

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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EDITORIAL

Railroad Men and Other Men

No objection can be made to the demands formulated by the railroad employes as to wages and to transportation rates presented by their representatives to Director General Hines, that is, providing that minimum rates of pay should be sufficient to guarantee to the most unskilled employe an adequate living wage, including provision for the necessities of old age, injury, sickness and death; higher rates based on skill, responsibility and hazard required and involved; these wages to compare favorably to wages paid for similar service in other industries.

Transportation rates, the men state, should be sufficient to guarantee all employes this just and equitable wage; to maintain the properties in condition to render adequate service to the public and equitable returns on the money actually invested.

Nothing could be fairer than this clearly defined demand of the railroad workers, and nothing can more clearly show that the men are possessed of common sense, no little business knowledge and necessary appreciation of the fact that in the present crisis they are not the only parties to be considered. Taken alone, the basic demands of the railroad employes could be settled without difficulty. It is when they advance the new theory of railroad management known as the Plumb plan as a cure-all for the high cost of living that it is necessary to take issue with labor chiefs. The Plumb plan, debated forensically in labor lodges, has caught the fancy of many men who are suffering from the complaint that has the whole world in its devastating grip. It is utopian and plausible enough to those who are not versed in the intricacies of railroad projection, building, financing and operation. The effect of its adoption by the country on the cost of living is, of course, theoretical and questionable. The theory upon which it is predicated must be applied to all activities of a quasi-public character if all the people are to benefit equally with the railroad men in accordance with their latest demand that all workmen shall be placed on an equality of wage and time for similar work. This, the labor chiefs are not as yet willing to advocate. Warren S. Stone, Grand Chief of the Brotherhood of Locomotive Engineers, even refused to commit himself when asked if he would favor legislation which would afford equal relief to all the people, instead of only to members of his organization. Evidently Mr. Stone's vision has been temporarily impaired by the brilliancy of the future promised to railroad workers by the promoters of the Plumb plan. But Mr. Stone would not be at the head of the Locomotive Brotherhood if he had not imbibed the basic principle of unionism which is equality for all in its membership. What is good for one should be good for all. If the principles of the Plumb plan are good for the railroads they should be for the post office, the wires, ships and farms. Why should there be fenced farms any more than individual, competing rail-

roads? The farms produce food; the railroads only transport it to the consumer—which is the more important function?

Mr. Stone may see all this when the matter is properly presented to him. So may the other brotherhood chiefs, and they will instruct their followers, who are well-behaved, law-abiding family men, with money invested in homes and banks, and with life insurance policies the value of which depends on the investment of funds obtained from the payment of premiums in the bonds and stocks of railroads.

It is not an easy job to eradicate from the minds of suffering men belief in fallacies that promise relief. But it can be done. The task must be approached in the spirit and with the determination shown by the foremost business men of the country when the sudden declaration of the armistice threw everything into confusion. The questions raised by the railroad men are among those which were certain to arise in the reconstruction period. It is encouraging that the first move toward state socialism should be made by men whose reasoning powers and conditions of living are such that they may be open to argument and conviction. It is the unreasoning brute who turns Bolsheviki.

Congress has been remiss by not making strikes unlawful until after a full investigation of alleged grievances has been had, and every means of mediation and conciliation and arbitration employed. But others also have been derelict in their duty who might have used their influence, their knowledge, their eloquence in debate, and their power as leaders in finance and business to educate those who have not had their advantages and who therefore are open to influences that are inimical to the best interests of all.

The time has come when it is necessary to be firm, but to be just; to be constructive in criticism, but to be unbending in denunciation and disapproval of harmful measures. There are grave wrongs to be righted, but it is not necessary that the fundamental principles of government or business should be abrogated to bring about better and more satisfactory conditions for both employe and employer.

Trust-Busting Busses

Perhaps Mayor Hylan, whose proposal for city owned and operated motor busses to compete with the subway, "L" and surface lines is the latest suggestion for the relief of intramural straphanging traffic, should take an educational trip on the only line of stages running in New York City streets. A glance at the annual reports of the company operating the Fifth Avenue stages might also be illuminating. The Mayor will discover that it takes fully twice as long to make the trip by motor bus from One Hundred and Twenty-fifth street to Twenty-third street as it does on the surface cars, and three or four times as long as on the subway

expresses. The fare is ten cents instead of five, and a ten-cent fare is necessary if the line is to be a "revenue producer," as demanded by the Mayor, the other alternative being increased taxes to make up the deficiency between operating expenses over income.

The Fifth Avenue line is successful because it operates along a scenic route, popular by day with out-of-town sightseers and after lamplight with lovelorn couples. One of its chief desiderata is that no standees are allowed. But the familiar cumbersome green monsters are one of the greatest causes of the deplored congestion on the city's most widely advertised throughfare, one of the few north and south streets not partially obstructed by surface cars and "L" structures. It is no unusual spectacle to see six or eight of the big motors in a single block, adding to the avenue's picturesque appearance, but menacing lighter vehicles and adventuresome individuals on foot and adding enormously to the traffic squad's difficulties.

The Record and Guide is not apprehensive that the Mayor's platitudinous proposal will take on concrete form. Jitneys, as conditions in Brooklyn during the present B. R. T. strike prove, are out of the question as permanent relief. The most economical plan that would have any effect on the city's huge transportation

problem would be the establishment of four or five lines each with equipment equal to that of the Fifth Avenue Company's, in which comprehensive scheme of operation at least one line would run over Brooklyn Bridge.

But if the Mayor can successfully finance the project, and if he can get citizens to agree to pay ten cents and to get up an hour earlier so as to be able to enjoy a leisurely stop-and-stop pleasure ride to business, then we may, in the day of the approaching eleemosynary era, be regaled with the all-engrossing spectacle of His Honor's limousine working its way laboriously through the jam of municipally-owned busses on the Brooklyn Bridge, to whose blocking of his car he therefore could not object, while atop these luxurious vehicles, the pick of the proletariat, unheedful of the Mayor's urge, having deprived themselves of ten cents each for the benefit of the municipal coffers, would lounge gracefully on their way to desks in J. P. Morgan Communized or the Grand Central Democratized Station to share in the management of the financial, commercial, transportation, shipping and other business matters of the universe.

Of such dreams is the foundation on which municipal ownership is built.

Readers' Comment on Current Topics

New York City, August 5, 1919.

Editor of Record and Guide:

AT the hearing before the Lockwood Committee, "Led one builder to suggest seriously the importation under agreement of eight to twenty million Japanese and Chinese laborers." This suggestion is not as wild as it would at first thought seem.

I prefer to call them unskilled workers, rather than common, for the reason, that the moment we call any laborer "common" just that moment do we lessen the dignity of honest toil.

Unskilled labor as understood before the war has moved up, and whether or no we relish the thought of having to call upon the Japanese and Chinese, we are face to face with the stern fact, "If not they, who?"

The further men are removed from the forest, field and mine, or, to be more correct, from the soil, the more natural it is for life to take on a different meaning, and as material progress has its origin in the very soil itself, it follows by a natural sequence that men willing to do unskilled work must be continually recruited from the source of supply, wherever it may be.

With the shortage of unskilled labor we have a still greater problem to face; that it must be faced is evident to all students of the times. It cannot be side-stepped nor kept away from much longer. It must be faced and taken hold of in a vigorous way.

If the law says that eight hours shall constitute a day's work in some industries while there is no limit in others, and if a given number of men by co-operating with other chosen groups arbitrarily fix wages, we have here a situation that not only overturns all natural laws, and disturbs the economic balance, but defeats as well the best interests of the wage-earner. It must be plain that high pay and short hours will never solve the industrial problem, as structurally it is a pyramiding process that must sooner or later fall, and as the process is going on in geometrical progression we can look for the collapse at any moment.

Shall capital and labor stand idly by, with supine indifference to the future and concern only for the present? Or shall they mutually agree on some plan that will preserve and keep whole the great industrial fabric put together by American enterprise?

Groups of men of like interest have always been, and get nowhere by drawing the line between capital and labor, between

the rich and the poor, producers and non-producers, or in giving wealth, capital, interest, wages, salary, rent and profit their fine meanings, for in the analysis of things we are all of a community and it therefore becomes a question broader indeed than the concern or privilege of any one group or of a chosen few.

While human relationships, in so far as they had to do with industry, were strained almost to a breaking point just prior to the war, the tension is now still greater, and it is therefore obvious that new ways must be found. A patching up of the old will not suffice. The situation calls for a new arrangement and an arrangement that will give heed to the altered ways, ways not of our own making, but ways that have come to us by and through the war.

What shall they be? We hesitate to say that we are not law-abiding, and yet we countenance, if not sanction, strikes, lock-outs and price-fixing.

The law says that when men meet or combine to fix prices they are guilty of a crime against the public weal. A railroad that refuses the demands of the men, like any public utility that is forced to cease operation because it is unable or unwilling to increase wages, is in substance told by the law to keep the wheels moving or forfeit your franchise, but the law does not ask, "by what right do you make the demand, nor by what reasoning do you refuse?"

By the very make-up of humans, men will differ, and it is therefore vain to expect that strife will cease. It is because of this that we have courts of law, and yet, for some reason, the courts have never been called upon nor their authority invoked to create a code of industrial relationship and a punishment for the violation of its terms.

It would therefore seem that the time is "now" for the creation of a wage commission, backed by law, and the establishment of a court of industrial relations.

Employers and the employed are entitled to something better than the old way of a trial of strength, and those best fitted for the work are called upon to make some constructive move that will lessen industrial strife.

When men disagree in the ordinary affairs of life it is the common procedure to take their case to court, plead their cause and take the verdict. Let capital and labor do the same.

WILLIAM H. OLIVER.

REAL ESTATE SECTION

Will Try to Remedy Overcrowding on Sixth Avenue

Association Planning to Deal with Traffic Conditions and to Bring About Other Improvements in Shopping Street

WITH probably the biggest job on its hands of any community civic organization in New York, the Sixth Avenue Association can report marked progress all along the line," said Mr. Walter J. Salmon, president of that association yesterday.

"Here is a photograph," said Mr. Salmon, "showing the congestion of working people that crowds Sixth Avenue, between Twenty-seventh and Thirty-eighth Streets, between the hours of 12 noon and 2 p. m. every work-day.

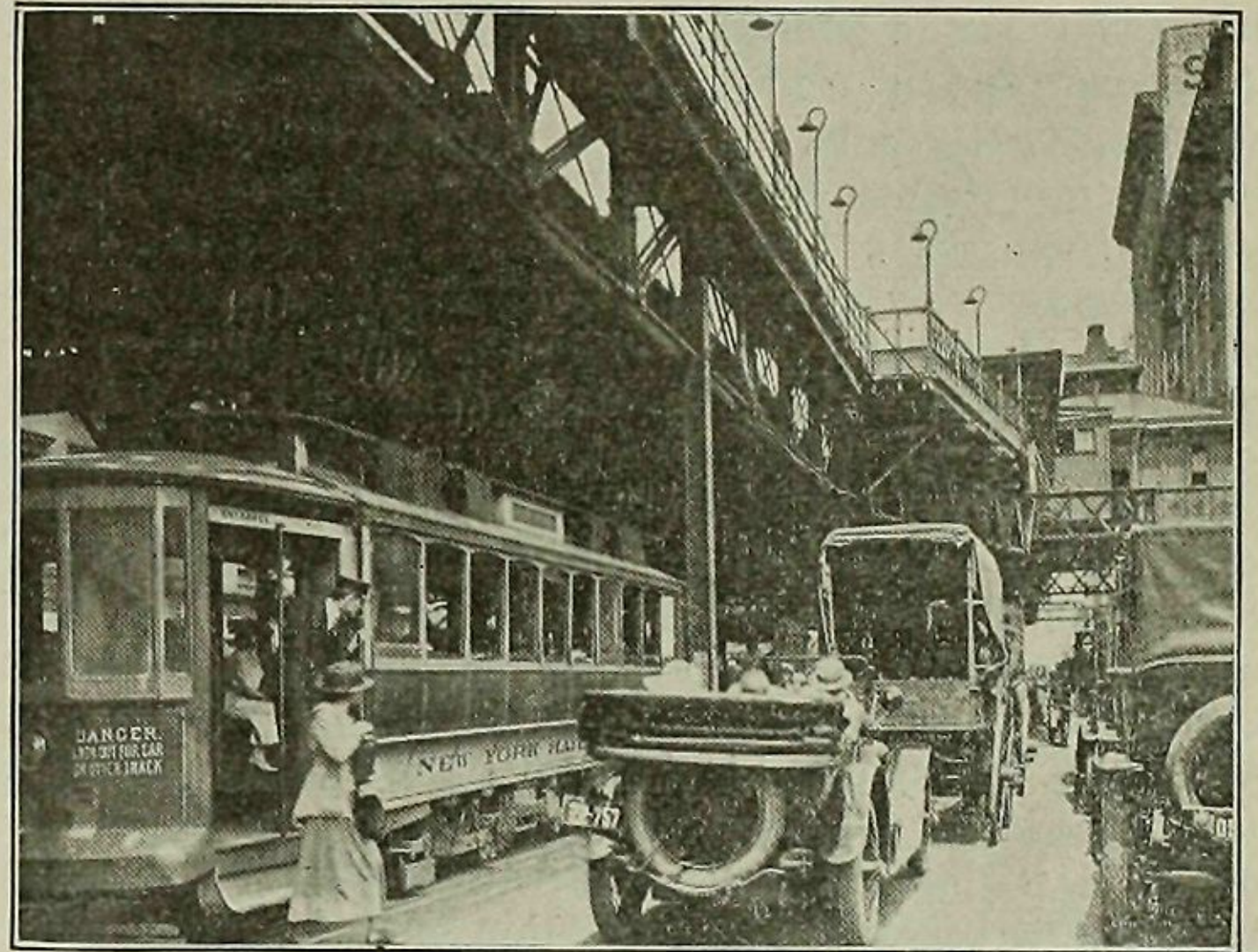
"This congestion has substantially interfered with traffic and shopping in this district for several years, but this week we have obtained the promise of Police Commissioner John Enright that this over-crowding of Sixth Avenue will receive the necessary police attention to protect the interests of the property-owners and shop-keepers along the thoroughfare.

"The marked contrast between the condition on these two thoroughfares should be evidence enough to support our claim that Seventh Avenue should be opened up to accommodate traffic which would greatly relieve Sixth Avenue of this intolerable congestion.

"We believe that every north and south thoroughfare on Manhattan Island should stand its just share of the traffic burden, and we have received the assurance of Special Depu-

removal of the Sixth Avenue "L" structure, and a substituting therefore of a subway which will substantially increase property values and shopping facilities all along this thoroughfare."

Mr. Rex Case, managing director of the association, whose offices are at 47 West Forty-second Street, stated that the association's membership campaign was in full swing, and



VEHICULAR CONGESTION ADDS TO DIFFICULTIES.



MID-DAY CONGESTION ON SIXTH AVENUE.

ty Commissioner John A. Harriss that our request to allow commercial traffic to pass up and down Seventh Avenue will receive his prompt consideration, and it is hoped that a satisfactory adjustment of this traffic problem will soon be arrived at.

"Another of the important objects for which the Sixth Avenue Association is working is to effect a plaza entrance into Central Park at the head of Sixth Avenue. We have received word from Commissioner of Parks Francis D. Galatin that our urgent request for this much needed improvement is receiving his attention. An investigation of the practicability of the project is being made, and our members are anxiously waiting word that the proposed entrance will be arranged for at an early date.

"We are going ahead with our plans for the ultimate re-

that he was confident from the enthusiasm being shown by many of the most prominent property owners and business men in the Sixth Avenue district, that the Sixth Avenue Association was certain to have a larger and more representative membership than any other community civic organization in New York City.

Brooklyn real estate activity is establishing a new high record according to figures for the month of July, which have just been made public by Registrar Webster. The Kings County Registrar's office received 6,022 deeds, 6,589 mortgages, 2,231 satisfactions, and 74 miscellaneous papers during the month of July, a total of 14,916 papers. This is an increase of 1,601 over the month of June. It is also the largest July figure in the history of the office and with one single exception is the busiest month the office has ever known. This exception was June, 1905, when 21,346 papers poured into the Registrar's office.

The total receipts of the office for the month were \$40,924.30, and the expenses \$22,254.00, a profit to the taxpayers of \$17,670.30. So far this year Registrar Webster has turned in \$86,318.16 to the City Chamberlain in excess of all expenses. He figures that the office will certainly show a profit of \$175,000 this year and possibly \$200,000. This is the first year that the office has ever been a money-making proposition for the community.

These figures are entirely independent of the mortgage tax collected by the Registrar. This department took in \$80,422.19 last month, the largest July collection in the history of the office. The total mortgage tax collected thus far this year is \$370,811.66.

"Waste neither time nor money," said Benjamin Franklin. Money put in W. S. S. is not wasted; it's working for you.

Deputy Comptroller James A. Wendell on Tax Problems

State Official's Enlightening Statement on Legislation in Recent Years and Its Effect on Revenues

BY JAMES A. WENDELL
Deputy Comptroller State of New York.*

IT has been my privilege during the last twenty-five years to participate actively in administering and, to some small extent at least, in directing the financial affairs of the state of New York. Within that period I have observed the merits and the demerits, the virtues and the vices of many tax and revenue producing measures enacted by the legislature of the state. It occurs to me that we have not always been consistent, that our laws have sometimes violated fundamental principles, that in some cases illogical taxes or taxes at illogical rates have been imposed; in brief, that we have not in every case acted wisely and well. From your work we have received and expect to receive valuable suggestions. That the state will be benefited seems assured.

If I say that the general property system has completely fallen down and is a monumental failure when applied to personal property, I inform you of no new fact.

In 1906, a mortgage recording tax law was enacted for the state of New York. The effect of that act was to remove from the general property system of taxation that class of intangible personal property known as mortgages on real property situated within the state. The rate of tax was fixed at five dollars on the thousand, irrespective of the term of the mortgage. The law still remains. It has produced and is producing substantial sums of revenue which are divided equally between the state and the municipal subdivisions thereof in which the respective mortgaged properties are located.

After the enactment of that law, the condition existed where the owner of a bond secured by a mortgage covering property partly within and partly without the state was exempt from personal property taxation on the portion of the bond as to which a mortgage recording tax had been paid, but the remainder of the bond was taxable as personal property at the general property rate.

In 1911, there was enacted a secured debt tax law. Briefly, it provided that the owner of a secured debt—not secured by a mortgage on real property located within the state of New York—including that proportion of a bond or other obligation secured by an interstate mortgage upon which a mortgage recording tax had not been paid, might present it to the state comptroller, pay a tax at the rate of five dollars on the thousand, have stamps affixed thereto and thereby obtain exemption from further taxation during the life of the debt or until the maturity thereof. That law, as amended from time to time, remained in force until April 1, 1915. During that period—to be exact, three years and seven months—it yielded revenue of \$3,670,000. Under the terms of the statute, the entire sum was retained in the treasury of the state and applied to state uses and purposes.

That law had some virtue. First, it produced revenue at the rate of one million dollars per year; second, it was convenient and economical of administration. When that has been said, nothing more in commendation can be uttered. Through its operation there was removed from the general property tax base, indefinitely for the lives of the taxed investments, intangible personal property of the value of nearly three-quarters of one billion dollars. Furthermore, such investments cannot again be made the subject of taxation unless the legislature decides to revoke the exemption granted. That, as you know, legislatures are loth to do. It is pertinent, however, to note that under our new income tax law the interests-income from secured debts is taxed.

Upon analysis, it will be seen that this so-called tax should

not have been dignified by the use of the word "tax." While that law was effective, it was possible for the holders of West Shore 1st 4's to present them to the comptroller and pay a tax on the portion thereof represented by security on property without the state at the rate of five dollars on a thousand dollars and thereby obtain exemption from all taxation thereon until 2361, a period of 450 years. In such a case the tax amounted to slightly more than one cent per annum on one thousand dollars of face value. It was possible for the holder of a New York Central gold 3½'s, dated June 1, 1897, payable July 1, 1997, to pay a similar tax on a like basis and secure exemption from general taxation for a period of eighty-five years, the rate per one thousand dollars of face value being less than seven cents per annum. Furthermore, of the secured debts actually presented for taxation under the law to which I have referred, ninety per cent, at least, was payable in terms of twenty or more years from their respective dates of issue. On a fifty year bond for one thousand dollars, reduced to an annual tax basis, the tax was ten cents; on a forty year bond, twelve and one-half cents; on a twenty-five year bond, twenty cents; and on a twenty year issue, twenty-five cents annually. From this you will observe that the rate of taxation, when calculated on the per annum basis for the term of the security, was so insignificant and infinitesimal that it did not amount to a tax. It was nothing more than an exemption fee.

In 1915, the legislature realized that something was wrong with the secured debt tax law; that the price paid for the revenue received was too large, or the consideration upon which exemptions had been granted too small; or, stated concretely, that exempting for life \$750,000,000 of taxable property was worth more than \$3,600,000.

Through the operation of this law, there was removed from the general tax base property equalling sixteen per centum of the value of all property in the state assessed and liable for general taxation. It was thought that the rate should be increased or the exemption period reduced, or both. However, no definite decision was reached by the legislature of 1915, nor, in fact, by that of 1916. In both instances, legislation of a temporary character was enacted amending the secured debt tax law to provide for the acceptance of a tax of \$7.50 per thousand dollars of face value of the securities presented and for the reduction of the exemption period to five years. Between April 1, 1915, when the five dollar rate and the for life exemption period ceased, to June 1, 1917, a period of twenty-six months, the law as amended was in force at different times for but fifteen months; that is to say, because of the indecision of the legislature, it was from time to time in a state of suspended animation. During the fifteen months when the law was in operation, there was received \$1,950,000. Secured debts of the face value of \$260,000,000 were stamped and exempted from general taxation for a period of five years.

At that stage, June 1, 1917, in the history of our taxation of intangible securities, we had received revenue amounting to \$5,620,000 during a period of four years and ten months, and had exempted nearly one billion dollars of intangible personal property from general taxation—to be exact, \$734,000,000 for life, and \$260,000,000 for a period of five years.

The legislature of 1917 took definite action respecting this subject. It enacted what is known as the investment tax law. The tax is at a fixed annual rate, payable at the option of the holder, in respect to an investment, which exempts the investment from personal property taxation within the state

(Continued on page 174)

*From an address delivered at the meeting of The National Tax Association held at Chicago.

Ocean Piers Will Increase Staten Island Realty Values

Ship Terminal Will Bring Greater Population and Pave Way for Subway and Better Ferry Service

UNUSUAL possibilities for the shipping, industrial and real estate development of Staten Island are opened up as the result of the final commitment by the city administration to Dock Commissioner Murray Hulbert's ocean pier improvement. The Sinking Fund Commission action in approving the leases for fourteen piers to be built on the east shore of Staten Island between Tompkinsville and Clifton calls for a construction cost of \$15,000,000.

The length of the waterfront to be taken over for the improvement is one and a quarter miles. The property along this waterfront is valued at between \$75,000,000 and \$80,000,000. Its owners are the Baltimore & Ohio Railroad, the Staten Island Rapid Transit Railroad, I. T. Williams & Co., the Edward Thompson Company, the Merritt & Chapman Wrecking Company and the Consumers' Ice Company.

