will not be taken for some time.

DWELLINGS.

MATHEWS AV.—Dunnigan & Crumley, 394 East 150th st, have prepared plans for two 2-sty frame dwellings, 20x48 ft, on the west side of Mathews av, 450 ft north of Morris Park av, for John Del Visco, 1831 Mathews av, owner and builder. Cost, \$10,000 each.

ANTHONY AV.—Charles S. Clark, 441 Tremont av, has prepared plans for two 1-sty brick dwellings, 24x55 ft, on the east side of Anthony av, 107 ft north of 178th st, for Edward I. Alexander, 240 Mt. Hope pl, owner and builder. Total cost, \$26,000.

FACTORIES AND WAREHOUSES.

SOUTHERN BLVD.—The Ward Baking Co., Southern blvd and 143d st, contemplates the construction of a large bakery on the east side of Southern blvd, at the corner of 143d st, for which the name of architect and details of construction will not be available for some time.

SCHOOLS AND COLLEGES.

ST. PAULS PL.—C. B. J. Snyder, Municipal Building, has prepared plans for a 5-sty brick addition, 60x154 ft, to the 5-sty public school building in the south side of St. Pauls pl, Washington av to Park av, for the Board of Education of the City of New York, 500 Park av, owner. Cost, approximately \$450,000. Owner will soon advertise for bids.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

KEAP ST.—James A. McCarroll, Schubert Building, Monroe st and Broadway, has plans in progress for alterations to the 3-sty brick and stone tenement at 491 Keap st for J. L. Hopkins, 475 Keap st, owner. Cost, \$10,000. Architect will soon call for bids on general contract.

DWELLINGS.

PRESIDENT ST.—E. M. Adelsohn, 1778 Pitkin av, has prepared plans for a 2-sty brick and stone residence, 25x31 ft, in the north side of

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President st, 100 ft west of Kingston av, for Rose Mandelbaum, 329 Stone av, owner. Cost, \$30,000. Owner will soon call for estimates on general and separate contracts.

74TH ST.—Michael A. Cardo, 160 West 45th st, Manhattan, has prepared plans for a 2-sty frame dwelling, 18x30 ft, in the south side of 74th st, 143 ft west of 18th av, for Frederick A. Tuttle, Elizabeth, N. J., owner. Cost, about \$5,000.

DWELLINGS.

PRESIDENT ST.—McCarthy & Kelly, 16 Court st, have plans under way for a 2½-sty brick and stone residence, on plot 50x124 ft, with garage, in the south side of President st, 200 ft west of Kingston av, for Samuel Blank, 820 Eastern pkwy, owner. Cost, about \$35,000. General contract will be awarded without competition.

AV Z.—Joseph J. Galizia, 1 Webers walk, has plans in progress for a 2-sty frame and stucco dwelling, 17x50 ft, with store, at the northwest corner of Av Z and West 15th st for Louis Oliva, 2570 West 15th st, owner and builder. Cost, \$10,000.

70TH ST.—Angelo Adamo, 1351 72d st, has completed plans for a 2-sty brick dwelling, 22x52 ft, in the north side of 70th st, 158 ft east of 17th av, for Pasquale Blaquia, 1474 68th st, owner, who will take estimates on separate contracts. Cost, \$10,000.

WEST AV.—Harry Brodsky, 291 Hinsdale st, has plans in progress for a 1-sty frame dwelling, 17x32 ft, at the corner of West av and West 3d st for M. Wood, care of architect, owner and builder. Cost, \$6,500.

EAST 11TH ST.—Joseph J. Galizia, 1 Webers walk, has completed plans for a 2-sty frame and stucco dwelling, 17x48 ft, in the east side of East 11th st, 80 ft north of Blake court, for Joseph Fringo, 1869 Coney Island av, owner and builder. Cost, \$7,000.

EAST 8TH ST.—James A. Boyle, 367 Fulton st, has finished plans for three 2-sty frame dwellings, 22x34 ft, in the east side of East 8th st, 440 ft south of Av M, for the Lamblyn Realty Co., 1539 East 10th st, owner and builder. Total cost, \$30,000.

16TH AV.—Gilbert I. Prowler, 367 Fulton st, has plans in progress for two 2-sty brick dwellings, 20x56 ft, on the north side of 16th av, 400 ft west of 86th st, for Mario Pertonti, 67 Fulton st, owner. Total cost, \$25,000.

STAIRS AND GARAGES.

FULTON ST.—Wm. C. Winters, 106 Van Sclen av, has prepared plans for a 1-sty brick garage, 142x116 ft, in the south side of Fulton st, 10 ft west of Grant av, for Gennard Nardello, 3397 Fulton st, owner. Cost, about \$90,000.

CROSEY AV.—James A. MacDonald, 1630 Surf av, has finished plans for a 1-sty brick garage, 29x55 ft, at the northwest corner of Crosey av and Denyse lane for Crosey & Mitchell, Crosey av and Bay 25th st, owners. Cost, \$6,000.

STERLING PL.—Charles Infanger & Son, 2634 Atlantic av, have completed plans for a 1-sty brick garage, 44x100 ft, in the north side of Sterling pl, 149 ft east of Sixth av, for the Talbnesor Realty Corporation, 190 Bay 31st st, owner. Cost, \$12,000.

MESEROLE ST.—Gustave Erda, 826 Manhattan av, has finished plans for a 1-sty brick garage, 100x105 ft, at the southeast corner of Meserole st and Banker st for William S. Miller, 837 Manhattan av, owner. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

HANSON PL.—Severance & Van Alen, 372 Lexington av, Manhattan, have prepared plans for alterations to the 3-sty brick office building at the southeast corner of Hanson pl and Elliott pl for Dr. Wm. DeBar, 260 Ovington av, owner. Cost, \$20,000. Architects will take bids on general contract.

Queens.

DWELLINGS.

RICHMOND HILL, L. I.—Louis Dananher, 328 Fulton st, Jamaica, has prepared plans for fifteen 2-sty frame and stucco dwellings, 16x38 ft, in the south side of 109th st, 26 ft north of Roanoke av, Richmond Hill, for the Roanoke Construction Co., Liberty av and 109th st, Richmond Hill, owner and builder. Cost, \$5,000 each.

ST. ALBANS, L. I.—C. H. Tabor, 160 Fifth av, Manhattan, has completed plans for a 2½-sty frame residence, 33x25 ft, in the east side of Herkimer st, 180 ft north of Rutland av, St. Albans, L. I., for E. H. Brown, St. Albans, owner. Cost, \$15,000.

FOREST HILLS, L. I.—Bloch & Hesse, 18 East 41st st, Manhattan, have plans in progress for a 2½-sty frame dwelling, 28x30 ft, at Forest Hills for the Cord Meyer Development Co., Forest Hills, owner and builder. Cost, \$15,000.

JAMAICA, L. I.—A. P. Sorice, Jr., 363 Fulton st, Jamaica, has finished plans for a 2-sty frame dwelling, 21x50 ft in the west side of Washington st, Jamaica, 200 ft south of South st, for Maria Palonolitta, 150 Washington st, Jamaica, owner and builder. Cost, \$10,000

BAYSIDE, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 22x27 ft, in the east side of 4th st, 87 ft south of Ashburton av, Bayside L. I., for Thomas W. Lamb, 644 Eighth av, Manhattan, owner and builder. Cost, \$6,500.

MIDDLE VILLAGE, L. I.—Morris Perlstein, 49 Fulton av, Middle Village, has prepared plans for a 2-sty frame dwelling, 20x52 ft, in the west side of Fulton st, 200 ft south of Market st, Middle Village, for Saml. Rosenberg, 171 Leonard av, Brooklyn, owner and builder. Cost, \$10,000.

JAMAICA, L. I.—Edward Jackson, Herriman av, Jamaica, has completed plans for a 2-sty frame dwelling, 20x54 ft, on the east side of Avalon av, 100 ft south of North 1st st, Jamaica, for the Eastwood Construction Co., Jamaica, owner and builder. Cost, \$12,000.

RICHMOND HILL, L. I.—H. Spinken, 1 Fulton st, Jamaica, has finished plans for a 2½-sty frame dwelling, 17x38 ft, in the north side of Chestnut st, 265 ft south of Freedom av, for Peter Leyes, 10226 87th st, Richmond Hill, owner and builder. Cost, \$5,000.

SPRINGFIELD, L. I.—Edward Jackson, Herriman av, Jamaica, has completed plans for a 2½-sty frame dwelling, 17x38 ft, on the west side of Hunters av, 350 ft south of Merrick rd, Springfield, for John Sheridan, Springfield, owner and builder. Cost, \$4,000.

ELMHURST, L. I.—A. De Blasi, 94 East Jackson av, Corona, L. I., has finished plans for a 2½-sty frame dwelling, 20x50 ft, in the north side of Bede st, 150 ft east of Van Dine st, Elmhurst, L. I., for Thomas Daly, Junction av, Corona, L. I., owner and builder. Cost, \$18,000.

FOREST HILLS, L. I.—Bloch & Hess, 18 East 41st st, Manhattan, have completed plans for a 2½-sty frame dwelling, 24x36 ft, in the north side of Nome st, 100 ft east of 51st st, Forest Hills, L. I., for the Cord Meyer Development Co., Forest Hills, owner and builder. Cost, \$15,000.

JAMAICA, L. I.—Louis Dananher, 328 Fulton st, Jamaica, has completed plans for two 2-sty brick dwellings, 20x55 ft, on the east side of Caplan av, 100 ft south of Hillside av, Jamaica, for Margolin & Vishofsky, 227 Union Hall st, Jamaica, owners and builders. Cost, \$9,000 each.

EAST ELMHURST, L. I.—Max Hausle, 3307 Third av, Manhattan, has prepared plans for a 2-sty brick dwelling, 29x43 ft, at the southeast corner of Lyon av and Erricson st, East Elmhurst, L. I., for Henry G. Block, 95 51st st, Corona, L. I., owner and builder. Cost, \$25,000.

JAMAICA, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 16x38 ft, at the southwest corner of Newton rd and Cottage st, Jamaica, L. I., for R. Carpenter, Jamaica, L. I., owner and builder. Cost, \$5,000.

RICHMOND HILL, L. I.—Louis Dananher, 328 Fulton st, Jamaica, has completed plans for a 2-sty frame and stucco dwelling, 20x55 ft, at the northeast corner of Roanoke av and 109th st for the Roanoke Construction Co., Liberty av and 109th st, Richmond Hill, owner and builder. Cost, \$9,500.

HALLS AND CLUBS.

WINFIELD, L. I.—William C. Staber, 90 43d st, Corona, L. I., has prepared plans for a 1½-sty brick and stone club house, 32x75 ft, at the southeast corner of Garfield and Fisk avs, Winfield, L. I., for the Improved Order of Red Men, Inc., Shell rd, Winfield, owner. Cost, \$25,000.

STABLES AND GARAGES.

JAMAICA, L. I.—Louis Dananher, 328 Fulton st, Jamaica, has prepared plans for a 1-sty brick garage, 100x91 ft, in the east side of Rockaway rd, 225 ft north of Beaver st, for the Roseville Building Co., 7812 18th av, Brooklyn, owner and builder. Cost, \$35,000.

Richmond.

APARTMENTS, FLATS AND TENEMENTS.

PORT RICHMOND, S. I.—Harry A. Yarish, 772 Broadway, Brooklyn, has plans under way for a 3-sty frame and stucco tenement alteration at the southeast corner of Castleton av and Caroline st, Port Richmond, S. I., for L. Levinson, owner, care of architect. Cost, \$10,000.

Nassau.

SCHOOLS AND COLLEGES.

OCEANSIDE, L. I.—Tooker & Marsh, 103 Park av, Manhattan, have been retained to prepare plans and specifications for a 3-sty brick, limestone and terra cotta school, 96x59 ft, containing eight class rooms and auditorium, at Oceanside, L. I., for the Board of Education of Oceanside, owner. Cost, approximately \$85,000. Owners will advertise for estimates when plans are completed.

Westchester.

DWELLINGS.

PELHAM MANOR, N. Y.—F. B. Chapman, 4 East 39th st, Manhattan, has plans in progress for a 2½-sty brick and local stone residence at Pelham Manor, for T. L. McCreedy, 509 Fowler av, Pelham, owner. Details will be available later.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

WEST HOBOKEN, N. J.—McDermott & Binda, 582 Spring st, West Hoboken, have plans under way for a 3-sty frame flat, 45x60 ft, in Sims st, between Central and West sts, for J. Maroni, Central av and Savoy st, West Hoboken, owner. Cost, \$24,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, has plans in progress for a 3-sty frame flat, 36x65 ft, at 312-314 Johnson av for Gerber & Gerber, 316 Peshine av, Newark, owners and builders. Cost, \$20,000.

CHURCHES.

NEWARK, N. J.—C. Godfrey Poggi, 275 Morris av, Elizabeth, N. J., has plans nearing completion for a 1½-sty frame addition, 55x70 ft, to the Sunday school on Elizabeth av for the Elizabeth Avenue Presbyterian Church, owner, on premises. Cost, \$20,000. Architect will soon call for bids on general contract.

DWELLINGS.

ARLINGTON, N. J.—Herman Fritz, News Building, Passaic, N. J., has completed plans for a 2½-sty frame dwelling, 26x27 ft, at Arlington, N. J., for George Oldfield, Arlington, owner. Cost, \$7,500.

SHORT HILLS, N. J.—R. S. Shapter, Summit, N. J., has plans nearing completion for a 2½-sty brick and stone residence, 80x40 ft, with garage, at Short Hills, N. J., for owner, to be announced later. Details will not be available for some time. Architect will take estimates.

