

Real Estate Record and Builders Guide

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EDITORIAL

Serious, and Perhaps Critical

In view of the conflicting reports which come from both sides, it is difficult to gauge the progress thus far of the steel strike which went into effect last Monday morning. The strike leaders assert that more than 300,000 workers have quit the industry in Pennsylvania, Ohio, Indiana and Illinois. The officials of the steel companies, on the other hand, declare these claims to be grossly extravagant. It is evident that many thousands of the workers have quit their posts, but it is also evident, especially in the Pittsburgh district, that the company is going ahead with a large production.

It is interesting, of course, that the United States Senate has started an investigation of the strike. But it is to be doubted if this investigation will accomplish much. Strikes in this country have become too frequent to be cured by official investigations, because the causes and the remedies lie too deep.

Judge Gary, head of the United States Steel Corporation, hit the nail squarely when he declared at the dinner given by Baron Rempei Kondo on Thursday evening:

"I can only say that you who know all the issues involved know full well if the strike succeeds it might and probably would be the beginning of an upheaval which might bring on all of us grave and serious consequences. You know the questions involved in this strike which is led by Foster, the acknowledged revolutionist, are higher than the United States Steel Corporation."

Judge Gary further declared that questions of moral principles cannot be arbitrated nor compromised, and expressed the opinion that such questions are included in the present unfortunate struggle. Adding that this is a serious period in the history of the world, Judge Gary gave voice to the hope that it is not a critical one.

How critical it is will be shown by the developments of the next few days or weeks.

Up-State Assessments a Scandal

In this issue the Record and Guide gives complete the State Equalization Table as finally adopted for 1919.

Thanks to the efforts of President Cantor of the Department of Taxes and Assessments, New York City gets a squarer deal in the 1919 equalization table than it has had in many years. The state authorities at Albany have taken into account more conclusively than heretofore the fact that property, especially in Manhattan and Brooklyn, is assessed more nearly at its full value than property in any other part of the state. This recognition is helpful to the taxpayers of New York City because it cuts down the proportion of state taxes dodged by up-state counties and unjustly saddled on the metropolis.

It is interesting to note that the new equalization table concedes property as being assessed in Manhattan at 95% of its full value, in Brooklyn at 94%, in the Bronx at 93%, and in Queens and Richmond at 89% of

full value. Only two other counties in the state, Erie, containing the City of Buffalo, and Niagara are credited with any comparable percentage. Both Erie and Niagara are given a rate of 90% in the new state table. Monroe, containing the City of Rochester, is credited with assessing its property at 82% of its full value, and Onondaga, containing the City of Syracuse, is placed at 80%. The percentage of Albany is fixed at 79.

The foregoing figures cover the most populous sections of the state. A further study of the equalization table shows that in many of the rural counties the local assessors seem to be making no diligent or intelligent effort to assess property at anything like its full value. Broome County, for instance, which contains the City of Binghamton, shows only 75% of assessment to full value, Chautauqua, containing the City of Jamestown, shows only 66%, Jefferson, containing the City of Watertown, shows only 64%, Oneida, containing the City of Utica, shows only 56%, and Schenectady only 63%.

In the purely agricultural counties the showing of under-assessments in the state table is even more amazing. Allegany County, for instance, is credited with only 68%, Cattaraugus with only 63%, Chenango with only 64%, Delaware with only 50%, Franklin with only 43%, Ulster with only 54% and Orange with only 53%. Clinton County, on the Canadian border, is credited with assessing property at only 37% of its actual value and Sullivan, which makes the worst showing of any county in the state, is given a rating of only 22%.

What this means, of course, is that these up-state counties are continuing to dodge, as they have for many years past, their just share of the burden of meeting the running expenses of the state. This situation has existed during a period further back than is within the recollection of the oldest inhabitant. It is a disgraceful condition, because it reflects upon the honesty of rural taxpayers, and it is most unjust to the taxpayers of the metropolis because it compels them to pay not only their fair share of state taxes but also a part of the taxes of the rural property owners.

The Legislature and the state tax officials ought to put an end to this scandal without further delay.

A Real Step Forward

Nothing but commendation is expressed of the plan to reorganize the state government which has been suggested by the Reconstruction Commission's Committee on Retrenchment, of which Mr. Alfred E. Marling is Chairman. Mr. Marling's committee, in a report now being made ready for submission to Governor Smith, proposes to reduce from 187 to 16 the various departments and agencies which handle the business of New York State.

The report of Mr. Marling's committee is regarded as the most important work undertaken by the State Re-

construction Commission. It points out in the first place the need of retrenchment in state expenses, as clearly demonstrated and brought home to every citizen by the recent imposing of a State Income Tax. It quotes the fact that the general budget appropriation of the state for the next fiscal year is \$90,000,000, that the state revenue is insufficient to meet this need, and that between \$18,000,000 and \$20,000,000 had to be provided by new legislation, with an additional amount for increasing local resources which brought the deficit to \$50,000,000. It refers to the needless increase in expenditure brought about by the constant addition by each new legislature of new departments, bureaus or agencies to administrative organization, resulting in a duplication of functions and enterprise. There are, for example, says the report, more than seven departments collecting and assessing taxes, ten engineering departments, numerous control and visiting departments for correctional, insane and charitable institutions, many of which might be put with advantage under one head, and legal functions scattered through ten departments besides that of the Attorney General.

Taxpayers, groaning under the tremendous burden of state and city expenditures, naturally regard the report of Mr. Marling's committee with enthusiasm and hope. Everybody realizes that the expenditures of the state government must increase with the growth of the state, but they also realize that during the last decade officials at Albany have been spending their money at a rate out of all proportion to the normal increase in population. This extravagance has not been partisan. Both Republican and Democratic administrations have been responsible for it. And it is one of the hopeful signs that the

Marling report now receives approval from Republicans as well as Democrats.

The experience of other states shows that departments can be consolidated to good purposes. Illinois, for instance, has reorganized and consolidated under nine departments the work previously scattered under 105 departments. Nebraska has substituted

The Governor, under the Constitution, is the Chief Executive of the State and the committee follows a correct principle in urging that the Governor have the power to choose all heads of departments, aside from the State Comptroller. These department heads would constitute his cabinet and be held strictly accountable to him. The budget which the committee recommends vests in the Governor full responsibility for presenting to the legislature each year a consolidated budget containing all expenditures which in his opinion should be undertaken by the state, together with a plan for obtaining the necessary revenues. This budget would represent the work of the Governor and his cabinet and all appropriations for the year would be provided in one general appropriation bill. Under the proposed plan only two state officers, the Governor and the Comptroller, would be chosen by direct vote of the people.

With commendable promptness, Chairman Marling's Committee already has given a public hearing on the proposal and no serious arguments against the plan have been offered. It is to be expected that there will be earnest discussion of many details, but there can be no gainsaying the fact that the committee has a nucleus for putting the business of the state on a business basis. Advantage should be taken of the opportunity thus presented.

Governor Smith's New Labor Board Is Appointed

Governor Smith on Thursday announced the personnel of the Reconstruction Labor Board in accordance with the conclusions reached at the conference at the Executive Chamber on September 16. At this conference it was decided to appoint a board consisting of nine, with representation equally divided among employers, labor and public welfare. The members of the new board are:

Organized labor—President James P. Holland and Vice-President T. M. Guerin of the State Federation of Labor, and Hugh Frayne, National Organizer of the American Federation of Labor.

Employers—W. D. Baldwin, president of the Otis Ele-

vator Co., of Yonkers; Saul Singer, New York, needle industries of the State, and Edward J. Barcalo, President of the Barcolo Manufacturing Co., of Buffalo.

The public—Lieutenant-Governor Walker, Adjutant-General Charles D. Berry and State Superintendent of Public Works Edward S. Walsh.

The board will hold its first meeting in the rooms of the Reconstruction Commission in New York City today, at which its organization will be perfected and the preliminary plans for its campaign of activities discussed. It is likely that an outline of the plans of the board will be announced later.

Real Estate Interests Favor Mortgage Exemption

The Advisory Council of Real Estate Interests, in a statement issued today, says:

"The disturbed condition of the mortgage market and the responsibility felt by many members of this Council for their inability to handle as large an amount of mortgage money as appears to be expected of them has led us to take a special interest in the proposal of the housing committee of the Merchants' Association of New York that exemption from the Federal income tax shall be extended to all interest on mortgages owned by a taxpayer to a principal of \$40,000 or less.

"It is well known that municipal issues and good real estate mortgages usually offer about the same interest return. Discrimination against the real estate mortgage was inevitable when half or two-thirds of the interest was taken

by the Federal Government by direct taxation and the municipal, state and national bonds were made either entirely or very largely exempt. Being of the opinion that the exemptions accorded to the other securities will not be materially modified within the next few years, the Advisory Council urges that the discrimination against mortgage interest shall be removed, to the extent proposed by the Merchants' Association. It believes that the real estate market can be adequately financed by allowing an exemption on no more than \$40,000 of mortgages in one ownership, and such a limitation obviates the charge that mortgages will be made available for evading the heavy income tax on the very wealthy classes.

"The Council therefore approves of the McLaughlin bill now pending before Congress and has assured the Merchants' Association of its support and co-operation."

REAL ESTATE SECTION

The State Equalization Table as Finally Adopted

New York City Makes Creditable Showing, but Many Up-State Counties Are Low in Their Assessments