The plan is to develop that section of Staten Island as a great ocean terminal. Some of the piers are to be 1,400 feet long and 200 feet wide, and the rest 1,200 feet long and 200 feet wide, each of them surmounted by a warehouse. For the last two years the city has leased to private operators two piers at the foot of Water and Canal streets, Stapleton.

Commissioner Hulbert said that the rentals would be 7½ per cent. of the cost of the construction.

Wm. Wirt Mills, secretary of the Board of Standards and Appeals, who is executive officer of the Staten Island Civic League, hailed the development of the East Shore of Staten Island as "the most important and most far-reaching improvement in the history of Staten Island and one that will work incalculable advantage to the Port of New York."

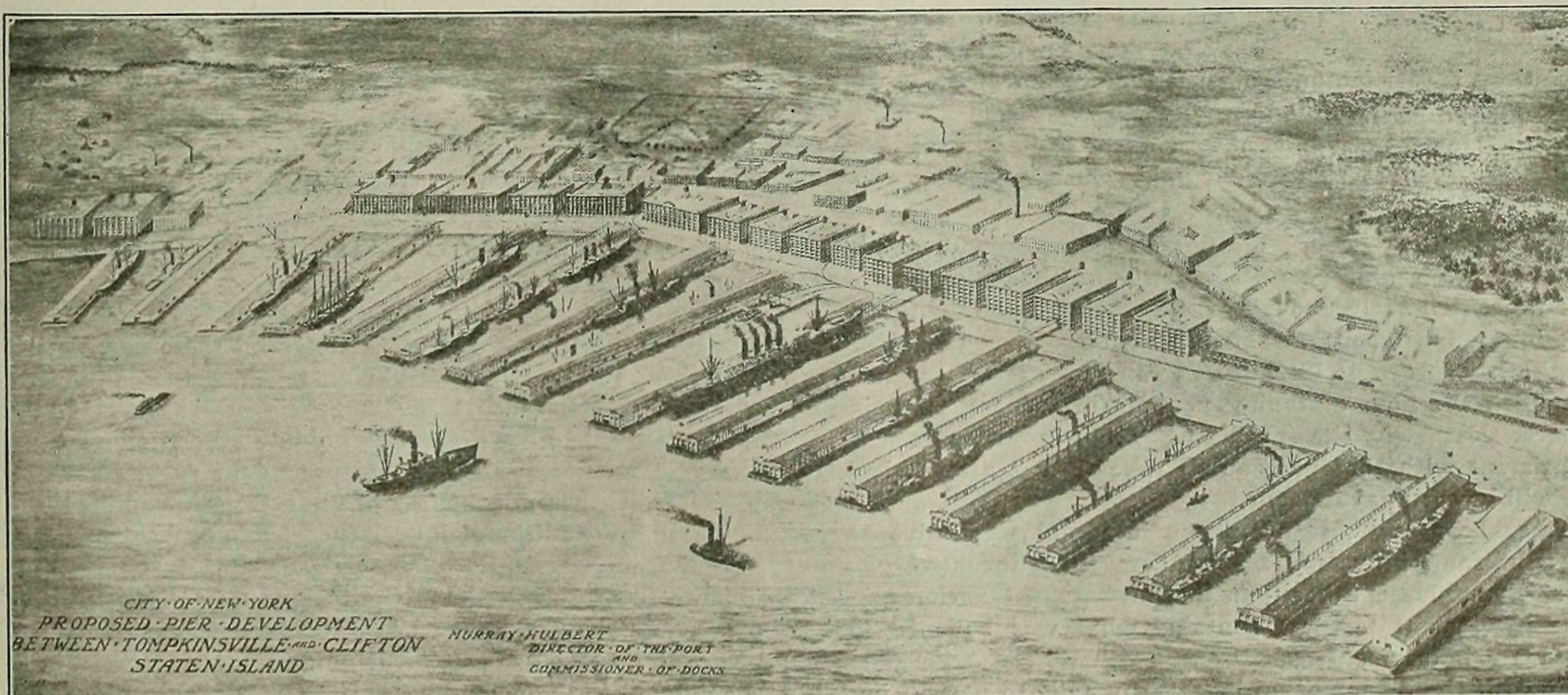
"It is more than a local improvement," added Mr. Mills. "It means that this Port takes a great stride toward meeting its obligations to the Nation in providing piers at which the great 1,000-foot steamships can be berthed and where cargoes can be loaded direct from the freight cars and unloaded into freight cars, which can come alongside the ships from the West and South by all rail routes, without the necessity of being towed about the harbor on car floats. It may be that Mr. Hurley thinks that the new ocean-going monsters can be berthed at Hoboken, but the operation of turning such a steamship in the narrow river is too difficult to consider. At Staten Island, however, the fairway is ample and there is the depth of water and there the great boats will berth.

"The development means not a boom, but a healthy and permanent appreciation of real estate values both in Staten Island and in lower Manhattan. It means the wiping out of eye-sores and of unprofitable uses along the best waterfront in the city and its utilization for such highly profitable purposes as to sharply increase its taxable and sales values. It means lively competition for practically all the real estate within half a mile of the new piers. It means also a steady climbing of values throughout the vast area of Richmond Borough—an area nearly equal to the territory of Manhattan and the Bronx combined. This will be the indirect but none the less certain effect of Commissioner Hulbert's coup. It was a "coup," by the way, to put over the biggest single development ever undertaken by any Commissioner of Docks.

"It will work this way: The building of these piers will give the city a huge investment in Staten Island. It will therefore be to the City's interest to keep clear of the policy, happily abandoned by the present administration, of making Staten Island a dump for undesirable institutions. It will also be to the City's interest to bring the ferry service to the point of greatest possible efficiency. And I believe the leases of the new Staten Island piers are predicated upon the City restoring the ferry to Stapleton and making it a real ferry, operating from the bulkhead at Stapleton instead of from the end of the pier and from a point on the North River at or about Cortlandt street.

"It will also be to the City's interest to discard the foolish plan of trying to annex Staten Island to Brooklyn by a subway through the mirey and shifting depths of the Bay, and it will mean instead a subway direct from Manhattan to and through Staten Island, built in fill on the shallow rocks along the west side of the ship channel.

"There are logical and inevitable results of the City's big investment in the Staten Island piers, and with Staten Island made accessible, its real estate one-fifth the area of the entire city will begin to bear some reasonable proportion to the values in other boroughs. Besides this, with population flowing into Staten Island, values in Manhattan will be stabilized, for it has been the lack of population to the south that has flattened real estate in lower Manhattan besides creating the peculiar traction problems that are the bone both of railway financiers and of operating officials.



PROPOSED PIER DEVELOPMENT ON EASTERN SHORE OF STATEN ISLAND.

Comptroller Wendel on Taxes

(Continued from page 172)

for the period for which the tax is paid

The rate of tax is two mills per annum on the dollar of face value (two dollars per thousand dollars). It may be paid for one, two, three, four but not more than five years. The holder of such an investment may pay the tax by presenting it to the state comptroller at his Albany or his New York office, or to a travelling representative who periodically visits various cities in the state.

That act became effective June 1, 1917. During the first year of its operation, it produced revenue amounting to \$1,430,000. What the results for this year may be I cannot now predict.

Although from the standpoint of administration and, I may say, in all essential respects this law is found satisfactory, there are some minor features of it which, except for the enactment of the income tax act, should have been changed. Rather late in the legislative session of 1918, the state comptroller had introduced proposed amendments to the following effect:

First. As now defined, an investment, if the statute be construed literally, must be one of a series. If a person be the holder of a \$10,000 promissory note not forming one of a series, such note is not an investment. On the other hand, if one be the holder of ten notes of \$1,000 each, each individual note is an investment and taxable. It is believed that single investments as well as those forming one of a series should be eligible for the payment of the investment tax.

Second. Investments which shall have been deposited as collateral to secure the payment of investments taxable as such or of bonds taxable under the mortgage recording tax law are exempted. Not infrequently is it found that the owners of such collateral wish to pay the investment tax thereon. In administering the law, no good reason for this exemption has developed; therefore, the comptroller asked to have this exemption eliminated.

Third. The word "investment," as defined, does not include investments which by their terms are payable in less than one year from their date of issue. It develops that many obligations which by their terms are payable on demand or within one year from their date of issue, are, in fact, held unredeemed for more than one year—sometimes for many years. Accordingly, it was thought that the statute should be amended in that respect.

Fourth. Under the secured debt tax law, it was possible for one to submit to the comptroller a description of the secured debts owned and held to be taxed and stamped in lieu of presenting the secured debts, or more properly speaking, the evidences thereof. Our experiences with the secured debt tax law seem to prove that the plan of submitting descriptions is satisfactory and that the present law may well be amended to permit that custom.

Fifth. No provision is made in the existing act for the refunding of taxes erroneously paid. Such a provision should have been incorporated.

The legislature of 1918 did not enact the amendments suggested by our office, as we understand, because they were not presented early enough in the session. They with others making the payment of the tax mandatory were submitted to the legislature of 1919, but as you know it was decided to establish the plan of taxing persons in respect of their incomes. Naturally, the scheme of taxing investments was inconsistent with that plan and I take it that after this year we will have no investment tax.

To make a low rate of tax on intangibles effective, there must be some inducement, some compelling incentive or motive, if you please, other than the low rate of taxation offered. The investment tax law contains what was believed to be adequate inducements.

First, if the owner of an investment fails to pay an investment tax, he may be assessed locally on account thereof at

the general property rate without the privilege of deducting or offsetting, against the assessment, just debts owed.

Second, if the owner of an investment does not, during his lifetime, pay the investment tax on or a personal property tax with respect to the investment held, an additional inheritance tax of five per cent. is exacted from his estate at death.

The first penalty is of little force or effect. The owners of investments have been accustomed to avoid or evade the payment of personal property taxes. They usually experienced no difficulty in doing so. They have little or no fear of that penalty.

The second, I am convinced, had a perceptibly beneficial effect during the first year of the operation of the law. The helpful effect of that penalty provision was, to a very great extent, suspended because Surrogate Cohalan of New York county, in July 1918, held it to be unconstitutional. I can illustrate the result of his opinion in no better manner, nor more forcibly, than to say that during the first five months of the operation of the investment tax law the state received \$1,262,000. For the corresponding five months in the second year after the Cohalan decision, the revenue was \$730,000, a falling off of \$532,000. Other minor causes may have and probably did contribute to that result, but, if so, they would account for but a minor fraction of the reduction—a very minor fraction indeed.

An appeal was taken from the surrogate's decision and the appellate division of the supreme court unanimously sustained him. The comptroller then carried the case to the court of appeals, and recently that court by a decision of four to three reversed the lower courts.

The story of our investment tax seems nearing its end. It is quite clear that the legislature, by enacting the personal income tax law, intended to abolish, as it were, the permissive tax on intangibles. Whether it has succeeded in doing so remains an open question.

Since the enactment of the income tax law, the court of appeals has held the additional inheritance tax provision to be constitutional. In the meantime, the legislature has said, in section 352 of the income tax bill, that after July 31, 1919, the assessors of a tax district shall not include in the valuation of personal property any assessment on account of "money on hand, on deposit or at interest, bonds, notes and chooses in action the common shares of stock in corporations other than banks and banking associations, owned by any individual or constituting a part of a trust or estate subject to the income tax."

It will be immediately observed that this provision automatically eliminates one of the penalties prescribed for the failure to pay the investment tax; that is, the assessment of the individual on account thereof without permission to deduct just debts.

Furthermore, the new law has a direct effect on the other penalty provision—the one imposing an additional inheritance tax of five per cent. As has been seen, that additional tax is imposed if the decedent did not, during his lifetime, pay (a) the investment tax or (b) a personal property tax. How can one pay a personal property tax if the assessors cannot place upon the assessment-rolls a personal property assessment on account of intangibles?

A cold analysis of the law leads to the inevitable conclusion that the investment tax stands and that individuals will refrain at their peril from paying the investment tax on and after August 1, 1919. I say "at their peril" because if they fail to do so and die thereafter holding securities upon which the investment tax, the old secured debt tax or a personal property tax has not been paid for a term including the date of death, an additional inheritance tax of five per cent. will be imposed.

Quite likely we shall ask the legislature at its next session to repeal the provision of law imposing the additional five per cent. inheritance tax, or, if not, at least to eliminate from the individual income tax act the word "heretofore" when used in the clause which I have quoted.

Real Estate Review for the Current Week

Professionals Still Active in Market with Strong Interest Manifested in Commercial Properties—Continued Dwelling Demand

BUSINESS continued along well-defined lines this week, with demand still largely concentrating upon residential properties, although there was a slight increase in the volume of trading affecting commercial structures. An outstanding feature of the more important deals involving holdings of the latter type was the buying power manifested by the professional operator who, while he steadily kept on buying apartment houses, found time to take over a number of high class, income-producing loft buildings. Fourth avenue and the mid-town section generally, felt the effects of this new buying tendency.

Resales by operators in the old drygoods district indicated that these active traders were buying with quick turnovers practically assured. The fact that few new building projects are under way that will materially affect the mid-town supply of loft space is generally regarded as the spur which is actuating professionals to take over mercantile buildings, especially those with leases shortly coming due.

The same situation prevails to a large extent in apartment houses, few of which are being built.

Little relief for the housing situation is in sight, according

to Mrs. Henry Moskowitz, secretary of the New York State Reconstruction Commission, who reports that plans for but seven apartment houses were prepared in July. All of these are for high class dwellings, which will not help people in moderate circumstances.

Interest in private houses, however, resulted in an unusually large number of transactions in practically all of the boroughs. There is little construction of this type in Manhattan or the Bronx—but in Queens and Brooklyn, builders of small one, two and three-family houses have ushered in their banner construction season. There is no let-up in building activity in the two boroughs.

Among the interesting deals of the week worthy of special mention was the sale of the ten-story office building at 7 Wall street which the Bankers Trust Company will add to the site of its proposed extension; purchase by an operator of the old building at 152 Broadway, owned for 230 years by the family of which Chester A. Arthur, 21st president of the United States, was a member; and the sale of fifteen dwellings in the lower downtown west side section by the Trinity Church Corporation.

PRIVATE REALTY SALES.

HE total number of sales reported but not recorded in Manhattan this week was 96 as against 96 last week and 18 a year ago.

The number of sales south of 59th street was 34 as compared with 36 last week and 6 a year ago.

The number of sales north of 59th street was 62 as compared with 60 last week and 12 a year ago.

From the Bronx 60 sales at private contract were reported as against 60 last week and 14 a year ago.

Statistical tables, indicating the number of recorded instruments will be found on page 184 of this issue.

Trust Company Adds to Plot.

Bankers' Trust Company bought from the Empire Trust Company through Albert B. Ashforth and the Brown Wheelock Company, Inc., the ten story building, 21x75.2, at 7 Pine street, adjoining the Astor Building, at 9 Pine street, through to 10 and 12 Wall street, which was acquired two months ago. The company has thus rounded out the plot it proposes to use as a site for an extension to its present building at the northwest corner of Wall and Nassau sts.

Big Fourth Avenue Purchase.

Samuel K. Jacobs, of Walter Emmerich & Co., silk merchants, sold to Max N. Natanson, operator, through William S. Sussman, the sixteen story and loft, 107x87, at the northwest corner of 4th av and 29th street, valued at \$1,350,000. Realty Holding Company erected the building from designs by Neville & Bagge, for Mr. Jacobs in 1913. The property was sold subject to a mortgage of \$675,000, held by the Metropolitan Life Insurance Company. The Fourth Avenue Branch of the Corn Exchange Bank and the Metropolitan Magazine are among the tenants in the structure.

Broadway Block Front Sold.

Asset Liquidation Company, W. K. Dupre, vice president, sold to the Monpart Realty Company, I. Portman president, two ten-story apartments, 200x150, at 3,641 to 3,655 Broadway, comprising the block front in the west side, from 150th to 151st street, and known as the Southold and Northold, through A. H. Levy and M. J. Henschel. They were held at \$1,500,000. The property is part of the former site of the Hebrew Sheltering Guardian Society, which sold it in April, 1911.

Resell 72d Street Building.

Walter D. Ebbitt, of Slawson & Hobbs, resold the 12-story fire-proof apartment house at 105 West 72d street, for J. C. and M. G. Mayer, to the Kansas Realty Company, Samuel A. Herzog, pres. Mayer & Mayer purchased this building a week ago from the 105 West 72d Street Company (Wm. S. Hill, pres.), through the same brokers. Mr. Herzog is said to have paid Mayer & Mayer a substantial profit for this building, due to the fact of his success in renting the building he recently erected at 251 West End avenue near 72d street. This deal is especially

interesting, as both buyer and seller are recognized among the best judges of realty values in this city. The street is the residential center of the west side, being under the supervision of the Commissioner of Parks. The property was held for \$600,000.

Sonn Brothers Buy Lofts.

The 11-story loft building at 119 to 125 West 25th street, between Sixth and Seventh avenues, has been sold by S. B. Cooper for the Knoche & Weiller estates, which had been holding the property at \$450,000. It covers a plot 100x100, is fully tenanted, and returns a yearly rental of about \$60,000. The buyer is the Manhattan Leasing Company (Sonn Brothers).

Townsend Building Reported Sold.

According to report yesterday the Townsend Building at 1121 to 1127 Broadway, northwest corner of 25th st, a 12-story office structure assessed at \$1,120,000, has been sold to a prominent firm of operators. The owners of record, Mary A. Sackett and others of New London, Conn., have held title to the land since 1887. The Townsend Building, which faces Madison sq, fronts 94.4 ft. on Broadway and 134.8 ft. on 25th st, and is separated from the St. James Building at Broadway and 26th st by a 1-story taxpayer. To the west is Trinity Chapel.

Interesting Broadway Sale.

Heirs of Chester A. Arthur, twenty-first President of the United States, sold to Norman S. Riesenfeld, real estate operator, through Chas. E. Cathie, the six story office building at 152 Broadway, 22.11x98.7x irregular, adjoining the northeast corner of Liberty street, and opposite the Singer Building. Louise Adenaw and three others, of Litchfield, Conn., are to convey title to Mr. Riesenfeld. The late President once lived in a dwelling which stood on the site of the structure just sold. Ownership of the land has been in the family for 230 years, the last deed being recorded in 1689.

Buyer for the Bona Vista.

The Bona Vista, the 10-story apartment at 362 Riverside Drive, south corner of 109th street, has been purchased by the Economy Building and Realty Company, from the Arrow Company, said to be identified with the Union Dime Savings Bank. It was held at \$750,000. The building has a frontage of 151.10 feet on Riverside Drive and 100 feet on 109th street. The J. Romaine Brown Company negotiated the sale.

Trinity Sells Fifteen Dwellings.

William S. Coffin bought from Trinity Church Corporation, 7 to 29 Vandam street, and 41-45 King street, fifteen dwellings, 271.8x100 in the former and 73.6x100 feet in the latter street. Mr. Coffin owns 16 to 32, 27 to 31 and 37 to 41 Charlton street, which he acquired some time since from the church corporation.

Bronx Apartment Project.

Leitner, Brener & Starr sold for the Loftin Realty Corp., Martin Silverman, pres., the block front on the east side of the Grand Concourse and Boulevard between 171st and 172d streets to

the 173d Street Realty Corp. The plot, 371x100, includes the two corners and is approximately 15 lots. Mr. Miller gave in part payment the southeast corner of Longfellow avenue and Lowell street and the northeast corner of 165th street and Longfellow avenue, 2 5-story apartment houses showing an annual rental of approximately \$16,000. It is the intention of the new owners to improve the Grand Concourse and Boulevard lots just purchased with apartment houses. The property was formerly part of the Vincent Astor property. The original sale to Frederick Brown and the re-sale to the Loftin Realty Corp. was negotiated by the same brokers.

Brooklyn Block Front Sold.

Callan Brothers, Inc., purchased from the Beard estate, through D. W. Hyland, block on the water front at Gowanus Bay, Brooklyn, extending from 19th to 20th street, comprising 250,000 square feet. The buyers intend to improve with docks and warehouses at a cost estimated at \$2,000,000.

City Acquires School Land.

The City of New York purchased from Frederick Johnson and the Central Union Trust Company for \$156,000, the plot, 300x200, on the east side of Stebbins avenue, between Dawson street and Rogers pl, to be used as a site for a new elementary school. Mr. Johnson also sold to the city for \$70,000 the plot, 200x100, comprising the block front on the north side of Longwood avenue, between Beck and Fox streets. This is to be used for a playground.

City of New York purchased the block front in East 182d street, between Bathgate and Washington avenues, 158x203x151x302. This is the fifth school project in the Bronx under the \$25,000,000 building programme of the Board of Education. Other sites acquired recently include the block fronts in Rogers place, between Stebbins avenue and Dawson street, Southern Boulevard, Leggett avenue and Fox street, Crotona Park East, Boston road and Charlotte street, and the site of the Trinity Congregational Church and school building at Washington avenue and 176th street.

\$2,000,000 Richmond Improvement.

An important real estate deal involving a new enterprise that will employ upwards of 600 people was consummated when the South Atlantic Realty Company leased to Frazer, Brace & Clarke Drydock Corporation all its shore front property on New York Bay, Clifton, Richmond Borough. The lease is for a period of ninety-nine years and comprises a frontage of 546 feet on both the shore and pier lines and extending out into the bay about 800 feet, giving a water depth of over 35 feet at low tide. It also includes the property on the opposite side of Edgewater street for 500 feet with an irregular depth of 300 to 400 feet, on which there are two residences, the whole area being about eleven acres.

The new company has started on the improvements that embrace, including the big drydocks, an expenditure of over \$2,000,000. It is the present intention to use the plant exclusively for ship repair work.

The deal was negotiated by J. Sterling Drake.