NEWARK, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 25x30

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121 Chester av, owner and builder. Cost, \$6,000. ft, at 115 Chester st, Newark, for Nelson Kelley, MONTCLAIR, N. J.—H. Mesinger Fisher and H. Charles Hammel, 460 Bloomfield av, Montclair, have plans finished for two 2½-sty frame dwellings, 24x28 ft, at Montclair, for A. Zettersten, 209 North Fullerton av, Montclair, owner and builder. Cost, \$15,000 each.

MONTCLAIR, N. J.—John E. Baker, 109 Orange road, Montclair, N. J., has prepared plans for a 2½-sty frame and stucco residence, 30x62 ft, with garage, on Highland av, near Bloomfield av, Montclair, for Wm. L. Steele, 137 William st, Manhattan, owner. Cost, about \$40,000.

ELIZABETH, N. J.—Herman Fritz, News Building, Passaic, has finished plans for a 2½-sty frame dwelling, 27x34 ft, at Elizabeth, N. J., for Alfred T. Bender, 215 Broad st, Elizabeth, owner and builder. Cost, about \$15,000.

GARFIELD, N. J.—Anton Vegliante, 42 Passaic st, Garfield, has plans under way for a 2-sty brick and frame dwelling, 23x70 ft, with stores, at 51 Passaic st, Garfield, for S. S. Berenson, 53 Passaic st, Garfield, owner. Cost, about \$10,000.

JERSEY CITY, N. J.—Nathan Weltoff, 76 Montgomery st, Jersey City, has prepared plans for four 2½-sty brick dwellings, 25x40 ft, at Morton pl and Bergen av, Jersey City, for Henry Casper, 1926 Boulevard, Jersey City, owner and

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Plans have been prepared privately for a 1-sty brick brass foundry building, 42x120 ft, at Newark, N. J., for the H. & F. Brass Foundry, 6th st and Berkeley av, Newark, owner and builder. Cost, \$15,000.

HALLS AND CLUBS.

NEWARK, N. J.—John H. and Wilson C. Ely, Firemen's Building, Newark, are preparing revised plans for a 4-sty brick and reinforced concrete recreation building, 200x118 ft, containing gymnasium, auditorium, billiard room, class rooms, lounge, bowling alleys, etc., at the corner of Clark and Ogden sts, Newark, for the Clark Thread Co., owner, on premises. Cost, about \$400,000. Architects will probably be ready for estimates on general contract by October 12.

SCHOOLS AND COLLEGES.

CLIFTON, N. J.—St. Paul's Roman Catholic Church, Rev. Father P. Gutrel, pastor, contemplates the construction of a 2-sty brick, limestone and terra cotta parochial school to contain eight classrooms, men's club, etc., at Clifton, N. J., to cost about \$80,000. Name of

architect and details of construction will be announced later.

STABLES AND GARAGES.

NEWARK, N. J.—Richard W. Erler, 45 Clinton st, Newark, has prepared plans for a 1-sty brick and stone garage, 90x106 ft, at 95-99 Hartford st, Newark, for John S. Geiger's Sons, 83 Hartford st, Newark, owners and builders. Cost, \$20,000.

STABLES AND GARAGES.

NEWARK, N. J.—Backoff, Jones & Cook, Union Building, Newark, have prepared plans for a 1-sty brick garage, 92x32 ft, at 151-161 Fabyan pl, Newark, for the Franklin Lumber Co., Nye av, Newark, owner and builder. Cost, \$9,000.

THEATRES.

CLIFTON, N. J.—Plans have been prepared privately for a 1-sty brick and stone moving picture theatre, seating 1,500, at 226-230 Dayton av, Clifton, N. J., for S. M. Saxe, 203 Dayton av, Clifton, N. J., owner and builder. Cost, \$100,000.

CONTRACTS AWARDED.

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

BANKS.

LAWRENCE, L. I.—Hoggon Brothers, 485 Fifth av, Manhattan, have the general contract for a 1½-sty brick and stone bank building, 55x83 ft, at Lawrence, L. I., for the Bank of Lawrence, owner, on premises, from plans prepared privately. Cost, \$125,000.

CHURCHES.

PORT RICHMOND, S. I.—Dillon & Wiley, 103 Park av, Manhattan, have the general contract for a 2-sty brick and stone church and school building, 55x101 ft, in Morning Star rd, Port Richmond, S. I., for St. Adalbert's Polish Roman Catholic Church, 59 John st, Port Richmond, owner, from plans by F. J. Schwartz, Colt Building, Paterson, N. J., architect. Cost, about \$70,000.

DWELLINGS.

KEW GARDENS, L. I.—John Auer & Son, 648 Lexington av, Brooklyn, have the general contract for a 2½-sty brick and stone residence, 44x38 ft, with garage, at the northwest corner of Beverley rd and Richmond Hill rd, Kew Gardens, L. I., for H. C. Bohack, 1090 Greene av, Brooklyn, owner, from plans by Koch & Wagner, 32 Court st, Brooklyn, architects. Cost, about \$65,000.

SUFFERN, N. Y.—W. T. Finley, Suffern, N. Y., has the general contract for a 2½-sty frame and stucco residence, 58x63 ft, with garage, at Suffern, N. Y., for Joseph N. Douglass, on premises, owner, from plans by Tooker & Marsh, 101 Park av, Manhattan, architects.

BRONX.—Phillip J. Kearns Contracting Co., 2306 Creston av, has the general contract for a 2½-sty brick and stone residence, 22x47 ft, with garage, in the west side of Fieldston rd, 200 ft north of 261st st, for Robert J. Fearn, 313 West 183d st, owner, from plans by Charles Schaefer, Jr., 394 East 150th st, architect. Cost, \$75,000.

BROOKLYN.—J. A. Moore, 112 Bay 10th st, has the general contract for a 1½-sty frame dwelling, 26x40 ft, in the east side of Bay 9th st, 560 ft south of Cropsey av, for H. Henjes, 8808 Bay 16th st, owner, from plans by Kallich & Subkis, 7922 21st, architects. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Wharton-Green Co., Inc., 37 West 39th st, has the general contract for alterations to the 5-sty brick and stone publishing building, 50x200 ft, at 22 Murray st, through to 25 Park pl, for the News, 25 City Hall pl, owner, from plans by Starrett & Van Vleck, 8 West 40th st, architects.

HOBOKEN, N. J.—C. W. Keith, Nashua, Vt., has the general contract for a 2-sty factory and garage, 75x120 ft, at Hoboken, N. J., for B. and A. D. Fessenden, Hoboken, owners, from privately prepared plans. Cost, \$35,000.

BROOKLYN.—J. W. Bishop Co., 101 Park av, Manhattan, has the general contract for a 2-sty brick printing building, 37x90 ft, in the south side of Sand st, 25 ft west of Pearl st, Brooklyn, for John E. Berwind, 1 Broadway, Manhattan, owner, from plans prepared privately. Cost, \$40,000.

HALLS AND CLUBS.

BAYONNE, N. J.—Tucker & Lewis, 103 Park av, Manhattan, have the general contract for a 2-sty brick and reinforced concrete welfare building, 80x100 ft, at Bayonne, N. J., for the Standard Oil Co. of New Jersey, 26 Broadway, Manhattan, owner, from privately prepared plans. Cost, \$100,000.

THEATRES.

NEW BRUNSWICK, N. J.—Rolo Co., 188 Market st, Newark, has the general contract for a 1-sty brick, limestone and terra cotta moving picture theatre, 96x196 ft, at the corner of Washington and George sts, New Brunswick, N. J., for Aaron Shusterman, Albany st, New Brunswick, owner, from plans by Hyman Rosensohn, 188 Market st, Newark, architect. Cost, \$125,000.

STANDARDS AND APPEALS Calendar

HOURS OF MEETING.

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

SPECIAL MEETING.

Thursday, October 14, 1920, at 10 a. m.

Appeals from Administrative Orders.

Pier Cases.

594-19-A—Pier 8, North River, Manhattan.
595-19-A—Pier 44, East River, Manhattan.
480-19-A—Piers 4 and 5, North River, Manhattan.

481-19-A—Old Pier 3, North River, Manhattan.
877-19-A—Pier 14, North River, Manhattan.
878-19-A—Pier 15, North River, Manhattan.
879-19-A—Pier 15, North River, Manhattan.
880-19-A—Pier 28, East River, Manhattan.
881-19-A—Pier 1 (Old), North River, Manhattan.

882-19-A—Pier 27, North River, Manhattan.
883-19-A—Pier 29, North River, Manhattan.
884-19-A—Pier 30, North River, Manhattan.
885-19-A—Pier 78, North River, Manhattan.
886-19-A—Pier 42, North River, Manhattan.
937-19-A—Piers 37 and 38, East River, Manhattan.

948-19-A—Pier 121, foot of West 131st st, North River, Manhattan. (Order No. 95587-F.)

949-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95586-F.)

950-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95585.)

981-19-A—Piers 22-25, East River, Manhattan.
1003-19-A—Pier 28, North River, Manhattan.
31-20-A—Pier 13, East River, foot of Wall street, Manhattan.

890-19-A—Pier 70 East River, Manhattan.
285-20-A—Pier 46, East River, foot of Van Brunt street, Brooklyn.

266-20-A—Pier 39, East River, foot of Van Dyke street, Brooklyn.

267-20-A—Pier 31, East River, s w s Atlantic Basin, Brooklyn.

268-20-A—Pier 36, East River, foot of Pioneer street, Brooklyn.

269-20-A—Pier 35, East River, n e s Atlantic Basin, Brooklyn.

270-20-A—Pier 34, East River, foot of Hamilton street, Brooklyn.

271-20-A—Pier 27, East River, foot of Baltic street, Brooklyn.

272-20-A—Pier 17, East River, foot of Joralemon street, Brooklyn.

273-20-A—Pier 19, East River, foot of Clark street, Brooklyn.

318-20-A—Pier between North 4th and 5th streets, East River, Brooklyn.

352-20-A—Pier 3, Wallabout basin, foot of Washington and E. streets, Brooklyn.

353-20-A—Pier 2, Wallabout basin, foot of Washington and F. streets, Brooklyn.

383-20-A—Pier 29, East River, Manhattan.
420-20-A—Pier 5, between Poplar and Middagh streets, Brooklyn.

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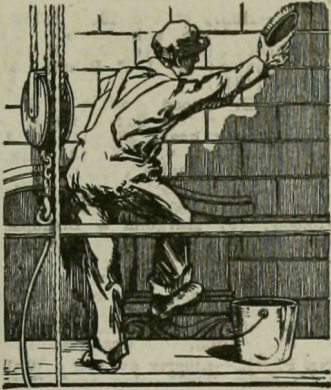
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APARTMENTS, FLATS AND TENEMENTS.
105TH ST., 22-24 E., 6-sty bk apts, 37x90, plastic slate roof; \$50,000; (o) Sam L. Ettlinger, 1746 Union, Bklyn; (a) Geo. M. McCabe, 96 5 av (354).

DWELLINGS.

67TH ST., 13 E., 4-sty bk dwg, 23x90, tile rf; \$150,000; (o) Martin Beck, 1564 Bway; (a) Harry Allan Jacobs, 320 5 av (355).

STABLES AND GARAGES.

CANAL ST., 405-7-9, 2-sty bk garage, 65x 82, rubberoid roof; \$50,000; (o) Henry Jackson, 106 Lex av; (a) J. M. Felson, 1133 Bway (353).

80TH ST., 502-510 W., 1-sty bk garage, 125x102 slag roof; \$30,000; (o) Peter F. Kane, 417 E 46th; (a) Geo. H. Streeter, 115 E 34th (352).

Bronx.

DWELLINGS.

ANTHONY AV., e s, 107 n 178th st, 2-2-sty & 2-1-sty bk dwgs & garages, 24x55, 20x20, slag rf; \$26,000; (o) Edw. I. Alexander, 240 Mt. Hope pl; (a) Chas. S. Clark, 441 Tremont av (637).

BROADWAY, w s, 650 s 251st st, 1½-sty bk dwg, 20x35, slate rf; \$5,000; (o) Russel D. Burdick, 506 W 147th; (a) Albert E. Davis, 258 E 188th (633).

GUNHILL ROAD, s s, 89.45 w Fish av, 2-sty bk dwg, 26.81x68.6, plastic slate rf; \$14,000; (o) Jos. P. Burk, 106 Fulton; (a) Carl B. Call, 81 E 125th (639).

STARLING AV., e s, 30 w Odell st, 2-2-sty fr dwgs, 20x48, tin rf; \$16,000; (o) Phillip Kaufmann, 1357 Odell; (a) B. Ebeling, 2400 Westchester av (616).

TUITON AV., w s, 240 s 165th, 2-sty bk dwg, 22x60, slag rf; \$12,000; (o) Marie Del Balso, 1481 Hoe av; (a) R. F. Knochenauer, 603 Tremont av (624).

UNIVERSITY AV., w s, 150 s 171st st, 2-sty t c dwg, 21x40, asphalt shingle rf; \$5,000; (o) Highbridge Bldg. Co., J. H. Jones, 1455 Undercliff av. pres; (a) Lloyd I. Phyle, 970 Anderson av (626).

ALLERTON AV., n s, 50 w Seymour av, 1-sty stone dwg, 22x30, plastic slate rf; \$2,000; (o) Michele Caella, 405 E 118th; (a) Carl B. Call, 81 E 125th (643).

FIELDSTONE ROAD, w s, 200 n 261st st, 2½-sty bk dwg, 22x47.6, shingle rf; \$75,000; (o) Robt. J. Fearns, 313 E 183d; (a) Chas. Schaefer, Jr., 394 E 150th (642).

STABLES AND GARAGES.