Counties.	Assessed value of real property (1918).	Rate of equalization.	Full value of real property at rate of equalization.	Amount deducted from assessed value of real property.	Amount added to assessed value of real property.	Equalized value of real property.	Assessed value of personal property (other than bank stock) subject to taxation (1918).	Total equalized value of real property and assessed value of personal property (other than bank stock).
Albany	\$148,494,430	79	\$187,967,632	.....	\$12,898,970	\$161,393,400	\$4,308,725	\$165,702,125
Allegany	23,839,364	68	35,057,888	.....	6,262,157	30,101,521	539,363	30,640,884
Bronx	731,808,972	93	786,891,367	\$56,165,659	.....	675,643,313	12,674,400	688,317,713
Broome	68,152,135	75	90,869,513	.....	9,870,552	78,022,687	1,017,520	79,040,207
Cattaraugus	40,721,032	63	64,636,558	.....	14,777,426	55,498,458	710,235	56,208,693
Cayuga	43,297,201	71	60,981,973	.....	9,063,345	52,360,546	612,438	52,972,984
Chautauqua	78,449,863	66	118,863,428	.....	23,609,053	102,058,916	968,305	103,027,221
Chemung	44,891,024	85	52,812,969	.....	455,425	45,346,449	1,189,670	46,536,119
Chenango	18,740,396	64	29,281,868	.....	6,401,700	25,142,096	522,275	25,664,371
Clinton	10,469,123	37	28,294,927	.....	13,825,562	24,294,685	330,910	24,625,595
Columbia	27,554,714	65	42,391,867	.....	8,843,933	36,398,647	556,618	36,955,265
Cortland	18,490,143	72	25,680,754	.....	3,559,952	22,050,095	573,550	22,623,645
Delaware	21,959,745	50	43,919,490	.....	15,750,555	37,710,300	434,051	38,144,351
Dutchess	71,949,765	70	102,785,378	.....	16,304,162	88,253,927	2,559,980	90,813,907
Erie	650,140,758	90	722,378,620	29,889,591	.....	620,251,167	14,731,800	634,982,967
Essex	18,831,188	59	31,917,267	.....	8,573,723	27,404,911	364,055	27,768,966
Franklin	14,199,924	43	33,023,079	.....	14,154,463	28,354,387	269,525	28,623,912
Fulton	28,063,831	80	35,079,788	.....	2,056,494	30,120,325	764,660	30,884,985
Genesee	37,284,520	73	51,074,684	.....	6,569,397	43,853,917	725,700	44,579,617
Greene	14,401,781	61	23,609,477	.....	5,869,867	20,271,648	205,300	20,476,948
Hamilton	5,066,902	48	10,556,045	.....	3,996,764	9,063,666	5,565	9,069,231
Herkimer	40,692,232	65	62,603,433	.....	13,060,538	53,752,770	611,875	54,364,645
Jefferson	54,280,016	64	84,812,525	.....	18,541,999	72,822,015	1,542,250	74,364,265
Kings	1,865,123,952	94	1,984,174,417	161,465,438	.....	1,703,658,514	44,907,205	1,748,565,719
Lewis	11,891,057	50	23,782,114	.....	8,528,821	20,419,878	357,671	20,777,549
Livingston	30,096,063	71	42,388,821	.....	6,299,969	36,396,032	1,083,005	37,479,037
Madison	22,706,196	61	37,223,272	.....	9,254,575	31,960,771	892,335	32,853,106
Monroe	349,110,413	82	425,744,406	.....	16,443,681	365,554,094	3,108,450	368,662,544
Montgomery	35,242,296	63	55,940,152	.....	12,789,225	48,031,521	561,101	48,592,622
Nassau	137,816,322	50	275,632,644	.....	98,848,306	236,664,628	3,230,600	239,895,228
New York	5,115,811,621	95	5,385,064,864	492,069,077	.....	4,623,742,544	291,286,700	4,915,029,244
Niagara	151,058,826	90	167,843,140	6,944,785	.....	144,114,041	376,250	144,490,291
Oneida	91,550,397	56	163,482,851	.....	48,819,798	140,370,195	1,481,745	141,851,940
Onondaga	210,309,397	80	262,886,746	.....	15,411,305	225,720,702	3,684,828	229,405,530
Ontario	45,120,173	75	60,160,230	.....	6,534,806	51,654,979	873,100	52,528,079
Orange	66,110,075	53	124,735,990	.....	40,991,161	107,101,236	1,938,995	109,040,231
Orleans	29,168,305	78	37,395,262	.....	2,940,140	32,108,445	165,255	32,273,700
Oswego	37,119,950	64	57,999,921	.....	12,680,137	49,800,087	1,457,806	51,257,893
Otsego	25,783,833	65	39,667,435	.....	8,275,553	34,059,386	966,300	35,025,686
Putnam	14,758,041	67	22,026,926	.....	4,154,792	18,912,833	586,750	19,499,583
Queens	604,827,476	89	679,581,433	21,322,980	.....	583,504,496	10,934,300	594,438,796
Rensselaer	86,823,477	85	102,145,267	.....	880,835	87,704,312	1,633,067	89,337,379
Richmond	110,750,732	89	124,439,024	3,904,479	.....	106,846,253	2,610,175	109,456,428
Rockland	35,082,062	72	48,725,086	.....	6,754,435	41,836,497	167,600	42,004,097
Saint Lawrence	49,755,992	67	74,262,674	.....	14,007,675	63,763,667	1,596,210	65,359,877
Saratoga	34,532,614	63	54,813,673	.....	12,531,686	47,064,300	408,255	47,472,555
Schenectady	77,371,034	63	122,811,165	.....	28,077,501	105,448,535	663,318	106,111,853
Schoharie	12,265,858	75	16,354,477	.....	1,776,478	14,042,336	329,973	14,372,309
Schuyler	7,287,277	65	11,211,195	.....	2,338,916	9,626,193	131,330	9,757,523
Seneca	18,471,373	73	25,303,250	.....	3,254,588	21,725,961	267,360	21,993,321
Steuben	46,977,089	72	65,245,956	.....	9,044,613	56,021,702	1,195,425	57,217,127
Suffolk	106,246,234	59	180,078,362	.....	48,373,255	154,619,489	2,583,425	157,202,914
Sullivan	7,574,350	22	34,428,863	.....	21,987,076	29,561,426	142,105	29,703,531
Tioga	14,633,646	77	19,004,735	.....	1,684,263	16,317,909	255,455	16,573,364
Tompkins	27,932,747	73	38,264,036	.....	4,921,648	32,854,395	523,968	33,378,363
Ulster	35,390,428	54	65,537,829	.....	20,881,883	56,272,311	348,420	56,620,731
Warren	16,714,628	55	30,390,232	.....	9,379,135	26,093,763	392,550	26,486,313
Washington	21,398,391	66	32,421,804	.....	6,439,727	27,838,118	634,335	28,472,453
Wayne	36,707,138	66	55,616,875	.....	11,046,810	47,753,948	481,930	48,235,878
Westchester	484,795,763	77	629,604,887	.....	55,797,703	540,593,466	6,571,848	547,165,314
Wyoming	23,085,797	76	30,376,048	.....	2,995,787	26,081,584	474,070	26,555,654
Yates	12,970,242	69	18,797,452	.....	3,169,689	16,139,931	349,645	16,489,576
Average rate of equalization for State,	\$12,322,150,324	85.8623365+	\$14,351,054,044	\$771,762,009	\$771,762,009	\$12,322,150,324	\$435,871,630	\$12,758,021,954

Doubts Legality of Proposed \$200,000,000 Increase

Real Estate Board Scores Reported Administration Plan for Adding Heavily to Realty Assessments

THE Real Estate Board of New York, in a formal statement issued today, questions the legality of the proposed \$200,000,000 increase in New York City assessed valuation. The board says:

"The taxpayers of this city are waiting with great interest for the final result of the new method of assessment of real property, by means of which, as stated on Wednesday last, the Tax Department proposes to add \$200,000,000 to the assessed value of New York City real estate.

"Heretofore, assessments were made by Deputy Commissioners of Taxes and Assessments, who are civil service men and were obliged to qualify by passing a very difficult examination. Now apparently, the assessments are made by the Mayor's Committee on Taxation on the ex-parte statements of tenants. Whether this latter method will stand the test of court action is doubtful.

"The rental value of property has not been the determining factor in establishing assessed valuations. The Commissioners of Taxes and Assessments, after the most careful investigation, fix the unit of land value in each block in the City. This is carefully determined by consulting their record of sales and transfers and by personal examination. After the value of the land is determined, the deputies then fix the value of the improvements subject to final review by the Commissioners.

"As the deputies swear to the correctness of their appraisal it is difficult to see how they can be influenced by a desire on the part of the Mayor's Committee to punish a profiteer or how, as stated semi-officially, they can assess one building on a block at one value and a similar building on the same block at another value without perjury.

"The Mayor's Committee is in no sense an official body with clearly defined authority like the Tax Commissioners. It was appointed by the Mayor to secure new sources of revenue and to submit amendments to the tax laws. This object was forgotten in a very short time and no recommendation of the slightest importance on the subject of taxation has come from the Committee. On the other hand, there is scarcely anything else that it has not investigated, and of late it has assumed the functions and jurisdiction of the municipal courts. Taxation must be equitable and general. The power to tax cannot be used by the City as a power to punish.

"In regard to the semi-official statement of an increase of \$200,000,000 in the assessed value of real property, the Real Estate Board believes that this must be an error. While there have been increases in values in some sections there have been decreases equally important in other sections.

"The vesting of title in the City of large parcels of land for schools and for new docks must necessarily decrease the amount of property available for taxation. There has been a decided decrease in value in cold water tenement property and in store property along the side streets and on the avenues in Manhattan and Brooklyn. It is a conspicuous fact that there has been no material increase in new construction because of the high cost of material, the demands of labor unions, and the constant tying up of such work as was started. Previous tax sales have resulted in the acquisition by the City of large tracts of property which are no longer available for taxable purposes. Real Estate experts looked for an 'even break' but certainly not for an increase in assessed valuations."

Opposes Curtailment of Tenement House Department

Thomas A. Hart, secretary of the Housing Committee of the Brooklyn Bureau of Charities, in a letter written to the Real Estate Board of New York, takes exception to the suggestion made last week by the Board that an important economy might be effected by curtailing the Tenement House Department. Mr. Hart's letter follows in part:

"It is quite true, as you say, that the old law tenements have been brought up to a minimum standard, and the outrageous conditions of these tenements prior to 1902 under the joint supervision of various departments, is the best argument why we should not return to the old plan. These conditions called the Tenement House Department into existence, and, working single-minded to the end that there should be better living conditions, it has, through its constant inspecting, brought the old law tenement up to the present standard, and has successfully maintained it. This has only been possible through the powers which were given to the Tenement House Department at its inception.

"I hold no brief for the Tenement House Department as such, but I do stand emphatically for the work which it is doing. If it should be incorporated with any other department, then that department would have to be invested with the same powers that the Tenement House Department possesses. To say that they now possess them, and to say that they now do the same work, is contrary to the truth. It is true that the same plans are submitted to the Building Bureaus as to the Tenement House Department, but while by one they are inspected from the structural viewpoint, they are by the latter department considered from the point of view of the living conditions of the people who occupy them—an entirely different thing, as you will admit.

"You say that 'existing tenements . . . are subject to con-

stant inspection by the Department of Health and the Bureau of Fire Prevention.' You err absolutely. There is little, if any, over-lapping through inspections in tenements by the Department of Health, while as for the Bureau of Fire Inspection, although it was given power to enter, examine and order changes necessary to provide proper fire protection in buildings, tenements were specifically exempted from its jurisdiction. The Tenement House Department itself, takes care of this work. In fact, it is doing a work of general inspection and supervision which no other department is doing, and if it were advisable for good and sufficient reasons to give this work over to other departments, the personnel, clerical and inspection, would have to be proportionately increased, so there would be no saving. Incidentally, the budget for the Tenement House Department last year was \$623,000. For the coming year, it is expected to be a little less. This does not quite reach your figure of \$800,000, and is something you could have ascertained readily by getting in touch with the Tenement House Department.

"If your criticism of the Tenement House Department had been that a great deal of money was being spent and that the housing of the people was not being properly safeguarded, I would not have had a word to say. There are bad conditions existing in one and two-family houses as well as in tenements. You are also aware that in great numbers one-family houses are being converted into studio and bachelor apartments, with what people who have fought for tenement house reform feel is a cynical disregard of the safety of the tenants from fire. The tenement house law as it now exists cannot take care of these, and there should be a general housing law having supervising of anything in which people are to live if they are to be actually protected."

Speeding Work on New Metropolitan Life Ins. Co. Annex

Many Artistic Features of Church Formerly on the Site To Be Preserved and Incorporated in Other Buildings

THOMPSON-STARRETT COMPANY, general contractors, have the foundations well under way for the new office building annex to be constructed for the Metropolitan Life Insurance Company from plans by D. Everett Waid, architect.

The new annex will extend from Madison avenue along the north side of 24th street to the old annex and the two buildings will form one building known simply as "The Annex," 225 feet long, 75 feet wide, with basement and sub-basement below the street level and sixteen stories and, in part, eighteen stories above the street. The new building will be of South Dover (N. Y.) marble, Renaissance in style of design harmonizing with the present buildings and connected with the Home office building by a bridge at the lunch room level, 146 feet above the street level.

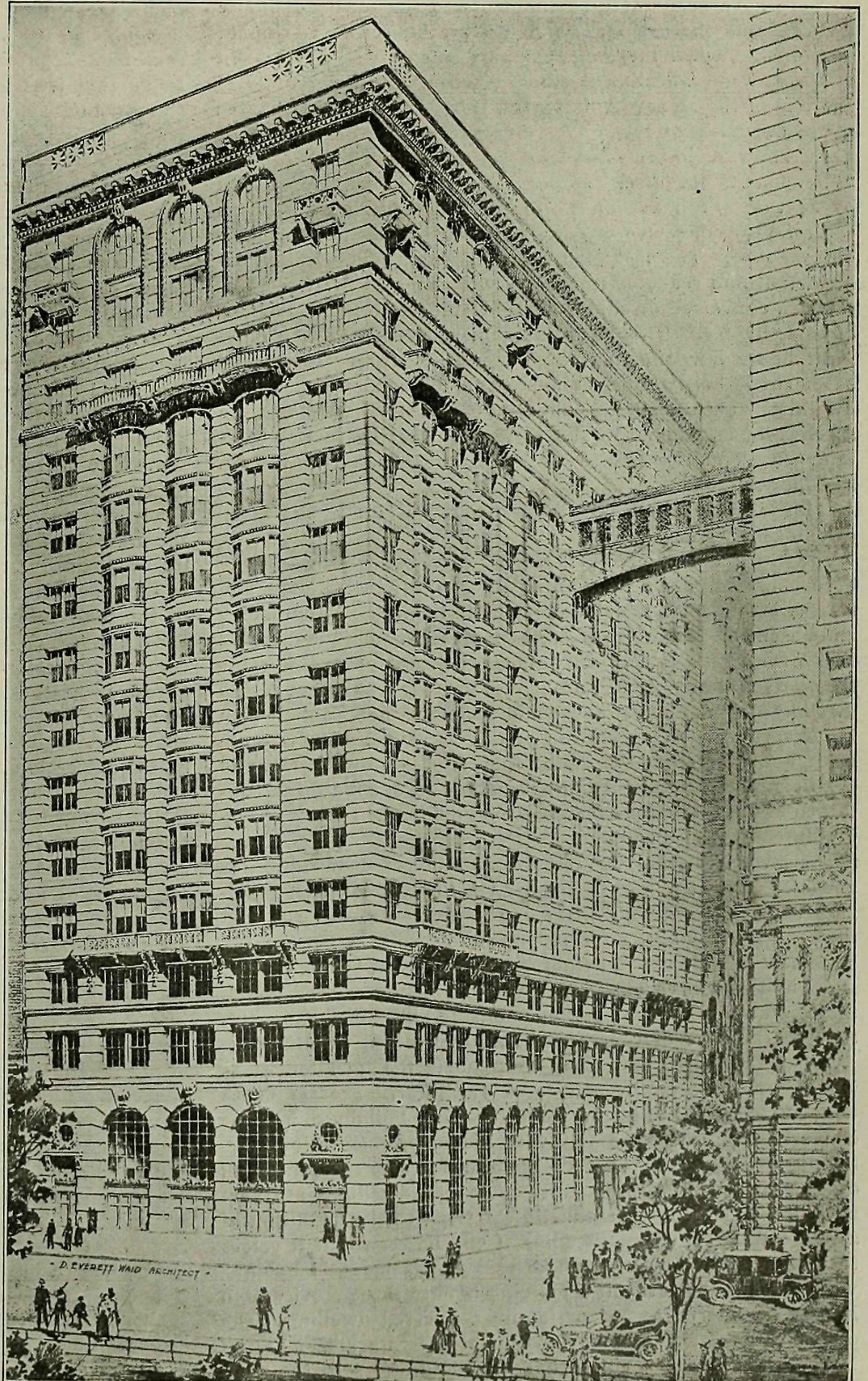
It is of interest to note that the new building is to stand on the site of the Madison Square Presbyterian Church, widely known as the "Parkhurst Church." This church was built fifteen years ago on the site purchased by the Metropolitan Life Insurance Company which, through Vice-President Reker, then treasurer, induced the church organization to give up its old church which stood where the Metropolitan Tower now stands. The old church on the Tower site was of stone with a Gothic spire which was quite overpowered by the mass of the big insurance building. The new church of brick and terra cotta, Renaissance in style with a dome, was designed by McKim, Mead & White in a manner which made it distinguished even though it stood beside the 48-story Metropolitan Tower. This church was accounted by critics one of New York's notable works of architecture, and a masterpiece among the designs of Stanford White.