MONEY TO LOAN

on

New York City
Real Estate

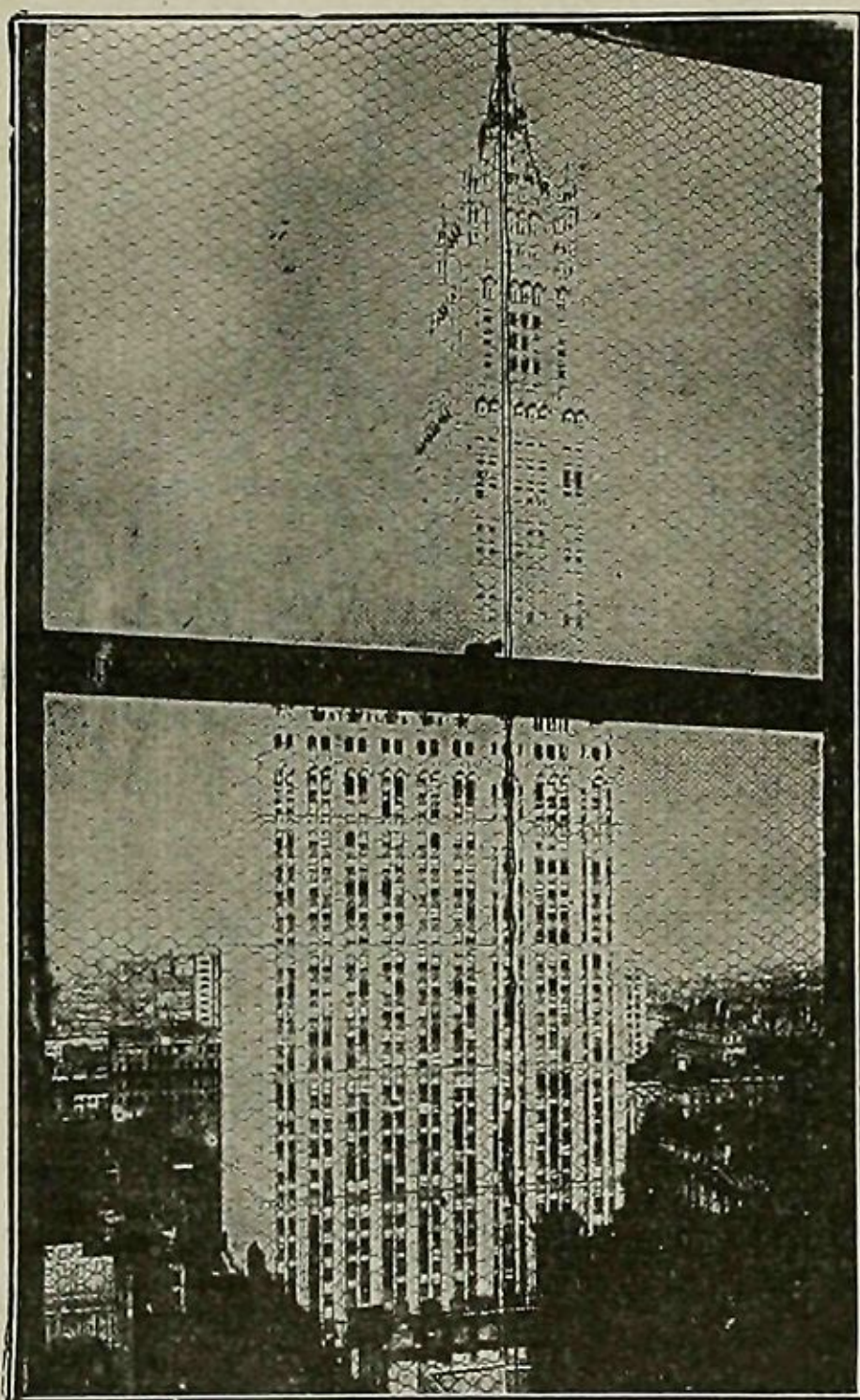
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Manhattan.

South of 59th Street.

BROOME ST.—J. E. Malino, J. C. Duke and B. B. Mead have formed the 406 Broome St. Corp., to take over the 7-sty building at that address. The Adams Express Co., owner of record, holds title to the entire property bounded by Broome, Lafayette and Kenmare sts, and Cleveland pl, 7-sty loft buildings, 148.9 x100.5x149x598.

DUANE ST.—Wm. A. White & Sons sold for Mr. E. M. Parsons the property 201 Duane st and 307-9 Washington st. This is a 4-sty dwelling, 22.11x49.6, and is the second sale of this property reported by the same brokers within the last two weeks. The purchasers are Charles V. Smith & Co., wholesale dealers in oranges and grapefruits. This is the fifth sale made during the past month by Wm. A. White & Sons on the block on Duane st from Greenwich to Washington sts.

FRONT ST.—Cruikshank Co. sold for a client 60 Front st, a 4-sty brick business building on the west side of Front st, distant 37.2 ft north of Cuylers Alley, to Ross W. Weir & Co., Inc., the present tenant, for their occupation.

FRONT ST.—Charles F. Noyes Co. sold for Sherman Townsend to Richard S. Elliott, the 5-sty loft building 214 Front st, adjoining the northwest corner of Beekman st. Mr. Elliott is negotiating the resale of the property through the same brokers. The transaction was all cash. George A. Bowman represented the seller.

GREENE ST.—Spear & Co. resold for Robert E. Simon 225 Greene st, a 6-sty loft building, to a client for investment. This building is one of three which the same brokers sold to him in the last week.

GREENE ST.—Robert E. Simon bought through Spear & Co. from the Bank for Savings 47 and 49 Greene st, a 6-sty loft, 50x100; also from the Commonwealth Insurance Co. of N. Y., 225 Greene st, a 6-sty loft, 20x87. Brown, Wheelock Co., Inc., were associated as brokers in the latter sale. Last week Mr. Simon bought 208 and 210 Wooster st, also a 6-sty loft.

HUDSON ST.—W. E. Dean & Co. and H. J. Scheuber & Bro. sold 147 and 149 Hudson st, southwest corner of Hubert st, two 5-sty buildings, 28.8x76, to the Nos. 147 and 149 Hudson Street Realty Co.

IRVING PL.—Wm. A. White & Sons sold for a client of Cadwalader, Wickersham & Taft, 76 Irving pl, a 6-sty and elevator apartment house on a lot 26x106.8, held at \$55,000. The purchaser is to alter the building, providing two apartments on a floor instead of one as at present.

RUTHERFORD PL.—The house at 1 Rutherford pl, south-west corner of 17th st, which formed part of the real estate holdings of the Stuyvesant family (Petersfield Farm), has been purchased by Dr. Herman N. Appel, and will be completely remodelled for his office and residence. John H. Scheier designed, and will supervise the alterations. Mr. Scheier is at present rebuilding another old "landmark"—The Macy & Jenkins Building, at 67 Liberty st, which was purchased recently by Joseph P. Day, as a site for the permanent office of the Day organization. Dr. Appel contemplates altering the building into a dwelling of the American basement type, with a separate entrance from 17th st, to his office on the street and parlor floors, and to his living quarters above. The balance of the upper portion of the building, according to the present intentions, will be remodelled to contain small suites for use as combination studios, or professional offices, and apartments.

VANDEWATER ST.—Cruikshank Co. sold in conjunction with Nicholas F. Walsh the 4-sty store and tenement at 42 Vandewater and 397½ and 399 Pearl sts. The purchaser has bought the property for investment.

WATER ST.—W. E. Dean & Co. sold the 4-sty building at 32 Water st to Baker, Carver & Morrell, ship chandlers. This is the fourth purchase that this concern has made on Water st within the last few months. After extensive alterations they will occupy the premises for their own use.

1ST ST.—Scheuermann estate sold two 5-sty tenements, 25x77.2, at 97 1st st, through to 202 East Houston st, to the Foster Land and Mortgage Co., through William J. Gabel.

19TH ST.—Albert L. Silberstein, president of the Griffon Cutlery Works, bought from the Mortgage Associates, Inc., the 12-sty loft, 47x90, at 151 and 153 West 19th st, valued at \$250,000, through M. & L. Hess.

21ST ST.—Brom, Wheelock Co., Inc., sold for the Petersfield Realty Co., to Rose Fleiselman, the two 4-sty tenements, on lot 50x100, at \$335-7 East 21st st.

23D ST.—George S. Runk sold for the Westinghouse Lamp Co., 510 to 532 West 23d st, 5-sty factory buildings, with private driveway. The property fronts 300 feet and was held at \$400,000.

24TH ST.—Norman S. Risenfeld bought 135 West 24th st, a 6-sty building, 25x117, from the estate of Richard N. Casey and the estate of B. H. Goodman, through J. Oppenheimer.

24TH ST.—Louis Schrag sold for the Broad

Street Realty Co., the property 135 West 24th street, 6-sty tenement and store on lot 25x117.

26TH ST.—A. V. Amy & Co. sold for the Leonard Lewisohn Estate the 7-sty store and loft building 130 West 26th st, plot 25x100, located in the wholesale fur district and held by the estate for many years under management by the present selling agents.

27TH ST.—Dr. Joseph Roth sold through Julius Scott to the Union Chemical Glassware Co. 39-43 East 27th st, an 8-sty apartment, 75x100, opposite Madison Square Garden and adjoining the French Church St. Esprit.

27TH ST.—Thomas J. O'Reilly sold for the Industrial Savings Bank to a syndicate the two 6-sty lofts, 120x98.9, at 132 to 142 West 27th st, taken in foreclosure several years ago. They rent for about \$31,000, and were held at \$265,000.

29TH ST.—Pease & Elliman and Moore & Wyckoff sold for Cordelia A. Graham 48 East 29th st, a 3-sty dwelling, 22x98.9, to Sarah A. Adams, who owns the adjoining corner property at 420 and 422 4th av and now has a plot, 43.5x100. This is the first sale of the property since 1877.

31ST ST.—Max Dorf, cloaks and suits, bought from the Mutual Life Insurance Co., through Geo. R. Read & Co., 39 East 31st st, a 4-sty building and stores, 21.5x98.9. The sellers recently acquired the property in a foreclosure for \$30,000.

36TH ST.—Treeko Realty Co. bought, through Bleiman & Co., 25 and 27 West 36th st, two 4-sty buildings, 37.6x98.9.

41ST ST.—Theodore Ortmann sold for Estelle L. Marzoff and Amelia M. Bauchle the 5-sty tenement, 25x98.9, at 243 West 41st st, to J. Harry Riker.

55TH ST.—Brown Wheelock Co. sold for Mrs. Josephine H. Bissell the 5-sty dwelling, 30x100.8, at 46 West 55th st, to a physician for occupancy.

PARK AV.—William Church Osborn has enlarged his holdings at the southwest corner of Park av and 36th st, through the purchase of 36 Park av from Harry Harkness Flagler, a 4-sty dwelling, 25x100. Mr. Osborn owns, in addition to his 28 foot home at the corner, the dwelling at 38 East 36th st, opposite the Morgan residence, and now has a plot fronting 53 ft in Park av and 130 ft in 35th st. Brown, Wheelock Co. was the broker. Mr. Flagler owns and will occupy 34, adjoining.

PARK AV.—William B. May & Co. sold for Arthur B. Emmons, 60 Park av, a 5-sty dwelling, 17x80.

11TH AV.—William S. and Henry Coffin purchased from the Daly estate and others 388 to 394 11th av, southwest corner of 34th st, a group of old buildings, 100x180, which will be replaced with a garage to cost about \$100,000. The Franklin-Rocks Co. has the general contract.

North of 59th Street.

ARDEN ST.—Joseph Greenwald bought 23 Arden st, a 5-sty apartment, 27x110, from Frederick Brown through Butler & Baldwin.

61ST ST.—Payson McL. Merrill Co. sold for S. P. Hinckley the 4-sty dwelling, 20x100, at 166 East 61st st.

63D ST.—Douglas L. Elliman & Co. resold for Frederick J. Sterner two more of the five dwellings recently acquired by him in the north side of 63d st, between Lexington and 3d avs, from the Gallatin estate. He has sold 163 and 165 East 63d st, two 3-sty buildings, 40x100, to a merchant, who has commissioned Mr. Sterner to remodel them into one dwelling for his own occupancy.

70TH ST.—Sonn Bros. resold the private dwelling 43 West 70th st, which they recently purchased from the New York Life Insurance and Trust Co., as trustees. This dwelling is on a lot 20x100.8½, and it has been sold to a client of L. J. Phillips & Co. for occupancy. Both transactions were negotiated through the same brokers.

71ST ST.—The 4-sty dwelling, on a plot 20 x102.2, at 119 East 71st st, between Park and Lexington avs, is reported to have been sold. Catherine C. Johnston is the owner of record.

71ST ST.—Howard Le C. Roome, president of William J. Roome & Co., sold for the Clark estates, the 5-sty dwelling at 136 East 71st st to William C. Langley, head of W. C. Langley & Co., bankers, who now lives at East Williston, Long Island. Mr. Langley bought the house as a gift to his wife. The Clark estates recently sold the adjoining dwelling to Leon H. Kronthal of Speyer & Co.

75TH ST.—F. R. Wood & Co. sold for E. G. Willing to H. Blum, 108 West 75th st, a 5-sty dwelling, 20x102.2.

76TH ST.—Mrs. Franklin V. Lord sold 15 East 76th st, a 5-sty dwelling, 19x102.2, through Pease & Elliman, who also sold for Harry Content 17, adjoining, a 4½-sty dwelling, 20x102.2. The combined properties will be altered into one house, measuring 39x102.2. Mr. Lord recently made a gift of the property to his wife.

76TH ST.—John A. Aaron sold to a Dr. Beringer, 112 East 76th st, a 3-sty dwelling, 18x102.2.

78TH ST.—Douglas Gibbons & Co. sold for Mrs. Louis J. Watjen 62 East 78th st, a 4-sty American basement dwelling, on lot 17x102.2, to a well known New Yorker, who, after extensive alterations, will occupy.

79TH ST.—William F. Stafford is reported to have sold 6 East 79th st, a 5-sty dwelling, 25x102.2.

79TH ST.—The 4-sty dwelling, 18x84, at 118 East 79th st, has been sold by Helen M. Valentine.

82D ST.—J. Romaine Brown Co. sold for Mrs. Vera Rascovar the 4-sty dwelling, 21x102.2, at 16 West 82d st.

84TH ST.—Leopold Lippman sold the 5-sty dwelling, 17x100, at 345 West 84th st.

84TH ST.—G. W. Van Heukelom sold through William B. May & Co., the 5-sty residence 7 East 84th st, 25x102.2. The property is assessed at \$100,000.

85TH ST.—F. R. Wood & Co. sold for George H. Storm to Mme. Viafora the 4-sty dwelling, 16x102.2, at 311 West 85th st.

85TH ST.—F. R. Wood & Co., Inc., sold the 3-sty dwelling, 18x100, at 144 West 85th st, for Dr. Bennett Beach to Mrs. M. L. Tracy.

85TH ST.—Pease & Elliman resold for Mrs. M. G. Titus the 5-sty dwelling, 18x100, at 309 West 85th st.

87TH ST.—Pease & Elliman sold for Carl Schuster 336 West 87th st, a 3-sty dwelling, 20x100, held at \$30,000.

88TH ST.—Mrs. E. L. Landon sold for the estate of Henry J. Fink 34 West 88th st, a 4-sty dwelling, 23x102.2.

90TH ST.—Harry Sugarman resold for the Port Jervis Land and Improvement Co. 139 West 90th st, a 5-sty flat, 26.9x800, to Charles Wynne.

92D ST.—William B. May & Co. sold the 4-sty dwelling, 22x108, at 22 East 92d st, for Mary F. Williams.

93D ST.—Fisher & Irving Lewine purchased from Senior & Allen 168 East 93d st, a 3-sty dwelling, 19.6x100, through Max Alexander.

97TH ST.—Riverside Republican Club purchased from Mrs. Esther Underhill 157 West 97th st, a 3-sty dwelling, 16.8x100, which has been occupied by the club as tenant for upward of twenty years.

107TH ST.—J. Blum sold for the Union Chemical Glassware Co. 64 West 107th st, a 7-sty apartment house, 49x100.

110TH ST.—James H. Cruikshank has sold 8 East 110th st, a 5-sty flat on plot 19.6x100.11, assessed at \$18,500.

112TH ST.—Frederick Brown bought through Byrne & Bowman the 3-sty dwelling, 16x100, at 24 West 112th st.

114TH ST.—Dwight, Archibald & Perry sold for Richard T. Greene to a Mr. Taylor the 4-sty dwelling, 20x100.11, at 544 West 114th st, facing South Field of Columbia University.

117TH ST.—Harry Sugarman sold to Charles Wynne for the Rothman estate the 5-sty flat, 25x100, at 9 East 117th st.

119TH ST.—Goodwin & Goodwin sold for Sarah C. Fountain to Vessel & Bayer the 3-sty dwelling at 109 West 119th st on lot 19x100.11.

120TH ST.—Harry Sugarman sold for the Rothman estate to Charles Wynne 303 West 120th st, a 5-sty flat, 25x100.

121ST ST.—The E. A. Polak Realty Co. sold for Samuel Cohen 225 West 121st st, a 5-sty flat, on a lot 25x100.11. The buyer, who is a client of J. W. Schultz, owns adjoining property and now controls a plot 75x100.

122D ST.—Merit Realty Corporation, Marcus L. Osk, president, purchased 119 West 122d st, a 3-sty dwelling, 20x100.11, from Sarah M. Doyle. Ernest T. Bower and Shaw & Co. were the brokers.

122D ST.—Hyans estate sold the 6-sty apartment, 100x100, known as Dacona Hall, at 620 West 122d st, southwest corner of Claremont av, to the Union Chemical Glassware Co.

122D ST.—A. Kane Co. sold the 3-sty dwelling 345 West 122d st on lot 15x100.11.

127TH ST.—Daniel H. Jackson bought the 3-sty dwelling, 19x100, at 49 West 127th st from Annie Socol through Benjamin Manheim.

131ST ST.—F. Howell sold for Maggie P. Payton 13 West 131st st, a 3-sty dwelling, 16x100, to James Wallace Ferguson.

131ST ST.—R. F. Morgan Realty Co. sold the 6-sty apartment, 25x100, at 5 West 131st st, to the Fifty Per Cent Profit Sharing Corp., composed of negro investors. The buyers already own 201 to 209 West 141st st, two 75 foot apartments, and 423 Lenox av, a 5-sty flat.

132D ST.—Nail & Parker sold for the Metropolitan Savings Bank 150 West 132d st, a 3-sty dwelling, 14.8x99.11.

134TH ST.—Porter & Co. sold for the estate of Cyrus M. Hitchcock, to Belle B. Baker, for occupancy, the 3-sty dwelling at 85 West 134th st.

138TH ST.—Nail & Parker sold for the Equitable Life Assurance Society to Dr. William J. Carter 215 West 138th st, dwelling, 17x99.11.

142D ST.—B. W. Smith, Inc., and H. Price sold for the Estate Leasing Co. 119 West 142d

st, a 6-sty apartment, 50x100, to the Ontlean Holding Co.

144TH ST.—The Lawyers Mortgage Company sold to an investor the Arthur, a 6-sty apartment house, 97.6x99.11, at 550 West 144th st. The sellers recently secured the property at foreclosure for \$125,000.

147TH ST.—S. Osgood Pell & Co., represented by G. M. Mable, sold 518-520 West 147th st, plot 50x100, upon which there is a 5-sty and basement building, to a client for Ellen Gaffney. This property adjoins to the west the United Electric Light & Power Co.'s service building. The purchasers intend to alter it immediately into a modern garage.

148TH ST.—Lowenfeld & Prager sold to Mollie Rosenberg 203 and 205 West 148th st, two 5-sty flats, 37.6x99.11 each, through Solomon Freidus.

176TH ST.—Edward H. Burger bought from E. Sharum, through M. Redler, the 5-sty apartment, 44x100, at 502 West 175th st.

178TH ST.—Pauline Citrin sold the dwelling at 230 West 178th st, to a Mr. Steinfeld.

187TH ST.—Samuel Pickel sold the 3-sty dwelling, 19.3x75, at 528 West 187th st.

BROADWAY.—William F. Daniels bought from Frederick Brown the 10-sty apartment, 110x100.5, at the southeast corner of Broadway and 165th st, renting for \$60,000 and held at \$500,000. In payment was given 46 West 75th st, a 4-sty dwelling, 20x100; a block front in the south side of 150th st, between Exterior st and River av, the Bronx, and 260 Washington av, Brooklyn, a 4-sty apartment, 75x130.

FORT WASHINGTON AV.—Philip Wattenberg and Abraham Nevins bought from Frederick Brown, through S. Rosen, 235 Fort Washington av, northwest corner of 169th st, a 6-sty apartment, 97.8x111.4, held at \$235,000.

RIVERSIDE DR.—Bona Vista, a 10-sty apartment at 362 Riverside Dr., south corner of 109th st, was bought by Irving Judis from the Arrow Realty Corporation, identified with the Union Dime Savings Bank, for a reported price of \$650,000. The building has a frontage of 151.10 ft in Riverside Dr. and 100 ft in 100th st.

ST. NICHOLAS AV.—Leon S. Altmayer sold for Daniel J. Riordan to a client of Sidney L. Warsawer, a 5-sty apartment house known as the "Raynor at 452 St. Nicholas av, on a plot 37.6x87. The house has been held at \$40,000.

PARK AV.—Mary S. Potter is reported to have sold 591 Park ave, a 5-sty dwelling, 20.5x97.6.

1ST AV.—William H. Mehlich sold for Francis M. Fuchs to Carl Wipperman, tenant, the 5-sty

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2D AV.—Ward Belknap & Son sold for P. Chauncey Anderson, executor, the 1-sty building, 24.11x105, at 2459 2nd av, southwest corner of 126 th st.

3D AV.—George W. Brettell resold for the Benenson Realty Co. to Charles Geisert and George Bromm, 2320 3d av, a 3-sty store and loft, 25x90, for occupancy. The seller acquired the property about a month ago from the James H. Purdy estate.

5TH AV.—Friedus & Co. sold the 5-sty flat, 50x100, at the southeast corner of 5th av and 111th st.

Bronx.

FAILE ST.—Williamsen & Bryan resold for Goldsmith & Goldsmith to Samuel Greenberg the 2-family frame house, 897 Faile st, 25x100.

GARDEN ST.—Benenson Realty Co. sold through J. Katzon 775 Garden st, a 5-sty flat, 50x100, renting for \$8,500 and held at \$55,000.

HOFFMAN ST.—Angelo L. Frumento sold the 3-fam. house, 25x114, at 2468 Hoffman st, for the Columbus Trust Co. to Nicola D. Agostino.

LORING PL.—Grubenbacker estate sold through McLernon Brothers the 3-sty house 2295 Loring pl, 25x100.

LORING PL.—McLernon Brothers sold for H. B. Hunter, the 3-sty 2-fam. house, 25x100, at 2305 Loring pl.

MACY PL.—Alexander Selkin sold for Mary Amdur 857 Macy pl, a 3-sty dwelling, 25x140.

PURDY ST.—Mary Green sold a plot 100x211 on Purdy st through to Odell st, held at \$12,000.

134TH ST.—E. M. Phelps sold for E. H. Leggett to a Mrs. Wynn the 2-sty dwelling, 10.95x70, at 485 East 134th st.

137TH ST.—Williamson & Bryan sold for Leo Levinson two 4-sty flats, 50x100, at 414 and 416 East 137th st.

138TH ST.—E. M. Phelps sold for Julius Glass to Martin Duggan the 3-sty dwelling, 16.8x100, at 454 East 138th st.

144TH ST.—Carrie Schopp sold through W. A. De Baum 432 East 144th st, a 2-sty dwelling, 16.8x100.

161ST ST.—Lowenfeld & Prager sold to Samuel Oberst 815 East 161st st, a 6-sty apartment, 53x96, through H. Wagman.

176TH ST.—Rubin & Sussman sold to George Levine 712 and 714 East 176th st, a 5-sty flat, 50x100, through William Karp.

177TH ST.—Charles Siegel Levy bought from Rose Brady 67 and 69 East 177th st, two 2-fam. houses, each 20x100, through David L. Woodall, Jr., and Alexander C. Campbell.

181ST ST.—Isaac Lowenfeld Realty Corporation sold to David Tennenbaum 265 East 181st st, northwest corner of Valentine av, a 5-sty apartment, 62.8x100, through Phillips & Goldberg.

190TH ST.—McLernon Brothers sold for Anna and Marie Leonhart the 2-sty residence at 114 West 190th st, 20x80.