WEBSTER AV., e s, 117.88 s 173d st, 1-sty bk garage, 58.74x164.4, rubberoid rf; \$20,000; (o) Samuel Rubin, 1060 Flindlav av; (a) Chas. Schaefer, Jr., 394 E 150th (611).

215TH ST, s s, 100 e Holland av, 1-sty bk garage, 38x22, tin rf; \$3,000; (o) Andrew Arigdon, 3646 Holland av; (a) De Pace & Juster, 3617 White Plains av (645).

CITY ISLAND AV., n e c Ditmars st, 1-sty concrete garage, 104x71.94, slag rf; \$15,000; (o) Bertram M. Smith, 385 City Island av; (a) Dunnigan & Crumley, 394 E 150th (644).

SIMPSON ST., 1143, 1-sty bk extension, 18x 31, to 2-sty bk dwg & garage; \$3,000; (o) Aaron Koller, on prem; (a) De Rose & Cavalieri, 370 E 149th (515).

165TH ST., 431-33-35, 1-sty bk ext, 56.9x62, to 1-sty bk garage; \$5,000; (o) Coca Cola Bottling Co., 339 E 46th (517).

187TH ST., n s, 100 e Valentine av, 1-sty bk extension, 5.10x6.2, & 1-sty of bk built upon present bldg & new balcony to 1-sty bk church; \$15,000; (o) The Savior Evan Luth Church, 2419 Marlon av; (a) Max Hausle, 3307 3 av (576).

STORES, OFFICES AND LOFTS.

FREMAN ST., s e c Boulevard, 1-sty bk bank, 50x40.8, slag rf; \$30,000; (o) The Bank of United States, Jos. S. Marcus, 320 5 av. pres; (a) Louis A. Abramson, 46 W 46th (635).

AQUEDUCT AV., s e c 183d st, 1-sty bk str, 25.4x90.6, slag rf; \$10,000; (o) M. P. Mulhall, 2422 University av; (a) Chas. Krymborg, 603 E Kingsbridge road (620).

MISCELLANEOUS.

132D ST., n s, 200 e Cypress av, 2-sty bk shop & office, 25x104.6, rubberoid rf; \$15,000; (o) John Hoffman, 680 E 133d; (a) S. F. Oppenheim, 36 8 av (628).

CARTER AV., w s, 147.63 n 174th st, 1-sty bk shop, 50.1x28.1, slag rf; \$6,000; (o) Daniel Mason, 4077 Park av; (a) Chas. Krymborg, 309 E Kingsbridge road (619).

Brooklyn.

CHURCHES.

4TH AV., 6753-9, e s, 47.3 n 68th, 1-sty bk church, 40x95.6; \$15,000; (o) Bay Ridge

Swedish Baptist Church, 257 Bay Ridge av; (a) Horace G. Knapp, 335 Bway, Manhattan (11660).
DWELLINGS.

BAY 9TH ST., 8917, e s, 560 s Cropsy av, 1½-sty fr 1 fam dwg, 26x40; \$8,000; (o) H. Henjes, 8808 Bay 16th; (a) Kallich & Subkis, 7922 21 av (11715).

BAY 50TH ST., 124, w s, 369.1 n Harway av, 3-sty bk str & 2 fam dwg, 20x91.3; \$10,000; (o) Salvatore Guarino, 111 Bay 50th; (a) Chas. P. Cannella, 1163 Herkimer (1813).

IRWIN ST., 152, w s, 340 n Oriental blvd, 2½-sty bk 1 fam dwg, 27x43; \$10,000; (o) Henry Lewis, 67 West End av; (a) Wm. C. Winters, 106 Van Siclen av (11746).

LOGAN ST., 683, e s, 180 s New Lots av, 2-sty bk str & 2 fam dwg, 20x50; \$7,500; (o) Giacomo Sciana, 550 E 16th, Manhattan; (a) Chas. H. Pfaff, 673 Elderts la (11782).

PRESIDENT ST., 1391-3, n s, 100 w Kingston av, 2-sty bk 1 fam dwg, 25x81; \$30,000; (o) Rose Mandelbaum, 329 Stone av; (a) E. M. Adelsohn, 1778 Pitkin av (11663).

E 3D ST., 1610-34, w s, 100 s Av O, 10-2-sty fr 1 fam dwgs, 16x42; \$40,000; (o) Bklyn Line Impt. Corp., 1518 E 2d; (a) Henry Rockmore, 1518 E 2d (11779).

E 11TH ST., 2715-17, e s, 80.28 n Blake ct, 2-sty fr 2 fam dwg, 17x48; \$7,000; (o) Jos. Fungo, 1869 Coney Island av; (a) same as above (11835).

E 26TH ST., 2649, e s, 340 n Voorhies av, 1-sty fr 1 fam dwg, 15x46; \$4,500; (o) Richard W. L. Suer, 461 Lurie, Perth Amboy, N. J.; (a) David A. Lucas, 98 3d (11775).

74TH ST., 1774, 143.2 w 18 av, 2-sty fr 1 fam dwg, 18x30; \$5,000; (o) Fred. A. Tuttle, Elizabeth, N. J.; (a) Michael A. Cardo, 158-60 W 45th, Manhattan (11821).

79TH ST., 452, s s, 300 w 5 av, 2-sty bk 2 fam dwg, 25x55; \$15,000; (o) Edw. F. Oxley, 425 45th; (a) Thos. Bennett, 7826 5 av (11788).

AV M, 4613-23, n w c Schenectady av, 3-2-sty fr 2 fam dwgs, 32x32; \$24,000; (o) Rufus H. Brown, 350 Fulton; (a) Clarence E. Hildebrand, 350 Fulton (11647).

BRIGHTON BEACH AV., n s, 20 e Lakeland pl, 2-sty bk str & 1 fam dwg, 20x55; \$10,000; (o) Anthony Esposito, 239 W 46th, Manhattan; (a) Morris Perlstein, 49 Fulton av, Middle Village (11701).

BROOKLYN AV., 1768-74, w s, 290 n Av D, 3-1½-sty fr 1 fam dwgs, 16x35; \$16,500; (o) Gustaf W. Mattson, 620 E 40th; (a) Robt. T. Schaefer, 1526 Flatbush av (11771).

78TH ST., 1864-74, s w c 19 av, 4-2-sty fr 1 fam dwgs, 16x40; \$20,000; (o) Mainard C. Schell, 1701 77th; (a) Gregory B. Webb, 1358 Bway, Manhattan (11861).

E 87TH ST., 216, w s, 100 s Glenwood av, 1-sty fr 1 fam dwg, 20x45; \$5,000; (o) Vito Valenta, 545 Park av; (a) Chas. H. Pfaff, 673 Eldert la (11854).

FARRAGUT RD., 9611, n s, 75 e E 96th, 1-sty fr 1 fam dwg, 16x40; \$4,500; (o) Marie Voss, 987 E 95th; (a) Frank P. Smith, 9501 Farragut rd (11890).

16TH AV., 4904, w s, 20 s 49th, 1-sty bk str & 1 fam dwg, 17x48.6; \$12,000; (o) N. R. Realty Co., 438 56th; (a) Boris W. Dorfman, 26 Court (11882).

16TH AV., 4906-12, w s, 37 s 49th, 4-1-sty bk str & 1 fam dwg, 15.9x48.6; \$40,000; (o) same as above (11883).

E 5TH ST., 2104-40, w s, 79.6 s Johnsons la, 14-1½-sty fr 1 fam dwgs, 18x48; \$7,000; (o) Bonello & Papa Constn., Inc., 26 Court; (a) Irving Brooks, 26 Court (11988).

E 5TH ST., 2144, w s, 401.6 s Johnsons lane, 1½-sty fr 1 fam dwg, 18x40; \$5,000; (o) same (11989).

E 5TH ST., 2094-2102, s w c Johnsons lane, 1½-sty fr 1 fam dwg, 18x48; \$5,000; (o) same (11990).

E 8TH ST., 1453-61, e s, 440 s Av N, 3-2-sty fr 1 fam dwgs, 22x34; \$24,000; (o) Tamblin Realty Co., Hoboken, N. J.; (a) Jas. A. Boyle, 367 Fulton (11994).

E 15TH ST., 980-82, w s, 100.5 n Av J, 2-sty bk 2 fam dwg, 20x55; \$17,000; (o) Harry C. Newberger, 2 Rector, N. Y.; (a) Burke & Olsen, 32 Court (11932).

W 21ST ST., 2846-62, w s, 230 n Mermalid av, 4-1-sty bk 1 fam dwgs, 20x38; \$16,000; (o) Jacob Wogelfanger, 2874 W 19th; (a) M. Bernard Adler, 44 Court (11976).

AV Z, 247, n w c W 15th st, 2-sty fr str and 2 fam dwg, 17x60; \$10,000; (o) Louis Oliva, 2570 W 15th; (a) Jos. J. Gallzan, 1 Webers walk (11961).

BRIGHTON BEACH AV., n s, 80 w Ocean pl, 2-sty bk str & 2 fam dwg, 20x62; \$10,000; (o) Hattie Magliolo, 3024 W 32d; (a) Morris Perlstein, 49 Fulton (11913).

16TH AV, 8650-54, w s, 399 s — st, 2-2-sty bk 2 fam dwgs, 20x56; \$26,000; (o) Mario Peronti, Antonio Coletti, 67 Fulton; (a) Gilbert I. Brower, 367 Fulton (11995).

STABLES AND GARAGES.

FULTON ST, 3450-64, s s, 50.10 w Grant av, 1-sty bk garage, 142.4x116.5; \$90,000; (o) Genhart Nardello, 3397 Fulton; (a) Wm. C. Winters, 106 Van Sieten av (11753).

STERLING PL, 87-89, n s, 149.7 e 6 av, 1-sty bk garage, 43x100; \$12,000; (o) Talbnesor Realty Corp., 190 Bay 37th; (a) Chas. Infanger & Son, 2634 Atlantic av (—).

E 19TH ST, 2750, w s, 425.1 n Emmons av, 2-sty bk garage & 1 fam dwg, 42x21; \$7,500; (o) Anna Katinsky, 2928 W 29th; (a) Jacob Lubroth, 44 Court (11705).

SAME PREM, 2-2-sty fr 2 fam dwgs, 18x50; \$20,000; (o) same as above (11706).

BEDFORD AV, 1701-25, n e c Sullivan, 1-sty bk garage, 192.6x206.3; \$150,000; (o) Bessie A. Dames, 1692 Carroll; (a) Benj. Driesler, 153 Remsen (11658).

MESEROLE AV, 34-42, s e c Banker, 1-sty bk garage, 100x105; \$20,000; (o) Wm. S. Miller, 837 Manhattan av; (a) Gustave Erda, 826 Manhattan av (11831).

TROY AV, 32, w s, 100 s Herkimer, 1-sty bk garage, 20x60; \$4,000; (o) Antoinette Imbessi, 1056 St. Marks av; (a) Jos. McKillop, 154 India (11819).

JUNIUS ST, 568-94, s w c Newport av, 1-sty bk garage, 240x100; \$50,000; (o) Liberty Wyona Co., Inc., 1199 Eastern pkwy; (a) Jehle Eng. Co., 350 Fulton (11858).

18TH AV, 5916-24, n w c 60th, 1-sty bk garage; \$5,000; (o) Domenick Schirrupa, 6005 14 av; (a) Ferd Savignana, 6005 14 av (11887).

AV N, 86-96, s e c W 10th st, 2-sty bk garage & 2 fam dwg, 39x97; \$20,000; (o) John Bernard, 123 Av N; (a) S. Gardstein, 26 Court (11963).

CROPSEY AV, 2418, n w c Denyse lane, 1-sty bk garage, 29.9x55; \$6,000; (o) Cropsey & Mitchell, Cropsey av & Bay 25th; (a) Jas. A. McDonald, 1630 Surf av (11906).

WYCKOFF AV, 16, n w c Troutman st, 1-sty bk garage, 25x49.6; \$6,000; (o) Giuseppe Ricca, premises; (a) Chas. P. Cannella, 1163 Herkimer (11968).

4TH AV, 737-47, n e c 25th st, 1-sty bk garage, 150x100; \$40,000; (o) Est. Alex M. White, 14 Wall, N Y; (a) Jas. J. Millman, 26 Court (11910).

18TH AV, 8805-17, s s, 100.14 e Cropsey av, 1-sty bk garage, 120.2½x152.2½; \$50,000; (o) Bay 23d St. Constn. Co., 181 Bay 17th; (a) Chas. M. Straub, 147 4 av (11985).

STORES, OFFICES AND LOFTS.

GRAVESTED AV, 1655-9, s e c Ryder av, 1-sty bk str, 56.9x40.9; \$7,000; (o) Henry Rockmore, 1518 E 2d; (a) same as above (11780).

LIBERTY AV, 1103-17, n s, 20 w Lincoln av, 8-1-sty bk str, 16.3x65.4; \$48,000; (o) same (11695).

LIBERTY AV, 1119, n w c Lincoln av, 1-sty bk str, 20x94.8; \$10,000; (o) 59th St. Bldg. Corp., 44 Court; (a) Boris W. Dorfman, 26 Court (11694).

OCEAN AV, 2202-12, s e c Av M, 1-sty bk office, 20x40; \$4,500; (o) Albert H. Davis, 1806 Coton av; (a) Robt. T. Schaefer, 1526 Flatbush av (11926).

MISCELLANEOUS.

5TH ST, 54, s e c Smith, 1-sty bk gas generators, 68.9x16.4; \$10,000; (o) Bklyn Union Gas Co., 176 Remsen; (a) owner (11776).

38TH ST, 1277, n s, 40 w 13 av, 2-sty bk shop, 20x90.4; \$12,000; (o) Benj. Soghmann, prem; (a) Brook & Sackheim, 26 Court (11675).