The architect of the new Metropolitan building, D. Everett Waid, regretting the necessary destruction of the beautiful church, tried to find some organization which would take it and re-erect it on another site for a church or possibly a bank. Finally another architect decided that he could use a part of the materials in a business building of quite a different design. It will be interesting after a year hence when visiting Hartford, to look up the Hartford Times Building and find its facade toward a public square built of the white brick and the terra cotta cornices and band courses, door and window architraves and even the six granite columns—but with new Ionic capitals replacing the old terra cotta Corinthian ones.

There were many details of the church which were exquisite in design, some of which were executed by well known sculptors. Mr. Waid had the pleasure of arranging that fragments of cornices, friezes and balustrades should be

sent to Columbia University School of Architecture. Some details went to individuals who were interested, including the son of Stanford White. Robert W. DeForest who is at once a director of the Metropolitan Life Insurance Co. and President of The Metropolitan Museum, has put the beautiful sculptured reliefs from the main pediment in safe storage with the expectation of exhibiting them in the museum. The disposition of the rich stained glass windows has not yet been determined. The fine pipe organ, the pews, and wain-

(Continued on page 404)



D. Everett Waid, Architect.
METROPOLITAN ANNEX REPLACING DR. PARKHURST'S CHURCH.

Few Private Houses Remodelled Into Tenements

Despite Recent Amendments to Law Little Work of This Type Has Been Done—
Owners Urged to Investigate Possibilities

By FRANK MANN

Tenement House Commissioner

ALTHOUGH the remodeling of private houses for tenement purposes has been almost constantly before the public for more than two years, it nevertheless appears that many owners, architects and others interested in real estate have failed to keep in touch with the changes which have been made in the tenement house law affecting such buildings. It may be of interest, therefore, to point out a few of the more important of these changes.

There have been three amendments to the tenement house law affecting the remodelling of private houses for tenement purposes. Two of these amendments, one of which is known as the Lawson amendment (Chapter 806 of the Laws of 1917) and one of the amendments passed this year, namely, Chapter 447 of the Laws of 1919, have reference to the remodelling of three story or three story and basement dwellings for use as tenements for three families. Such buildings are defined by Section 2, Subdivision 13, of the tenement house law, as three-family converted dwellings and are so specified throughout the law. The last clause of the definition is especially important and reads as follows:

"Such converted dwellings shall be subject to the provisions of this chapter." This means that every section of the tenement house law affecting three stories or three stories and basement in height must be applied to three family converted dwellings, even though converted dwellings may not be specifically mentioned in the section unless the section contains an exemption, as for instance, in section twenty-two, as follows:

"This section shall not apply to three-family converted dwellings."

The third amendment, to which reference has previously been made, is known as chapter 648 of the Laws of 1919, and relates solely to the remodelling of four story or four story and basement dwellings for use as tenements for four families. The form of this amendment follows the same general lines as the Lawson amendment, and defines a "four-family converted dwelling" by adding a new subdivision, namely, subdivision 14, of section 2. Every section of the law affecting new tenement houses of four stories or four stories and basement in height applies to these buildings unless an exemption is contained in the section previously explained in the case of three-family converted dwellings.

The law in relation to three-family converted dwellings, as amended this year, makes it possible to remodel such buildings with comparatively little expense. Because of the fact that the four-family converted dwellings will, in most cases, be almost five stories in height, additional fireproofing for the stairs and stair halls must be provided, which, of course, makes the alteration of these buildings considerably more expensive than in the case of the three-family converted dwellings.

A point which is not clear to some is the question as to whether a three-family converted dwelling of greater depth than 47 feet, which is the limit for such buildings, may be converted, if made to comply with the requirements for four-family dwellings. Because of the additional fireproofing and other requirements, four-family converted dwellings are permitted to be 60 feet in depth. By referring to the definition of a four-family converted dwelling it will be seen that it refers to buildings "not over four stories and basement in height," which means that even if a building is only three stories high it may be altered to a four-family converted dwelling. The owner would, of course, have to instal fire-retarding material in the stair halls, provide a bulkhead and stairs to the roof, and provide at least two feet eight inches in width instead of

the two feet six inches permitted for three-family converted dwellings.

It is a serious fact for the city that comparatively little advantage is being taken of these amendments. This is due to the absence of a law to compel the necessary fireproofing, fire egress and light and ventilation for so-called non-housekeeping apartments, usually termed bachelor apartments. A few years ago most owners of four story and basement dwellings were willing to convert them into three and four-family buildings if the law could be amended making the expense reasonable. In the last year or so, however, owners have found that it is a great deal more profitable to convert this class of house into so-called non-housekeeping apartments, of which ninety-five per cent. or probably ninety-nine per cent. are almost immediately used as illegal tenements. Instead of maintaining them as non-housekeeping apartments, the occupants usually do their housekeeping in the rooms, even though the cooking, etc., is done on a small scale in some cases. The architects and owners invariably arrange the plan of the interior in such a way that a gas-stove or an electric cooker can easily be attached, and in nearly every case they instal a basin, which, in reality, is intended for a sink. Even in those cases where the owner intends to construct and maintain bona fide non-housekeeping apartments, he is unable to control the actions of the tenants, who move in with the express purpose of violating or evading the tenement house law. The fact should not be lost sight of, however, that in many cases the owners and architects themselves intend to evade the tenement house law. It would seem, also, that the Bureau of Buildings of the various boroughs regard this plan as being in compliance with the law and not an evasion of the tenement house law. This is not intended as a criticism of the Superintendent of Buildings, but as a criticism of the condition which permits the approval of such plans without compelling better light and ventilation and particularly fire egress provisions. For example, there is a provision in the Building Code in reference to fire escapes on houses of this character, which, however, is not mandatory and leaves it to the discretion of the Superintendent of Buildings, who, it seems, invariably exercise their discretion in favor of relieving the owners from the necessity of putting up fire-escapes, notwithstanding the fact that when there are fatalities in conflagrations in the city, they almost always occur in non-tenements and scarcely ever in tenement houses, which, in my judgment, is due to the fact that in one case ample fire escapes are provided, and in the other case none.

Personally, I believe that those owners who convert their houses into bona fide three and four-family apartments will fare a great deal better than those who are animated by the present temporary profits, rather than future prospects, since, in my judgment, the time will come when every one of these alleged non-housekeeping apartments will be condemned as being in violation of the tenement house law, and the owners and lessees, or their representatives, prosecuted under the law and eventually prohibited and enjoined from continuing the use thereof for such purposes.

Of 227 cities in the United States, having estimated populations of more than 30,000, more than one-half (128) had municipal markets in 1918, according to a bulletin on the subject, just issued by the Census Bureau. A large percentage of these are open markets, but some are housed in large, permanent buildings.

Spirited Bidding Characterizes the Claflin Lot Sale

Buyers of Home Sites Are Especially Active in Absorption of Entire Tract—
Total Realized Is \$604,225

RAPID fire bidding and moderate prices characterized the disposition of the 495 Claflin estate lots in the West Bronx auction sale, by Joseph P. Day, on Tuesday. A total of \$604,225 was realized, an average of a trifle more than \$1,223 a lot.

The sale afforded a plain demonstration of the prevailing demand for real estate, the most significant feature being the apparent return to the market of the small investor. It accentuated the trend which has already become conspicuous in the real estate market, namely the revival of interest in unimproved properties and the attraction into the buying field of new capital. In this respect, Tuesday's sale was even more significant than the recent auction of the James Gordon Bennet holdings, the Benjamin Stern properties and the numerous Brooklyn and Queens lot sales which have held so much interest in the market.

Professional operators and builders, who have been decidedly inconspicuous in the former sales, were also notably absent as bidders in the Claflin sale. The audience, numbering more than 1,000 men and women, represented chiefly home seekers, many of whom announced their intention of proceeding with construction projects at the earliest possible time.

From the moment the first lot was sold there was an alacrity about the sale that provided ample proof of the keen demand at present prevailing for well located home sites within the city limits. When Mr. Day called for a bid on the first lot offered, which was No. 307, located on University avenue, between 195th and 197 streets, there was an instant response, \$750 being shouted from several sections of the room. The bidding jumped to \$800, to \$850, to \$1,000, to \$1,100, and then to \$1,150 and was finally knocked down to Thomas F. Mullen for \$1,200. The buyer took the adjoining lot No. 308, at the same price, a privilege which was granted by the auctioneer. Adjoining lots on the same avenue brought about the same price, and with few exceptions every buyer availed himself of the privilege of taking at least one of the adjoining lots.

As the sale advanced the bidding became so active that at times it was difficult to place. During the first half hour of the sale, 104 lots were disposed of for a total of \$95,150, an average of about \$1,150 a lot. This average increased, however, as the more desirable plots were reached and the bidding became even more spirited. The lots on Sedgwick avenue and Kingsbridge road, the western and southern boundaries of the estate, brought by far the highest bids. The top price was \$4,600, which F. Marer paid for lot 366, at the center of the arc on the northeast curved corner of these thoroughfares. These half dozen fan shaped lots were dubbed the "Tiffany setting" of the estate. Mr. Marer also took lots 365 and 364 for \$3,000 each.

The Claflin residence, at the north end of the tract, between Claflin and Webb avenues, together with the ten surrounding lots, was bid in by Fred T. Burchell, of the New York Times, for \$21,500. Mr. Burchell has occupied the mansion for some time. The remaining lots in that block above West 197th street, brought prices ranging from \$1,250 to \$700.

In order to protect the buyers by giving them an uninterrupted access to Kingsbridge road, the business thoroughfare between Webb and University avenues, Mr. Day had acquired twenty-four lots from the H. U. Singhi estate fronting on Kingsbridge road, Eames place and Webb and University avenues, and these were included in the sale. The five lots at the southwest corner of this tract were taken by Jacob Sommers, a Brooklyn builder, for an apartment house site. The corner lot went to him for \$3,100, and the other four, fronting on Kingsbridge road, for \$3,000 each.

The lots fronting on Eames place brought from \$1,550 to \$700.