BAILEY AV.—Duff & Brown Co. sold for D. J. Dwyer 2888 Bailey av, a 3-sty dwelling, size 25x100.

BOSTON RD.—Alexander Selkin sold for Vogel & Schultz 1510 Boston rd, southeast corner Charlotte st, a 5-sty house, with seven stores, 54x110x irregular, and renting for \$14,000, to a client for investment.

BRYANT AV.—Wacht & Levine resold the two 5-sty apartment at the southeast corner of Bryant av and 165th st, 100x100, to M. Susser.

CROTONA AV.—A client of Harry H. Cohen has purchased the northeast corner of Crotona av and 179th st, a 5-sty apartment house, 75x100, held at \$100,000.

DALY AV.—William Peters & Co. sold for Alexander Kuenzig the apartment dwelling at 2086 Daly av, to Julius C. Schappaul.

EAGLE AV.—Samuel Cowen sold 629 Eagle av, a 3-sty dwelling.

FULTON AV.—Bernard Crausman has bought the 5½-sty apartment house at 1185 Fulton av, from the Esther Realty Co. The lot is 70x144. Koloshinsky Brothers were the brokers.

GLEBE AV.—Dr. S. E. Greenbaum sold a 2-fam. dwelling at 2159 Glebe av, held at \$7,000.

GRAND BOULEVARD AND CONCOURSE.—Richard H. Scobie sold for John Cusack the four lots on the west side of Grand Boulevard and Concourse, between 184th and 188th sts, containing two 3-sty buildings, known as 2409 and 2413 Grand Boulevard and Concourse.

HOE AV.—Samuel Kronsky, Inc., sold for the estate of Stephen Duncan Pringle and Louise Havemeyer Jackson, two 5-sty apartments at 961 and 965 Hoe av, 42x150 each, held at \$100,000, to Louis James.

HUGHES AV.—F. A. Mulgannon sold 2126 Hughes av, a 2-sty dwelling.

HUNTS POINT AV.—Williamson & Bryan sold for Philip Wattenberg 830 Hunts Point av, a 3-sty flat, 20x100.

HUNTS POINT AV.—The Burnett Weil Construction Co. sold to a client of Joseph M. Levine the 5-sty apartment house at the northeast corner of Hunts Point av and Gilbert pl,

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held at \$80,000. William J. Murphy was the broker.

MAPES AV.—Ennis & Sinnott purchased from the estate of John Hagen and Edward C. Hoyt the northwest corner of Mapes av and Thayer st, 100x100. The property, which will be improved with a 1-sty taxpayer, had been held by the sellers for fifty years.

MATHILDA AV.—The Matilda Realty and Construction Co. sold 4338 Matilda av, a 2-fam. frame dwelling, 25x100, to William Douglas, who will occupy. The sellers disposed of five similar houses on the block in the past three months.

MATILDA AV.—Kurz & Uren, Inc., sold for the Matilda Realty and Construction Co. 4332 Matilda av, a 2-sty frame dwelling, 25x10, to Charles H. Nulle.

MORRIS PARK AV.—Sisca & Palladino sold 411 Morris Park av, a 3-sty dwelling, 25x100, for Charles Scholle to Menotti Curzio.

MORRIS AV.—Daniel H. Jackson sold to David Miller, through Louis Adler, 1064 Morris av, a 3-sty dwelling, 20x100.

MORRIS AV.—Pauline Schroeden sold the 2-sty dwelling, 37.6x120, at 2414 Morris av, through McLernon Brothers.

MORRIS AV.—Alotto Realities, A. J. Schwartzler, pres., sold 1,262 and 1,270 Morris av., two 5-sty walkups, fully tenanted at an aggregate annual rental of \$8,500. They were held at \$58,000 and were purchased by the janitors of each house.

MOTT AV.—Frederick Brown sold through Max Lefkowitz 390 Mott av, southeast corner of 144th st, a 5-sty apartment, 50x100.

PARK AV.—F. L. Pakas sold the 5-sty apartment, 27.6x100, at 4704 Park av, for a reported price of \$37,500.

PAULDING AV.—Hugo Wabst sold to C. & W. Sundberg the two 2-fam. houses at the southwest corner of Paulding av and Sheil st, plot 100x100.

PROSPECT.—Bernheimer & Schwartz sold to the Benenson Realty Co. the St. Regis, a 6-sty apartment, at the southwest corner of Prospect av and 163d st, 106x100, through L. S. Colmer. The building was held at \$250,000.

PROSPECT AV.—Bennie Savio sold a 6-sty apartment at 970 Prospect av, 75x135x162x irregular.

SEDGWICK AV.—Cross & Brown Co. sold for Elizabeth F. Hanna the house at 1851 Sedgewick av to John J. O'Hare.

SHERMAN AV.—Irving I. Levine and Ely Maran bought at 968 Sherman av, near 163d st, a 5-sty apartment house, on plot 45x105, held at \$55,000.

SOUTHERN BOULEVARD.—The Hunts Point Garage, a 4-sty fireproof structure, on a plot

75x100, on the east side of Southern Boulevard, 325 feet north of Barretto st, has been sold to a client of the Interboro Realty Company. The property was offered at auction in foreclosure proceedings recently to satisfy mortgages aggregating \$125,000.

SPUYTEN DUYVIL PKWAY.—Edward C. H. Vogler sold for the estate of Henry Steers to Aurora M. McCormick plot 90x180 in Spuyten Duyvil Pkway, Spuyten Duyvil.

TINTON AV.—J. Clarence Davies sold 2-sty dwellings, 20x100 for Nora E. Murphy at 986 Tinton av to Morris E. Weinberger; at 990 to Benjamin F. See; at 994 to E. Norwood; also 992 Tinton av, a similar house, to N. Dadaro. This is the sixth house of a row of nine owned by the seller and sold through the same broker recently.

TINTON AV.—Charles Siegel Levy resold the 5-sty apartment, 47x127, at 1129 Tinton av.

TOWNSEND AV.—Samuel Kronsky, Inc., sold the plot, 282x100, at the northwest corner of Townsend av and 170th st. Negotiations are pending for the resale to a builder who contemplates erecting 5-sty walk-up apartments.

UNION AV.—Adolph Ginsburg bought 1231 Union av, a 3-sty dwelling, 20x132.8.

UNION AV.—Harry Levy sold for Cecelia M. Steiner the 3-fam. dwelling 851 Union av.

UNION AV.—Nathan Weisman bought from Lowenfeld & Prager, through Alexander Selkin, 868 Union av, northeast corner of 161st st, a 6-sty apartment, 47x96.

UNIVERSITY AV.—E. Osborne Smith sold for the Kountz estate twenty-four lots in the east side of University av, between Burnside and Tremont avs, to a builder, who intends to improve with dwellings.

WALES AV.—Porter & Co. sold for the Cummings estate, to a client for investment, the 5-sty apartment house at 532 Wales av, size 50x100. The property rents for \$10,000 and has been held at \$62,500.

WALLACE AV.—J. Clarence Davies sold for the estate of Lorillard Spencer the vacant plot 50x100 on the east side of Wallace av, 125 ft north of Waring.

WEBB AV, ETC.—McLernon Bros. sold for Charles Storm the residence at 2246 Webb av., 25x100; also for Mrs. Daniel Mahoney the residence at 2,262 Loring pl, University Heights, 35x105; for Mrs. Elizabeth Hanna the residence at 3343 Sedgwick av, 100x100; for Harry E. Champoli the 3-sty flat at the northwest corner of Fordham rd and Cambrelling av, 42x100, and for Thomas F. Barrett residence 2303 Andrews av, 25x125.

WEST FORDHAM RD.—Mrs. Albert L. Lowenstein sold a 3-sty brick dwelling at 12 West Fordham rd to Minnie Wagner.

Brooklyn.

HERKIMER ST, &c.—Bulkley & Horton Co. sold the 4-sty apartment house, 64 Herkimer st, 40x100, for Mrs. Edith W. Collins; also the 4-sty dwelling at 1237 Pacific st for the Lawyers Title & Trust Co.

MCDONOUGH ST, ETC.—James R. Ross Co. sold the dwelling at 12 McDonough st, for Henry J. Clarke, administrator, who took in exchange a dwelling at Rockville Centre; also sold 343 Franklin av, a 3-sty brownstone, for Guy Van Amringe to a client who is altering the building into apartments, and 131 Herkimer st, a 3-sty detached dwelling, for the Realty Associates to a client who is altering the building into one, two and three room apartments, for which James R. Ross Co. has been appointed renting agents.

STH ST.—Meister Builders, Inc., sold to J. C. Moss two 3-sty brick dwellings known as 185A and 187 8th st, Bklyn. This completes the resale of the five houses recently purchased.

17TH ST.—Harry M. Lewis sold for Grover M. Moscovitz, as executor and trustee of estate of Jane Turnbull, the 4-sty brick apartment house 575 17th st, near Prospect Park West, to a client for investment.

44TH ST.—Realty Trust sold for the Artee Realty Corp. two 1-fam., semi-detached, brick dwellings on the north side of 44th st, between 15th and 16th avs, Mapleton Park; at 1542 to Rosie Liss, and 1577 to Louis Schif.

49TH ST.—I. Salzberg sold for S. Levy to R. Smith a 2-fam. house, on a plot 20x100, at 1126 49th st.

54TH ST, ETC.—Tutino & Cerny sold for J. J. Fogarty to Daniel Van Winkle the 2-sty dwelling at 548 54th st; for Charles Ehlers to Mrs. Mamie Zito, 3-sty dwelling, 454 Bay Ridge av; for Israel Adey to Mrs. Rose Deangelis, 2-sty dwelling, 592 52d st.

65TH ST.—B. J. Sforza sold for the Denville Realty Co. to Antonio De Falco, for investment, the plot 115x100 on the south side of 65th st, 130 ft west of 11th av, and for Antonio Dente the plot 65x58 on the east side of East 42d st, 230 ft north of Lenox rd.

65TH ST.—Realty Trust sold for the Alco Building Co. the 1-fam. semi-detached brick dwelling 2103 65th st to Charles Natanson, of Manhattan, for occupancy.

66TH ST, ETC.—Realty Trust sold for the Alco Building Co. the 1-fam. brick dwelling 2047 66th st, Mapleton Park, to Jennie E. C. Bottiny; also for the Artee Realty Corporation the dwelling 1342 42d st, in Borough Park, to Emma Lieb. Both sales are to present tenants.

68TH ST.—Walter S. Ross and C. C. Gret-singer sold for John J. Connors and Cornelius O'Keefe the 1-fam. brick house at 561 68th



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st. to a client for occupancy; also sold for Miss J. Gadeberg the 2-fam. house 347 69th st.

70TH ST, ETC.—Frank A. Seaver & Co. sold the two family detached cottage 78 70th st, lot 50x100, for John Hallock; also 371 72d st, 2-sty 2 family brick house for Lucy Blair; and the frame 1 family cottage 1252 82d st, Dyker Heights for J. W. Coss.

72D ST.—Meister Builders, Inc., sold to a client for occupancy the 3-sty brick house, on a plot 25x100, at 815 72d st, Bay Ridge.

78TH ST, ETC.—Walter S. Ross and C. C. Gretsinger sold for Elizabeth Brunkhorst the 1-fam. house at 254 78th st to a client for occupancy. The same brokers also sold for Lucy M. Wright the 1-fam. house at 316 53d st to a client for occupancy.

83D ST.—Meister Builders, Inc., sold 1660 83d st, a 1-family dwelling, to a client for occupancy.

84TH ST, ETC.—Charles E. Miller & Co. report the following dwelling sales: 909 84th st, for H. S. Hill; 516 77th st, for A. Purdy; also six 2-fam. houses on 56th st, between 7th and 8th avs, and a resale of two of the houses; 833 42d st, for Ludwig Parman; 1115 75th st, for Gustav Johnson; 461 77th st, for P. J. Shelley to Dr. Feaster; 656 79th st, for Axel Anderson; 547 83d st, in conjunction with M. C. Schwartz; 7520 7th av, in conjunction with F. C. Sauter and also the 3-sty store building at 7720 5th av, for A. Soper. Robert A. Simonson, manager of the office, declares there is an unprecedented demand for homes in Bay Ridge.

91ST ST.—E. Sharum sold to Dagmar N. Jacoby 404 East 91st st, a 1-family frame dwelling, 22x100.

BAY 11TH ST.—Clinton Trading Corporation sold to Pietro Galante the 1-fam. frame dwelling at 283 Bay 11th st, Bath Beach, on a plot 50x70x irreg. Philip Bisconte was the broker.

EAST 19TH ST.—Samuel Galitzka and J. Lacov, have sold for the Webster Building Corp., a 2-sty house on a plot 30x100, on the west side of East 19th st, about 390 ft south of Av N.

EAST 19TH ST.—Samuel Galitzka and J. Lacov sold for the Poret Building Corp. to a client for occupancy, a new 1-family house with garage, on a plot 30x100, on the west side of East 19th st, 250 ft south of Av I. The house, which was sold from the plans, will be ready for occupancy about Sept. 1.

EAST 26TH ST.—Clinton Trading Corp. sold to Mrs. Carrie M. Longstreet the 1-fam. dwelling at 2743 East 26th st, Sheepshead Bay, on a plot 50x100. John S. Geagan was the broker.

AV G.—The McInerney Klinck Realty Co. sold the entire block front on the north side of Av G, or Glenwood rd, from East 43d st to East 44th st, making a plot 200x100 ft. The property was sold for Gennaro Pisipia to a client for investment.

CLARENDON RD, ETC.—Berkshire Realty Co. purchased two 4-sty high class apartment houses, on a plot 80x100 each, at 2408 Clarendon rd and 2491 Bedford av, from John E. Bastress Co. Marx Bros. were the brokers in the transaction. The property was held at \$100,000.

LEXINGTON AV, &c.—H. A. Crosby sold dwellings at 103 Lexington av for Delia Scott; 105 Lexington av for Mary Casey and plot in rear for Mamie Boyce, and 109 Lexington av for Michele Cona and G. Tedesco to the A. E. MacAdam Co.; also 306 Franklin av for Wm. Scheppy to Pasquale Bari; 95 Quincey st, for A. E. Johnson to Fred'k M. Wolff; 140 and 140A Clifton pl, for the Mildred Holding Co. to Frank Hoehn; 161 Halsey st, for M. Bernhard to E. Rubens and at 557 Midwood st, four lots and two houses for John Brogan to Geo. Zwisler.

ONDERDONK AV, ETC.—R. A. Schlesing sold for Julius and Sophie Klien the 6-fam. brick house 510 Onderdonk av to Elsie Tritshler and Joseph Dushinsky for investment; also the 3-fam. brick house 1394 Madison st for Lena Koch to John Eippert for occupancy; the 6-fam. brick tenement house, on lot 27½x100, 1822 Woodbine st for Albert Zoller to Emil and Anna Zerke for investment; and the 3-fam. brick house 400 Stanhope st for Louise Wilking to Lena Koch for occupancy.

SHORE RD.—Emma G. Shuttleworth sold, through Walter S. Ross and C. C. Gretsinger, the plot 100x154, at Shore rd and 99th st. The buyer will erect a residence for his own occupancy.

WILLOUGHBY AV.—Wright Barclay, Inc., sold for Fannie M. Constable private dwelling at 177 Willoughby av, on lot size 20x100; also for James L. Barclay 173 Willoughby av, and for Clara B. Bayne 169 Willoughby av.

5TH AV.—Tutino & Cerny sold for Joseph Benigsohn to Mrs. Mary Hay, for investment, the 4-sty store and apartment house at the northwest corner of 5th av and 49th st. It was held at \$50,000. This is the third sale of this property by the same brokers within the last three months.

10TH AV.—Realty Trust sold for the Artee Realty Corp. four 1-fam. houses on 10th av, Dyker Heights, 8007, 8011 and 8017, to Peter Solvyn, and 8020 to Gertrude Agnew, disposing in six weeks of all the houses on both sides of 10th av, between 80th and 81st sts.

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RECENT LEASES.

Can Company in \$1,000,000 Lease.

The 6-story concrete building erected a few years ago at Imlay and Bowne streets, Brooklyn, by the New York Dock Company, for the Montgomery Ward Company, of Chicago, has just been leased for a period of years to the American Can Company, which has agreed to pay rentals aggregating about \$1,000,000. The building covers an area 460x80, and contains about 228,160 square feet of floor space immediately on the Atlantic Basin. During the war it was used by the Government as an army base for the baling of uniforms and materials for shipment to the front. A railroad siding runs the entire length of the building, connecting with ten railroads. The lease was negotiated by Stephen G. Bolt, of Louis Schlesinger, Inc., and Judson A. Harrington.

To Modernize Old Flats.

The New York Central Railroad leased forty-six old tenements for a long term to Lewis McBride Hubbard, represented by Charles Siegel Levy, attorney. The buildings are at 69 to 73 Clarkson street, 684 to 806 Washington street, 152 Perry street, 347 and 348 West 11th street, 376 West 12th street, 97 Jane street, 504 and 506 West 20th street, 504 West 21st street, 504 West 26th street and 506 to 513 West 29th street. The lessee intends to make alterations which include entire modernization of the buildings.

\$500,000 Garage Rental.

Greenfield & Saffir have leased for the Stewart Realty Corporation to the 110th street-Lenox Avenue Garage, Inc., the garage now being constructed on the southwest corner of St. Nicholas avenue and 111th street, running through to the north side of 110th street. The garage will be a 2-story and basement structure having an area of 38,000 square feet, and has been leased for a number of years at an aggregate rental of \$500,000. The property on which this garage is being built was purchased about seven years ago by Mrs. Lucy W. Hewitt, from the Oram estate for the purpose of erecting a mansion, which plans were later abandoned, and the property sold about a year and a half ago through the same brokers to the leasing company who immediately prepared plans for the erection of the garage and the taxpayers building consisting of nineteen stores. Owing to the war the construction was postponed until recently.

The Eldorado Taken for Long Term.

The Eldorado, at the southwest corner of Broadway and 75th street, and four dwellings adjoining it on the street, have been leased to the Braus Galleries for twenty-one years at a total rental of \$1,350,000, by Rosa L. Barzaghi. The Braus Galleries will spend \$100,000 altering the houses. The suites in the Eldorado will be made smaller and the interior of the dwellings rebuilt practically to meet the plans of the lessees. The dwellings, which are known as 228 to 234 West 75th street, together, have a frontage of 70 feet.

Harlem Market Leased.

Richard Webber's old market at Third avenue, 119th and 120th streets, one of East Harlem's landmarks, has been leased to the newly formed Pharmaceutical Capital Company, for a term of twenty-one years from December 1, 1919, at rental of \$17,000. The lease provides an option to purchase the property within three years, for a consideration of \$240,000. The property consists of a four-story building, 31x125, at Third avenue; two and 3-story buildings on plot 100x100, at 208 to 214 East 120th street, and a 6-story refrigerating plant and 4-story engineering building at 207 to 215 East 119th street.

Leases Seven Buildings.

Edward W. Browning has closed leases on seven buildings, the rentals of which will aggregate more than \$500,000. To Charles Klein he leased three loft and store buildings at 67 to 73 Spring street, and 233 Lafayette street; to David and Nathan Weisenthal the 6-story apartment at 139 and 141 East Thirtieth street, and extended leases for the Messrs. Weisenthal on three apartments at 304 and 306 West 146th street and 68 Bradhurst avenue.

West End Theatre Leased.

Bin-Web Corporation leased from the West End Theatre Company, through E. Tannenbaum Corporation, the West End Theatre, a 3-story structure at 368 West 125th st, 82x172.10x irregular, extending through to Hancock pl, for five years at a rental of about \$30,000, which is reported to be \$10,000 more than the present lessee, Marcus Loew, paid for the premises. Possession will be given October 1.

Henderson's Taken by United.

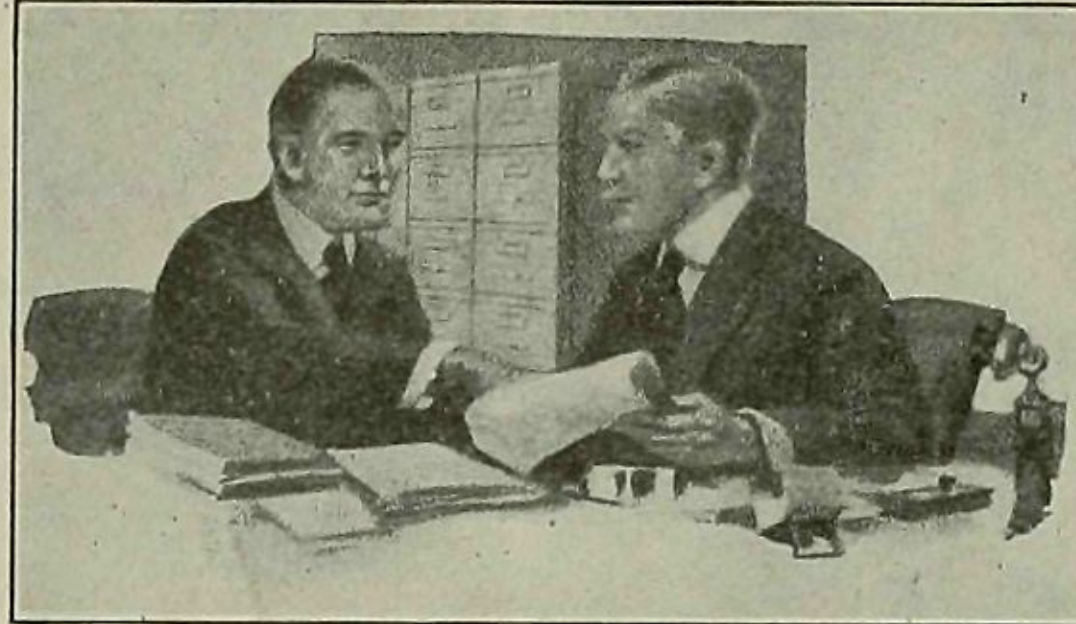
Henderson's Restaurant and Theatre at Coney Island, comprising an entire block, 200x150, bounded by Surf avenue, the Bowery, Henderson's and Stratton's walks, has been leased by the Henderson estate to the United Cigar Company for twenty-one years, with renewals, at a total rental running well into seven figures.

James C. Bolger, vice-president of the United Cigar Stores Company, states that the properties will be completely remodelled and that the largest business enterprises in the resort will be

grouped in them. An arcade will be constructed through the centre of the structures, running from Surf avenue to the Bowery and another from Henderson's to Stratton's walk.

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AMES & CO. leased for Greenwich Associates, Inc., the store at 429 2d av to the Atlas Economy Stores, and for Frank J. Walsh, the store at 352 West 50th st to David Green, for auto accessories; also leased for Janet L. McKay apartments at 124 East 41st st to John McKee, and for A. M. Campanioni to Fred S. David at 52 East 122d st.

BASTINE & CO., INC., as agents, have leased to the following, apartments at 317 West 95th st: Byrd Wise, Miss Lillian Donahey, Norman Anthony and Mrs. Mary K. Thurston.