ATLANTIC AV, 2384-92, s e c Sackman, 4-sty bk shop, 80x92; \$45,000; (o) Simon Halperin, 363 Hinsdale; (o) Cohn Bros., 361 Stone av (11724).

MERMAID AV, 1522-28, s e c W 16th, 2-sty bk restaurant, 21x80; \$25,000; (o) Ralph Nunziatta, 1601 Mermaid av; (a) Jos. J. Galzin, 1 Webers walk (11834).

SANDS ST, 68-70, 25.5 w Pearl, 2-sty bk printing house, 35.5x90; \$40,000; (o) John E. Berwind, 102 E 39th, Manhattan; (a) Walter Lund, 101 Park av, Manhattan (11865).

62D ST, 602-34, s w c 6 av, 1-sty fr shed; \$4,000; (o) Jos. M. Huber, 65 W Houston, Manhattan; (a) Brutus Gundlach, 150 Nassau, Manhattan (11863).

ATLANTIC AV, 1090, s s, 266.3 e Classon av, 1-sty bk storage & kiln, 36x95.2; \$30,000; (o) Otto Wissner, 57 Flatbush av; (a) Chas. Werner, 316 Flatbush av (11878).

Queens.

DWELLINGS.

COLLEGE POINT.—3d av, n s, 50 e 24th st, 1-sty fr dwg, 20x26, shingle roof, 1 family, gas, \$2,000; (o) Mastine Geiser, 512 6th, College Point; (a) A. Gordon, 8 Lawrence, Flushing (4977).

EAST ELMHURST.—Ericson st, s e c Lyon av, 2-sty bk dwg, 29x43, shingle roof, 1 family, elec, hot water heat; \$25,000; (o) Henry G. Block, 95 51st, Corona; (a) Max Hausle, 3307 3 av (4975).

JAMAICA.—Unionhall st, e s, 116 s Atlantic st, 1-sty fr dwg, 20x34, shingle roof, 1 family, gas; \$3,000; (o & a) Alfred James Ruff, 266 Washington, Jamaica (4966).

ROCKAWAY BEACH.—110th st, w s, 140 s Washington av, 1½-sty fr dwg, 19x18, shingle roof, 1-family, gas; \$3,000; (o & a) W. F. Legg, premises (4967).

WOODHAVEN.—Emerald st, s w c Conduit av, 1-sty bk dwg, 20x40, gravel roof, 1 family, gas; \$3,000; (o) May Guerrero, 533 W 35th, N Y; (a) Chas. H. Pfaff, 673 Eldert lane, Bklyn (4974).

AUBURNDALE.—Whitestone rd, s w c Green st, 2-sty bk dwg, 38x26, shingle roof, 1 family, elec, steam heat; \$18,000; (o) Madesen & Wistoft Con. Co., Douglas Manor, N Y (4848).

BAYSIDE.—4th st, e s, 87, s Ashburton av, 2-sty fr dwg, 22x27, shingle roof, 1 family, elec, hot air heat; \$6,500; (o & a) Thomas W. Lamb, 644 8 av (4889).

CORONA.—Signal av, n s, 25 w 23d st, 1-sty fr dwg, 20x26, shingle roof, 1 family, gas; \$3,500; (o) John Uernickowicz, 147 E 4th, N Y; (a) F. Chmelik, 796 2 av, L. I. City (4932).

CORONA.—Havemeyer st, n s, 400 w Summit av, 2-sty bk dwg, 21x50, slag roof, 2 families, gas; \$9,500; (o) Andrew Marga, 188 Havemeyer, Corona; (a) F. Chmelik, 796 2 av, L. I. City (4933).

ELMHURST.—Bode st, n s, 150 e Van Dine st, 2½-sty fr dwg, 20x50, shingle roof, 2 families, gas; two buildings; \$18,000; (o) Thomas Daly, Junction av, Corona; (a) A. DeBlasi, 94 East Jackson av, Corona (4939).

FOREST HILLS.—Gown st, s s, 250 e Colonial av, 2½-sty bk dwg, 32x28, shingle roof, 1 family, elec, steam heat; \$10,000; (o) A. Zeron, Forest Hills; (a) W. S. Worrall, Jr., 132 4th, L. I. City (4937).

GLENDALE.—De Boo pl, e s, 100 s Cooper av, 4-2-sty fr dwgs, 16x38, shingle roof, 1 family, gas; \$18,000; (o & a) Leo Bortoluzzi, Glendale, L. I (4962-63).

JAMAICA.—Kosciusko st, s s, 220 e Strensky pl, 2-sty fr dwg, 16x39, shingle roof, 1 family, gas, steam heat; \$5,000; (o) Jacob Nytrol,

Strensky pl, Jamaica; (a) Louis Dannacher, 328 Fulton, Jamaica (4959).

JAMAICA.—Scudder st, s e c Rockaway rd, 1-sty bk dwg, 20x26, slag roof, 1 family, gas; \$4,000; (o) Frank Davanzo, 23 Brown av, Jamaica; (a) A. P. Sorice, Jr., 363 Fulton, Jamaica (4940).

JAMAICA.—Henry st, e s, 100 s Sylvester av, 2½-sty fr dwg, 14x38, shingle roof, 1 family, gas, steam heat; \$4,500; (o) Wm. F. Bebell, 32 Union av, Jamaica; (a) J. F. Bebell, 159 Globe av, Jamaica (4846).

JAMAICA.—Briarwood road, n s, 50 e Ackroyd av, 2½-sty fr dwg, 26x48, shingle roof, 1 family, gas, steam heat; \$8,000; (o) J. Mulcahey, 149 West End av, N Y; (a) Edw. Jackson, Herriman av, Jamaica (4852).

JAMAICA.—Kaplan av, e s, 100 s Hillside av, 2-2-sty bk dwgs, 20x55, slag roof, 2 families, gas; \$15,000; (o) Margolm & Bishopsky, 227 Unionhall, Jamaica; (a) Louis Dannacher, 328 Fulton, Jamaica (4956-57).

JAMAICA.—Washington st, w s, 200 s South st, 2-sty fr dwg, 21x50, slag roof, steam heat, 2 families, gas; \$10,000; (o) Maria Palmiotto, 150 Washington, Jamaica; (a) A. P. Sorice, Jr., 363 Fulton, Jamaica (4941).

OZONE PARK.—Liberty av, s w c Walker av, 2-2-sty bk dwgs, 20x55, slag roof, 2 families, gas, steam heat; \$15,000; store & dwelling; (o & a) Andrew Baisly, premises (4955).

QUEENS.—Williams pl, e s, 140 n Irving pl, 2½-sty fr dwg, 20x27, shingle roof, 1 family, gas, steam heat; \$6,000; (o & a) Corrage Gardens Development Co., Queens, L. I.; two buildings; \$12,000 (4883-84).

RICHMOND HILL.—123d st, w s, 163 n Jerome av, 1½-sty fr dwg, 25x36, shingle roof, 1 family, gas; \$4,000; (o & a) Henry Deis, 10450 118th, Richmond Hill (4853).

RICHMOND HILL.—Chestnut st, n s, 265 e Freedom av, 2½-sty fr dwg, 17x38, shingle rf, 1 family, gas, steam heat; \$5,000; (o) Peter Leyes, 10226 87th av, Richmond Hill; (a) H. Spinken, 1 Fulton, Jamaica (4857).

ROCKAWAY BEACH.—Beach 129th st, e s, 260 s Newport av, 2-sty fr dwg, 37x30, shingle rf, 1 family, gas; \$10,000; (o) Frank Chinella, premises; (a) H. W. Hanses, Jr., 477 Boulevard, Rockaway Beach (4964).

ST. ALBANS.—Herkimer st, e s, 180 n Ruland av, 2½-sty fr dwg, 33x25, shingle roof, 1 family, gas, steam heat; \$15,000; (o) E. H. Brown, St. Albans, L. I.; (a) C. H. Tabor, N. Y. City (4888).

SPRINGFIELD.—Hunters av, w s, 350 s Merrick rd, 2½-sty fr dwg, 17x38, shingle roof, 1 family, gas, steam heat; \$4,000; (o) John Sheridan, Springfield; (a) Edw. Jackson, Herriman av, Jamaica (4856).

FLUSHING.—Lucerne pl, s w c 21st, 2½-sty fr dwg, 21x27, shingle rf, 1 family, gas, steam heat; \$6,500; (o) Patrick J. Reilly, Myrtle av, Flushing; (a) W. J. McKenna, 6 Taylor av, Flushing (4793).

FOREST HILLS.—Nome st, n s, 100 e 51st, 2½-sty fr dwg, 24x36, shingle rf, 1 family, elec, steam heat; \$15,000; (o) Cord Meyer Dev. Co., Forest Hills; (a) Bloch & Hess, 18 E 41st, Manhattan (4721).

JAMAICA.—Avalon av, e s, 100 s N 1st, 2-sty fr dwg, 20x54, tin rf, 2 families, gas, 2 bldgs, \$12,000; (o) Eastwood Constn. Co., Jamaica; (a) Edw. Jackson, Herriman av, Jamaica (4805).

LITTLE NECK.—Old House Landing rd, n e c Cutler av, 2-sty fr dwg, 26x30, shingle rf, 1 family, gas, steam heat; \$5,000; (o & a) A. Luckhurst, Little Neck, L. I. (4798).

L. I. CITY.—13th av, w s, 400 s Grand av, 2-2-sty bk dwgs, 20x45, slag rf, steam heat, gas; \$18,000; (o) Mathews Building Co., 520 Grand

ARVERNE.—Ocean av, s e c Beach 59th st, 2-sty fr dwg, 18x36, shingle roof, 1 family, gas; \$3,500; (o) T. Korner, prem; (a) P. Caplan, 16 Court, Bklyn (5032).

CORONA.—Burnside av, n s, 54 w 38th st, 2-2½-sty fr dwgs, 16x38, shingle roof, 1 family, gas, steam heat; \$7,000; (o) Albert Schraeder, 9 East Grand av, Corona; (a) C. L. Varrens, 166 Corona av, Corona (5022).

EDGEWATER.—Beach 26th st, w s, 100 s Bay av, 4-1-sty fr dwgs, 18x32, shingle roof, 1 family, gas; \$8,000; (o & a) I. Zaret, Bay av, Edgewater (5023-24-25-26).

ELMHURST.—19th st, e s, 100 n Laurel Hill blvd, 5-2½-sty fr dwgs, 16x38, shingle roof, 1 family, gas, steam heat; \$17,500; (o) Albert Schraeder, 9 East Jackson av, Corona; (a) C. L. Varrens, Corona av, Corona (5027-28-29-30-31).

JAMAICA.—Merrick rd, s e c Remsen st, 1-sty fr dwg, 55x24, shingle roof, 1 family, gas; \$4,500; (o) Mrs. Mildred Hefter, 28 Martha av, Jamaica; (a) H. N. Korber, 42 Hansen pl, Bklyn (5044).

RICHMOND HILL.—Curtis av, w s, 100 n Hawtree av, 2-2-sty fr dwgs, 18x32, shingle rf, 1 family, gas; \$7,000; (o) Glen Morris Land Constn. Co., Richmond Hill; (a) Edw. Jackson, Herriman av, Jamaica, L. I (5036-5037).

JAMAICA.—Cottage st, s w c Newtown rd, 2-sty fr dwg, 16x38, shingle roof, 1 family, gas, steam heat; \$5,000; (o & a) R. Carpenter, Jamaica (4993).

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JAMACA.—Hillside av, n e c Maure av, 8-2-sty fr dwgs, 40x55, gravel roof, 2 families, gas, steam heat; \$40,000; (o & a) R. Carpenter, Jamaica (4994-95-96-97).

MIDDLE VILLAGE.—Mazeau st, e s, 96 s Juniper Valley road, 1-sty fr dwg, 20x55, slag roof, 1 family, gas; \$5,000; (o) Buney Burge, 2001 Metropolitan av, Middle Village; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (5008).

FACTORIES AND WAREHOUSES.

ELMHURST.—Justice st, s s, 139 e Bway, 1-sty bk storage, 78x44, slag rf; \$6,000; (o) Victor B. Weber, Queens Blvd, Elmhurst; (a) Chas. Hendry, 70 Baxter av, Elmhurst (4942).

L. I. CITY.—Beebe av, n w c 1 av, metal storage, 50x100; (o) Jacom Maier, prem (4954).

STABLES AND GARAGES.

EAST ELMHURST.—Ericson st, s e c Lyon av, bk garage, 20x19; \$1,500; (o & a) Henry G. Block, 95 51st, Corona (4976).

STORES AND DWELLINGS.

JAMAICA.—Humboldt Blvd, n e c Henry st, 2-sty bk store & dwg, 25x45, slag roof, 2 families, gas; \$10,000; (o) Frank DeFazio, 111 Prospect, Jamaica; (a) D. Stage, Glen Morris (4925).

RICHMOND HILL.—Liberty av, s w c Van Wyck av, 2-sty fr store & dwg, 21x71, slag rf, 2 families, gas; \$7,500; (o & a) Albert J. De La Hoyde, Liberty av & Church st, Richmond Hill (4960).

STORES, OFFICES AND LOFTS.

ELMHURST.—Roosevelt av, s e c Gleanse st, 1-sty fr stores, 26x60; \$5,000; (o & a) Fred Hoffman, Elmhurst (4948).

L. I. CITY.—Steinway av, w s, 312 n Woolsey av, 1-sty bk store, 37x90, gravel roof, 1 family, gas, steam heat; \$14,000; (o) N. Kohn, 724 Steinway av, L. I. City; (a) Frank Braun, 233 Ditmars av, L. I. City (4935).