Next to the "Tiffany setting" lot the highest price was paid for the lot adjoining on the east, which went for \$4,500, and next to that in price was the lot at the corner of Kingsbridge road and Webb avenue, fronting 32 feet and running back 131.13 feet, which brought \$4,250. The southeast corner of Sedgwick avenue and West 197th street, 25x103.06, brought \$3,650, while the opposite, or northeast corner, with a depth of 116.74, brought only \$2,400. The southeast corner of Webb avenue and 197th street sold for \$2,200. The southwest corner was bid in at \$1,800 by Mark A. Luescher, general manager for Charles Dillingham. Mr. Luescher also took the two lots adjoining on the south for \$1,000 each. Lot 236 at the northwest corner of Claflin avenue and West 195th street brought \$2,350, while the corner diagonally opposite went for \$1,050. The southeast corner of Webb avenue and 195th street went for \$1,100. Opposite this corner, on lots 396 and 397, is a two-story frame dwelling projecting into the newly surveyed street. Spirited bidding resulted when this, with the three lots adjoining on the south, was put up. House and lots were finally knocked down for \$6,000. The corner lot to the north brought \$2,100. The lowest prices were paid for the lots at the east end of the triangle tract formed by 197th street and Reservoir avenue. This apex brought \$350. The remainder north of 197th street ranged in prices from \$1,050 on the northeast corner of University avenue and 197th street to \$600 adjoining the northern apex, which went for \$450.

It was expected that there would be some liberal bidding for the part of the site of old Fort Number Four, a Revolutionary landmark, which was located on lots 99, 100 and 101, and that they would be bought in by some historical society for preservation. These lots are located on the south side of Jerome Park Reservoir, and upon them in a perfect state of preservation is a complete redoubt, which was the fourth of the series of defenses constructed by the American forces under General Washington for the protection of the Island of Manhattan in 1776. This little fort is now the only complete earthwork which is left for observation and for a memorial of the sacrifices and labors of the Revolutionary Army.

In offering this parcel, Mr. Day explained the situation and stated that he hoped it would be bought in and preserved. The three lots were started on a bid of \$600 a lot and advanced rapidly to \$1,200, being finally knocked down to C. W. Hilbert for \$1,250 each. Just what disposition the buyer will make of the property is not known.

William L. Thompson, an investor, was one of the largest purchasers at the sale. He bought the block front on Reservoir avenue, between Strong and West 195th streets. He started off by buying the West 195th street corner for \$1,000 and the other fourteen lots on the block front for \$800 each. He also bought the two lots in the rear at the University avenue corner, for \$1,500 and \$1,250. The corner lot at University avenue and West 195th street was bought for \$1,100 by a buyer who gave \$800 for two adjoining lots on University avenue. Toward the end of the sale Deputy Public Service Commissioner Daniel L. Ryan appeared as a bidder. He took the lot at the northeast corner of University avenue and 197th street for \$1,100, and the two lots adjoining on the north fronting on University avenue for \$800 each. H. S. Finehold bought the corner at the intersection of Sedgwick avenue and Kingsbridge road, lots of irregular size, which varied in price from \$3,650 to \$4,700 each. Peter S. O'Hara bought the southwest corner of Webb avenue and 195th street, four lots, for \$6,000.

"The outstanding feature of the sale," said Mr. Day, "was the largest number of outside buyers."

Brooklyn Buying Anticipates Building Movement

Insistent Demand for Space Stimulates Market—Small Residential Properties Hold Chief Interest

By WILLIAM C. DEMOREST
President Realty Trust

ALTHOUGH real property cannot very well be classified as merchandise, not being a movable object of trade and traffic, its value nevertheless at all times is determined by the hard and fast economic law of supply and demand. Only a few years ago throughout the various sections of the Borough of Brooklyn one could find thousands upon thousands of vacant buildings and many more structures under construction which forecasted even a greater oversupply of space. Today it is different, for the situation has entirely reversed itself. The old surplus supply is exhausted, new building operations, comparatively speaking, are at a standstill, and the demand is greater than ever. Hence, the present rising and very strong real estate market.

The present situation was not brought about through an accident nor is the buying movement a temporary one. There is no mystery about it. It is a logical outcome of the extraordinary conditions created during the war and during the post-war period which has now set in.

A great many buyers are being prompted now, as they always have been, by the traditional ideal of owning their own homes. However, while this class of purchaser is prominently identified with the market, business, in my opinion, has also taken on a decidedly speculative aspect. The man who buys any kind of a habitable building is perfectly safe because he can always be in a position to resell at a profit. His interest is absolutely protected because houses do not spring up over night, and as long as there are not enough houses to take care of the present demand there is no prospect of the market being glutted and little likelihood that supply will overtake demand. There can consequently be no decline in prices. On the other hand, as long as the demand continues to outstrip supply, the trend must continue to be upward with prices rising instead of falling.

The natural conclusion, therefore, is that the acme of high prices has not yet been reached. The bona fide home seeker has already commenced to pay the speculator's profit and he will continue to do so for quite a while in accordance with the well-established principle that the man who

wants what the other fellow has must pay the other fellow's price.

This is undoubtedly the most opportune time to buy. The prices of home and of buildings of every description have not gone up in proportion to the increased costs of other necessities of life. The question is, will you be able to obtain next Spring the home you want even at any price?

In speaking about the cost of building we often distinguish the difference between cost and labor. That is erroneous, for nearly everything in a building represents labor. A brick, for example, has no intrinsic value peacefully resting in a clay bed in New Jersey or Pennsylvania, and so it is with the lumber. It is almost valueless without labor.

When will labor be plentiful and how much will labor produce for a fixed amount? These are the questions that will have to be solved before the cost of building construction can be intelligently estimated.

The surest sign that the present activity in the real estate market has not been brought about by manipulation is its general scope. The activity prevails throughout the entire city, there being no special centers where demand is concentrated. Of course, when the labor question is settled and building construction again approaches normal, the localities with the best transit facilities will naturally take the lead. In anticipation of such developments the lot market along the great Brooklyn subways is already experiencing a great revival, approaching boom proportions. The recent activity which has been centering to a considerable degree upon unimproved properties in these neighborhoods is largely traceable to the influence of these transit facilities. These neighborhoods in common with many others are awaiting the stabilization of labor prices before the building of residential properties will become the predominant feature of a very much needed building revival.

Already, several sales of considerable size have taken place to builders who have commenced building operations on one and two-family houses. The erection of flats, for which there is an insistent demand, will have to await a more favorable labor and building loan market.

Speeding Work on New Metropolitan Life Ins. Co. Annex

(Continued from page 401)

scoting and even flooring are being utilized in various buildings belonging to the First Presbyterian Church, 12th street and Fifth avenue.

The new Annex is planned as a nextension of office space for the company which is rapidly outgrowing the Home Office building. The basement and sub-basement which occupy the full area of the property and extend under the sidewalks will be available for storage purposes. The ground story will be an Auditorium to be used instead of the old assembly hall for conventions and other gatherings of employees of the company.

The entrance to the upper stories of the building will be on 24th street beside the old Annex building. Six large elevators of the finest electric type "one to one" overhead machines, will give access to all stories of both the old and the new Annex. These stories will be largely clear unsubdivided office space, with toilet rooms for both sexes in every story. The twelfth story will be a lunch room arranged for cafeteria service. This story will be connected by bridge across 24th street with the eleventh story lunch room of the Home office, and will secure its supplies from the main kitchen by that route. A double tunnel beneath 24th street was built several

years ago and through this will be carried pneumatic tubes and feeder lines for steam, water and electricity from the central power plant in the Home office building. The Annex from its convenient location and connections by bridge and tunnel will become in fact an integral part of the Home office.

In connection with this operation it is interesting to note that the Metropolitan Life Insurance Company has recently purchased a large tract of land in Long Island City, where it will construct a modern three-story factory building for the accommodation of the printing plant of the company. The plot purchased is triangular, containing approximately 78,000 square feet, directly opposite the Queens County Court House. The plot which has a frontage of 400 feet on Court Street, 480 feet on the Long Island Railroad and 530 feet on Thompson Avenue, was bought from J. Stewart Herrman. Roman-Callman Co. and Herman De Selding were the brokers. Plans for the proposed structure are now being prepared by D. Everett Waid, architect for the new Annex in Manhattan, and will provide for a three-story reinforced building to contain approximately 180,000 square feet of floor space that will be utilized as a printing plant and bindery for the exclusive preparation of the literature sent to all parts of the world by the Metropolitan Life Insurance Company.

Real Estate Review for the Current Week

New High Mark for Year in Buying Movement, With Demand Centering Upon Residential Properties

A NEW high mark of real estate activity for the year was established by the unusual array of real estate transactions which were closed this week. From the standpoint of volume of business and demand for small properties, both income producing and unimproved, the week's record takes a leading position. There are few weeks since the height of the 1906 boom when there have been more transactions closed, involving dwellings, apartment houses and loft buildings. In Manhattan alone, 150 deals were reported.

The most significant feature of the business, however, was the exceptional call for small residential properties, both investors and speculators vieing with one another in the acquisition of properties of this type in practically all parts of the city. Even the market for unimproved land was particularly active, the successful disposition of the 495 lots in the Clafin estate reflecting in no uncertain manner the existing purchasing power on the part of small home builders. The sale, besides attracting large new sums into real estate, indicates that the solution of the housing problem is being taken out of the control of the speculative builder and is being taken in hand by the individual small investor. At

practically all of the recent large sales of unimproved lots in both Manhattan, Bronx, Brooklyn and Queens there has been a marked apathy on the part of the professional builder and speculator, and the market for this type of property has been almost exclusively governed by people with small capital.

The professional buyer is concentrating his activity upon improved holdings, particularly those in which leases expire at an early date. This tendency has been largely responsible for the excellent buying movement affecting apartment houses and properties of all types and commercial buildings in all the business districts. The buying demand this week resulted in the purchase by operators of the Ashland Building, Madison avenue and 24th street, loft buildings at the northeast corner of Broadway and Howard street, 832 Broadway, 122 East 25th street and 88 University place.

Business firms continued to take over high class buildings for their own occupancy, among them Riera Toro and Von Twistern, who bought 40 Water street; E. C. Carter & Co., who acquired 235 Lafayette street, and the Crown Paper Co., which took over 179-183 Wooster street. The eight-story office building at 33-37 South William street was purchased by a leading steamship company for its own use.

Negotiating for Hotel Martinique.

Negotiations are reported to be well advanced for the sale of the Hotel Martinique property, at the northeast corner of Broadway and 32d street; also the sale of the hotel lease, held by Charles L. Taylor and Walter S. Gilson. Current report yesterday held that interests identified with General T. Coleman du Pont were possible purchasers. General du Pont is interested in the Hotel McAlpin, which occupies the Broadway block front to the north.

Announcement was made recently of the filing of a lease for the Martinique property, which was executed about fourteen years ago. The lease was made for twenty-one years at an annual rental ranging from \$155,000 to \$200,000 a year. The late William R. H. Martin was the owner of the property, and, following his death, was created a trust, of which Alfred E. Marling, president of Horace S. Ely & Co.; George Leask, banker, and Robert Thorne were appointed trustees. The Hotel Martinique forms an "L" around the southeast corner of Broadway and 33d street, upon which stands the 12-story Wilson Building, erected several years ago by George B. Wilson, of Philadelphia.

Altman Co. Adds to Holdings.

B. Altman & Co. purchased from Lord Astor through Geo. R. Read & Co., 3 East 35th street, a 5-story business building, 25x98.9, located 125 feet east of Fifth avenue. The buying company owns 1 East 35th street, adjoining, and now controls a plot 59x98.9. The announcement is made that a new building will be erected on the site in the near future. Geo. R. Read & Co. occupies space in the building just sold. The company recently bought the former residence of the late Morris K. Jesup, a 4-story structure, 50x100, at the southeast corner of Madison avenue and 35th street, and is altering the building so as to provide space for the extension of school and welfare work for employes; also additional office space. The concern is also erecting a large addition, 125x100, to its present warehouse, which has a frontage of 125 feet at 207 to 213 East 36th street through to 206 to 210 East 37th street, which, when completed, will increase the size of the building to a street frontage of 275 feet.

Apartment Block Front Deal.