CAMMANN, VOORHEES & FLOYD have leased apartments at 121 Madison av, to John W. Lee, Col. Quincy O'M. Gillmore, Mrs. Margaret S. Todd and Dr. George E. Munroe; 25 East 30th st, to James Pott, Perry Allen, Edmund R. Marvin, Marquise Clara Lanza, Herbert Lincoln Aldrich, Harry Dunn and Miss Anna Morse Houghton; 126-130 East 24th st, to Perry Merrell and Mrs. Anderson Offutt; 441 Park av, to Archibald M. Reid.

CUSHMAN & WAKEFIELD, INC., leased a store at 313 Madison av to the United Cigar Stores Co. of America for their pipe department. The store will be altered to connect with their present store at the southeast corner of Madison av and 42d st. This addition was made necessary on account of increased volume of business at this point.

DOUGLAS L. ELLIMAN & CO. leased for the Lawyers Realty Co. 174 East 72d st, a 4-sty house, on a lot 16.8x100, to Duncan A. Holmes, vice-president of the Chase Securities Corporation.

DOUGLAS L. ELLIMAN & CO. leased for the Benrobert Co. 5 East 81st st, a 5-sty dwelling, on a lot 19.6x100, for a long term to Clarkson Potter, Jr., of W. R. Compton Co., bankers, and formerly a resident of St. Louis, Mo.

DOUGLAS L. ELLIMAN & CO. leased the parlor store at 24 East 49th st for the Advocate Realty Corp. to Bjerken & Eten, Furriers, and for the same owners the parlor store at 20 East 48th st to Henri Graux, Hairdresser; the 2d and 3d floors at 24 East 49th st to Mme. Marta Cheniet; in conjunction with Harris & Vaughan, a store at 38 East 48th st for the Vanderbilt Avenue Realty Corp. to the Almado Confections, Inc.; for Henry B. Anderson a 3-sty garage at 127 East 63d st to Robert Goelet; apartments at 471 Park av to Julius S. Reis; at 116 East 58th st for Mrs. E. M. Treat to Mrs. Juliet Carleton; at 10 East 61st st for W. T. Middleton to Dr. A. S. Clarke and Dr. Dudley D. Stetson.

A. A. HAGEMAN leased for ten years the 9-sty apartment house at 57 West 10th st, to Mrs. Josephine A. McIntyre; also leased the 1st loft 639 6th av to Max Edelstein; the 2d loft 23 West 35th st, to Sanfillippo & Rubin, and the 1st loft 101 West 37th st to Irving J. Goldfarb.

HAGGSTROM & CALLEN leased in the Simpson Building, Broadway and 67th st, offices to Samuel H. Martin.

M. & L. HESS, INC., leased the building at 232 West 40th st to Ahern & Vaughan, also in conjunction with S. Geller, the 6th floor at 34-8 West 27th st, to Schulman Waist Co.

M. & L. HESS (INC.) sublet for the Corn Exchange Bank for the unexpired term of their lease the store formerly occupied by the bank as its 5th av branch at 140 5th av, southwest corner 19th st, to the United Cigar Stores Co. of America, who will immediately begin alterations for its own occupancy.

HIRSCH & FRIEDMAN leased space in 40-2 West 17th st to Oscar Koenig; in 13-15 West 24th st to Samuel Greenberg; in 164-6 West 25th st to Weinstein & Sarito; in 137-9 West 25th st to Rosenthal & Godt and Jacob Hyman & Co.; in 151-5 West 25th st to Schulman & Hauptman; in 142-4 West 26th st to Baum, Kravat & Baum.

HENRY HOF leased for Mrs. Mary L. Hatton the two stores in a newly constructed building at 242 East 29th st to Pietro Romano and to A. Verdi.

HENRY HOF leased the store at the southwest corner of 27th st and 3d av for the Hillman Co., Inc., to John Kilmetz; also for George H. Schaffer to the Loeb Dress Co. the store at 203 Lexington av; the 2d loft at 239 East 41st st to the Scientific Instrument Co.

HOUGHTON COMPANY, with F. & G. Pflomm, leased the 4-sty American basement dwelling 264 West 107th st to John J. and Nellie E. McGlynn.

CHARLES F. NOYES CO. leased for Jacob Ruppert Realty Corp. space on the 18th floor of the Madison Square Building, 15-19 East 26th st, to the Commodore Dress Co.; a floor at 157 Water st to Gravenhorst & Co.; a floor at 625 Broadway for Max Marx to Kohn & Pruzan, and offices in 41-43 Maiden Lane for William Frieber and Joseph Streifer to Samuel Harris.

CHARLES F. NOYES CO. leased the building 529 Water st for the Rutgers Stores to Shockat & Bogert; the store and basement of 224-26 Pearl st to the Trinity Trucking Co.; a floor at 25 Beekman st to the Stationers Specialty Corp., and have sub-leased to Nathan Shapiro the store and basement of 48 Beekman st.

CHARLES F. NOYES CO. leased for the Lambert Pharmacal Co. the store and basement of

192 Front st to the Standard Commercial Trading Corp., and has sub-leased for the British-American Chemical Corp. five floors in 109-11 Beekman st to Ralph L. Nixon.

PEASE & ELLIMAN leased for Herbert A. Sherman to Mrs. P. K. Hudson the 4-sty dwelling at 127 East 55th st; also for George Backer to B. Sims, a hat manufacturer, the store and basement at 16-18 West 36th st; and an apartment, furnished, in 38 East 38th st for Eugene Popper to a Mr. Franklin; and in 116 Riverside dr for Mrs. C. E. Railing to Herman Hersche.

PEASE & ELLIMAN leased for Myer Hecht to Dr. Felix Cohn the 4-sty dwelling at 49 West 87th st; also leased apartments in 911 Park av to Dr. Nelson T. Shields, Jr.; in 1155 Park av for Mrs. John W. Castles to Mrs. W. C. Lobenstine; in 305 Lexington av to Tobias C. Fogel; in 48 East 61st st to Dr. Herbert Lawson; in 146 East 49th st to H. Willard Merwin; in 4

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West 50th st to Dr. F. H. Carber; in 103 East 84th st for George Neiman to Dr. Daniel Poll; in 316 West 79th st for W. J. Stitt to Mrs. K. Rutledge Connick; and in 450 St. Nicholas av to Mrs. M. Lomas.

PEASE & ELLIMAN leased furnished for Mrs. H. Van Rensselaar Kennedy to William Fahnestock the 5-sty dwelling at 40 East 52d st; also leased furnished for Mrs. Gertrude Chase her apartment in 70 East 77th st to Mrs. Olive Tilton; and for Mrs. A. C. Bartlett her apartment, furnished, in 150 East 72d st to Mrs; N. W. Tilton; leased to Daniel Patterson the basement in 4 East 49th st for the Harvard Law Club, to whom the same brokers recently leased the entire building; the pent house at 8 West 33d st for Oswald, Constantine & Herring to Williams & Mahnken; an apartment in 417 Park av for Bing & Bing to Mrs. Ira A. Campbell; one in the Belnord, at 86th st and Broadway, for Mrs. A. C. McLochlin to John C. Mayer; in 2170 Broadway for J. Romaine Brown & Co. to Max B. Brummer; in 116 Riverside dr for J. Romaine Brown & Co. to J. Howard Marlin; and in 345 West 85th st to J. Drydale Buchanan.

ROWANTREE-SCHLEY CO., in conjunction with Henry L. Dincl, leased for the Van Beuren estate, represented by H. S. Ely & Co., the store and basement at 7-9 Union Square with "L" to 20 East 15th st to the Basket Importing Co., now at 119-121 West 23d st.

SPEAR & CO. leased for William A. White & Sons, 5th loft at 131-2 Prince st, to Haber & Thurschwell; for Michael Coleman, 3d loft at 30-2 West 24th st, to Efficient Letter Co.; for Brown Wheelock Co., parlor store at 10 West 17th st, to Kalman Sokoloff; for Henry Gardner, 8th loft at 28-30 West 25th st, to Abraham Ladin; for Wilbeth Realty Co., 3d and 4th lofts at 141-5 West 17th st, to Harry Bloom; for West Fourth Street Realty Corp., 2d floor at 5-7 West 4th st, to Brill & Schakin; for Victory Sample Card Co., 2d loft at 80-2 Wooster st, to Schecker & Freerman.

SAMUEL J. TANKOOS leased for a client represented by Chas. B. Bretzfelder, for a long term of years, at a rental aggregating over \$200,000.00, the entire property at 106 East 14th st, extending through to 13th st, and extensive alterations are contemplated by the lessee, who, upon completion, will open a branch establishment.

E. K. VAN WINKLE rented furnished apartments: At 31 Gramercy Park, for Mrs. J. Blier to J. K. Paulding; at 141 West 70th st, for Mrs. L. A. Casnati to Frank R. Seaver; at 255 West 84th st, for Mrs. F. Cripps to Geo. Maurice; furnished house for Mrs. F. Brown at 35 West 97th st, to J. M. Stephens; unfurnished apartments: at 59 West 76th st, to Mrs. A. & Miss C. Reed; at 285 Central Park West, to Wm. M. Pratt, Thos. S. Kelly and Mme. M. Matzenauer; at 36 Gramercy Park, to Mrs. A. T. Slosson and Dr. Wm. Dennett.

REAL ESTATE NOTES.

LOUIS OCCHIFINTO, recently discharged from the U. S. Army Air Service Flying School at Langley Field, Va., has become associated with the office of his brother, Nicholas J. Occhifinto, at 686 Washington av, Brooklyn.

LIEUT. LE ROY KENT, of White Plains, who recently returned from overseas, has been elected vice-president of Prince & Ripley, Inc., and has already resumed his duties. Lieutenant Kent was formerly vice-president of the firm of Griffen, Prince & Ripley, Inc.

THE HOUSE OF COLLINS, dressmakers, is the purchaser of the 5-sty building at the north-west corner of Park av and 57th st, sold last week by Douglas L. Elliman & Co., for the White Estate. Extensive alterations will be made, including three additional stories.

INTERNATIONAL TAILORING COMPANY is having designs prepared by Starrett & Van Vleck architects, for a 12-sty mercantile building to be erected at 101 to 111 Fourth av, southeast corner of East 12th st, to cost about \$650,000. The site, fronting 141.10 feet in 4th av, and 102.8 feet in 12th st, has an irregular depth. It is covered with three and four story dwellings. Title passed Monday from Mathilde E. R. Stuyvesant to the tailoring company.

WM. A. WHITE & SONS and W. Albert Pease, Jr., have placed with William Henry Barnum & Co. a building loan of \$105,000 for the 604 Park Av. Co., Inc., on its property 605 Park av, 27x 75. The owners will improve with a new 5½-sty fireproof American basement dwelling from plans by F. Edson Gage. Work will start at once. It is estimated that when completed the house with the land will represent an investment of \$225,000. The Wells Construction Co. has been awarded the building contract.

Adolph Lewisohn Still Buying.

Adolph Lewisohn added to his Broadway investment holdings by the purchase of the 7-sty Avonmore apartment house at 2131 Broadway, between 74th and 65th sts, occupying a site fronting 72 ft. and having an average depth of 106 ft. L. J. Philips & Co. arranged the sale for heirs of James A. Frame, who purchased the land at the auction sale of the Amos E. Eno estate in March, 1899, and shortly afterward erected the present building.

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 15c. per line; count six words to the line.

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

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSALS.

HIGHWAY WORK.

Albany, N. Y.

OFFICE OF THE STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.—Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y., at one o'clock p. m., on TUESDAY, AUGUST 26TH, 1919, for the improvement of the following highways: Montgomery..(two highways: 3.70 & 3.63) Rensselaer.....(one highway: 1.27) Saratoga.....(one highway: 9.06) Suffolk.....(one highway: 5.86)

AND ALSO FOR THE COMPLETION OF THE FOLLOWING HIGHWAYS:

Cayuga.....(two highways: 6.06 & 5.45) Chautauqua.....(one highway: 5.65) Franklin.....(one highway: 10.36) Livingston.....(one highway: 8.34) Madison.....(two highways: 6.54 & 5.65) Oswego.....(one highway: 6.36) Seneca.....(one highway: 2.13) Ulster.....(one highway: 10.24) Washington.....(one highway: 2.06)

AND ALSO FOR THE COMPLETION OF THE FOLLOWING REPAIR CONTRACT:

Cortland—
(one contract—Cement concrete const.)
Maps, plans, specifications and estimates may be seen and proposal forms obtained at the office of the Commission in Albany, N. Y., and also at the office of the Division Engineers in whose division the roads to be improved and completed are located. The addresses of the Division Engineers and the counties of which they are in charge will be furnished upon request.

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

FRED'K STUART GREENE,

Commissioner.

ROYAL K. FULLER, Secretary.

NOTICE TO CONTRACTORS: Sealed proposals for Construction, Heating, Sanitary and Electric Work, Addition to Chronic Hospital (East), (Additional Accommodations for Patients) at the Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., on Wednesday, August 20, 1919, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bonds in the sum of fifty (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with Specification Nos. 3304, 3305, 3306 and 3307. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 618 Hall of Records Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

Dated: July 30, 1919.

E. S. ELWOOD,

Secretary, State Hospital Commission.

NOTICE TO CONTRACTORS: Sealed proposals for Construction Work—Fly Screens, Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., on

Wednesday, August 20, 1919, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3322. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, N. Y., at the New York Office of the Department of Architecture, Room 618 Hall of Records, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

Dated: July 30, 1919.

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

SITUATIONS WANTED

IMAGINATION, ANALYSIS, HARD WORK AND HONESTY are the keys to success. A young man combining these with an engineering education, considerable experience in building management and construction and some in brokerage, wishes to locate with a wideawake Christian real estate or construction concern. Box 596, Record and Guide.

WILL REPRESENT out of town firm in New York. Am practical estimator and salesman. Box 593, Record and Guide.

ESTIMATOR SALESMAN is open to represent established firm on salary and commission; furnish references. Box 594, Record and Guide.

WANTED by woman of broad executive experience, position as manager or assistant manager real estate office; have real estate experience and now with real estate magazine. Box 599, Record & Guide.

BUILDERS' SOLICITOR (young man of 25), wide acquaintance among architects of New York, desires position with reliable contractor; salary, commission. Box 597, Record and Guide.

A WELL-KNOWN young broker, Christian, bachelor, 33, well connected, with record closing many important deals, seeks connection live firm on usual commission, with advances, basis. Will bring large, active business. Box 595, Record and Guide.

SITUATIONS OPEN

YOUNG MAN, experienced, for rental and sales department of progressive mid-town management real estate office; salary and commission; replies strictly confidential. Box 598, Record and Guide.

REAL ESTATE SALESMAN wanted by live office where leads are supplied; must know the business; commission basis; big money for the right party. Address "REAL ESTATE," c/o Friend Adv. Agency, 347 5th Av.

REAL ESTATE SALESMAN, city, suburban, residence, factory; live leads; complete property listings; liberal commissions. Write fully, age, qualifications, past connections and success. "CONFIDENTIAL," 605 Arbuckle Building, Brooklyn.

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Works: Maurer, N. J. NEW YORK

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BROOKLYN, NEW YORK

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 1918. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN

Conveyances.

	1919 July 30 to Aug. 5	1918 Aug. 2 to 8
Total No.	288	133
Assessed Value	\$22,747,300	\$10,285,400
No. with consideration	59	16
Consideration	\$1,748,098	\$283,376
Assessed Value	\$1,652,600	\$379,100

	1919 Jan. 1 to Aug. 5	1918 Jan. 1 to Aug. 8
Total No.	5,694	3,809
Assessed Value	\$337,892,950	\$222,729,280
No. with consideration	798	600
Consideration	\$30,260,971	\$26,643,264
Assessed Value	\$31,046,900	\$28,339,000

Mortgages.

	1919 July 30 to Aug. 5	1918 Aug. 2 to 8
Total No.	136	55
Amount	\$3,243,575	\$1,391,893
To Banks & Ins. Cos.	24	3
Amount	\$896,000	\$29,000
No. at 6%	59	26
Amount	\$1,335,930	\$747,393
No. at 5½%	25	4
Amount	\$732,062	\$51,000
No. at 5%	30	15
Amount	\$598,750	\$519,350
No. at 4½%	2	.....
Amount	\$75,000	.....
No. at 4%	1	.....
Amount	\$5,833	\$650
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	19	9
Amount	\$496,000	\$73,500

	1919 Jan. 1 to Aug. 5	1918 Jan. 1 to Aug. 8
Total No.	2,915	1,557
Amount	\$80,262,844	\$39,084,127
To Banks & Ins. Cos.	506	265
Amount	\$29,850,975	\$18,804,943

Mortgage Extensions.

	1919 July 30 to Aug. 5	1918 Aug. 2 to 8
Total No.	15	29
Amount	\$536,750	\$3,754,050
To Banks & Ins. Cos.	6	18
Amount	\$326,750	\$3,622,750

	1919 Jan. 1 to Aug. 5	1918 Jan. 1 to Aug. 8
Total No.	801	785
Amount	\$54,555,595	\$57,056,549
To Banks & Ins. Cos.	427	306
Amount	\$43,896,800	\$33,470,707

Building Permits.

	1919 July 30 to Aug. 5	1918 Aug. 3 to 9
New Buildings	8	3
Cost	\$6,490,000	\$140,000
Alterations	\$4,011,900	\$265,200

	1919 Jan. 1 to Aug. 5	1918 Jan. 1 to Aug. 9
New Buildings	217	120
Cost	\$34,459,911	\$7,355,450
Alterations	\$18,296,315	\$6,712,487

BRONX.

Conveyances.

	1919 July 30 to Aug. 5	1918 Aug. 2 to 8
Total No.	233	63
No. with consideration	26	2
Consideration	\$275,575	\$67,750

	1919 Jan. 1 to Aug. 5	1918 Jan. 1 to Aug. 8
Total No.	4,834	2,716
No. with consideration	371	349
Consideration	\$4,894,536	\$3,344,534

Mortgages.

	1919 July 30 to Aug. 5	1918 Aug. 2 to 8
Total No.	139	33
Amount	\$799,646	\$151,000
To Bank & Ins. Cos.	5	2
Amount	\$25,000	\$23,000
No. at 6%	89	21
Amount	\$540,050	\$94,650
No. at 5½%	19	1
Amount	\$109,912	\$3,000
No. at 5%	11	4
Amount	\$55,950	\$13,100
No. at 4½%	.....	.....
Amount	.....	.....
Unusual Rates	1	1
Amount	\$3,450	\$2,000
Interest not given	19	6
Amount	\$90,284	\$38,250

Jan. 1 to Aug. 5

Jan. 1 to Aug. 8

Total No.	2,592	1,063
Amount	\$18,229,324	\$6,923,718
To Banks & Ins. Cos.	129	54
Amount	\$1,716,142	\$862,142

Mortgage Extensions.

	1919 July 30 to Aug. 5	1918 Aug. 2 to 8
Total No.	6	10
Amount	\$122,500	\$200,200
To Banks & Ins. Cos.	4	6
Amount	\$89,500	144,700

	1919 Jan. 1 to Aug. 5	1918 Jan. 1 to Aug. 1
Total No.	412	243
Amount	\$8,396,872	\$4,821,912
To Banks & Ins. Cos.	143	62
Amount	\$4,253,250	\$1,624,450

Building Permits.

	1919 July 30 to Aug. 5	1918 Aug. 2 to 8
New Buildings	16	5
Cost	\$569,500	\$50,300
Alterations	\$14,800	\$1,250

	1919 Jan. 1 to Aug. 5	1918 Jan. 1 to Aug. 8
New Building	349	152
Cost	\$10,365,965	\$3,506,050
Alterations	\$948,296	\$350,965

BROOKLYN.

Conveyances.

	1919 July 17 to 21	1918 Aug. 1 to 7
Total No.	719	550
No. with consideration	30	37
Consideration	\$236,655	\$426,525

	1919 Jan. 1 to July 21	1918 Jan. 1 to Aug. 7
Total No.	26,005	14,037
No. with consideration	1,393	1,018
Consideration	\$15,725,254	\$8,210,477

Mortgages.

	1919 July 17 to 21	1918 Aug. 1 to 7
Total No.	605	337
Amount	\$2,106,038	\$947,235
To Banks & Ins. Cos.	54	35
Amount	\$315,850	\$135,700
No. at 6%	476	235
Amount	\$1,512,963	\$579,520
No. at 5½%	104	75
Amount	\$433,050	\$268,275
No. at 5%	18	14
Amount	\$105,125	\$70,950
Unusual rates	1	.....
Amount	\$500	.....
Interest not given	6	13
Amount	\$54,400	\$28,490

Jan. 1 to July 21

Jan. 1 to Aug. 7

Total No.	18,074	8,141
Amount	\$67,359,211	\$27,361,091
To Banks & Ins. Cos.	1,285	851
Amount	\$8,673,878	\$4,388,790

Building Permits.

	1919 July 30 to Aug. 5	1918 Aug. 2 to 8
New Buildings	148	49
Cost	\$1,207,200	\$175,450
Alterations	\$90,055	\$76,256

	1919 Jan. 1 to Aug. 5	1918 Jan. 1 to Aug. 8
New Buildings	5,889	2,009
Cost	\$46,393,430	\$12,800,623
Alterations	\$5,726,541	\$2,719,112

QUEENS.

Building Permits.

	1919 July 30 to Aug. 5	1918 Aug. 2 to 8
New Buildings	327	31
Cost	\$1,772,850	\$87,604
Alterations	\$43,420	\$26,970

	1919 Jan. 1 to Aug. 5	1918 Jan. 1 to Aug. 8
New Buildings	4,884	1,481
Cost	\$25,025,912	\$4,622,548
Alterations	\$1,499,694	\$970,006

RICHMOND.

Building Permits.

	1919 July 30 to Aug. 5	1918 Aug. 2 to 8
New Buildings	42
Cost	\$59,900
Alterations	\$9,300

	1919 Jan. 1 to Aug. 5	1918 Jan. 1 to Aug. 8
New Buildings	644	384
Cost	\$848,465	\$819,213
Alterations	\$78,456	\$276,761

BUILDING SECTION

Costly Apartment Hotel Project on Upper West Side

Operation Involving Nearly \$3,000,000 First Big Job To Be Started in This Section Since War

AT the northwest corner of West End avenue and 74th street workmen are now engaged in tearing down a number of old fashioned private houses in order to make way for the construction of a modern, fourteen-story apartment hotel. This project will occupy a plot having a frontage of 142 feet on West End avenue and runs back in 74th street a distance of 100 feet. The Stratford Apartment Hotel, as this project will be known, is among the first large operations to be started on the Upper West Side since the revival of building, and when completed will be a notable addition to the group of handsome apartments and residences in the section. Actual construction will be commenced just as soon as the old buildings on the site are demolished, and

well with the neighboring buildings, among which is the handsome city residence of Charles M. Schwab, directly opposite.

This new apartment hotel will contain a total of 375 rooms and will have 250 bathrooms. Suites will be arranged in any number of rooms according to the requirements of respective tenants, and each unit will be provided with a large private entrance foyer. According to the plans, the first floor of the hotel will contain a spacious entrance lobby and corridor, lounging rooms, writing rooms and a restaurant with a seating capacity of approximately 300. The kitchen, pantries, laundry and storage rooms are to be located in the basement and quarters for the help will be located both in the basement and in the pent house on the roof.