STORAGE AND WAREHOUSE.

ROCKAWAY BEACH.—Kane av, w s, adjoining L. I. R. R., 1-sty ice storage, 25x60, gravel rf; \$12,000; (o) John R. Murray, prem; (a) J. P. Powers, Rockaway Beach (4979).

MISCELLANEOUS.

BAYSIDE.—5th st, e s, 67 s Ashburton av, 2-sty fr architects' studio, 31x80, shingle rf, elec, steam heat; (o & a) Thomas W. Lamb, 5th st, Bayside (4936).

WINFIELD.—Fisk av, s e c Garfield, 1½-sty bk club house, 32x75, gravel rf, steam heat, elec; \$25,000; (o) Improved Order of Red Men, Inc., Shell rd, Winfield; (a) William D. Stabler, 90 43d, Corona (4930).

Richmond.

CHURCHES.

MIDLAND BEACH.—Barnes av, n e c 6th st, 1-sty frame church, 30x50, shingle roof; \$8,000; (o) Moroviat Church, Midland Beach; (a) Jno. Potterfield, 12th, Midland Beach (1263).

MIDLAND BEACH.—Barnes av, n e c 6th st, 1-sty frame church, 30x50, plaster board roof; \$8,000; (o) Moroviat Church, Midland Beach; (a) Jno. Potterfield, 12th, Midland Beach (1263).

DWELLINGS.

ANNADALE.—Arden av, s s, 720 w Journey av, 1-sty frame dwg, 36x24, shingle roof; \$3,000; (o) Miss H. Nelson, Annadale; (a) H. Thrane, Tottenville, S I (1223).

ANNADALE.—Arden av, s s, 720 w Journey av, 1-sty frame dwg, 36x24, shingle roof; \$3,000; (o) Miss H. Nelson, Annadale; (a) H. Thrane, Tottenville, S I (1223).

CONCORD.—Necker av, w s, 175 s Dekaulbe st, 1-sty frame dwg, 20x28, shingle roof; \$2,000; (o & b) Mike Buttenack, 436 Britton av (1242).

GRASEMERE.—Clove av, n s, 160 w Fingerboard rd, 1½-sty frame dwg, 38x48, shingle rf; \$5,000; (o) C. D. Durkel, Grasemere, S I; (a) W. H. Condit, Stapleton, S I (91).

GREAT KILLS.—Woodland av, s s, 335 w Giffords lane, 2-sty frame dwg, 20x24, shingle rf; \$3,000; (o & b) Frank Cassidy, Willson av, Eltingville, S I (1243).

GREAT KILLS.—Woodland av, s s, 335 w Gifford lane, 2-sty frame dwg, 20x24, shingle rf; \$3,000; (o & b) Frank P. Cassidy, Willson av, Eltingville, S I (1243).

NEW BRIGHTON.—Prospect av, n s, 200 e Fairview av, 1-sty frame dwg, 18x40, shingle rf; \$4,000; (o) Maria Peterson, 90 Taft av, New Brighton; (a) Benj. J. Luba, W. N. Brighton (1221).

NEW BRIGHTON.—Glen av, w s, 316 s Stanley av, 2-sty frame dwg, 22x46, shingle roof; \$5,000; (o) Vincent Valentino, Brighton av, N B; (a) G. Fiore, 314 Glen av, Tompkinsville (1226).

NEW BRIGHTON.—Prospect av, n s, 200 e Fairview av, 1-sty frame dwg, 18x40, shingle rf; \$4,000; (o) Maria Peterson, 90 Taft av, New Brighton; (a) Benj. J. Luba, W. N. Brighton (1221).

NEW DORP BEACH.—Cedar Grove av, 10 n w Neutral st, 1-sty frame dwg, 24x36, flintkote rf; \$3,000; (o & b) Jas. O. Robinson, New Dorp Beach (1222).

NEW DORP BEACH.—Cedar Grove av, w s, 10 n Neutral st, 1-sty frame dwg, 24x36, shingle roof; \$3,000; (o & b) Jas. O. Robinson, New Dorp Beach (1222).

PORT RICHMOND.—Hatfield pl, n s, 125 w Richmond av, 2-2-sty frame dwgs, 30x25, shingle roof; \$7,000; (o) R. D. Jones, Jr., 308 Richmond av, Port Richmond; (a) Wm. F. Behler, 308 Richmond av, Port Richmond (1217).

RICHMOND ROAD.—w s, 1000 s Flagg pl, 2-sty frame dwg, 27x25, shingle roof; \$5,000; (o & b) Ernest Flagg, 111 E 40th (1328).

WEST BRIGHTON.—Manor rd, e s, n e c Utter av, 2½-sty frame dwg, 24x36, shingle rf; \$4,500; (o & b) John & Markus Schuler, 724 Bay, Stapleton (1240).

WEST BRIGHTON.—Forest av, n s, 175 w Clove rd, 1-sty frame dwg, 20x27, shingle rf; \$5,000; (o) O. Krushausen, 93 Post av, Port Richmond; (a) O. Jensen, 136 Decker av, Port Richmond (1288).

WEST BRIGHTON.—Manor rd, e s, n e c Manor rd & Utter av, 2½-sty frame dwg, 24x 36, shingle rf; \$4,500; (o) Jno. & Markus Shuler, 724 Bay, Stapleton (1240).

WESTERLEIGH.—Willard av, e s, 45 s College av, 2½-sty frame dwg, 20x28, shingle rf; \$3,500; (o & a) P. Hughes, 291 Fiske av, West-erleigh (1245).

WESTERLEIGH.—Willard av, e s, 45 s College av, 2½-sty frame dwg, 20x28, shingle roof; \$3,500; (o & b) P. Hughes, 291 Fiske av, West-erleigh (1245).

YETMAN AV. e s, 225 from Belmont av, 1-sty frame dwg, 22x27, asphalt shingle roof; \$4,000; (o) G. Howard Akerly, 293 Yetman av; (b) G. Howard Akerly, 293 Yetman av (1236).

LOT 252 & 253.—Yetman av, e s, 225 n from Belmont av, n w end of lot 253, 1-sty frame dwg, 22x27, asphalt shingle roof; \$4,000; (o & b) G. Howard Akerly, 293 Yetman av (1236).

FT. WADSWORTH.—Egbert pl, e s, 120 Fingerboard rd, 1-sty frame dwg, 23x25, shingle rf; \$5,000; (o) W. Hulnick, Fingerboard rd; (a) W. O. Coburn, 183 Dickie av (1276).

GRASEMERE.—Fingerboard rd, 4-1½-sty fr dwgs, 30x36, shingle roof; \$4,500 each (\$18,000); (o) C. O. Durkee, Grasemere, S I; (a) W. H. Condit, Grasemere, S I (1299).

GREAT KILLS.—Bay View av, 241 s South-field Blvd, 1-sty frame dwg, 31x38, shingle roof; \$5,000; (o) Carl S. Haughuont, Great Kills, S I; (a) R. E. Archibald, New Dorp (1302).

NEW BRIGHTON.—Cleveland st, s s, s e c Cleveland st & Beachwood av, 2½-sty fr dwg, 27x29, shingle roof; \$5,000; (o & a) J. Zakecke, Jersey, N B (1269).

PORT RICHMOND.—Hagaman pl, s s, 168 e Richmond av, 1½-sty fr dwg, 36x26, shingle rf; \$6,500; (o) Sam Bidbury, Port Richmond; (a) Harry W. Pelcher, Richmond av, Port Rich-mond (1285).

RICHMOND.—Myrtle av, s s, 192 W Eliza-beth st, 1-sty fr dwg, 25x33, shingle rf; \$6,500; (o) H. F. De Nyse, 131 Corson av; (a) W. O. Coburn, 183 Dickie av (1275).

ROSEBANK.—Pennsylvania av, s s, 250 e Tompkins av, 1-sty fr dwg; \$4,500; (o) Luigi Dimaio, 251 Maryland av, Rosebank; (a) An-tonio Dimaio, 251 Maryland av, Rosebank (1239).

STAPLETON.—Hillside av, s s, 525 e Van Duzer av, 2-sty fr dwg, 25x26, shingle roof; \$5,200; (o) Frank Schulz, 424 Vanderbilt av, Stapleton; (a) Thos. J. Cummings, 60 Metcalfe, Stapleton (1246).

WEST BRIGHTON.—Mada av, 250 n De Kay av, 1-sty fr dwg, 23x24, shingle roof; \$4,500; (o) Anna L. Farrell, Britton; (a) B. J. Luba, 482 Bard av (1265).

FACTORIES AND WAREHOUSES.

FRESH KILLS.—Arthur Kill rd, n s, on cor Rocenume av, 1-sty bk factory, 30x100, slag rf; \$15,500; (o) I. A. White Chemical Co., Arthur Kill rd, Fresh Kills; (a) Jno. Menes Co., Port Richmond (1324).

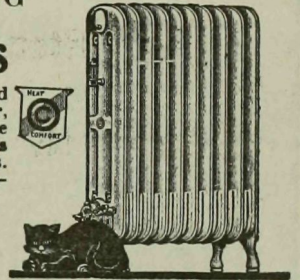
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STORES AND DWELLINGS.

MARINERS HARBOR.—Union av & Continental pl, n e c, 2-sty frame str & dwg, 23x55, shingle roof; \$3,000; (o) H. J. Kaln, 245 Union av; (a) C. P. B. Egbert, Jr., Castleton Corners, West New Brighton (1347).

STORES, OFFICES AND LOFTS.

RICHMOND TERRACE.—Dehart av, s e c Dehart av, 16-1-sty bk business bldgs, 20x81, rubberoid roof; \$8,500; (o) Santo Piazza, 16 Dehart av; (a) Jos. Destifaus, 16 De Hart av (1273).

MISCELLANEOUS.

FRESH KILLS RD.—s s, 261 e Eltingville rd, 32-1-sty frame mfg, 857x1019, gal iron rf; \$20,000; (o) Geo. J. White, Eltingville, S I; (a) Frank J. Schefcik, 4168 Park av, Bronx, N Y C (104).

PLANS FILED FOR ALTERATIONS

Manhattan.

BLEECKER ST, 144-146, new cellar, ext, boiler room, exit, stairs, enclosure, partitions, wall, windows, skylight, toilets, framing, add, columns, girders, openings in 3½-sty bk restaurant & dwg; \$60,000; (o) Placido Mori, 144 Bleecker; (a) Raymond M. Hood, 7 W 42d (2882).

FRANKLIN ST, 199-201; WASHINGTON ST, 345-347, new awnings in 5-sty bk warehouse; \$2,000; (o) Geo. F. Hinrichs, 331 Washington; (a) Benj. Smith, 247 W 116th (2873).

GREENWICH ST, 30, remove str front, partitions, new front, glass in 4-sty bk str & tint; \$2,000; (o) Andeas Arnitis, 30 Greenwich; (a) Kyrakos A. Kalfas, 200 7 av (2868).

LEWIS ST, 56-58, remove partitions, walls, stairs, chimneys, &c, beams, windows, new elevator shaft, walls, stairs, beams, columns, girders, windows, passage, partitions in 5-sty bk shop; \$9,900; (o) United Steel Frame Co., 53 Wooster; (a) Edw. M. Adelson, 1778 Pitkin av, Bklyn (2893).

MORTON ST, 47-49, new partitions, windows, fire-escapes in 7-sty bk tint; \$8,000.99; (o) Sidney Ballin, 77 W 85th; (a) Chas. B. Meyers, 1 Union Sq W (2881).

UNIVERSITY PL, 3, remove staircase, new dumbwaiter & shaft, stairs, bathrooms, toilets, vent ducts in 4-sty bk dwg; \$9,000; (o) Mary E. Dreier, 3 University pl; (a) Alex Mackintosh, 55 Bible House (2869).

14TH ST, 8-32 W; 13TH ST, 5-31 W; new dumbwaiter shaft, doors in 5 & 6-sty bk dept. str; \$2,500; (o) Est of Geo. A. Hearn, C. L. Cowl, trustee, 20 W 14th; (a) John B. Snook Sons, 261 Bway (2917).

16TH ST, 33 W, remove stoop, ext, roof, partitions, new walls, partitions, roof, skylights, entrance, floors, ceiling, elec light, plbg in 4-sty bk apt; \$19,000; (o) Sarah E. Parker, Thos. W. & Edw. L. Marshall, Chappaqua, N Y; (a) R. C. P. Boehler, 116 W. 39th (2919).

22D ST, 156 W, remove partitions, walls, new partitions, toilets, ext, fire-escapes in 3-sty bk str & lofts; \$9,000; (o) Fannie Sinder, 2861 W 27th, Bklyn, Bessie Herman, 2861 W 27th, Bklyn; (a) Zipkes, Wolff & Kudroff, 432 4 av (2894).

26TH ST, 515-17-19 W, new elevator ext, wall, openings, skylight, elevator in 6-sty bk str & lofts; \$3,000; (o) Harris H. Uris, 533 W 26th; (a) Abraham Patnes, 533 W 26th (2871).

34TH ST, 509 W, new openings, ceilings, tank, columns in 2-sty bk garage & lofts; \$3,000; (o) Benj. Fox, 507 W 34th; (a) A. A. Berube, 76 W 35th (2885).

39TH ST, 26 W, new vault, openings, doors, walls in 4-sty bk store & offices; \$5,000; (o) Lane Bryant Co., 21 W 38th; (a) Sam Gardstein, 26 Court, Bklyn (2845).

41ST ST, 237-245 E, new stairs, alt partitions, opening in 2-4-sty bk store and lofts; \$6,000; (o) Henry Hof, 567 3 av; (a) M. Jos. Harrison, 110 E 3d (2829).