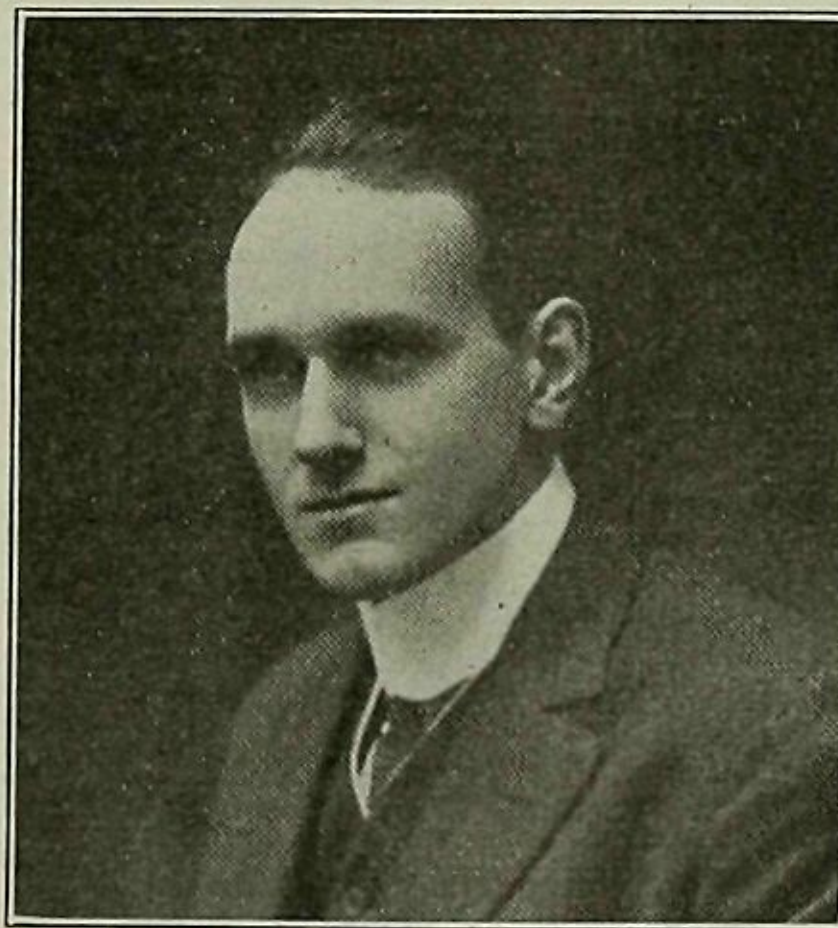
Irving Judis has bought the Paul Jones, a 6-story elevator apartment house occupying the block front on the west side of Wadsworth avenue, 184th to 185th streets. It has a frontage of 180 feet on Wadsworth avenue, and 70 feet on both 184th and 185th streets. The property was held at \$350,000 by the seller, Frederick Bangerter. The H. T. Wood Co. was the broker.

Buys \$200,000 Dwelling.

The 5-story fireproof American basement dwelling, on lot 26.9x100, at 63 East 79th street, between Madison and Park avenues, has been sold by the Brown, Wheelock Co. for the Thatcher M. Adams estate to Henry W. de Forest for occupancy. It adjoins the George L. Read residence on the east and the Iselin home on the west, which was recently sold. The property was valued at \$200,000.

Will Rent Big Brooklyn Structure.

William Raymond Burling, president of Burling & Swan (Inc.), who have been appointed renting agents for the big new American Law Book Company Building now in course of construction at Flatbush avenue extension and Willoughby street, Brooklyn, comes from a family of real estate men, his grandfather Samuel Burling, and his father, William Clinton Burling, having preceded him in the business. In 1910 he became secretary of the Burling Realty Co., and while with this company closed a number of notable transactions, among which were the assembling of the plots for the Sperry Gyroscope Co. building at Flatbush avenue and the Manhattan Bridge Plaza, and the plot at Fulton street and Rockwell place for the New Strand Theatre. During the late war Mr. Burling was senior real estate examiner for the division of housing of the United States



WILLIAM RAYMOND BURLING.

Shipping Board Emergency Fleet Corporation. Upon resigning from the Government Service he became president of Burling and Swan, Inc., which company has been active in selling Brooklyn property.

Mr. Burling is vice-president of the Brooklyn Board of Real Estate Brokers; member of the executive committee of the Real Estate Association of the State of New York, and member of the Real Estate Board of New York and the National Association of Real Estate Boards. He is recognized as an authority on values downtown, particularly in the Flatbush avenue zone, and has done a great deal of appraising, both for institutions, individuals and for the United States Government.

Discussing the new building which his firm is interested in he said, "I look upon the American Law Book Building as a distinct acquisition to the downtown section. Of course it is not remarkable that a building of this class should be put on Flatbush avenue extension, as the success of the Cary Manufacturing Co. Building, the Sperry Gyroscope Co. Building at the

northerly end of the avenue, the Langbein Cutlery Co. Building across the street, and the Thibaut Building at the southerly end of the avenue have all shown the trend of the times, and what the natural development of this avenue was to be.

"However, the American Law Book Building is distinctive because of the arranging of the grade floor entire, with large show windows and 14 foot ceiling, particularly adapting the floor for show-room purposes. As the Manhattan Bridge, as is shown by the statistics of the Bridge Department, is the most used automobile bridge of any of the East River spans, there have been a great many automobile concerns which have sought locations on this avenue, but this is the first time within my experience that a suitable building has been erected to be leased for this purpose."

Berkshire Co. Active in Market.

The Berkshire Realty Co., real estate operators, of 44 Court street, Brooklyn, have bought since their incorporation over a million and a half of property in many sections of Brooklyn and largely in apartment houses accommodating from eight to thirty families each. The company is still in the market for this class of dwellings and an invitation is extended to brokers to submit their offerings. A prompt decision will be given in all parcels offered. The officers of the company are Joseph G. Haft, president, and Isaac Wolf, secretary.

Plan Newtown Lot Sale.

Jere Johnson Jr. Co., who recently held a successful sale of lots in the Newtown section of Queens for the late F. de Haas Simonson, is soon to hold another sale for the same estate. The property to be sold consists of eighty-four lots, ready to build upon, in the Maspeth section of Queens, where several rows of attractive houses have been erected and are occupied by their purchasers. These are just off Grand street, on Fifth avenue, Bittman street, Caldwell (Johnson) and Whitlock avenues, Ada and Beatrice places, in one of the most accessible areas of Queens. The principal streets have the sidewalks laid, while water and gas mains are installed on part of the property.

Taxpayers Buy Home.

Jacob Finkelstein & Son sold for the Mutual Alliance Trust Company, of New York City, 266-268 Grandt street, to the Greater New York Tax Payers' Association, Meyer Goldberg, president. The trust company erected on this plot of 37.6x75 a 7-story fireproof building, at an approximate cost of \$200,000 about ten years ago, and which they have occupied until recently as a banking house.

Close Deal by Cable.

Brown Wheelock Company, Inc., sold for Lawrence Jacob, 629 and 631 West 115th street, an 8-story apartment, 50x100.11, held by the owners at \$200,000. The purchasers are Mandelbaum & Lewine. Mr. Jacob was in Japan when the negotiations were started and they were carried on by cable.

MONEY TO LOAN

on

New York City Real Estate

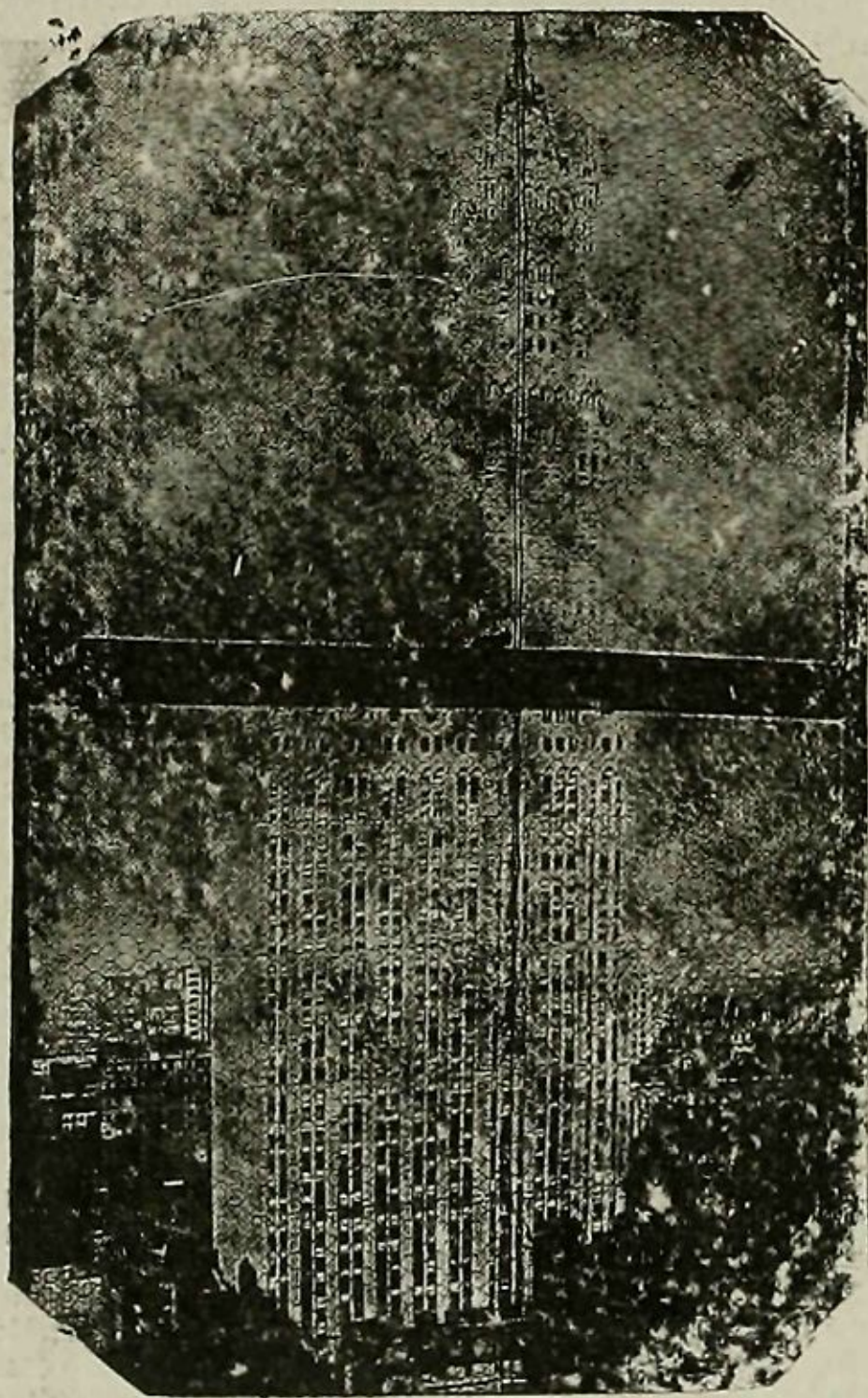
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PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 150 as against 81 last week and 17 a year ago.

The number of sales south of 59th street was 48 as compared with 25 last week and 8 a year ago.

The number of sales north of 59th street was 102 as compared with 56 last week and 9 a year ago.

From the Bronx 58 sales at private contract were reported as against 31 last week and 16 a year ago.

Statistical tables, indicating the number of recorded instruments will be found on page 416 of this issue.

"Rockfall" in Trade.

J. Adolph Mollenhauer has added to his real estate holdings by the purchase of the Rockfall, a 10-story apartment house at the northeast corner of Broadway and 111th street, on a plot 100x125 by irregular. It houses 72 families. The seller, the Armstrong Realty Co., took in part payment a large Long Island property. The deal involved close to \$2,000,000. Nassoit & Lanning and the Rowan-Callman negotiated the deal.

Steamship Company Is Buyer.

Charles F. Noyes Company resold for Guiterman, Rosenfeld & Co. to Harriss, Magill & Co. the 8-story office building, 33-37 South William street through to 31-35 Stone street, covering plot of 4,000 square feet. The purchasing company is one of the prominent operators and owners of steamship lines. This is the third sale of the same property recently negotiated. The Charles F. Noyes Company will be continued as agents of the building, and the purchasers will occupy the lower floors of the building for their executive offices. Guiterman, Rosenfeld & Co. have made arrangements through the Noyes Company to retain several floors in the building under a long-term lease. The buyers are reported to be Harriss, Magill & Co.

Benjamin Winters in Big Deal.

Flinn Realty Company, representing William Flinn, of Pittsburgh, sold to Benjamin Winter the 12-story apartment house at the northwest corner of Broadway and 81st street, 102 feet in Broadway and 182 feet in the street. The buyer owns Barrington Court, a 9-story apartment adjoining in 81st street, and now controls a street frontage of 295 feet. It was held at \$1,700,000. Tucker, Speyers & Co., Henry I. Cooper and M. Cohn & Co. were the brokers. The corner building was bought in December, 1914, by the present sellers from Klein & Jackson, the builders, at that time the deal involving other properties. Mr. Winter is a large owner of real estate. Since last autumn he has bought six modern 12-story apartments, including the northeast corner of Riverside Drive and 85th street, the northeast corner of West End avenue and 96th street, the northeast corner of Riverside Drive and 113th street, the southeast corner of Riverside Drive and 114th street, and the northwest corner of Amsterdam avenue and Cathedral Parkway.