This hotel will provide every possible convenience for the comfort and safety of the tenants. The electric elevators will be supplemented by a fully enclosed stairway.

Telephone Service in New York

TELEPHONE SERVICE in New York City today is not of the same quality as that which was furnished before the war," is the admission made by the New York Telephone Company in a statement issued, "but the telephone company is doing everything possible to restore the services to normal standards.

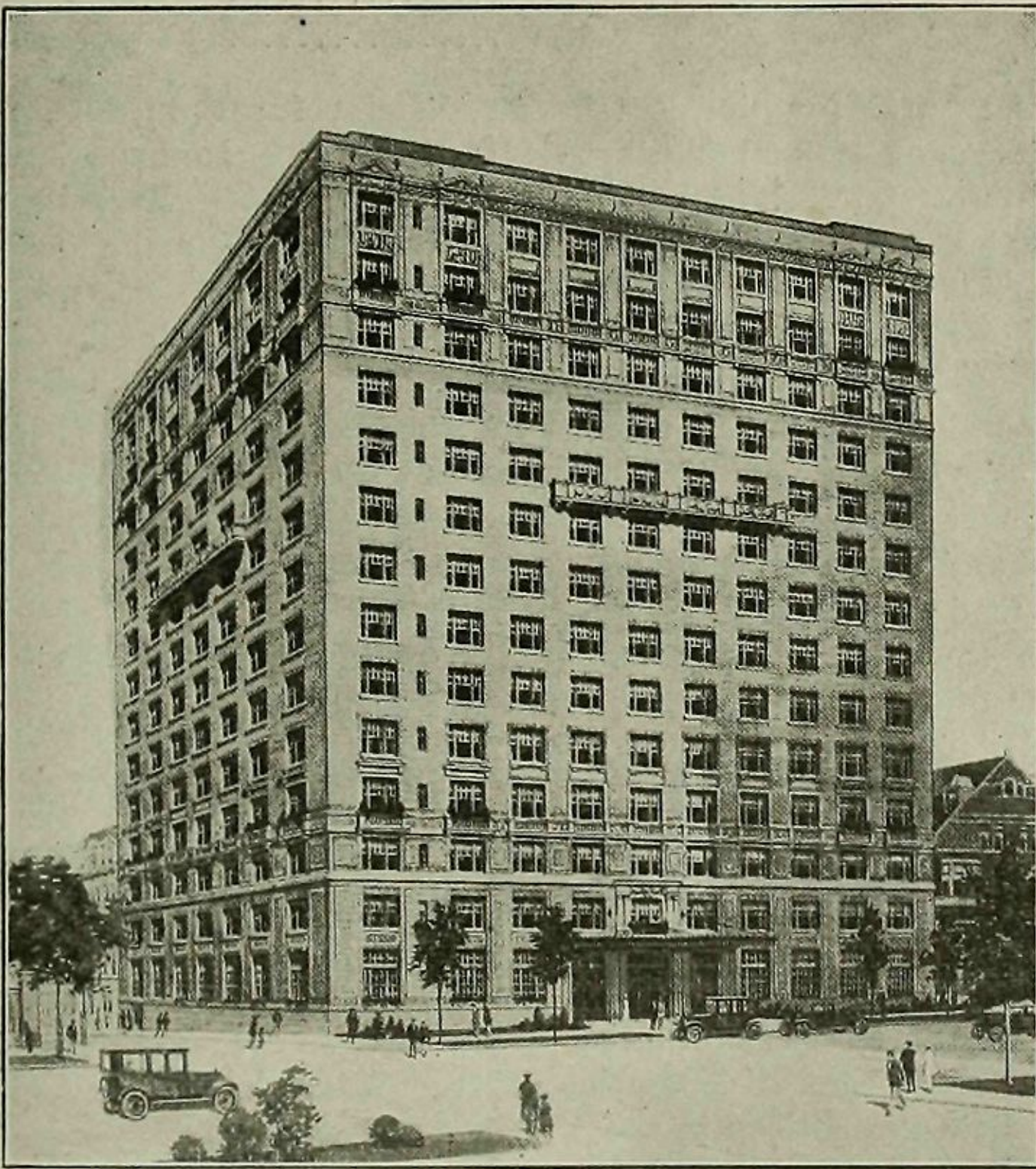
"Briefly, present conditions are due to an enormous increase in demands with practically no increase in facilities for meeting them. Before the war New York City made 2,500,000 calls a day. Telephone materials were plentiful. Telephone equipment could be provided in advance to meet all demands. Employees of the type required were available.

"Today the telephone traffic in New York City alone exceeds the abnormal war-time traffic by more than half a million calls a day. Restrictions on construction have, however, been removed. Materials are now available and the telephone company is devoting itself to the task of carrying through an enormous restoration program involving the immediate expenditure of \$26,500,000 in the construction of new buildings and switchboards; additions to existing buildings and switchboards and new underground cables carrying over a quarter of a million miles of telephone wires.

"We are also training large numbers of telephone operators who are being taken into the service as fast as they can be obtained. Because the work demands a high degree of skill, this training requires time.

"This program cannot be completed instantaneously. It takes a year, for instance, to erect a modern central office building; nearly a year to construct a major central office switchboard; and the better part of another year to install it.

"This does not mean it will take nearly two years to provide all the new facilities required and that no improvement in the service can meanwhile be expected. Much of the work included in the present program was under way when we were stopped by war-time restrictions. This work was immediately resumed and new work undertaken as soon as possible after the signing of the armistice. The situation in New York City has cleared considerably and the character of the telephone service is gradually improving. Further improvement may be expected with the completion of the various parts of the work in hand and gradually the service will be restored to its former standards."



Schwartz & Gross, Architects.

PROPOSED STRATFORD APARTMENT HOTEL.

it is anticipated that the structure will be completed and ready for occupancy by July 1, 1920.

The Stratford Apartment Hotel is being erected by the 305 West End Corporation, of which Henry Mayer is the president. The necessary financing was arranged through the first mortgage six per cent. serial bonds issue that was underwritten by S. W. Straus & Co., to the amount of \$1,400,000. The entire operation, including the building and land has an appraised valuation of \$2,175,000 and the actual cost of constructing the building will be approximately \$1,700,000.

Schwartz & Gross, the architects of this project, have made stately simplicity the predominating characteristic in the architectural treatment of the facades of the structure. The style is a modification of the Renaissance, and the materials to be used in the construction of the facades will be dark brown Roman brick, with trimmings of Indiana limestone and terra cotta. The hotel has been planned to harmonize

Building Construction in the Country Breaks Records

Including Engineering Projects Exceeds Figures Even of 1918 in Which War Contracts Were Enormous

WITH practically every part of the United States showing unusually heavy commitments for new building and engineering construction, the total amount devoted to building for the first seven months of 1919 reaches the sum of \$1,298,228,000. This is the highest total of any year since the tabulation of these records was started and exceeds the figure of 1918, which was considered as an unusually heavy building year on account of the large amount of military building activity, by approximately \$234,000,000.

According to the statistics regularly compiled by the F. W. Dodge Company, based upon the actual contracts awarded for building and engineering operations, it is shown that during the first seven months of the current year a total of \$1,298,228,000 was devoted to new structural projects in the United States, which when compared with the total for the same period of 1918 shows an increase of \$233,540,000.

The territory included in these figures involves the states north of the Ohio and east of the Missouri Rivers, and includes all of New England, New York, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, Virginia, Ohio, West Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota and portions of Eastern Kansas.

Totals showing the commitments for building and engineering construction in this territory for the first seven months of the past ten years are as follows:

Contracts Awarded, 1919.....	\$1,298,228,000
" " 1918.....	1,064,688,000
" " 1917.....	990,602,000
" " 1916.....	711,005,246
" " 1915.....	508,233,600
" " 1914.....	454,579,300
" " 1913.....	545,067,500
" " 1912.....	482,577,500
" " 1911.....	477,227,313
" " 1910.....	526,425,460

Figures for the territory commonly recognized as the Metropolitan district and that includes all of New York State, New Jersey, north of Trenton and a part of Connecticut, show that during the first seven months of the current year there were contracts awarded for new building and engineering projects to the extent of \$262,713,000 which is the largest total of record and which shows an increase of \$106,125,000 over the total for the same period of 1918.

The total for this year is \$75,883,000 greater than the previous record total of 1918, when building activity in this territory was greatly speeded up in order to provide warehouse and storage space for various military departments and which was also increased by a vast amount of indirect Government construction such as industrial and housing activity needed to supply the Federal requirements.

The Dodge Company totals for the first seven months of the past ten years in this territory follow:

Contracts Awarded, 1919.....	\$262,713,000
" " 1918.....	156,588,000
" " 1917.....	186,830,000
" " 1916.....	104,137,500
" " 1915.....	87,661,000
" " 1914.....	76,413,500
" " 1913.....	181,254,500
" " 1912.....	146,625,500
" " 1911.....	143,380,500
" " 1910.....	165,524,500

Although the total for the district including the cities of Philadelphia, Baltimore and Washington does not quite come

up to the mark established for the same period of 1918, the figure is considerably in excess of any previous years. For the first seven months of the current year the total of building and engineering commitments amounts to \$212,061,000 as compared with \$269,778,000 for 1918. Prior to 1918, the highest total for any of the years of record was in 1917 when new construction to the value of \$133,402,000 was reported. Previous to 1917 the total for the first seven months of any year had never reached \$100,000.

The totals given in the following table are for the territory that involves Eastern Pennsylvania, New Jersey, south of Trenton, Maryland, Delaware, Virginia and the District of Columbia.

Contracts Awarded, 1919.....	\$212,061,000
" " 1918.....	269,778,000
" " 1917.....	133,402,000
" " 1916.....	95,328,000
" " 1915.....	55,362,000
" " 1914.....	60,120,000
" " 1913.....	48,123,000
" " 1912.....	83,303,000
" " 1911.....	59,082,500
" " 1910.....	64,265,000

The total for the Pittsburgh district for the first seven months of 1919 amounts to \$188,958,000 as compared with \$291,271,000 for 1918 and \$123,934,000 for 1917. In 1918 this district established a record and the figure for the current year is second only to that of last year.

The Middle West territory shows the greatest ratio of increase for the current year that has ever been indicated since these statistics were commenced. For the first seven months of this year the total reaches the figure of \$497,991,000 or more than 100 per cent. above the total of \$237,835,000 for 1918 and is considerably above the previous record of \$398,066,000 made in 1917.

In the Northwest, although the building revival has been slow of development, the increase in the value of contracts awarded from month to month since the beginning of this year has been steady. The total of the contracts awarded for the first seven months of this year amounted to \$27,992,000, which when compared with the figure for the same period of 1918 shows an increase of more than \$4,000,000.

A bill has been introduced into the House of Representatives by Mr. Tinkham, of Massachusetts, to create a bureau of housing and living conditions in the United States Department of Labor. This bill proposes that this new bureau should be charged with the duty of investigating the housing and living conditions of the industrial population, conducting research and experimentation looking toward the provision and publication of such information as will make economically practicable the elimination of slums, etc.; assisting communities during the present housing shortage; making available to the utmost all existing housing facilities, and serving as a clearing house of information on housing and living conditions.

It is further provided that the bureau shall inherit the collection of plans, books, pamphlets, etc., gathered by the United States Housing Corporation and by the housing and transportation division of the Emergency Fleet Corporation. A director is provided at a compensation of \$6,000 a year, and an annual appropriation of \$250,000 is made. The bill has been referred to the Committee on Public Buildings and Grounds.

Croesus was once a poor man, but he saved. He would have jumped at a chance to buy War Savings Stamps.

Weekly Total for New Construction About \$25,000,000

Residential Projects Predominate but Dodge Co. Figures Show Favorable Progress in All Types of Building

REPORTS of new building and engineering construction for the week of July 26 to August 1, inclusive, showing the number and total value of the active structural projects in the territory involving all of New York State and New Jersey, north of Trenton, again calls for the expenditure of nearly \$25,000,000. This total compares favorably with the totals for the past five or six weeks and holds the average weekly total of new construction announced to the industry at approximately the \$25,000,000 mark.

During the week of July 26 to August 1, there were 235 new projects announced to the trades for which plans were in progress. This work calls for an outlay of \$7,697,600 and will be placed in the hands of contractors for estimates within a short time. There were 143 projects, representing a total value of \$5,187,000 in the hands of the building trades for estimates last week, and during the same period 265 operations, valued at \$11,095,500 were placed under contract.

According to the statistics regularly compiled by the F. W. Dodge Company the 235 projects for which plans were being prepared were grouped as follows: One hotel, \$75,000; one Federal project, \$25,000; thirty-one stables and garages, \$426,000; twenty-two factory and industrial buildings, \$2,347,500; nine public

improvements, \$285,000; one hundred and thirty-six residential operations, including apartments, flats and tenements and one- and two-family dwellings, \$3,343,600; ten churches, schools and theatres, \$752,000, and twenty-five store, office, loft and banking buildings, \$443,500.

Among the 143 projects out for estimates during the week were five bridges and culverts, \$160,000; seven hotels, clubs and institutions, \$175,000; one State project, \$30,000; nine stables and garages, \$116,500; twenty factory and industrial buildings, \$536,000; thirty-seven public improvements, such as street openings, sidewalks, sewers, lighting and water mains, etc., \$2,653,000; forty residential projects, \$826,500; ten churches, schools and theatres, \$216,000, and fourteen store, office, loft and bank buildings, \$474,000.

The group of 265 projects for which contracts were awarded during the week of July 26 to August 1, included thirteen hotels, clubs and institutions, \$1,844,000; three Federal, State and municipal projects, \$80,000; fifteen stables and garages, \$428,500; thirty-eight factory and industrial buildings, \$1,965,000; twenty-seven public improvements of different types, \$2,187,000; ninety-nine residential operations, \$2,143,500; thirty-six churches, schools and theatres, \$1,710,000, and thirty-four store, office, loft and banking buildings, \$737,500.

PERSONAL AND TRADE NOTES.

Manhattanville Construction Co., Inc., 23 Old Broadway, New York, has recently opened a branch office in the Woodward Building, Washington, D. C.

George Nordham, architect, announces the removal of his offices from 5 West 33d street to 103 Park avenue. He desires samples and catalogues of all building materials and supplies.

F. W. Mathieu, formerly designer with J. Livingston & Co. and E. F. Caldwell & Co., manufacturers of lighting fixtures, is now with Mitchell Vance Co., Inc., 503 West 24th street.

Captain Donald MacIsaac, 11th Engineers, U. S. A., has received his discharge from the service and has become associated with Smith, Hauser & MacIsaac, Inc., contractors, New York City.

Camden Forge Co., Camden, N. J., has established a New York district sales office at 2 Rector street. Samuel W. Hilt has been placed in charge as manager of the new office.

Lloyd W. Weed, who during the war was in charge of the cost records of the concrete ship section of the Emergency Fleet Corporation, has returned to his former position with the Turner Construction Co., 244 Madison avenue.

Lockwood, Green & Co., architects and engineers, 101 Park avenue, New York City, Chicago and Boston, announce the opening of a branch office in the Book Building, Detroit, Mich., under the management of Bartley Rowe.

Delano & Aldrich and Charles H. Higgins, associated architects and engineers announce that they have discontinued this association of the two firms made during the war and that each firm will continue to practice independently. Delano & Aldrich will retain the offices at 126 East 38th street and Charles H. Higgins will move to the Berkeley Building, 19 West 44th street, where the practice of planning and supervising the construction of building and plants will be continued.

C. B. Spencer, formerly with the Underpinning & Foundation Co.; E. A. Prentis, Jr., formerly with the same company and also with Smith, Hauser & MacIsaac, Inc., and Lazarus White, formerly with the latter firm and prior to that division engineer for the Board of Water Supply, have formed a corporation under the name of

Spencer, White & Prentis, Inc., with offices at 47 West 42d street, for the purpose of engaging in the business of general contracting.

Atlas Waterproofing Co., 507 Fifth avenue, has recently obtained a number of important contracts. This firm is waterproofing the buildings at 129 East 82d street, 1,000 Park avenue, 1261 Madison avenue and 417 Park avenue, for Bing & Bing, and is also waterproofing the building at 570 Fifth avenue for Charles Money, Inc., and Mrs. Morgan Howe. The firm has also recently undertaken four or five large waterproofing jobs in Orange,

C. E. Knox Associates Form Partnership.

C. Keiser, E. W. Muller and Stanley F. Davies have recently formed a co-partnership to carry on the consulting electrical engineering practice of the late Charles E. Knox. The new firm, with Mr. Kaiser as managing partner, is known as the Charles E. Knox Associates. The offices in the Architects Building, 101 Park avenue, have been retained as has been the entire office staff of engineers, draftsmen and clerks. Mr. Kaiser and Mr. Muller enter this co-partnership with a background of more than twenty-four years' association with Mr. Knox in the practice of consulting electrical engineering and the experience of Mr. Davies with this organization extends over a period of ten years.

The practice of this firm consists of the study and planning of illuminating and power requirements for buildings of every type and description including the complete equipment of industrial plants. The firm has to its credit the design of electrical installations of some of the principal buildings in New York City, including the Woolworth Tower, the Metropolitan Tower, Pennsylvania Hotel and other structures of this class. The organization is equipped to make preliminary studies and reports of electrical requirements and will prepare plans and specifications for lighting installations, power feeder lines and distribution, complete call and signal systems, electric elevators and electric generating plants.

After the plans and specifications have been approved the firm will obtain estimates from responsible contractors, and award contracts. Work in progress will be supervised and bills for labor and materials in connection with electrical installations will be audited. Finally this organization makes tests leading up to a final certification that the light and power wiring, machinery and equipment, etc., called for in the contract has been installed as called for in the specifications.

TRADE AND TECHNICAL SOCIETY EVENTS.

American Society of Mechanical Engineers—Monthly meeting the second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th street.

National Hardware Association and the American Hardware Manufacturers' Association will hold a joint convention at the Marlborough-Blenheim Hotel, Atlantic City, N. J., October 15 to 17, inclusive.

Electric Hoist Manufacturers' Association, through its New York engineering committee, has recently prepared for distribution a booklet on "Facts for Operators of Electric Hoists." Copies of this may be obtained on application to the secretary, W. C. Briggs, 30 Church street, New York.

New York State Retail Hardware Association will hold its annual convention and exhibition at Syracuse, N. Y., February 17 to 20, inclusive. Headquarters will be at the Onondaga Hotel. The exhibition will be in the State Armory in Jefferson street. John B. Foley, 607 City Bank Building, Syracuse, N. Y., secretary.

National Housing Association.

The National Housing Association recently published the proceedings of its seventh annual conference held in Boston last November. The proceedings make an interesting and important contribution to the literature of the field, and the volume should prove of timely value to those concerned with the questions of housing shortage, rent profiteering, the health aspects of housing, labor problems and allied subjects.

The conference brought together a large number of men and women of wide experience and practical activities, many of them leaders in their specialties. The papers covered very completely and informatively the many phases of the subject.

Among those who contributed to this volume are Thomas Adams, Frederick L. Ackerman, John Nolen, James Ford, Ralph Adams Cram, Albion Fellows Bacon, Chas. B. Ball, Lawson Purdy and John Ihlder.

The proceedings make a very handsome volume of 450 pages. The book should be on the shelves of all interested in the problem, and may be purchased from the secretary of the association at 105 East 22d street, New York City.

CURRENT BUILDING OPERATIONS

ALTHOUGH there has been slightly less activity in new building projects noticeable during the past week, the situation throughout the Metropolitan district is healthy and will undoubtedly recover fully just as soon as the existing labor dispute is settled. The lockout of certain trades by the association of building trade employers has slowed down progress on a number of operations that were practically ready to be started, but architects and engineers are extremely busy on plans for many large projects that will be sent out for estimates within a few weeks.

The suburban building situation continues active from all accounts; there will be no recession in the volume of construction of this character for some months to come. Throughout all of the districts within easy commuting distance of Greater New York are coming reports of house sales being completed from plans or during the early stages of construction, and builders are planning to proceed with the attitude that the market will be in a position to absorb all of the small-house construction that is completed during the balance of the year.

In the various boroughs of this city there is an evident increase in the number of apartment and tenement house projects that are being started, but as yet the number is in nowise sufficient to solve the housing scarcity. Many more large multi-family projects must be commenced before there is any perceptible effect on the shortage situation, but it is now almost a foregone conclusion that operations of this type will not be attempted on a large scale until labor and building materials are obtained with less difficulty and until prices recede somewhat from their present levels.

There has been no important change in the building material and supply market situation. Manufacturers and dealers are reporting steadily increasing sales, but they could handle a much greater amount of business without taxing their facilities. Prices are generally firm and a number of dealers are of the opinion that the price level is practically stabilized for some time to come. Naturally there will be some fluctuation, but, on the whole, no important changes from existing levels are anticipated until there is a change in the general economic aspect.

Common Brick—Hudson River common brick interests report conditions as very firm in the local market with a demand for brick that is somewhat in excess of the supply, so that all barges are being

sold immediately on arrival. The price is holding steadily at the \$15 level, and it now appears as if this figure would maintain for the balance of the building season. During the week a total of twenty-six barge loads of brick were brought into the city from up-river points and all were sold as soon as they docked, so that at the present time the wholesale market is cleaned out. Brick handlers are again agitating an increase to \$1 an hour at some points, but as a whole this situation is said to be well in hand and manufacturers are of the opinion that they will suffer little difficulty from this source. At the yards along the Hudson River pro-

duction has been hampered this week by the growing scarcity of labor and the wet weather, but producers are turning out sufficient brick to supply all the requirements of the construction now under way or projected.

Summary—Transactions in North River common brick market for the week ending Friday, August 8, 1919. Condition of Market: Demand heavy, prices firm and unchanged. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots, alongside dock. Number of cargoes arrived, 26; sales, 26. Distribution: Manhattan, 7; Brooklyn, 18; New Jersey, 1.

Lumber—Recent advances in the prices

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 10 per cent.

Hudson River, best grades. \$15.00 to _____
Hudson River, "off loads". _____ to _____
Raritan No quotation

Second-hand brick, per load of 1,500 delivered..... 15.00 to _____

Face Brick—Delivered on job in New York:

Rough Red \$37.00 to _____
Smooth Red 37.00 to _____
Rough Buff 42.00 to _____
Smooth Buff 42.00 to _____
Rough Gray 45.00 to _____
Smooth Gray 45.00 to _____
Smoothals 25.00 to _____

Cement—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl... **\$3.25**
Rebate for bags, 15c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd. \$3.25
Bronx deliveries..... 3.50
¾-in., Manhattan deliveries..... 3.25
Bronx deliveries..... 3.50

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 waterfront, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries..... \$2.25
Bronx deliveries..... 2.50

Hollow Tile—

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

Interior—Delivered at job site in Manhattan, south of 72d street.

2x12x12 split furring. \$63.75 per 1,000 sq. ft.
3x12x12 102.00 per 1,000 sq. ft.
4x12x12 114.75 per 1,000 sq. ft.
6x12x12 153.00 per 1,000 sq. ft.

Note—For deliveries north of 72d 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 & Queens. **\$7.00** per 1,000

Lime—

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

Finishing Lime (Standard in 300-lb. barrel)..... \$3.70 per bbl.