46TH ST, 130 W, remove partitions, new partitions, film vault in 12-sty bk str, offices & showrooms; \$3,000; (o) Louis Leavitt, 130 W 46th; (a) Jacob Gescheldt, 142 E 43d (2872).

47TH ST, 100-108, new entrance, ext in 3 & 7-sty bk str & hotel; \$7,500; (o) Manhattan Fee Co., 17 W 42d; (a) Robt. Shrivan, 394 E 150th (2883).

59TH ST, 219 E, lower ceiling, new ext in 3-sty bk str & dwg; \$5,000; (o) Edwin Wolca, 224 E 59th; (a) Sam Cohen, 32 Union sq (2907).

66TH ST, 142-148; also 65TH ST, 145-171, new alt, dumbwaiter & shaft in 5-sty f p school; \$8,200; (o) City of N. Y., Bd. of Educ., 500 Park av; (a) C. B. J. Snyder, Room 800, Municipal Bldg (2852).

67TH ST, 300 E, remove partitions, d w shaft, new partitions, d w shaft, windows, bulkhead, stairs, wall, ceiling, stairs in 5-sty bk tint; \$15,000; (o) Ellen S. Anschmutz, Lenox, Mass; (a) Geo. W. Libitz, 800 E 175th (2930).

68TH ST, 61 W, new bathrooms, partitions, window, ext in 4-sty bk dwg; \$20,000; (o) Peter

Anselmo, 165 W 49th; (a) Ewing & Allen, 101 Park av (2891).

BROADWAY, 1603-1611; 49TH ST, 218-220 W remove partitions, new str front, columns, stairs, toilets in 3-sty bk str & restaurant; \$2,500; (o) Jas. Churchill, Inc., 1603-1611 Bway; (a) H. S. Lion, 15 E 40th (2878).

BROADWAY, 52, remove partitions, new partitions, doors, trim, vent system, sidewalk lift in 12-sty bk bank & offices; \$20,000; (o) Exchange Court Corp., 52 Bway; (a) Wm. R. Pearsall, 52 Vanderbilt av (2911).

BROADWAY, 1572, 47TH ST, 201 W, 7TH AV, 702-8, remove partitions, dumbwaiter shaft, wall, new stairs, toilets, vent ducts, columns, beams, partitions in 3-sty zk str & offices; \$7,500; (o) Thos. F. Murthe, 55 Liberty; (a) Jos. Kleisberg, 17 W 42d (2807).

BROADWAY, 2686-8, new str, floor, wall, ext, boiler rooms, toilets in 5 sty bk str, offices & tint; \$40,000; (o) Irving T. Smith, Hotel Gotham, 5 av & 55th; (a) M. Jos. Harrison, 110 E 31st (2824).

BROADWAY, 680-682, new opening, beams, doors, inclosures, show windows, stair ext in 4-sty bk bank; \$35,000; (o) East River National Bank, 680 Bway; Jas. L. Beers, 682 Bway; (a) Chas. Baff Co., 2636 Woolworth Bldg (2834).

BROADWAY, 903-911, remove elev, new elev, cornice in 8-sty bk str & mfg & offices; \$2,000; (o) Est. of Geo. Henry Warren, 903 Bway; (o) Guy W. Culgin, 141 Washington pl (2851).

BROADWAY, 2250; also 81ST ST, 206-222 W, new balcony in 3-sty bk stores, offices & theatre; \$1,000; (o) Fulton Bldg. Co., 5 Columbus Circle; (a) Mathew W. Del Gaudio, 158 W 45th (2847).

COLUMBUS AV, 506, new floor, marquise in 5-sty bk restaurant; \$15,000; (o) Michael Retzker, 141 Bway; (a) Esperideo Ziocowicz, 109 W 84th (2798).

LEXINGTON AV, 605, new stairs, partitions, windows, plumbing fixtures in 4-sty bk apts & offices; \$5,000; (o) Kathryn E. Mulroney, 172 Manhattan; (a) Walter Williams, 420 Madison av (2812).

LEXINGTON AV, 345, remove wall, rearrange partitions, raise beams, new ext, wall, skylight in 4-sty bk str & offices; \$10,000; (o) Consul Realty Corp., 171 Madison av; (a) Hugo Taussig, 507 5 av (2874).

LEXINGTON AV, 561-569, new 2-sty add, staircases in 1-sty bk str & offices; \$9,900; (o) Kalfa Realty Corp., 103 Park av; (a) V. C. Farrar, 4 E 39th (2902).

NEW BOWERY, 44-48, remove stairway, new openings, girders, beams, floors, tank, elevator shaft, stairway, skylights, columns, piers in 7-sty bk garage & factory; \$15,000; (o) Dominick Milano, 44 New Bowery; (a) M. W. Del Gaudio, 158-160 r 45th (2809).

3D AV, 1319, new flue, toilet, ext, plumbing in 5-sty bk offices & dwg; \$5,000; (o) & b) Salvation Army, Inc., 122 W 14th (2877).

5TH AV, 1009, new ele shaft in 6-sty bk dwg; \$4,000; (o) A. J. Drexel Biddle, Jr., 511 5 av; (a) J. Odell Whitenack, 231 W 18th (2833).

6TH AV, 490, new toilets, vent ducts in 6-sty bk factory; \$1,500; (o) Mary E. Jones, care W. D. Bloodgood, 542 5 av; (a) Sidney Daub, 219 Bway (2905).

7TH AV, 347, enlarge windows, new ext, stair enclosure, openings, plbg in 4-sty bk stores & factory; \$10,000; (o) Oestreicher Bros., 1400 Bway; (a) Jno. N. Knubel, 305 W 43d (2924).

7TH AV, 468, remove wall, partitions, new piers, girders, walls, ext, stairs, partitions in 5-sty bk str, offices & dwg; \$5,000; (o) Paul G. Daly, 254 W 76th, & D. L. Daly, 75 Coleridge st, Manhattan Beach; (a) Morris Schwartz, 1400 Bway (2788).

8TH AV, 843, new ext, toilets, floors, front, general repairs in 4-sty bk str & tnts; \$9,500; (o) Benj. Stutz, 843 8 av; (a) B. Robt. Swartburg, 103 Park av (2765).

8TH AV, 845, remove partitions, general repairs, new ext, front in 4-sty bk str & tint; \$12,000; (o) Max Schenck, 835 8 av; (a) B. Robt. Swartburg, 103 Park av (2764).

8TH AV, 845, remove partitions, new front, beams, columns, general repairs in 4-sty bk str & dwg; \$11,000; (o) Morris Garstein, 845 8 av; (a) B. Robt. Swartburg, 103 Park av (2766).

11TH AV, 467, remove wall, new add sty on 4-sty bk factory; \$8,500; (o) Bear Lithia Spring Water Co., 467 11 av; (a) A. J. Thomas, 137 E 45th (2866).

Bronx.

AMETHYST ST, 1817, new stn wall, partitions to 2-sty fr dwg; \$2,500; (o) Peter & Mary D'Auria, 1859 Hunt av; (a) Geo. Nordham, 18 W 34th (504).

ROGERS PL, 967-67½, new windows, partitions to 2-2-sty fr dwgs; \$2,400; (o) David Karner, 967 Rogers pl; (a) M. A. Buckley, 32 Westchester sq (502).

ST. PAULS PL, s s, from Washington av & Park av, 5-sty bk ext, 153.8x60, to 5-sty bk school; \$450,000; (o) City of N. Y.; (a) C. B. J. Snyder, Municipal Bldg, Manhattan (505).

182D ST, 452, 2-sty bk & fr extension, 20½x6, new partitions to 2-sty fr dwg; \$5,000; (o) Louis Michel, 2020 Washington av; (a) Herman Goldberg, 2686 Valentine av (514).

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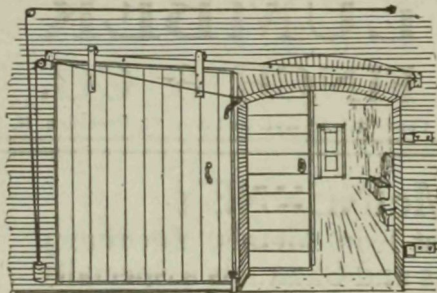
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HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing Promptly Attended To

176TH ST, 779, 1-sty bk ext, 16.6x20, to 2-sty fr dwg & garage; \$3,500; (o & a) Chas. Hammersby, on prem (501).

ARLINGTON AV, e s, 222 n 227th, 1-sty of fr built upon 1-sty fr ext of 2 1/2-sty fr dwg; \$2,500; (o) Thos. A. Buckner, 334 Bway; (a) Robt. W. Gardiner, 43 Cedar (500).

ELLIS AV, 2236, 2-sty fr ext, 24x24, to 2 1/2-sty fr dwg; \$3,000; (o) Thos. L. Newman, on prem; (a) B. Ebeling, 2400 Westchester av (511).

PALISADE AV, s w c 261st, new baths, toilets & new partitions to 3-sty stn dormitory; \$10,000; (o) Academy of Mt. St. Vincent, on prem; (a) I. E. Ditmars, 111 5 av (508).

SPUYTEN DUYVIL RD, bounded by Harlem River, 2-sty bk ext, 50x52, to 3-sty bk foundry & office; \$37,000; (o) I. G. Johnson & Co., on prem; (a) Robt. W. Gardner, 43 Cedar (513).

WASHINGTON AV, 1190, 3-sty bk ext, 7x10, new plumbing, partitions to 3-sty fr tnt; \$2,500; (o) David Nacherman, 3458 3 av; (a) M. W. Del Gaudio, 160 W 45th (512).

Brooklyn.

BRADFORD ST, 192-200, w s, 100 s Liberty av, ext to 2-sty fr factory; \$4,000; (o) Ideal Clamp Mfg. Co., Inc., prem; (a) Chas. Infanger & Son, 2634 Atlantic av (11852).

DEAN ST, 592, s s, 150 e Carlton av, ext to 1-sty bk garage; \$1,000; (o) Peter F. Reilly, 618 Dean; (a) Harold G. Dangler, 215 Montague (11917).

FROST ST, 68, s s, 175 e Lorimer, ext to chicken market & garage; \$3,500; (o) C. Pietromartire, prem; (a) Dominick Salvati, 369 Fulton (11689).

HANSON PL, 62, s e c S Elliott pl, exterior & int alts to 3-sty bk offices; \$20,000; (o) Dr. A. W. MacVey, 219 Midwood; (a) Severance & Van Alen, 372 Lexington av (11871).

JACKSON ST, 134-36, s s, 111 e Manhattan av, rebuild 1-sty bk factory; \$6,000; (o) Valentine & Co., prem; (a) Gustave Erda, 826 Manhattan av (11519).

MACON ST, 241, n s, 235.6 w Throop av, ext to 3-sty 1 fam dwg; \$1,500; (o) Essie J. & Jennie Gordon, prem; (a) P. F. Brogan, 36 8 av, Manhattan (11413).

MADISON ST, 1155-59, n s, 100 e Central av, oven in str & 1 fam dwg; \$1,000; (o) David Stern, prem; (a) S. Millman & Son, 1780 Pitkin av (11639).

MANSFIELD PL, 1173, e s, 175 n Av L, porch on 2-sty 2-fam dwg; \$1,500; (o) John T. Swan, 538 Senator; (a) R. T. Schaefer, 1526 Flatbush av (11217).

MONROE ST, 545, n s, 300 e Lewis av, int alt & plbg for 2-fam dwg; \$3,000; (o) John J. Ello, 389 Central av; (a) Wm. A. Lacerenza, 128 Penna av (11345).

POWERS ST, 116, s s, 125 w Manhattan av, raise bldg & int alt to 3-sty fr 2-fam dwg; \$3,000; (o) Jos. H. Kimmins, prem; (a) Frank V. Lasplia, 525 Grand (11363).

ST. FELIX ST, 122-6, w s, 215 s Lafayette av, ext & int alt to 3-sty bk studios; \$35,000; (o) The B. M. & S., Inc., prem; (a) Meyer & Metthew, 357 Flatbush av (11382).

SKILLMAN ST, 257-63, e s, 100 e Dekalb av, ext to 2-sty bk school; \$8,000; (o) St. Peter's Evan. Luth. Church, 457 Greene av; (o) Holler & Kleinberg, 1012 Gates av (11602).

STATE ST, 151, n s, 203 e Clinton st, int alt & plbg to 4-sty bk 2-fam dwg; \$12,000; (o) Benj. Mazoume, 19 W 23d, N Y; (a) David A. Lucas, 98 3d (11351).

N 1ST ST, 124, s s, 447 e Berry, move bldg, &c, 3-sty bk str, garage & 1 fam dwg; \$1,000; (o) Frank Grayz, 227 Leonard; (a) Wm. J. Madden, 525 5th (11850).

S 11TH ST, 34, s s, 41 w Wythe av, int alts to 4-sty bk garage & tnt; \$—; (o & a) same as above (11762).

BAY 46TH ST, 58, n s, 394.42 e Mill rd, ext to 1-sty fr 1 fam dwg; \$1,000; (o) Benedetto Sfoglia, prem; (a) Chas. P. Cannella, 1163 Herkimer (11427).

67TH ST, 1349, n s, 279 w 14 av, porch on 2-sty bk 2 fam dwg; \$4,000; (o) Amella Coletti, prem; (a) Angelo Adamo, 1351 72d (11493).

86TH ST, 2923, n e s, 47.4 n w Lake st, found, porch, windows & int alt to 1-sty fr 1-family dwg; \$2,500; (o) Millner & Co., Inc., 2801 Mermaid av; (a) Geo. H. Suess, 2916 R R av (11313).