Paper Company Will Occupy.

Spear & Co. have sold for the Tremont Webster Building Company, August Schwarzler, president, the 7-story loft building, 75x100, at 179-183 Wooster street, to the Crown Paper Company, who intend to use the building for their own business. This building was built by the Cornell Iron Works and a few years ago was foreclosed by the Brooklyn Savings Bank, from whom Mr. Schwarzler purchased it.

Sale of Ashland Building.

The Estate of Philip Braender sold through Byrne & Bowman to Max N. Natanson the Ashland Building, at 315 Fourth avenue, southeast corner of 24th street, 98.9 feet in the avenue and 150 feet in the street. It is a 20-story structure and occupies the site of the old Ashland House, demolished in 1910, when the "boom" struck this avenue. The building contains ten elevators. Mr. Braender bought the site in 1909 from Henry Corn. This is the second large sale in the section during the last two weeks, the other being the Everett Building, at the northwest corner of 17th street.

Hegeman Estate Is Seller.

The 12-story apartment at 135 to 139 West 79th street, on plot 62x100.5, has been sold by the estate of the late John R. Hegeman, former president of the Metropolitan Life Insurance Company. The building was erected about five years ago by Bing & Bing. The late Mr. Hegeman acquired the property from the builders in 1915 in a trade for the 7-story Majestic apartment at the southwest corner of St. Nicholas avenue and 145th street. It contains forty-eight suites of three and four rooms and bath each. The new owner is said to have paid cash over the first mortgage.

Numerous Holdings in Trade.

S. & J. H. Albert sold for the Aries Corporation, Richard A. Geis, president, 401 to 407 East 31st street, northeast corner of First avenue, a 7-story building, 50x100, occupying about 70,000

square feet. The building was held for \$250,000 and is tenanted by the Chesterfield Furniture Company and the Pyrene Manufacturing Company. The purchaser is Mrs. S. K. Thomas. In part payment Mrs. Thomas gave six parcels: 320 East 129th street, a 5-story flat, 25x100; also 313 and 315 East 104th street, two 5-story apartment houses, 25x100, each; also 240 East 121st street, a 4-story apartment, 27x100; also 233 East 66th street, a 5-story 20-family apartment, 25x100, and 541 West 57th street, a 5-story 20-family apartment, 25x100. The same brokers sold the 31st street property to the Aries Corporation a year ago last May for Hoffman & Robinson and have been appointed agents of the property.

New Home for Traders.

The Charles F. Noyes Company has sold for the Mahnken estate, 40 Water street, the northwest corner of Coenties Slip, a 4-story building on plot 25x27. The purchaser is Riera Toro & Von Twistern, an import and export firm doing business with Porto Rico and Cuba and the South American countries. The buyers, who paid all cash for the property and who will hold it free of mortgage indebtedness, will erect a modern 5 or 6-story office building on the site for their own use. This is the fourteenth sale of small buildings made by the Noyes company in the same general neighborhood.

Manufacturers Buy on Lafayette Street.

The Brett & Goode Company sold for John Stevens Melcher, 235 and 237 Lafayette street, a 12-story fireproof building, 50x100. The building was erected in 1911 by the Citizens' Investing Company, which conveyed the property in 1912 to Mr. Melcher. The buyers are E. C. Carter & Son, manufacturers of lace curtains, now located in the Cuyler Building. They will occupy a part of the building for their manufacturing business on February 1, 1920, and the balance of the building as the leases expire. The property was held at \$275,000.

Two Loft Buildings for Shenk.

Two lower Broadway loft buildings were acquired by Joseph Shenk, through Leitner, Brener & Starr. From the Metropolitan Life Insurance Company Mr. Shenk purchased the 9-story loft building, on a plot 61x98, at the northeast corner of Howard street and Broadway. The structure is one block from the Canal street station of the Brooklyn and Lexington avenue subway. The Chatham and Phoenix National Bank has taken a 21-year lease of the first floor as a branch to take care of the increased business in this territory. It plans extensive alterations. The property was held at \$450,000. In the second transaction Mr. Shenk bought from a client of Michael Kaufman, 832 Broadway, near 12th street, a 10-story loft building, on a plot 48x96, yielding an annual rental of \$32,000 and held at \$325,000.

Operator Purchases Loft.

Daniel H. Jackson bought from the estate of Charles F. Mattlage, 122 and 124 East 25th street, a 7-story fireproof loft building, 41.8x100, known as the Camera Building, tenanted by concerns identified with the silk and woolen trades. Geo. R. Read & Co., the managing agents for the property, were the brokers in the sale. The property, which is opposite the 69th Regiment Armory, was acquired by the estate in June, 1912.

University Place Loft Deal.

Max M. Natanson sold to Alfred M. Rau, 88 University place and 24 and 26 East 12th street, an 11-story store and loft building, 46x100, on 12th street, with an L, 31x110, on University place. The building contains a sprinkler system and two elevators and brings in an annual rental of \$47,000. It was held at \$375,000. Waddell & Martin were the brokers in the transaction. Mr. Natanson purchased the property last May from the Guardian Life Insurance Company.

Eighty-first Street Apartment Deal.

Slawson & Hobbs have sold for the estate of Robert A. Scott the 9-story fireproof building, 158 West 81st street, 56.3x100. The building contains apartments of 4 and 5 rooms and rents for \$40,000 a year. It was held at \$325,000.

Stuyvesant Heirs Sell Allerton.

The heirs of Augustus Van Horn Stuyvesant sold through Sharp & Co. to Ennis and Sinnott the Allerton, a 12-story fireproof apartment house, on plot 100x100, at the southwest corner of 113th street and Broadway. The property, which consists of forty-eight apartments and twelve stores and rents for more than \$100,000, was held at \$850,000. It has been in the hands of the Stuyvesants since 1913, when they purchased it from Henry Meyer & Son, builders.

Bank Sells to Publisher.

Union Square Savings Bank sold to a publishing concern 26 and 28 Union Square, two 5-story buildings, on a combined plot 51x125, located 26 feet north of the institution. The buildings are to be remodelled by the purchaser for its own occupancy. The sale of this parcel disposes of the only piece of realty that the bank has taken through foreclosure since 1880.

Big Resale at Profit.

N. A. Berwin & Co. sold for I. Randolph and Everitt Jacobs the 12-story apartment known as Bennington Corner North, at the southwest corner of West End avenue and 100th street, on plot 100x125. The buyer is B. Rush Stoddard, president of the West India Steamship Company. Mr. Stoddard gives in part payment the 3-story business building at 1111 Flatbush avenue, Brooklyn, on plot 40x100, occupied by the Chevrolet Motor Company, and also 2179 Clarendon road, Brooklyn, a 1-story garage on plot 100x100. Messrs. Jacobs bought this property, together with a 12-story loft building at 115-117 West 26th street, from the Doettjer Estate last month. Both properties have now been resold at a substantial profit.

Manhattan.

South of 59th Street.

CANAL ST.—Samuel Weil bought from the Matthew Thompson estate the 3-sty building at 508 Canal st, on lot 19.4x80.8, adjoining the parcels at 502 to 506 Canal st, at the southwest corner of Greenwich st, which he owns. The combined site fronts about 80 feet in Canal st, and he will reimprove it.

CHERRY ST.—B. Chenkin sold for Kathleen G. Turie to a client 216 Cherry st, a 6-sty tenement and stores, 25.1x117.7. The seller recently acquired the property in a foreclosure action against Charles S. Sender and others for \$5,000.

CHRISTIE ST.—Edward N. Browning bought from the New York Life Insurance Co. 195 and 197 Crystie st, a 9-sty loft, 50x200.

DOWNING ST.—Charles F. Noyes Co. sold to the Globe Wernicke Co., Lester S. Woodward, New York, manager, 49 and 51 Downing st, a 4-sty stable, 40x90.

FRANKLIN ST.—Frank J. Baumert, tenant, bought from Peter G. Gerry, through the Cruikshank Co., 177 Franklin st, a 6-sty business building, 25x87.6.

FRONT ST.—Norman S. Riesenfeld bought from the estates of Frances Duer Tilton and Harriet Potter, the 5-sty building, 20x80, at 99 Front st, through to 1 Jones lane, through Ashforth & Co.

UNIVERSITY PL.—Lloyd Winthrop Co. sold for Aime C. de Milt to an investor at 64 University place a 7-sty loft building renting for about \$10,000 and held at \$65,000.

UNIVERSITY PL.—Lloyd Winthrop Co. sold 45 University pl for the Mutual Life Insurance Co. to the Lebertan Corporation. The new owner will spend from \$10,000 to \$20,000 in improving the property.

WASHINGTON ST.—Samuel Weil bought from Elizabeth B. Howell, of Seattle, Wash., the 3-sty building on plot 30.1x60, at the northeast corner of Washington and Vesey sts, and on which he plans to erect a 9-sty building, to be completed by next May.

WATER ST.—Cruikshank Co. sold for the Almy Realty Corporation 27 Water st, a 4-sty building, 28x75.10, to Whitehouse, Davis & Co., commission merchants, the present tenants.

3D ST.—Folsom Brothers, Inc., sold for the estate of Mathilda Reinemann a 3-sty dwelling, 20x60.5, at 26 East 3d st, to A Sigal.

22D ST.—Cruikshank Company and Dwight, Archibald & Perry sold for Lauren Carroll to Maria S. Simpson the 3-sty dwelling 332 West 22d st, 20.10x98.9.

25TH ST.—No. 424 West Twenty-fifth Street Corporation sold to the Morgenstern Brothers Syndicate the 12-sty loft, 50x100, at 24 and 26 West 25th st. The sellers took back a second mortgage for \$100,000 for ten years.

27TH ST.—The Chinese Fur Importers, Inc., now at 136 West 28th st, purchased from David Steiner the 7-sty loft, 44.4x98.9, at 154 and 156 West 27th st. When possession can be obtained the buying concern will occupy one of the stores and three of the floors in the building just acquired.

28TH ST.—Harry J. Sanders bought from the estate of Ellen Morgan through Horace S. Ely & Co. the two 3-sty dwellings, 41.8x98.8, at 41 and 43 East 28th st, and has commissioned the Eastern Construction Company, Benjamin Leavin, president, to prepare designs for a 6-sty loft for the site. The whole transaction involves about \$225,000.

31ST ST.—E. H. Ludlow & Co. sold for the estate of Albert E. Valentine to Max Dorf 43 East 31st st, a 3-sty dwelling, 22x89.

31ST ST.—Cammann, Voorhees & Floyd sold for Varick D. Martin 117 East 31st st, a 4-sty dwelling, 21x98.9x42x irreg.

36TH ST.—Freidus & Co. and Harry J. Schum sold for Maurice Cohen 414 to 418 West 36th st, three 5-sty buildings, 85x98.9.

37TH ST.—Henry Hof sold for the estate of Catherine Behan the 5-sty building at 231 East 37th st to Alice M. Swift, interior decorator, who will occupy after extensive alterations.

45TH ST.—Byrne & Bowman sold for Cora A. Ferguson 156 East 45th st, a 3-sty dwelling, 18.9x100, to Herman E. Schanzlin.