Common Lime (Standard 300-lb. barrel)..... 3.50 per bbl.

Hydrate Finishing, in cloth bags **22.60** per ton

Rebate for bags, 10c. per bag.

Plaster—

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

Neat Wall Cement, in cloth bags \$20.30 per ton

Lath Mortar, in cloth bags. 15.05 per ton

Brown Mortar, in cloth bags. 15.05 per ton

Finishing Plaster, in cloth bags 24.00 per ton

Rebate for returned bags, 15c. per bag.

Finishing Plaster (250-lb. barrel) 3.50 per bbl.

Finishing Plaster (320-lb. barrel) 4.35 per bbl.

Plaster Blocks—

2-in. (solid), per sq. ft. \$0.11

3-in. (hollow), per sq. ft. 0.11

NUMBER SEVEN

This advertisement is number seven of a series introducing Colonial Paints and Varnishes. Number eight will deal with Colonial Paint.

Ideal Reducer for Paints, Varnishes and Enamels

COLONIAL ENAMEL OIL

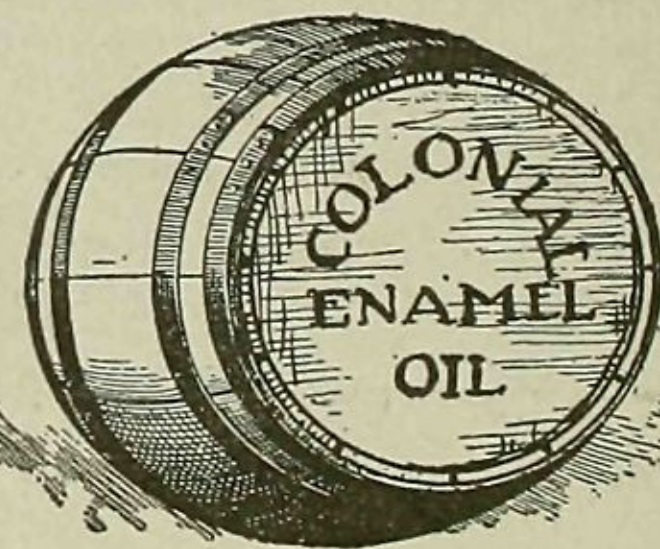
It is tough—elastic—it dries—it wears

Where a quick-drying, hard, lustrous finish is desired, Colonial Enamel Oil, a combination of Varnish, Oil, and Japan, is the ideal compound. It is an excellent reducer for varnish and enamel as it does not cut or reduce the lustre, and is also used for reducing factory or machinery enamels. Colonial Enamel Oil is especially adapted for reducing floor paints to a workable and quick-drying consistency and is an excellent reviver when applied as a varnish to linoleum.

WRITE TODAY FOR COMPLETE DATA

COLONIAL WORKS

NEW YORK OFFICE, WOOLWORTH BLDG.
FACTORY, BROOKLYN, N. Y.



MATERIALS AND SUPPLIES

of practically every kind and grade of lumber has brought the price level up to the highest ever known in the history of the industry, and at the present time there is no prospect of a recession. Although the demand at retail is growing steadily its volume is not equal to that of normal times, and if it were not for the conditions that now maintain throughout the industry the situation would not be at all unusual. It is now generally thought that prices have about reached the topmost level and that while no reduction will be made for some time, on the other hand the existing level will be maintained for a while. The flooring market continues to

occupy the attention of those interested in the lumber situation, as prices have been generally advanced and at present there is only a limited amount of stock available. Clear quartered oak is now being quoted at \$165 a thousand feet, which is an unprecedented figure, and other hardwood and yellow pine flooring has advanced in proportion. The demand for lumber of practically every description is in excess of the supply and there seems to be no immediate prospect of a renewal of stocks to meet the insistent call.

Structural Steel—Although buying fabricated material for building projects in the Metropolitan district was somewhat

lighter last week than it has been during previous periods there was a fair amount of tonnage booked for early delivery and prospects that within the next week or so that a large increase in the volume of orders will take place. Architects and engineers of the city have a large number of important projects on their boards that will undoubtedly come out for estimates within a short time. Steel contractors have been busily engaged in estimating during the past few weeks, and many state that they already have about as much business as they are capable of handling with the present labor conditions and the inability to obtain additional workers. The most important local contract of the week was that placed by the F. F. French Co., with the Bethlehem Fabricators, Inc., for 1,100 tons of shapes to be used in a large West Side apartment. Prices are practically stationary and no movement from the present level, is anticipated in the trade.

Linseed Oil—The market is firm and prices have not changed from the levels established a week or so ago. The demand is strong and there is a decided scarcity among jobbers. Crushers are busy trying to make deliveries on contracts, but are hampered by a lack of seed. The raw material situation is likely to be relieved within the next month or so and manufacturers look forward to better conditions during the autumn months.

Window Glass—Conditions in this industry have changed but slightly during the past week. The demand is steadily increasing and building sources are beginning to appear as a real factor in purchasing. Up to the present time manufacturing consumers have been the principal buyers of glass, but with the large amount of construction now under way it is anticipated that the glass interests will be fully occupied in taking care of the demand. Glass prices are firm and there is no anticipation that the existing schedule of discounts is to be changed.

Wire Products—Recently some of the prominent producers in the Pittsburgh district announced an advance of \$2 a ton on all grades of wire and of \$5 a ton on wire nails. The latter advance amounts to 25c. a keg. The demand is exceedingly strong, and in some instances manufacturers have decided to accept no further orders until they are able to clean up the orders already on the books. The stocks in the hands of the jobbers is light on the average and these interests are experiencing some difficulty in filling orders for the more popular sizes.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

27x28x1 in.	\$0.35	each
7x48x 1/4 in.	0.32	each
32x36x 1/4 in.	0.21	each
32x36x 3/8 in.	0.21	each
32x36x 1/2 in.	0.23 1/2	each

Sand—

Delivered at job in Manhattan \$1.85 to \$2.25 per cu. yd.
Delivered at job in Bronx 1.85 to 2.25 per cu. yd.

White Sand—

Delivered in Manhattan.... \$4.00 per cu. yd.

Broken Stone—

1 1/2-in., Manhattan delivery.	\$3.25 per cu. yd.
Bronx delivery.....	3.50 per cu. yd.
3/4-in., Manhattan delivery.	3.25 per cu. yd.
Bronx delivery.....	3.50 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.	\$1.23
Kentucky limestone, per cu. ft.	1.35
Brier Hill sandstone, per cu. ft.	1.50
Gray Canyon sandstone, per cu. ft.	.95
Buff Wakeman, per cu. ft.	1.50
Buff Mountain, per cu. ft.	1.50
North River bluestone, per cu. ft.	1.05
Seam-face granite, per sq. ft.	1.00
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 up to 6x8.	2.72 to —
Zees and tees.	2.72 to —
Steel bars	2.62 to —

Lumber—

Wholesale prices, New York:
Yellow pine, merchantable 1905, f. o. b., N. Y.:

3x4 to 14x14, 10 to 20 ft.	\$47.00 to \$65.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.	41.00 to —
Hemlock, W. Va., base price, per M.	41.00 to —
(To mixed cargo price add freight, \$1.50.)	
Spruce, Eastern, random cargoes, narrow (delivered).	\$40.00 to \$45.00
Wide cargoes	52.00 to 56.00
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.):	
Firsts and seconds, 1-in.	\$68.00 to —
Cypress shingles, 6x18, No. 1 Hearts	17.00 to —
Cypress shingles, 6x18, No. 1 Prime	15.00 to —
Quartered oak	135.00 to \$145.00
Plain oak	95.00 to 100.00
Flooring:	
White oak, quart'd, select.	99.50 to —
Red oak, quart'd, select.	99.50 to —
Maple No. 1.	69.50 to —
Yellow pine, No. 1, common flat	54.00 to —
N. C. pine, flooring, Norfolk	43.00 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets	77%
B grade, single strength, first three brackets	77%
Grades A and B, larger than the first three brackets, single thick.	79%
Double strength, A quality.	79%
Double strength, B quality.	81%

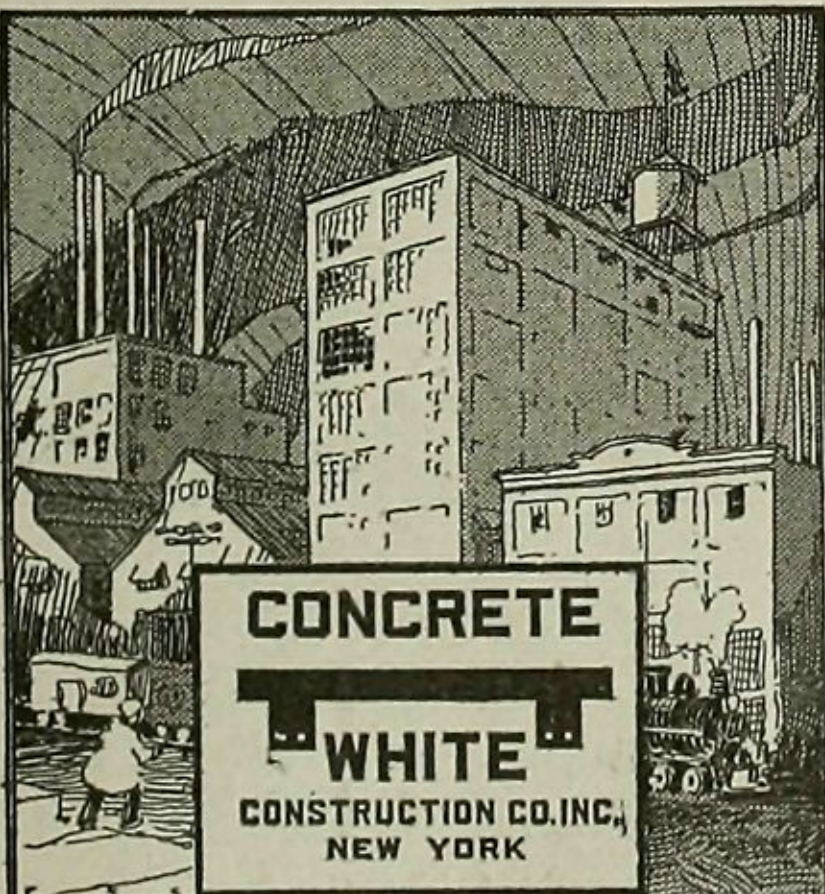
Linseed Oil—

City brands, oiled, 5-bbl. lots.	\$2.25 to —
Less than 5 bbls.	2.28 to —

Turpentine—

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

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CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

188TH ST.—Neville & Bagge, 570 Bergen av, have started to revise plans for a 6-sty brick and limestone apartment, 87x100 ft, in the south side of 188th st, 100 ft west of Amsterdam av, for the Charlemont Building Co., 516 West 188th st, owner and builder. Cost, about \$160,000.

RIVERSIDE DR.—Springsteen & Goldhammer, 32 Union sq, have completed plans for a 6-sty brick, limestone and terra cotta apartment, 75x184 ft, on the north side of Riverside dr, 23 ft northwest of 158th st, for the Seco Holding Co., 114 East 23d st, owner and builder. Cost, \$200,000.

3D AV.—Samuel Cohen, 32 Union sq, has plans in progress for a 3-sty brick apartment, 25x111 ft, with stores, at 2198 3d av for David Paskinski, 253 Broadway, owner and builder.

BANKS.

5TH AV.—McKim, Mead & White, 101 Park av, have completed plans for alterations to the 4-sty brick and limestone bank and office building, 61x100 ft, at 358 5th av for the Columbia Trust Co., owner, on premises. Cost, about \$7,500.

DWELLINGS.

55TH ST.—Herman L. Meader, 2 West 33d st has completed plans for alterations to the 5-sty brick and stone residence, 20x54 ft, at 18 West 55th st, for Julius Breuchaud, 290 Broadway, owner. Cost, \$15,000. Architect will soon call for estimates on general contract.

250TH ST.—J. G. Casazza, 1133 Broadway, has plans in progress for a 2-sty frame and stucco dwelling, 33x56 ft, in the north side of 250th st, 175 ft east of Broadway, for owner, to be announced later. Architect will take bids on general contract.

STABLES AND GARAGES.

ST. NICHOLAS AV.—A. C. Codet, 179 Washington av, Brooklyn, has finished plans for a 1-sty brick garage, 25x15 ft, at 732 St. Nicholas av for George F. Wagner, 732 St. Nicholas av, owner. Cost, \$4,000.

BROADWAY.—C. B. Meyers, 1 Union sq, has completed plans for alterations to the 1-sty brick garage, 150x211x190 ft, including a 1-sty brick addition to the present building, at 4250-4252 Broadway for the Arthur Garage Co., Inc., owner, on premises. Cost, about \$25,000. Architect will take estimates on general contract about September 1.

STORES, OFFICES AND LOFTS.

6TH AV.—M. J. Harrison, 63 Park Row, has completed plans for a 3-sty brick store and loft building, 49x86x100x49 ft, at 437-439 6th av for Meyer Reikes, 891 East 172d st, owner and builder. Cost, about \$25,000.

THEATRES.

DYCKMAN ST.—Moore & Landsiedel, 148th st and 3d av, have plans in progress for a 2-sty theatre, 100x310 ft, containing stores and offices, in the east side of Dyckman st, from Nagel st to Post av, for the Charles Hensle Realty Co., 3879 10th av, owner and builder. Cost, about \$300,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

MARION AV.—Charles Kreymborg, 163d st and Park av, has completed plans for a 6-sty brick and limestone apartment, 51x100 ft, at the northwest corner of Marion av and 194th st for the Ebro Realty Co., 413 East 137th st, owner and builder. Cost, about \$70,000.

CHURCHES.

170TH ST.—Wm. Shary, 369 East 207th st, has completed plans for alterations to the 3-sty brick and stone synagogue at the southwest corner of 170th st and Washington av for the Bronx Talmudical Congregation, Bernard S. Brody, president, on premises. Cost, about \$12,000. Owner will award contract.

DWELLINGS.

BRONX.—Plans have been prepared privately for a large number of dwellings, probably several hundred, to be erected in the Bronx at various locations, to be announced later, by the Benseur Construction Co., Robert Podgur, president, 42d st and Madison av, owner and builder. Cost, about \$7,000 each.

STORES, OFFICES AND LOFTS.

3D AV.—The Bronx Commercial Printing Co., K. Raison, in charge, 3737 3d av, contemplated the construction of a 1-sty brick addition to the present 3-sty brick building, 25x85 ft, at 3786 3d av. Cost, about \$25,000. Name of architect and details of construction will be available later.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BLAKE AV.—Cohn Brothers, 361 Stone av, have completed plans for two 3-sty brick tenements, 20x62 ft, with stores, on the south side

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of Blake av, 100 ft east of Grafton st, for the Larkin Holding Co., 1311 East New York av, owner and builder. Cost, \$16,000 each.

BANKS.

FULTON ST.—Mott B. Schmidt, 14 East 46th st, Manhattan, has completed plans for alterations to the 2-sty brick and limestone banking quarters at 350 Fulton st for the Irving National Bank, owner, on premises. Architect will place contract.

DWELLINGS.

EAST 14TH ST.—Charles G. Wessel, 1399 East 4th st, has completed plans for two 2½-sty frame dwellings, 16x40 ft, in the east side of East 14th st, 180 ft south of Av R, for Elizabeth Buys, 1004 Av O, owner and builder. Cost, \$11,000.

WEST 13TH ST.—Max Hirsch, 215 Montague st, has prepared plans for two 2-sty frame and stucco dwellings, 14x40 ft, at 1760-1762 West 13th st for Gennaro Ascione, 29 Broadway, Manhattan, owner and builder. Total cost, \$10,000.

96TH ST.—Koch & Wagner, 32 Court st, has finished plans for a 2½-sty frame dwelling, 16x40 ft, in the south side of 96th st, 190 ft west of 3d av, for Harry A. Maine, 238 96th st, owner and builder. Cost, \$4,000.

AV P.—Charles G. Wessel, 1399 East 4th st, has prepared plans for a 2½-sty frame dwelling, 18x40 ft, on the south side of Av P, 50 ft west of East 14th st, for Charles Rosillo, 1969 East 17th st, owner and builder. Cost, \$5,500.

WEBSTER AV.—Abram D. Hinsdale, 17 Hanover pl, has completed plans for five 2-sty brick dwellings, 19x32 ft, on the south side of Webster av, 19 ft west of East 1st st, for the Kings Post Realty Co., 1382 Flatbush av, owner and builder. Total cost, \$85,000.

45TH ST.—M. Rothstein, 197 Snediker av, has finished plans for two 2-sty brick dwellings, 20x56 ft, in the south side of 45th st, 225 ft west of 13th av, for the S. P. Realty Co., 2443 West 35th st, owner and builder. Total cost, \$28,000.

EAST 5TH ST.—Philip Caplan, 16 Court st, has prepared plans for three 2-sty brick dwellings at the southeast corner of East 5th st and Cortelyou rd for Morris Selmittman, 607 East 4th st, owner and builder. Total cost, \$36,000.

EAST 10TH ST.—B. Dorfman, 26 Court st, has completed plans for a 2-sty frame dwelling, 20x50 ft, at the southwest corner of East 10th st and Av L for Morris Katlowitz, 526 East 8th st, owner and builder. Cost, \$12,000.

ELMORE PL.—R. T. Schaefer, 1526 Flatbush av, has prepared plans for a 2½-sty frame dwelling, 22x36 ft, at the southwest corner of Elmore pl and Av J for J. V. Baldauf, 424 Jefferson av, owner and builder. Cost, \$8,000.

WEST 25TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for two 2-sty brick dwellings, 20x35 ft, in the west side of West 25th st, 340 ft south of Mermaid av, for Frank C. Zoro, 847 Bushwick av, owner and builder. Total cost, \$8,000.

50TH ST.—M. A. Cantor, 373 Fulton st, has finished plans for two 2-sty frame and stucco dwellings, 26x57 ft, in the north side of 50th st, 140 ft east of 15th av, for M. Baron, 5005 15th av, owner and builder. Total cost, \$30,000.

18TH AV.—Ferdinand Savignano, 6005 14th av, has completed plans for six 2-sty brick dwellings, 20x55 ft, on the east side of 18th av, 100 ft north of Cropsey av, for Michael Briganti, 181 Bay 17th st, owner and builder. Total cost, \$38,000.

AV M.—Plans have been prepared privately for two 2½-sty frame residences, 24x44 ft, at the southeast corner of Av M and Bedford av for Harry Grattan, 523 East 14th st, owner and builder. Total cost, \$24,000.

107H AV.—C. J. Jardin, 1760 81st st, has prepared plans for two 2-sty brick dwellings, 20x66 ft, on the west side of 10th av, 60 ft north of 84th st, for F. G. & F. F. Schuble, 1268 80th st, owner and builder. Total cost, \$14,000.

82D ST.—Thomas Bennett, 7826 3d av, has finished plans for two 2-sty frame dwellings, 17x45 ft, in the north side of 82d st, 100 ft west of 13th av, for H. S. Coombe, 1345 76th st, owner and builder. Total cost, \$10,000.

BEDFORD AV.—F. Averkamp, 63 Park Row, Manhattan, has prepared plans for a 2½-sty brick residence, 24x32 ft, with garage, on the west side of Bedford av, 325 ft north of Av K, for John G. Kloes, 3494 Broadway, Manhattan, owner and builder. Cost, about \$8,000.

66TH ST.—Charles G. Wessel, 1399 East 4th st, has completed plans for two 2½-sty frame dwellings, 13x45 ft, in the north side of 66th st, 330 ft east of 12th av, for Charles Rosillo, 1969 East 17th st, owner and builder. Total cost, \$11,000.

55TH ST.—M. A. Cantor, 373 Fulton st, has prepared plans for two 2-sty frame dwellings in the south side of 55th st, 280 ft west of 16th av, for the B. C. Realty Co., 1563 58th st, owner and builder. Total cost, \$15,000.

GEORGIA AV.—E. M. Adelson, 1778 Pitkin av, has finished plans for four 2-sty frame and stucco dwellings, 20x55 ft, at the southwest corner of Georgia and Vienna avs for H. Dworkin, 660 Georgia av, owner and builder. Total cost, \$32,000.

TAPSCOTT ST.—Cohn Brothers, 361 Stone av, have completed plans for three 2-sty brick

dwellings, 20x56 ft, in the west side of Tapscott st, 100 ft north of Sutter av, for the R. & S. Realty Co., 26 Court st, owner and builder. Total cost, \$34,000.

EAST 21ST ST.—David S. Lang, 110 West 34th st, Manhattan, has prepared plans for three 2½-sty frame dwellings, 22x42 ft, in the east side of East 21st st, 300 ft north of Av L, for the Frank Construction Co., 233 Broadway, Manhattan, owner and builder. Total cost, \$36,000.

BEDFORD AV.—Robert T. Schaefer, 1526 Flatbush av, has finished plans for a 2½-sty frame dwelling, 22x37 ft, at the northwest corner of Bedford av and Av K for Egan & Connors, 128 Linden av, owners and builders. Cost, \$7,500.

77TH ST.—H. G. Dangler, 215 Montague st, has prepared plans for five 2-sty frame dwellings, 17x46 ft, at the southwest corner of 77th st and Colonial rd for the Colonial Road Housing Corporation, 215 Montague st, owner and builder. Total cost, \$25,000.

BARRETT ST.—E. M. Adelson, 1778 Pitkin av, has plans in progress for two 2-sty brick dwellings, 22x60 ft, in the west side of Barrett st, 100 ft south of Blake av, for Bessie Krugman, 571 Powell st, owner and builder. Cost, \$12,000 each.

ALBERMARLE RD.—Robert T. Schaefer, 1526 Flatbush av, has completed plans for a 2½-sty frame dwelling, 24x30 ft, in the south side of Albemarle rd, 115 ft west of Stratford rd, for

Henry Fettel, 179 Linden av, owner and builder. Cost, \$8,500.

CONGRESS ST.—J. Ingevesen, 129 St. Marks pl, has finished plans for a 2-sty brick dwelling, 45x45 ft, at the northeast corner of Congress st and Clinton st, for Wm. J. Dalton, 235 Clinton st, owner. Cost, \$4,000.