AV P, 273, n e c w 4th st, int alt & plbg to 2 1/2-sty fr 1-fam dwg; \$3,000; (o) Nat Miller, 144 Sands; (a) E. M. Adelson, 1778 Pitkin av (11387).

ATLANTIC AV, 188, s s, 175 w Court, exterior & int alts & plumbing to 4-sty bk str & 2 fam dwg; \$5,000; (o) Geo. Steven, 127 Pacific; (a) Jas. J. Millman, 26 Court (11651).

ATLANTIC AV, 3027, n s, 76.1 w Essex st, ext to 1-sty fr stable; \$1,500; (o) Alfred G. Schaedlich, 3020 Atlantic av; (a) Jas. F. Gibson, 312 Milford (11225).

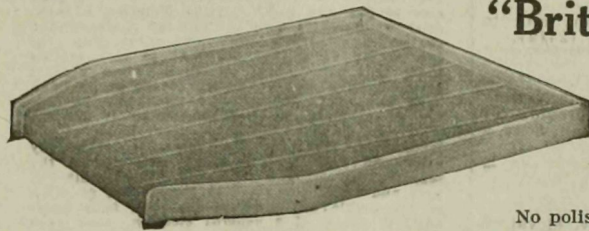
BEDFORD AV, 595, e s, 45 n Hooper, int alts to 3-sty bk 3-fam dwg; \$2,000; (o) Simon D. Rothman, 188 Keap; (a) Max Hirsch, 26 Court (11489).

HECLA IRON WORKS

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

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BROADWAY, 1712, s w c Rockaway av, ext & int alts to 4-ty bk str & lodge; \$5,000; (o) Minnie Schwartz, 756 Flushing av; (a) Chas. P. Cannella, 1163 Herkimer (11425).

CHURCH AV, 315-25, n w c E 4th st, ext to store & 2-fam dwg; \$1,000; (o) Wm. H. Hatch, 304 Argyle rd; (a) Willard Parker, 342 E 32d (11244).

DEKALB AV, 942-58, s w c Lewis av, roof to 1-1/2-ty fr shed; \$1,500; (o) Borden's Farm Products Co., Inc., 63 Vesey; (a) Albert Ullrich, 371 Fulton (11358).

Queens.

FLUSHING.—31st st, w s, 100 s Mitchell av, int alts to dwg; \$1,000; (o) Paul Heimann, prem (2398).

FLUSHING.—Washington st, n s, 145 w Union, 1-1/2-ty added to top of dwg, int alts; \$3,000; (o) S. Giordano, 150 Washington, Flushing; (a) A. Schoeller, Way av, Corona (2460).

FLUSHING.—Forest av, s w c Burling av, int alts to dwg; \$1,500; (o) L. & L. Taratino, prem (2392).

FLUSHING.—Congress av, 78, int alts to hotel; \$5,000; (o) Chas. Boyd, prem (2412).

FLUSHING.—Congress av, new foundation to dwg; \$2,450; (o) Susan Butler, prem (2413).

JAMAICA.—Fulton st, s s, 100 e Church, 1-1/2-ty bk ext, 21x6, front & side lot to provide for str & dwg; \$5,000; (o) Louis Alterman, 8 av & 16th, Manhattan (2486).

KEW GARDENS.—Mowbray pl, s s, 176 w Kew Gardens rd, int alts to dwg; \$1,500; (o) Mrs. M. Ragan, prem (2378).

L. I. CITY.—William st & Ely av, elevators in factory; \$10,000; (o) Standard Steel Car Co., prem (2427).

RIDGEWOOD.—Catalpa av, 1733, int alts to str & tnt; \$1,500; (o) S. & H. Realty Co., 789 Seneca av, Ridgewood; (a) L. Berger Co., 1696 Myrtle av, Ridgewood (2381).

RIDGEWOOD.—Catalpa av, s w c Fresh Pond rd, int alts to dwg to provide for club house; \$2,000; (o) Columbian Institute of Ridgewood, prem (2484).

ROCKAWAY BEACH.—Beach 104th st, e s, 75 s Washington av, repairs to dwg; \$1,000; (o) Mrs. C. Meissner, prem (2369).

WOODSIDE.—N 7th st, w s, 325 n Jackson av, 1-1/2-ty fr ext over present ext on rear dwg, int alts; \$5,100; (o) Mrs. Schreiner, prem; (a) Val Schiller, 391 10 av, L. I. City (2465).

WHITESTONE.—11th st, n s, 305 e 9 av, int alts to dairy; \$1,000; (o) Louis Kuhlkin, prem (2386).

WINFIELD.—Grove st, s e c Roosevelt av, 1-1/2-ty fr ext, 12x40, rear dwg & office, int alts; \$1,500; (o) B. Schwando, prem (2437).

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

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

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

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

CONCURRENT RESOLUTIONS.

§ 5. The sinking funds provided for the payment of interest and the extinguishment of the principal of the debts of the state heretofore contracted shall be continued; they shall be separately kept and duly 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 heretofore provided. The comptroller shall each year appropriate the securities held for investment in each of such funds at their fair market value not exceeding par. He shall then determine and certify to the legislature the amount of each of such funds and the amounts which, if therefor 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 in full which such fund was created, and the legislature shall thereupon appropriate as the contribution to each such fund for each year at least the amount thus certified.

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

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

§ 11. [The legislature may appropriate out of any funds in the treasury, moneys to pay the accruing interest and principal of any debt heretofore or hereafter created, or any part thereof and may, if such debt be payable otherwise than in annual instalments, set apart in each fiscal year, moneys in the state treasury as a sinking fund to pay the interest as it falls due and to pay and discharge the principal of any debt heretofore or hereafter created under section four of article seven of the constitution until the same shall be wholly paid, and the principal and income of such sinking fund shall be applied to the purpose for which said sinking fund is created and to no other purpose whatever; and, in the event such money so set apart in any fiscal year be sufficient to provide such sinking fund 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 thereafter received, applicable to the general fund of the state, a sum sufficient to pay such interest, instalments of principal, or contributions to such sinking fund, as the case may be, and shall so apply the moneys thus set apart. The comptroller may be required to set aside and apply such revenues as aforesaid, at the suit of any holder of such bonds.

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

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

CONCURRENT RESOLUTIONS.

...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.

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.

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.

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.

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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.

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

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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.

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.

CONCURRENT RESOLUTIONS.

...for his services an annual salary of three thousand five hundred 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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

CONCURRENT RESOLUTIONS.

[S. A.] City of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO, Secretary of State.

SIX

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

STATE OF NEW YORK.

OFFICE OF THE SECRETARY OF STATE.

ALBANY, July 1, 1920.

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

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER SIX

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

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

§ 26. There shall be in each county, except in a county wholly included in a city, a board of

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

§ 27. The legislature shall, by general laws, confer upon the boards of supervisors, or other governing elective bodies, of the several counties of the state such further powers of local legislation and administration as the legislature may, from time to time, deem expedient, and

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

STATE OF NEW YORK.

IN ASSEMBLY.

Apr. 24, 1920.

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

By order of the Assembly,

THADDEUS C. SWEET, Speaker.

STATE OF NEW YORK.

IN SENATE.

Apr. 24, 1920.

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

By order of the Senate,

HARRY C. WALKER, President.

STATE OF NEW YORK.

OFFICE OF THE SECRETARY OF STATE. 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.

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 five hundred ninety-

CONCURRENT RESOLUTIONS.

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

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER SEVEN

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

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

§ 9. Appointments and promotions in the civil service of the state, and of all the civil divisions thereof, including cities and villages, shall be made according to merit and fitness to be ascertained, so far as practicable, by examinations, which, so far as practicable, shall be competitive; provided, however, that honorably discharged soldiers, [and] sailors [from] and marines who shall have served as such in the army, [and] navy or marine corps of the United States in [the late civil] time of war, who are citizens and residents of this state, shall be entitled to preference in appointment and promotion without regard to their standing on any list from which such appointment or promotion may be made; provided they were residents of this state at the time they entered said army, navy or marine corps; and provided also that soldiers, sailors and marines who served in the civil war shall have preference over all others on the same list.

Laws shall be made to provide for the enforcement of this section.

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

STATE OF NEW YORK.

IN SENATE.

Apr. 19, 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 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.

EIGHT

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

STATE OF NEW YORK.

OFFICE OF THE SECRETARY OF STATE.

ALBANY, July 1, 1920.

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

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER EIGHT

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

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

§ 1. The [secretary of state,] comptroller, [treasurer,] and attorney-general [and state engineer and surveyor] shall be chosen at a general election, at the times and places of electing the governor and lieutenant-governor, and shall hold their offices for the same terms as the governor and lieutenant-governor [two years] except as provided in section two of this article. The comptroller shall be required: (1) To audit all vouchers before payment and all official accounts; (2) to audit the accrual and collection of all revenues and receipts; and (3) to prescribe such methods of accounting as are necessary for the performance of the foregoing duties. In such respect the legislature shall define his powers and duties and may also assign to him supervision of the accounts of any political subdivision of the state, but shall assign to him no administrative duties, nor any such as

CONCURRENT RESOLUTIONS.

may be incidental to the performance of these functions, any other provision of the constitution to the contrary notwithstanding. No member of the officers in this article shall, 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 for his use any fees or perquisites of office or other compensation. [The person shall be elected to the office of state engineer and surveyor who is not a practicing 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 three years.

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

The governor, by and with the advice and consent of the senate, shall have power to fill vacancies in the office of superintendent of public works; if the senate be not in session, he may grant commissions which shall expire at the end of the next succeeding session of the senate.

§ 4. A superintendent of state prisons shall be appointed by the governor by and with the advice and consent of the senate, and hold his office for five years, unless sooner removed; he shall give security in such amount, and with such sureties as shall be required by law for the faithful discharge of his duties; he shall have the superintendence, management and control of state prisons, subject to such laws as now exist or may hereafter be enacted; he shall appoint the agents, wardens, physicians and chaplains of the prisons. The agent and warden of each prison shall appoint all other officers of such prison, except the clerk, subject to the approval of the same by the superintendent. The comptroller shall appoint the clerks of the prisons. The superintendent shall have all the powers and perform all the duties not inconsistent herewith, which were formerly had and performed by the inspectors of state prisons. The governor may remove the superintendent for cause at any time, giving to him a copy of the charges against him, and an opportunity to be heard in his defense.

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

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

§ 7. The treasurer may be suspended from office by the governor, during the recess of the legislature, and until thirty days after the commencement of the next session of the legislature.

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whenever it shall appear to him that such treasurer has, in any particular, violated his duty. The governor shall appoint a competent person to discharge the duties of the office during such suspension of the treasurer.

2. There shall be the following civil departments in the state government: 1. Executive; 2. Audit and control; 3. Taxation; and Finance; 4. Law; 5. State; 6. Public works; 7. Conservation; 8. Agriculture and markets; 9. Labor; 10. Education; 11. Health; 12. Mental hygiene; charities and correction; 13. Public services; 14. Banking; 15. Insurance; 16. Civil services; 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 hereto in 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 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 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 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. SWERTZ, Speaker.

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

I have compared the preceding copy of concurrent resolution with the original resolution as filed 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.

[a. a.] CITY OF ALBANY, THE CITY OF ALBANY, IN THE YEAR ONE THOUSAND NINE HUNDRED AND TWENTY.

FRANCIS M. HUGO, Secretary of State.

NINE. Rep. Albany—Mayor in title is new; matter in brackets [] is 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 legislator 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. The speaker 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

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legislature. The governor, by and with the advice and consent of the senate, shall have power to fill vacancies in the office of superintendent of public works, if the senate be not in session, he may grant commissions which shall expire at the end of the next succeeding session of the senate.

[§] 4. A superintendent of state prisons shall be appointed by the governor, by and with the advice and consent of the senate, and hold his office for five years, unless sooner removed; he shall give security in such amount, and with such sureties as shall be required by law for the faithful discharge of his duties; he shall have the superintendence, management and control of state prisons, subject to such laws as now exist or may hereafter be enacted; he shall appoint the agents, wardens, physicians and chaplains of the prisons. The agent and warden of each prison shall appoint all other officers of such prison, except the clerk, subject to the approval of the same by the superintendent. The comptroller shall appoint the clerks of the prisons. The superintendent shall have all the powers and perform all the duties not inconsistent herewith, which were formerly had and performed by the inspectors of state prisons. The governor may remove the superintendent for cause at any time, giving to him a copy of the charges against him, and an opportunity to be heard in his defense.

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

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

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

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

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

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tion of any office for such purposes hereafter. [9]. 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 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. SWENT,

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.

[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 those functions, any other provision of this constitution to the contrary notwithstanding. He [Each of the officers in this article named, excepting the speaker of the assembly,] shall, at stated times during his continuance in office, receive for his services a compensation which shall not be increased or diminished during the term for which he shall have been elected; nor shall he receive by his use any fees or perquisites of office or other compensation. [No person shall be elected to the office of state engineer and surveyor who is not a practical civil engineer.]

[2. The first election of the secretary of state, comptroller, treasurer, attorney-general and state engineer and surveyor, pursuant to this article, shall be held in the year one thousand eight hundred and ninety-five, and their terms of office shall begin on the first day of January following, and shall be for three years. At the general election in the year one thousand eight hundred and ninety-eight, and every two years thereafter, their successors shall be chosen for the term of two years.]

[3. A superintendent of public works shall be appointed by the governor, by and with the

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; and 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 prisons, 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. Prisons; 4. Finance; 5. Law; 6. State; 7. Public works; 8. Conservation; 9. Agriculture and markets; 10. Labor; 11. Education; 12. Health; 13. Mental hygiene; 14. Charities; 15. Correction; 16. Public service; 17. Banking; 18. Insurance; 19. Civil service; 20. Military and naval affairs; 21. Architecture.