51ST ST.—Douglas L. Elliman & Co. sold for the estate of J. Dunbar Wright, 41 East 51st st, a 5½-sty, brick front, modern American basement dwelling on a lot 22x100, to a prominent

banker for occupancy. This property was held at \$110,000. Foster & Thompson represented the Wright Estate as attorneys.
56TH ST.—Marie G. Currier purchased from

the Reliance Importing Co. the 4-sty dwelling, 22.6x100.3, at 12 East 56th st.
57TH ST.—William P. Eno has purchased 24 West 57th st, a plot 50x100, owned by Charles

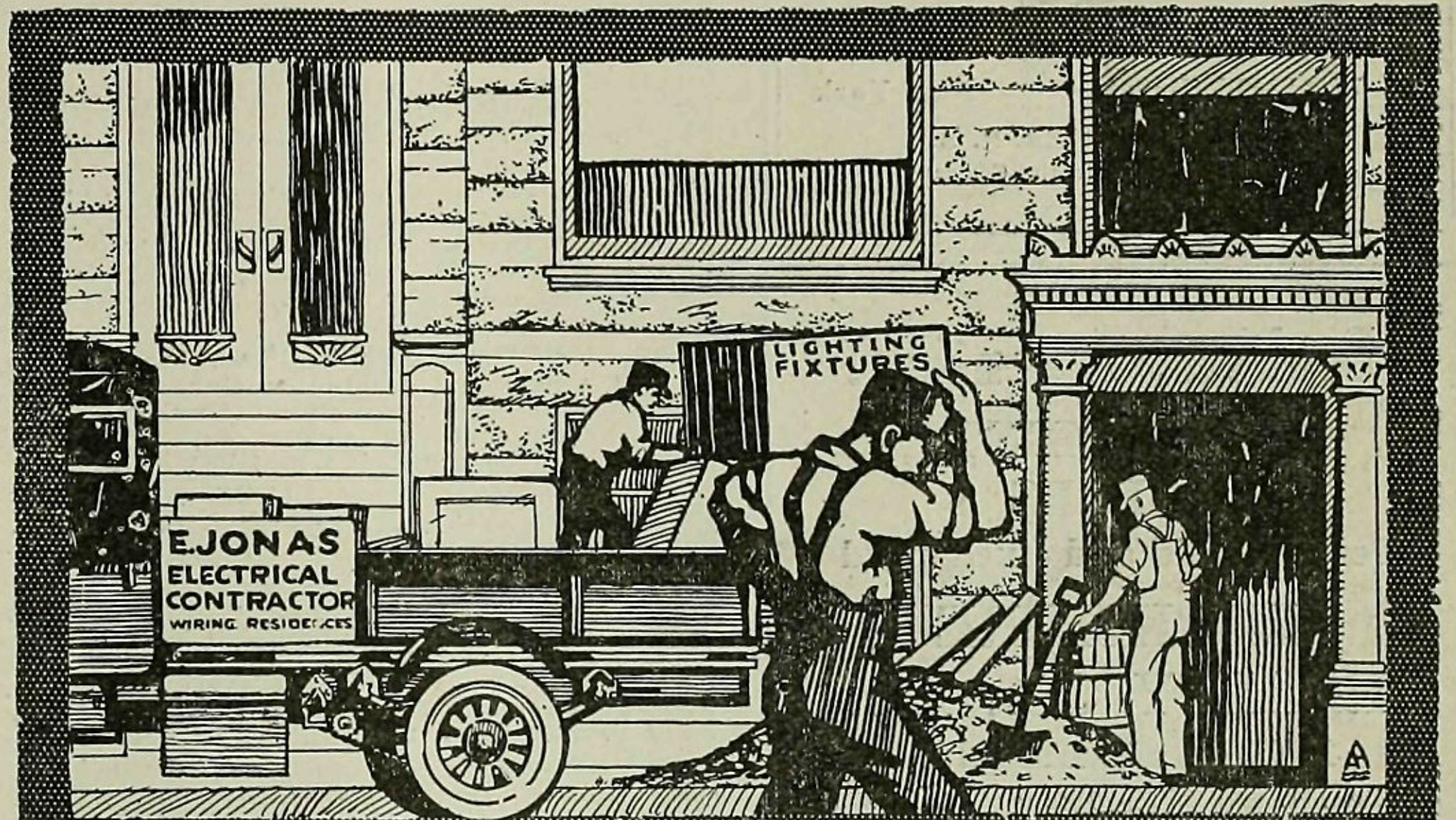
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Legislature attempts to relieve Housing situation - Passes Bill To Allow One Family Houses to be Remodeled to hold Four (see page 823 of Real Estate Record - Builders Guide) ELECTRIC SERVICE ALSO HELPS

WHEN the amendment to Tenement House Law made permissible the alteration of four story and basement houses to hold four families instead of one, electric service was the most important improvement which owners installed. Without electricity the high class of tenants attracted to these altered residences would not have been obtained, for these people were attracted to the comforts and conveniences of wired buildings.

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COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

J. Oppenheim, Jr., who was formerly associated with Oppenheim, Collins Co. It is the intention of the buyer immediately to erect an 8-story building, in which he intends to conduct an establishment for the sale of women's apparel. The purchaser was represented by Benjamin F. Foster, attorney, and the broker was Clark T. Chambers.

59TH ST.—Louis W. Osterweis, executor of the estate of Pearl Weinman, sold to Margaret Robert the 5-story tenement 513 West 59th st, 25x100, through John Peters.

BROADWAY.—Norman S. Risenfeld bought from Mrs. Ruth Bruce-Brown the 5-story loft building at 481 Broadway, through to 54 Mercer st, 26.4x200, through the Brown-Wheelock Co. This is one of twenty-three parcels offered at auction in 1910 for the Bruce-Brown estate, and was purchased by Joseph L. Bittenweier for \$111,000.

BROADWAY.—A. & H. Cohen purchased through Sol Lewine from the 414 Broadway Co. the 7-story loft building 414 Broadway, 27x85.

MADISON AV.—The Bank for Savings is reported to have sold the northeast corner of Madison av and 30th st, a 12-story loft, 96x110; also a 7-story loft, 45x100. The combined properties were held at about \$600,000.

2D AV.—Folsom Brothers sold for the estate of Caroline M. Hitchcock the dwelling at 221 2d av, 25.9x112.6, to Dr. Harry Cohen.

2D AV.—Samuel Hirsch has sold the 4-story dwelling, on a lot 20x80.6, at 792 2d av, near 42d st, abutting the Hospital for Ruptured and Crippled Children.

6TH AV.—The Schulte Realty Co. resold to an investor the 4-story building at the southwest corner of 43d st and 6th av purchased last week from Herman Reher and William Volk. Henry Shapiro & Co. were the brokers in the transaction.

6TH AV.—William H. Whiting & Co. sold the 4-story building 362 6th av, 22.4x62. Walter S. Lawrence is the owner of record. The New York Life Insurance Co. owns 364 adjoining, while the estate of John O'Neill owns 358 and 360, including the corner of 22d st.

7TH AV.—Manheimer Brothers, Inc., sold to Barnett Cohen and others for Mary and Felix Donnelly 320 7th av, a 5-story building, 19.8x56.6x irreg., at the southwest corner of 28th st. The building will be remodeled into lofts.

7TH AV.—Henry Brady sold 345 7th av, a 4-story tenement, 24x75, for the Clark estate to A. Springer.

North of 59th Street.

61ST ST.—Walter C. Cramp, Augusta J. Bowman and Tina Mintz formed the 131 West 61st St Company to take over the apartment house at that address, a 5-story structure, 40x100.5. John P. Viscardi is the owner of record.

61ST ST.—Mrs. Wilson's Home Renting Co. sold through Ruland & Whiting-Benjamin Corp. for Mrs. Phillip Littell the 3-story dwelling, 20x100, at 232 East 61st st.

71ST ST.—Kermit Roosevelt purchased for occupancy from the estate of Alice C. Frazer the 4-story dwelling, 18.6x100, at 151 East 71st st, through Harris & Vaughan, Inc.

71ST ST.—Electus T. Backus, of the Guardian Holding Co., Inc., resold for Sarah P. McCoun the 4-story dwelling, 18.9x102.2, at 351 West 71st st, which the seller acquired recently in part payment for the flat at 374 Manhattan av.

72D ST.—Electus T. Bakus, of the Guardian Holding Co., sold for the E. A. L. Holding Co., Edgar A. Levy, pres., 116 East 72d st, a 4-story dwelling, 18x102.2, to Robert K. Stafford.

73D ST.—Douglas L. Elliman & Co. sold for Mrs. Abram Steyne her residence at 24 East 73d st, a 6-story limestone front American basement house, on a lot 20x80. The house has been held in the market at \$120,000, and has been purchased by Arthur R. Seligman, of Shuman & Seligman, bankers.

78TH ST.—Frank B. Haubert, of Edward C. H. Vogler, sold for Frederick A. Mack the 4-story dwelling, 16.6x102.2, at 216 West 78th st.

80TH ST.—William B. May & Co. sold 26 East 80th st, a 4-story dwelling, 23x100, for the estate of Anna B. Appleton.

80TH ST.—The Houghton Co. sold for Clinton M. Cruikshank the 4-story English basement dwelling 313 West 80th st, on a lot 16x102.2. The buyer will occupy.

80TH ST.—Foot & Martin, Inc., purchased from the Operating Realty Co. 181 East 80th st, 3-story dwelling, on lot 16.8x100. Theodore A. Kavanagh, of the office of John J. Kavanagh, was the broker.

80TH ST.—The Bank of Great Neck sold, through I. G. Wolf, 509 East 80th st, 25x100, to the Dry Dock Sheet Metal Co., which will erect a 3-story factory.

81ST ST.—Richard S. Elliott bought from Austin H. Isbel 123 West 81st st, a 4-story dwelling, 19x102.2, through the Charles F. Noyes Co.

81ST ST.—The Wesley, a 9-story apartment house, 56.8x102.2, at 148 and 150 West 81st st, adjoining the edifice of the Central Church of the Disciples of Christ, has been sold by William C. Mott.

82D ST.—Foot & Martin, Inc., purchased from the Operating Realty Co. 153 East 82d st, 3-story

dwelling, 19.2x102.2. Theodore A. Kavanagh, of the office of John J. Kavanagh, was the broker.

84TH ST.—The Philip Lahr Estate sold 431 84th st, a 3-story dwelling, 15.8x102.2, between 1st av and Av A.

86TH ST.—Pease & Elliman sold for the Eckman estate 72 East 86th st, a 4-story dwelling, 20x102.2, to Pauline S. Feinman. The property is at present occupied by Edward C. Cammann.

91ST ST.—Pease & Elliman sold for Mrs. Ada A. Grennan the 3-story dwelling, 15x50x100, at 117 East 91st st.

94TH ST.—Lloyd Winthrop Co. sold for Ada B. Gould to Julius Kneifel 35 West 9th st, a 4-story dwelling.

95TH ST.—The 6-story model tenement, on a plot 40x100, at 336 to 338 East 95th st, near 1st av, has been sold. Margaret W. Snelling is the owner of record.

98TH ST.—Charles F. Noyes Co. sold for Mrs. Zada Howard Reakirt to Joseph Shenk the two 6-story modern apartment houses at 6 to 12 West 98th st, covering plot 100x100. The property has a rental value of about \$30,000 per annum and was held at \$200,000 by the sellers. Mr. Shenk paid all cash for the property, and it is stated that negotiations are pending for a resale.

103D ST.—J. Anthony Minott sold for Sigmund Orbach the 5-story flat, 25x100, at 167 East 103d st, to F. D'Onofrio, Inc., for investment.

106TH ST.—Dr. William Donovan sold through Samuel Krulewitch, 16.8x100, vacant, at 125 East 106th st.

107TH ST.—William S. Baker sold for a client to Mandelbaum & Lewine 14 to 20 West 107th st, two 6-story apartments, each 60x100.

107TH ST.—Electus T. Backus, of the Guardian Holding Co., sold for Perry A. Hull the 5-story dwelling, 25x100, at 324 West 107th st.

108TH ST.—Irving Judis resold 204 to 210 West 108th st, a 6-story apartment, 100x100, through P. A. Edmiston and H. T. Wood. The seller recently acquired the property in trade for the apartment at 362 Riverside dr, south corner of 109th st.

113TH ST.—Mrs. Anna Crawford sold the 6-story elevator apartment house at 224 and 226 West 113th st to Nathan Barsky for investment. The purchaser was represented by Bernard S. Deutsch and the seller by Leon Kronfeld. Osterweil Bros. negotiated the deal.

113TH ST.—The Houghton Co. sold for Elias Hartman the 4½-story American basement dwelling at 527 West 113th st, on a lot 20x100.11, to a client for occupancy. The same brokers sold recently the house at 529 adjoining to a Columbia Chapter Fraternity.

114TH ST.—Ward Belknap & Son sold for the Dormond Realty Co. to Abraham Lustig the 3-story dwelling, 17x100, at 52 West 114th st.

115TH ST.—Julius Bachrach sold for Casper Fischer the 5-story flat, 50 West 115th st, 17x100, held at \$18,000 and renting for \$3,000.

118TH ST.—Sisca & Palladino sold to Antonio Cuomo 410 East 118th st, a 2-story dwelling, 16x100; also sold for Mary E. Wood 431 East 118th st, a 3-story dwelling, 21.6x100.

120TH ST.—Julius Bachrach sold for the estate of Leah Hays the 5-story flat 23 West 120th st, 25x95.

121ST ST.—Goodwin & Goodwin sold for the U. S. Fire Insurance Co. to Jacob Pinsky the 4-story dwelling at 21 West 121st st, adjoining the corner of Lenox av, on lot 20x100.11.

122D ST.—The 6-story apartment house known as the Delaware, at 520 West 122d st, between Amsterdam av and Broadway, has been sold by the Almin Realty Co. It has a frontage of 75 ft with a depth of 90.11 ft. The buyers are the Staten Improvement Co. The property rents for \$20,000 and was held at \$150,000.