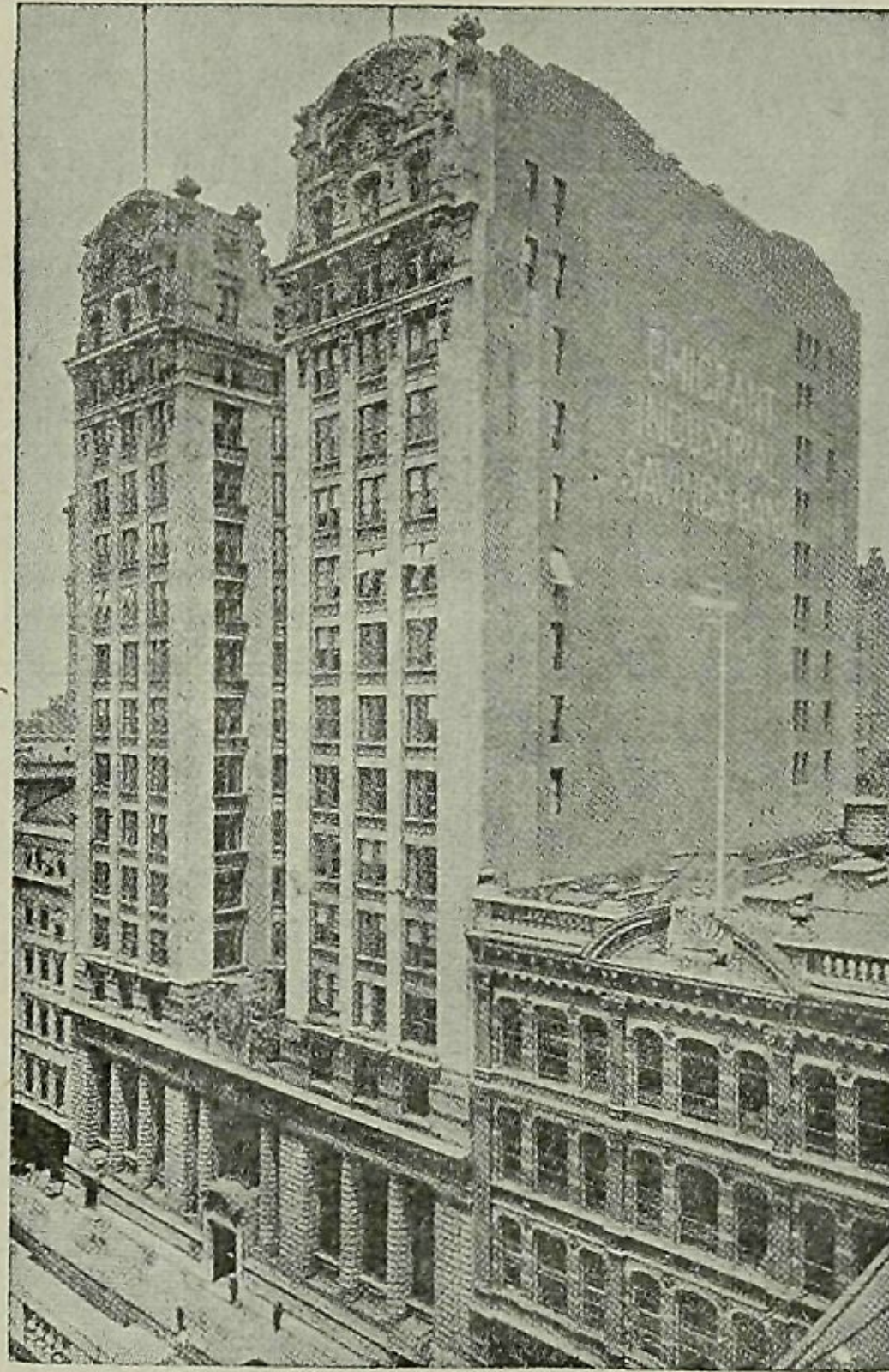
STONE AV.—Cohn Brothers, 361 Stone av, have completed plans for six 3-sty brick dwellings, 20x80 ft, with stores, on the east side of Stone av, 50 ft north of Belmont av, for Harry Rubin, 317 Bradford st, owner and builder. Cost, \$72,000.

80TH ST.—I. Kallich, 2208 Bath av, has plans in progress for three 2½-sty frame dwellings, 27x50 ft, in the north side of 80th st, 220 ft east of Bay Parkway, for Sarkins & Rosenblum, 2870 West 35th st, owners and builders. Total cost, \$30,000.

CROWN ST.—S. Millman & Son, 26 Court st, have completed plans for eleven 2-sty brick dwellings, 20x45 ft, in the south side of Crown st, 100 ft east of Kingston av, for the N. R. Realty Co., 1366 49th st, owner and builder. Total cost, \$104,500.

53D ST.—S. Gardstein, 1154 47th st, has plans under way for seven 2-sty frame dwellings, 18x47 ft, in the north side of 53d st, 150 ft west of 17th av, for the Krag Building Co., Wm. Gottesfeld, 51 Chambers st, Manhattan, owner and builder. Total cost, \$63,000.

49TH ST.—S. Millman & Son, 26 Court st, have plans in progress for two 2-sty brick



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dwellings, 20x62 ft, at the southwest corner of 49th st and 16th av for the N. R. Realty Co., 1366 49th st, owner and builder. Total cost, \$25,000.

CROWN ST.—Cohn Brothers, 361 Stone av, have plans under way for eight 2-sty brick dwellings, 20x52 ft, in the north side of Crown st, 220 ft east of New York av, for the Goldberg & Fogel Building Co., 1163 President st, owner and builder. Total cost, \$88,000.

51ST ST.—S. Millman & Son, 26 Court st, have finished plans for a 2-sty brick dwelling, 20x49 ft, in the south side of 51st st, 180 ft west of 16th av, for the R. F. Realty Corp., Geo. Schumer, president, 1647 49th st, owner and builder. Cost, \$7,500.

CROWN ST.—S. Millman & Son, 26 Court st, have completed plans for eleven 2-sty brick dwellings, 20x49 ft, in the north side of Crown st, 100 ft east of Albany av, for the N. R. Realty Co., 1366 49th st, owner and builder. Cost, \$12,000 each.

HALLS AND CLUBS.

SUTTER AV.—E. M. Adelson, 1778 Pitkin av, has completed plans for a 2-sty brick store and hall, 50x100 ft, on the north side of Sutter av, 50 ft west of Alabama av, for Julius Diskin, Eastern Parkway, owner and builder. Cost, \$20,000.

STABLES AND GARAGES.

EAST 10TH ST.—Plans have been prepared privately for a 1-sty reinforced concrete garage, 100x100 ft, in the north side of East 10th st, near Av Q, for Louis Gold, 44 Court st, owner and builder. Cost, \$25,000.

ATLANTIC AV.—Plans are being prepared privately for a 2-sty reinforced concrete garage, 180x119 ft, on the north side of Atlantic av, near Franklin av, for Louis Gold, 44 Court st, owner and builder. Cost, \$35,000.

AV Q.—Plans are being prepared privately for a 1-sty brick and concrete garage, 100x100 ft, at the northwest corner of Av Q and East 9th st, for the Midwood Building Corporation, Louis Gold, president, 44 Court st, owner and builder. Cost, \$25,000.

ROEBLING ST.—Tobias Goldstone, 50 Graham av, has plans underway for a 1-sty brick garage, 22x59 ft, with living quarters in the west side of Roebling st, 120 ft south of South 9th st, for Samuel Wadler, 1237 Broadway, Manhattan, owner and builder. Cost, \$5,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Fred T. Ley Co., 19 West 44th st, has the general contract for a 15-sty brick, limestone and terra cotta co-operative apartment at 110-120 West 55th st for Walter Russell, 1 West 67th st, from privately prepared plans. Details of construction will be available later.

CHURCHES.

MT. KISCO, N. Y.—Thomas O'Reilly & Son, 30 East 42d st, Manhattan, have the general contract for extensive alterations and additions to the 1-sty brick and stone church at Mt. Kisco for St. Mark's P. E. Church from plans by Bertram Goodhue, 2 West 47th st, Manhattan, architect. Cost, \$30,000.

DWELLINGS.

MANHATTAN.—Wells Construction Co., 237 5th av, has the general contract for a 5½-sty brick and stone residence, 27x75 ft, at 604 Park av for the 604 Park Avenue Co., H. H. Pease, president, 50 East 42d st, owner, from plans by S. Edson Gage, 28 East 49th st, architect. Cost, about \$150,000.

MANHATTAN.—Justin C. O'Brien, Inc., 624 Madison av, has the general contract for alterations to the 4-sty brick and limestone residence, 16x75 ft, at 122 East 71st st for Richard Costello, 65 Wall st, owner, from plans by James W. O'Connor, 3 West 29th st, architect. Cost, about \$12,000.

MANHATTAN.—Miller-Reed Co., 103 Park av, has the general contract for alterations to the 5-sty brick and stone residence, 22x100 ft, at 39 East 50th st for Dr. Lee M. Hurd, 15 East 48th st, owner, from plans by Harrie T. Lindeberg, 2 West 47th st, architect.

BROOKLYN.—P. J. Carlin Construction Co., 1123 Broadway, Manhattan, has the general contract for a 2½-sty brick and stone residence, 25x70 ft, and garage, in East 14th st, 140 ft north of Albermarle rd, for Francis G. Delbon, owner, care of J. Sarsfield Kennedy, 157 Remsen st, architect. Cost, about \$40,000.

MT. VERNON, N. Y.—Owen J. Tegan, 452 Union st, has the general contract for a 2½-sty frame residence, 54x29 ft, on the east side of Forster av, between Lincoln av and Frederick pl, for Helen C. Whitfield, Rich av, Mt. Vernon, owner, from plans by S. A. Guttenberg, Proctor Building, architect. Cost, \$14,000.

GREENWICH, CONN.—George Mertz Sons, Portchester, N. Y., have the general contract for a 2½-sty frame residence, 30x100 ft, with garage, in the Clapboard Ridge section of



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Greenwich for Gustave Schwab, 5 Broadway, Manhattan, owner, from plans by Ford, Butler & Oliver, 101 Park av, Manhattan, architects.

NEW ROCHELLE, N. Y.—Jacob Gescheidt & Co., 142 East 43d st, Manhattan, have the general contract for a 2-sty stone and hollow tile and stucco residence, 39x39 ft, on Viking Hill for Dr. Maurice Gross, 40 East 41st st, Manhattan, owner, from privately prepared plans. Cost, about \$15,000.

NEW ROCHELLE, N. Y.—Joseph Walters, 278 Lockwood av, New Rochelle, has the general contract for a 2½-sty frame and stucco residence, 30x70 ft, in Forest Heights for A. J. Bendix, 21 Washington av, New Rochelle, owner, from plans by Hutton & Buys, 103 Park av, Manhattan, architects. Contract also includes a 1-sty frame and stucco garage for three cars.

PLAINFIELD, N. J.—George W. Nolte, 28 Netherwood av, Plainfield, has the general contract for a 2½-sty frame residence, 50x26 ft, on Evergreen av for Harry Moore, owner, from plans by Wm. Clum, 152 Park av, Plainfield, N. J., architect. Cost, \$16,000.

NEWARK, N. J.—E. Brown, 876 Broad st, has the general contract for a 2½-sty hollow tile and stucco residence, 38x60 ft, at 78 Elizabeth av for Dr. A. W. Kitchell, 74 Elizabeth av, owner, from plans by Lake & Nisenon, Union Building, Newark, architects.

FACTORIES AND WAREHOUSES.

BROOKLYN. — Barney-Ahlers Construction Co., 110 West 40th st, Manhattan, has the general contract for a 2-sty brick factory building, 100x102 ft, at the southwest corner of Spencer st and Myrtle av for the E. A. Laboratories, Inc., 80 Broadway, Brooklyn, owner, from plans by Benjamin Driesler, 153 Remsen st, architect. Cost, about \$90,000.

BROOKLYN.—Gibbons Co., 316 Columbia st, has the general contract for alterations to the brick boiler house in the north side of 19th st, 289 ft west of 3d av, for the R. H. Comey Co., 73 17th st, owner, from plans by Koch & Wagner, 26 Court st, architects.

NEWARK, N. J.—American Concrete Steel Co., 31 Clinton st, has the general contract for a 4-sty and basement reinforced concrete factory addition, 80x120 ft, in Thomas st for the Otto Heinemann Phonograph Supply Co., 25 West 45th st, Manhattan, owner, from plans prepared privately. Cost, \$110,000.

JERSEY CITY, N. J.—Irvington Lumber & Door Co., 738 Broad st, Newark, has the general contract for a 5-sty brick and stone warehouse, on plot 108x110 ft, on West Side av for the American Growers' Society, Inc., 258 Greene st, Manhattan, owner, from plans by W. E. Lehman, 738 Broad st, Newark, architect.

BELLEVILLE, N. J.—A. C. Windsor, 368 Sandford av, Newark, has the general contract for a 1-sty brick factory, 144x240 ft, in Corlandt st for the Overland Tire Co., 15 River st, Newark, owner, from plans by W. O. Bartlett, 738 Broad st, Newark, architect and engineer. Cost, \$90,000.

PATERSON, N. J.—John W. Ferguson Co., United Bank Building, Paterson, has the general contract for a 1-sty reinforced concrete factory building, 100x100 ft, at Paterson for the General Silk Importing Co., owner, care of the Lockwood, Green & Co., 103 Park av, Manhattan, architects and engineers.

BRONX.—George McEntee, 1123 Broadway, has the general contract for a 3-sty brick factory building, 75x101 ft, in the north side of 148th st, 150 ft east of Courtlandt av, for James O'Flaherty, 371 East 148th st, owner, from plans by Waldemar Mortensen, 209 West 76th st, architect and engineer. Cost, about \$60,000.

BROOKLYN.—Thomas Drysdale, 250 Baltic st, has the general contract for a 2-sty brick factory building, 24x40 ft, at 363 Hudson av, for the Standard Rolling Mills, owner, on premises, from privately prepared plans.

PATERSON, N. J.—J. J. O'Leary Co., 500 Bloomfield av, Passaic, N. J., has the general contract for a 4-sty brick silk mill, 48x70 ft, at Paterson, for the Atlas Silk Hosiery Co., 152 Railroad av, Paterson, owner, from plans by Wm. T. Fanning, Colt Building, Paterson, architect.

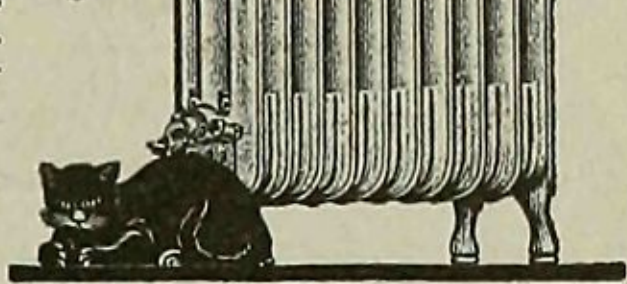
LONG ISLAND CITY, L. I.—H. D. Best Co., 949 Broadway, Manhattan, has the general contract for a 3-sty brick warehouse, 51x61 ft; 1-sty brick barrel storage and shed, 55x162 ft, and a 1-sty brick and concrete garage, 60x90x30x140 ft on Greenpoint av, for the Tidewater Oil Co., 11 Broadway, Manhattan, owner, from privately prepared plans.

LONG ISLAND CITY, L. I.—Levering & Garrigues, 552 West 23d st, Manhattan, has the general contract for a reinforced concrete and steel factory, 100x100 ft, on the block bounded by Nott av, Manly st, Anable av and Mount st, for S. Blickman, 199 Lafayette st, Manhattan, owner, from plans by H. G. Balcom, 10 East 47th st, Manhattan, engineer.

LONG ISLAND CITY, L. I.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 2-sty reinforced concrete factory building, 255x175 ft, at Van Alst and Harris av, L. I. City, for the Wappler Electric Co., owner, from plans by Walter Kidde, engineer.

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**STANDARDS AND APPEALS
Calendar.**

HOURS OF MEETINGS.

Board of Appeals, Tuesdays, at 10 a. m.
Board of Standards and Appeals, Tuesdays, 2 p. m.
Special meetings as listed in this Calendar.
Call of Calendar, Tuesdays, at 3 p. m.
All hearings are held in Room 919 Municipal Building, Manhattan.

BOARD OF APPEALS.

Tuesday, August 12, 1919, at 10 a.m.
Appeals for Administrative Orders.

- 552-19-A—331 Greenwich street, Manhattan.
- 565-19-A—796 Dean street, Brooklyn.
- 567-19-A—166 Clarkson avenue, Brooklyn.
- 570-19-A—302 Broadway, southeast corner Marcy avenue, Brooklyn.
- 571-19-A—302-304 East 96th street, Manhattan.
- 572-19-A—263-265 North 6th street, Brooklyn.
- 573-19-A—1971-1977 Broadway, southwest corner 67th street, Manhattan.
- 563-19-A—449-463 Hamilton avenue, Brooklyn.

Under Building Zone Resolution.

- 350-19-BZ—157-159 Rogers avenue, Brooklyn.
- 545-19-BZ—309 Union street, Brooklyn.
- 553-19-BZ—3-11 Vanderbilt avenue, corner 42d street, Manhattan.
- 558-19-BZ—45-49 Newell street, Brooklyn.

BOARD OF STANDARDS AND APPEALS.

Tuesday, August 12, 1919, at 2 p. m.
Appliances Submitted for Approval.

- 554-19-S—Exit Door Lock.
- 965-18-S—Sypho Chemical Equipment, for premises 958-964 University avenue, The Bronx. Reopened Dec. 17, 1918.

Petitions for Variations.

- 520-19-S—631-633 Kent avenue, Brooklyn.
- 537-19-S—859 Sixth avenue, Manhattan.
- 287-19-S—141-151 South 5th street, Brooklyn.
- 448-19-S—9 Elizabeth street, Manhattan.
- 450-19-S—259 Ninth avenue, Manhattan.
- 2121-17-S—783-785 Broadway, Manhattan. Request for amendment.
- 504-19-S—547-553 West 27th street, Manhattan.
- 231-19-S—1536 Third avenue, Manhattan. Request for amendment.
- 559-19-S—68 East 11th street, Manhattan.
- 560-19-S—65-67 Wooster street & 379-381 West Broadway, Manhattan.
- 2595-17-S—179-185 East 116th street Manhattan. Request for amendment.

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, August 5, 1919, at 3 o'clock. The Clerk's Calendar consists of applications under the Building Zone Resolution and its object is to give interested property owners opportunity to file objections, if any. At this call each case is set for hearing on a definite day. The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

CONCURRENT RESOLUTIONS

ONE

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, 1919.

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 one 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 fourth day of November, nineteen hundred nineteen.

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER ONE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE ONE OF THE CONSTITUTION IN RELATION TO THE DRAINAGE OF SWAMP OR AGRICULTURAL LANDS AND THE TAKING OF PROPERTY THEREFOR.

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

§ 7. When private property shall be taken for any public use, the compensation to be made therefor, when such compensation is not made by the state, shall be ascertained by a jury, or by the supreme court with or without a jury, but not with a referee, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law. Private roads may be opened in the manner to be prescribed by law; but in every case the necessity of the road and the amount of all damage to be sustained by the opening thereof shall be first determined by a jury of freeholders, and such amount, together with the expenses of the proceeding, shall be paid by the person to be benefited. [General] The use of property for the drainage of swamp or agricultural lands is declared to be a public use, and general laws may be passed permitting the owners or occu-

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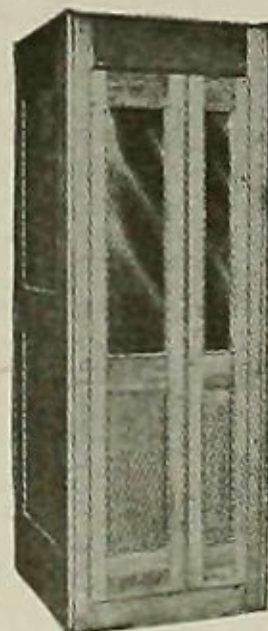
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CONCURRENT RESOLUTIONS

pants of swamp or agricultural lands to construct and maintain for the drainage thereof, necessary drains, ditches and dykes upon the lands of others, under proper restrictions on making [and with] just compensation, and such compensation together with the cost of such drainage may be assessed, wholly or partly against any property benefited thereby; but no special laws shall be enacted for such purposes.

The legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or relocating parks, public places, highways or streets; provided, however, that the additional land and property so authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefor, the remainder may be sold or leased.

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

STATE OF NEW YORK,
IN SENATE

April 3, 1919.

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

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

STATE OF NEW YORK,
IN ASSEMBLY

April 7, 1919.

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

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

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

I have compared the preceding copy of concurrent resolution with the original concurrent 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 nineteen.

FRANCIS M. HUGO,
Secretary of State.

FORM FOR SUBMISSION OF AMENDMENT NUMBER ONE.

"Shall the proposed amendment to section seven of article one of the Constitution, declaring the use of property for the drainage of swamp or agricultural lands to be a public use and providing that the compensation and cost of such drainage may be assessed wholly or partly against any property benefited thereby," be approved?

TWO

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, 1919.

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

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER TWO

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

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

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

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

STATE OF NEW YORK,
IN ASSEMBLY

February 12, 1919.

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

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

CONCURRENT RESOLUTIONS

STATE OF NEW YORK,
IN SENATE

ALBANY, April 4, 1919.

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

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

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

I have compared the preceding copy of concurrent resolution with the original concurrent 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 nineteen.

FRANCIS M. HUGO,
Secretary of State.

FORM FOR SUBMISSION OF AMENDMENT NUMBER TWO.

"Shall the proposed amendment to article two of the Constitution, by inserting a new section to be section 1-a, authorizing the Legislature to enact general laws to provide a manner by which absent qualified voters may vote at any general election and for the return and canvass of their votes in the election district in which they respectively reside," be approved?

THREE

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, 1919.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section six of article three of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fourth day of November, nineteen hundred and nineteen.

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER THREE

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

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

§ 6. Each member of the [legislature] senate shall receive for his services an annual salary of [one] three thousand five hundred dollars. Each member of the assembly, except the speaker thereof, shall receive for his services an annual salary of three thousand dollars. The speaker of the assembly shall receive for his services an annual salary of five thousand dollars. [The members of either house shall also receive the sum of one dollar for every ten miles they shall travel in going to and returning from their place of meeting, once in each session, on the most usual route.] Senators, when the senate alone is convened in extraordinary session, or when serving as members of the court for the trial of impeachments, and such members of the assembly, not exceeding nine in number, as shall be appointed managers of an impeachment, shall receive an additional allowance of ten dollars a day.

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

STATE OF NEW YORK,
IN ASSEMBLY

April 7, 1919.

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

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

STATE OF NEW YORK,
IN SENATE

April 8, 1919.

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

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

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

I have compared the preceding copy of concurrent resolution with the original concurrent 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 nineteen.

FRANCIS M. HUGO,
Secretary of State.

CONCURRENT RESOLUTIONS

FORM FOR SUBMISSION OF AMENDMENT NUMBER THREE.

"Shall the proposed amendment to section six of article three of the Constitution, fixing the salaries of State Senators at \$3,500, Assemblymen at \$3,000 and the Speaker of the Assembly at \$5,000," be approved?

FOUR

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, 1919.

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 will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fourth day of November, nineteen hundred and nineteen.

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER FOUR

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO COMPENSATION OF 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 the 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 a compensation established by law which shall not be diminished during their official terms and shall not be less than the highest compensation allowed by law to any other judicial officer in the state. 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 submitted to the people for approval at the general election to be held in the year nineteen hundred and nineteen, in accordance with the provisions of the election law.

STATE OF NEW YORK,
IN SENATE

March 4, 1919.

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

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

STATE OF NEW YORK,
IN ASSEMBLY

April 9, 1919.

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

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

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

I have compared the preceding copy of concurrent resolution with the original concurrent 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 nineteen.

FRANCIS M. HUGO,
Secretary of State.

FORM FOR SUBMISSION OF AMENDMENT NUMBER FOUR.

"Shall the proposed amendment to article six of the Constitution, increasing the salaries of Judges of the Court of Appeals," be approved?"

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