[3. At the session immediately following the adoption of this article the legislature shall provide by law for the appropriate assignment, to take effect not earlier than the first day of January, one thousand nine hundred and twenty-two, of all the civil administrative and executive functions of the state government, to the several departments in this article provided. Subject to the limitations contained in this constitution, the legislature may from time to time assign by law new powers and functions to departments

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boards or commissions continue in effect under this constitution, and increase, modify or diminish their powers and functions. No specific grant of power herein to a department shall prevent the legislature from conferring additional powers upon such department. No new departments shall be created hereafter but this shall not prevent the legislature from creating commissions for special purposes and nothing contained in this article shall prevent the legislature from reducing the number of departments as provided for in this article by consolidation or otherwise. The elective state officers in office at the time this article as amended takes effect shall continue in office until the end of the terms for which they were elected. Pending the assignment of the civil administrative and executive functions by the legislature pursuant to the directions of this section, the powers and duties of the several departments, boards, commissions and officers now existing are continued. Subject to the power of the legislature to reduce the number of officers, when the powers and duties of any existing office are assigned to any department, the officers exercising such powers shall continue in office in such department, and their term of office shall not be shortened by such assignment.

[4. The head of the department of justice 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, 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. SWENT,

Speaker.

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

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

Given under my hand and the seal of 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.

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AMENDMENT NUMBER ELEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO COMPENSATION OF JUDGES AND ASSOCIATE JUDGES OF THE COURT OF APPEALS.

Section 1. Resolved (if the Assembly concur), That section seven of article six of the constitution be amended to read as follows:
§ 7. The court of appeals is continued. It shall consist of the chief judge and associate judges now in office, who shall hold their offices until the expiration of their respective terms, and their successors, who shall be chosen by the electors of the state. The official terms of the chief judge and associate judges shall be fourteen years from and including the first day of January next after their election. Five members of the court shall form a quorum, and the concurrence of four shall be necessary to a decision. The court shall have power to appoint and to remove its reporter, clerk and attendants. Whenever and as often as a majority of the judges of the court of appeals shall certify to the governor that said court is unable, by reason of the accumulation of causes pending therein, to hear and dispose of the same with reasonable speed, the governor shall designate not more than four justices of the supreme court to serve as associate judges of court of appeals. The justices so designated shall be relieved from their duties as justices of the supreme court and shall serve as associate judges of the court of appeals until the causes undisposed of in said court are reduced to two hundred, when they shall return to the supreme court. The governor may designate justices of the supreme court to fill vacancies. No justice shall serve as associate judge of the court of appeals except while holding the office of justice of the supreme court, and no more than seven judges shall sit in any case. The judges of the court of appeals, including those now in office, shall receive for their services the sum of seventeen thousand five hundred dollars per year. A justice of the supreme court while serving as associate judge of the court of appeals shall receive the same compensation as judges of the court of appeals.

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

STATE OF NEW YORK, IN SENATE.

Apr. 21, 1920. The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

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

STATE OF NEW YORK, IN ASSEMBLY.

Apr. 23, 1920. The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

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

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

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conferred upon county courts by or under this article. The legislature may establish children's courts, and courts of domestic relations, as separate courts, or as parts of existing courts or courts hereafter to be created, and may confer upon them such jurisdiction as may be necessary for the correction, protection, guardianship and disposition of delinquent, neglected or dependent minors, and for the punishment and correction of adults responsible for or contributing to such delinquency, neglect or dependency, and to compel the support of a wife, child or poor relative by persons legally chargeable therewith who abandon or neglect to support any of them. In conferring such jurisdiction the legislature shall provide that whenever a child is committed to an institution or is placed in the custody of any person by parole, placing out, adoption or guardianship, it shall be so committed or placed, when practicable, to an institution governed by persons, or in the custody of a person, of the same religious persuasion as the child. In the exercise of such jurisdiction such courts may hear and determine such causes, with or without a jury, except those involving a felony. Except as herein otherwise provided, all judicial officers shall be elected or appointed at such times and in such manner as the legislature may direct.

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

STATE OF NEW YORK, IN SENATE.

Apr. 24, 1920. The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

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

STATE OF NEW YORK, IN ASSEMBLY.

Apr. 24, 1920. The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

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

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

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 ex-

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tent of the benefits received. Any such reservoir shall always be operated by the state and the legislature shall provide for a charge upon the property and municipalities benefited for a reasonable return to the state upon the value of the rights and property of the state used or leased and the services of the state rendered in the construction, control and operation of said reservoirs, water powers and transmission lines, which charge shall be fixed for terms of not exceeding ten years (and be readjustable at the end of any term). Any such water power may be leased for terms of not exceeding ten years. Unsanitary conditions shall not be created or continued by any such public works. A violation of any of the provisions of this section may be restrained at the suit of the people or, with the consent of the supreme court in appellate division, on notice to the attorney-general at the suit of any citizen.

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

STATE OF NEW YORK, IN SENATE.

Apr. 20, 1920. The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

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

STATE OF NEW YORK, IN ASSEMBLY.

Apr. 23, 1920. The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

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

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

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

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

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STATE OF NEW YORK,
IN SENATE.

Apr. 23, 1920.

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

By order of the Senate,

HARRY C. WALKER,
President.STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE, } ss.:
ALBANY, July 1, 1920.

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

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

FRANCIS M. HUGO,
Secretary of State.

FIFTEEN

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

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1920.

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

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER FIFTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHT OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO A CERTAIN PORTION OF THE ERIE CANAL.

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

§ 8. The legislature shall not sell, lease or otherwise dispose of the Erie canal, the Oswego canal, the Champlain canal, the Cayuga and Seneca canal, or the Black River canal; but they shall remain the property of the state and under its management forever. The prohibition of lease, sale or other disposition herein contained, shall not apply to the canal known as the Main and Hamburg street canal, situated in the city of Buffalo, and which extends easterly from the westerly line of Main street to the westerly line of Hamburg street, nor to that portion of the existing Erie canal in the city of Utica between the westerly line of Schuyler street and the easterly line of Third street, provided that a flow of sufficient water from Schuyler street to Third street to feed that portion of the canal east of Third street be maintained; nor shall such prohibition apply to that portion of the existing Erie canal in the county of Herkimer between the easterly boundary of the village of Mohawk and the county boundary line between the counties of Herkimer and Oneida. All funds that may be derived from any lease, sale or other disposition of any canal shall be applied to the improvement, superintendence or repair of the remaining portion of the canals.

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

STATE OF NEW YORK,
IN ASSEMBLY.

Mar. 11, 1920.

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

By order of the Assembly,

THADDEUS O. SWEET,
Speaker.STATE OF NEW YORK,
IN SENATE,

Apr. 15, 1920.

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

By order of the Senate,

HARRY C. WALKER,
President.STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE, } ss.:

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

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

FRANCIS M. HUGO,
Secretary of State.

SIXTEEN

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

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1920.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State

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

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER SIXTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION TEN OF ARTICLE EIGHT OF THE CONSTITUTION, IN RELATION TO THE AMOUNT TO BE RAISED BY TAX FOR COUNTY OR CITY PURPOSES IN CERTAIN COUNTIES AND CITIES.

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

§ 10. No county, city, town or village shall hereafter give any money or property, or loan its money or credit to or in aid of any individual, association or corporation, or become directly or indirectly the owner of stock in, or bonds of, any association or corporation; nor shall any such county, city, town or village be allowed to incur any indebtedness except for county, city, town or village purposes. This section shall not prevent such county, city, town or village from making such provision for the aid or support of its poor as may be authorized by law. No county or city shall be allowed to become indebted for any purpose, or 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, nineteen 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

upon any city of the second class after the first day of January, nineteen 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

CONCURRENT RESOLUTIONS.

appropriate 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 O. SWEET,
Speaker.STATE OF NEW YORK,
IN SENATE.

Apr. 23, 1920.

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

HARRY C. WALKER,
President.STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE, } ss.:

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

GIVEN under my hand and the seal of office of the Secretary of State, at 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 OR COMMISSIONERS ON MENTAL HYGIENE.

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

§ 11. The legislature shall provide for a state board of charities, which shall visit and inspect all institutions, whether the 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.

THE 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.

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 and 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 thousand; the third class, all other cities. Laws relating to the property, affairs or government of cities, and the several departments thereof, are divided into general and special city laws; general city laws are those which relate to all the cities of one or more classes; special city laws are those which relate to a single city, or to less than all the cities of a class. Special city laws shall not be passed except in conformity with the provisions of this section. After any bill for a special city law, relating to a city, has been passed by both branches of the legislature, the house in which it originated shall immediately transmit a certified copy thereof to the mayor of such city, and within fifteen days

thereafter the mayor shall return such bill to the clerk of the house from which it was sent, [or] who if the session of the legislature at which such bill was passed has terminated, shall immediately transmit the same to the governor, with the mayor's certificate thereon, stating whether the city has or has not accepted the same. In every city of the first class, the mayor, and in every other city, the mayor and the legislative body thereof concurrently, shall act for such city as to such bill; but the legislature may provide for the concurrence of the legislative body in cities of the first class. The legislature shall provide for a public notice and opportunity for a public hearing concerning any such bill in every city to which it relates, before action thereon. Such a bill, if it relates to more than one city, shall be transmitted to the mayor of each city to which it relates, and shall not be deemed accepted unless accepted as herein provided, by every such city. Whenever any such bill is accepted as herein provided, it shall be subject as are other bills, to the action of the governor. Whenever, during the session at which it was passed, any such bill is returned without the acceptance of the city or cities to which it relates, or within such fifteen days is not returned, it may nevertheless again be passed by both branches of the legislature, and it shall then be subject as are other bills, to the action of the governor. In every special city law which has been accepted by the city or cities to which it relates, the title shall be followed by the words "accepted by the city," or "cities," as the case may be; in every such law which is passed without such acceptance, by the words "passed without the acceptance of the city," or "cities," as the case may be.

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

CONCURRENT RESOLUTIONS.

STATE OF NEW YORK,
IN SENATE,

Apr. 23, 1920.

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

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

STATE OF NEW YORK,
IN ASSEMBLY,

Apr. 24, 1920.

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

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

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.

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 and 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 and 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 is hereby charged with the duty of selling such bonds at not less than par to the highest bidder after advertising for a period of twenty consecutive days, Sundays excepted, in at least two daily newspapers printed in the city of New York and one in the city of Albany. Advertisements shall contain a provision to the effect that the comptroller, in his discretion, may reject any or all bids made in pursuance of such advertisements, and in the event of such rejection, the comptroller is authorized to re-advertise for bids in the form and manner above described as many times as in his judgment may be necessary to effect a satisfactory sale.

§ 3. Commission to distribute proceeds. The proceeds of such bonds, after appropriation or appropriations therefrom by the legislature, shall be distributed by a special commission created by the legislature for such purpose, to the persons entitled thereto, under the provisions of this act, on application within a time to be prescribed by the legislature.

§ 4. Disability fund. The legislature shall provide by law for the establishment and administration of a fund to be used for the

CONCURRENT RESOLUTIONS.

amelioration of the condition of residents of this state who are suffering disability incurred in the military or naval service of the United States at any time between the sixth day of April, nineteen hundred and seventeen, and the date when they were honorably separated or discharged from such services, and shall authorize any person who so desire to assign to such fund the bonus to which he is entitled under this act.

§ 5. Bonuses to certain persons who were in the service of the United States in the war with the German empire and its allies. Every person, male or female, who was enlisted, inducted, warranted or commissioned, and who served honorably in active duty in the military or naval service of the United States at any time between the sixth day of April, nineteen hundred and seventeen, and the eleventh day of November, nineteen hundred and eighteen, for a period longer than two months, and who at the time of entering into such service was a resident of the state of New York, and is a resident at the time this act takes effect, and who was honorably separated or discharged from such service, or who is still in active service, or has been retired, or has been furloughed to a reserve, shall be entitled to receive from the proceeds of such bonds a bonus the sum of ten dollars for each month or major fraction thereof that such person was in active service, of not exceeding a total of two hundred and fifty dollars. No person shall be entitled to such payment or allowance who at the time of being separated or discharged from such service, or at the time of being retired or furloughed to a reserve, or at the time of his death in the service, was an officer in the army or marine corps above the grade of captain, or in the navy above the grade of lieutenant, senior grade. No person shall be entitled to such payment or allowance who being in the military or naval service of the United States subsequent to the sixth day of April, nineteen hundred and seventeen, refused on conscientious, political or other grounds to subject himself to military discipline or to render unqualified service, or whose only service was in the students' army training corps, or who received from another state a bonus or gratuity of a like nature provided for by this act. The husband or wife, child, mother, father, brother and sister in the order named and none other, of any deceased person, male or female, who was enlisted, inducted, warranted or commissioned, and who served honorably in active duty in the military or naval service of the United States, as provided in this section, shall be paid the sum or allowance that such deceased person 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 ONE.

"Shall the proposed amendment to Sections Two, Four, Five, Eleven and Twelve of Article Seven of the Constitution, in relation to debts contracted by the state," be approved?"

FORM FOR SUBMISSION OF PROPOSITION NUMBER ONE.

"Shall chapter eight hundred seventy-two of the laws of nineteen hundred and twenty, entitled 'An act making provision for issuing bonds to the amount of not to exceed forty-five million dollars for the payment of a bonus to persons who served in the military or naval service of the United States at any time between the sixth day of April, nineteen hundred and seventeen, and the eleventh day of November, nineteen hundred and eighteen, and providing for a submission of the same to the people to be voted upon at the general election to be held in the year nineteen hundred and twenty,' be approved?"

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