127TH ST.—Porter & Co. sold for Harrison D. Meyer to the Ilwood Holding Corporation, the "Alvena," a 6-story elevator apartment, at 14-16 West 127th st. The purchaser was represented by Harry Levy.

127TH ST.—G. Hebron sold for the Benenson Realty Co. the 3-story dwelling, 20x100, at 62 West 127th st.

127TH ST.—Ames & Co. sold to William Lee the premises and good will of the garage business at 159-61 West 127th st, a 3-story building, size 50x100. The transaction involved approximately \$90,000.

129TH ST.—S. N. Mitchell, of A. G. Thompson & Co., sold the dwelling, 245 West 129th st, for Elizabeth Ring to the Direct Leasing Corporation.

129TH ST.—H. J. Rogers and B. Nauheim sold for Julie Techt the southwest corner of 129th st and 8th av, two 5-story flats, 50x75.5.

132D ST.—J. B. Wood sold for L. M. Higgins the dwelling, 10.10x99.11, at 164 West 132d st.

132D ST.—Empire Investing Co. sold 234 West 132d st, a 3-story dwelling, 15x99.11.

133D ST.—Lena Mosher sold 152 West 133d st, a 3-story dwelling, 12.6x99.11.

134TH ST.—Frederick Brown bought from Elise F. Kick, 505 to 517 West 134th st, seven 5-story tenements, 208x100. Albert B. Ashforth, Inc., was the broker.

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136TH ST.—F. Howell sold for the Equirable Life Assurance Society 243 West 136th st, a 3-sty dwelling, 17x99.11, to Dickey F. Caffey.

136TH ST.—B. W. Smith, Inc., sold for Annie Meltor 109 West 136th st, a 3-sty dwelling, 16.8x100, to Hilkiiah Craig.

136TH ST.—John H. Pierce sold for Jules Frankel the 3-sty dwelling, 17x99.11, at 211 West 136th st, near 7th av.

136TH ST.—Charles Schneider has sold through John H. Pierce 215 West 136th st, near 7th av, a 3-sty dwelling, 17x99.11.

137TH ST.—F. Howell sold for Francis Collins 142 West 137th st, a 3-sty dwelling, 22.7x99.11, to Samuel Graham.

137TH ST.—F. Howell sold for George W. Mills 220 West 137th st, a 3-sty dwelling, 17x99.11, to Patience H. Tucker.

138TH ST.—Isaac Haskell sold for Ehrlich & Cohen to the Kane Realty Co. the apartment, 50x100, at 108 and 110 West 138th st.

138TH ST.—Ernestine Jacobowsky has sold 321 West 138th st, a 3-sty dwelling, 17.6x100.

138TH ST.—Equitable Life Assurance Company is reported to have sold 226 West 138th st, a 3-sty dwelling, 21.1x100.

139TH ST.—Nail & Parker sold for the Equitable Life Assurance Society 254 West 139th st, a 3-sty dwelling, 17x99.11.

140TH ST.—Moore, Schutte & Co. sold the 4-sty dwelling 463 West 140th st, 17x99.11, for G. L. Lawrence.

142D ST.—B. W. Smith, Inc., sold for William Schneider to Augusta Brown 208 West 142d st, a 3-sty dwelling, 16.5x100.

143D ST.—Moore, Schutte & Co. sold for Caroline and Emma Steinau to Rose B. Heitlinger the 3-sty dwelling, 18.9x99.11, at 457 West 143d st.

145TH ST.—John J. Egan sold 507 and 509 West 145th st, a 2-sty building, 40x100, to the Franklin Lodge, F. & A. M.

146TH ST.—Samuel Lanes and Max Landsman sold for the Just Right Realty Co. to Samuel Adler 218 and 220 West 146th st, a 6-sty apartment, 40x100.

147TH ST.—Irving I. Lewine and Ely Maran sold to a client of Max Miller 510 West 147th st, a 5-sty apartment house on plot 50x100. It was held at \$65,000 and rents for about \$9,000.

148TH ST.—Duff & Brown Co. sold for Henry S. Niewenhaus to a client for occupancy 546 West 148th st, a 3-sty dwelling, 16.8x100.

149TH ST.—Moore, Schutte & Co. sold the 3-sty private dwelling 514 West 149th st, 15x99.11, for E. M. Andrews, of California, to a client for occupancy. The house was held at \$14,000.

151ST ST.—George Jackson has sold for a client the 7-sty apartment house on a plot 50x100 at 516 and 518 West 151st st. The buyer, the Apartment Equities Corporation, will hold the property for investment.

151ST ST.—Schuck estate sold through Knap & Wasson Co. 5-sty flat, 27x100, at 446 West 151st st.

158TH ST.—L. J. Phillips & Co. resold for Charles Siegel Levy (Bronx County Construction Co.) a 3-sty dwelling, on lot 18x100, at 646 West 158th st to a client for immediate occupancy.

160TH ST.—Lukes H. Beers sold to the H. & D. Company, A. Zauderer, president, three 5-sty flats, 37.6x99.11 each, at 524, 526 and 552 West 160th st.

185TH ST.—S. L. Pakas bought from William Hyman the 5-sty apartment, 50x100, at 556 and 558 West 185th st, through William Crane.

AUDUBON AV.—The Retzker Realty Co. resold to an investor the 5-sty apartment house at 399 Audubon av, northeast corner of 185th st. It has a frontage of 54 ft on the avenue and 120 ft on the street. The property shows an annual rental of \$17,250 and was held at \$125,000.

AMSTERDAM AV.—San Samone, a 7-sty elevator apartment house covering the block front on the east side of Amsterdam av, between 141st and 142d street, has been sold by Elgar & Feinberg for a client to the Omer Realty Co., Joseph E. Mautner, president. It was held at \$200,000. The building fronts 200 ft. on the avenue, 35 ft. on 141st st and 30 ft. on 142d st. The total yearly rental is \$28,000.

AMSTERDAM AV.—John Finck sold for Courtney R. Gleason, of Chicago, to S. L. Pakas the 5-sty apartment on Amsterdam av, southeast corner of 136th st, size 100x50. The yearly rental is \$13,000, and the asking price was \$100,000.

AMSTERDAM AV.—Frederick Heimsoth estate sold the business building at 1774 and 1776 Amsterdam av, southwest corner of 148th st, 49x100, to Arthur and Chester Goldburg. The structure is occupied by the Goldburg Furniture and Carpet Co.

AMSTERDAM AV.—Geo. R. Read & Co. resold for Courtney R. Gleason, of Chicago, Ill, the 5-sty flat, 50x100, at 1529 to 1536 Amsterdam av, southeast corner of 136th st, to the Imperator Realty Co.

AUDUBON AV.—Knap & Wasson Co. sold for

Mrs. Mary S. Shepard the Farnon, a 6-sty apartment, 100x100, at the northwest corner of Audubon av and 170th st.

AUDUBON AV.—W. J. Huston & Sons have sold for John F. Kaylor, 189 Audubon av, a 5-sty flat, 32x100.

BROADWAY.—Samuel Barkin purchased from the William Johnson Co. the Carrolton, a 6-sty elevator apartment house, 90x150, at the northwest corner of Broadway and 168th st, opposite the old American League Baseball Park. The house contains seven suites on a floor and has five stores. It rents for about \$50,000 annually, and was held at \$350,000.

BROADWAY.—Joseph Shenk purchased from the Sound Realty Co. the Panama, a 6-sty apartment, 100x100, at the northeast corner of Broadway and 150th st. M. Cohn & Co. and Henry I. Cooper were the brokers.

BROADWAY.—Judge Martin T. Manton, of the Circuit Court of Appeals, sold through Reis & Feinberg to Joseph Shenk the 6-sty apartment occupying the block front in the east side of Broadway between 169th and 170th sts, fronting 177 ft in Broadway and 100 ft in each street. The structure contains sixty apartments and ten stores. It was erected by Jacob Axelrod about two years ago.

COLUMBUS AV.—Ennis & Sinnott resold through L. J. Phillips & Co. the southeast corner of Columbus av and 71st st, a 4-sty store, office and apartment building, on lot 75.5x20. The sellers recently acquired this property through the same brokers.

MADISON AV.—The Morgenstern Brothers Syndicate purchased from Samuel H. Stone the Mannados, a 6-sty apartment at 1400 to 1406 Madison av, northwest corner of 97th st, 100.11x95. This is the first sale of the house since its erection in 1908.

PLEASANT AV.—Ralph Russo sold 413 Pleasant av, a 3-sty dwelling, 16.10x100, for Margaret C. Finnegan.

ST. NICHOLAS AV.—Charles Wynne and Louis H. Low bought from E. Gallinger, Aldus Terrace, a 6-sty apartment, 100x100, at the southwest corner of St. Nicholas av and 186th st.

ST. NICHOLAS AV.—Lane S. Hough, of J. C. Hough & Co., sold for Mandelbaum & Lewine the northwest corner of St. Nicholas av and 157th st, a 6-sty apartment house, 47x103, to the Argonne Realty Co., Henry S. Mansfield, president. In part payment the seller received a dwelling in Chester Hill Park, Mount Vernon, 75x100.

SHERMAN AV.—S. Rosen has sold for the K. & R. Construction Company to the Anthony Realty Co. the 5-sty apartment structure, on a plot 50x150, at 164 Sherman av, renting for \$15,000 and held at \$80,000.

VERMILYEA AV.—O'Reilly & Dahn sold for Ellen E. Wall the 5-sty apartment house at 64 Vermilyea av, 50x100.

WADSWORTH AV.—Ely Maran and Irving I. Lewine resold to Louis Fine through A. H. Levy and Jacob Gold the Burwood, a 5-sty apartment, 50x100, at the northeast corner of Wadsworth av and 176th st.

WADSWORTH AV.—Elgar & Feinberg sold for George C. Clark to Scoville Realty Corporation 256 Wadsworth av, a 5-sty apartment, 54.6x115, held at \$90,000, and renting for \$14,000 a year.

WADSWORTH AV.—Franklin Pettit sold the 5-sty flat, 50x100, at the northeast corner of Wadsworth av and 175th st, through the Knap & Wasson Co., to Ely Maran and Irving I. Lewine.

WADSWORTH AV.—Winfield W. Scott purchased from Bessie Maguire 367 Wadsworth av, northeast corner 191st st, a 5-sty apartment, 100x50, through J. C. Hough & Co.

1ST AV.—Ernest N. Adler sold for the Manning-Bernhard Realty & Construction Co. to Sigmund G. Schwabach 1819 to 1823 1st av, northwest corner of 1st av and 84th st. The property consists of a 5-sty tenement with stores, on plot 63.2½x50.

5TH AV.—Isidor Zimmer and Samuel Reznick bought from William D. Kilpatrick the 6-sty apartment at the northwest corner of 5th av and 129th st.

7TH AV.—Nail & Parker sold for Clarke & Clarke, as attorneys, 2197 7th av, southeast corner 130th st, a 5-sty double flat, 24.11x75.

8TH AV.—Freidus & Co. have sold for a client 2798 8th av, a 6-sty apartment house with stores, on plot 37.6x100.

Bronx.

BECK ST.—Alexander Selkin and Carl Jaffe sold for Attorney Charles Freidrich 769 Beck st, a 3-sty dwelling, 25x100.

CHARLOTTE ST.—Joseph G. Abramson purchased from Alfred Ravere, 1503 Charlotte st, adjoining the corner of 173d st, a new law 5-sty flat, 37.6x100. The property shows an annual rental of over \$7,000 and was held at \$45,000. Pease & Elliman were the brokers.

FAIRMOUNT PL.—Cahn & Pittman, Phillip Wattenberg resold the 4-sty flat at 714 Fairmount pl, 27x94, to Pomerantz & Weinstein.

FOX ST.—J. Clarence Davies sold for Edward J. Murphy to Eli Michaelson 1045 Fox st, a 2-sty 1-fam. house on lot 25x100.

HOME ST.—Samuel Cowen has sold for the Stebbins Realty Construction Company the southwest corner of Home st and Stebbins av, a 3-sty apartment building with stores to a Mr. Bloom for investment.

HOUGHTON ST.—Harry and William Howell sold to Fred V. Kunzle the dwelling at 2152 Houghton st.

MANIDA ST.—Leitner, Brener & Starr sold for Louis Corlian to William F. Johnson, 661 Manida st, a 2-sty dwelling, 45x100.

WASHINGTON ST.—J. Clarence Davies resold for Leo Levinson 1477 Washington av, a 5-sty flat, arranged for 20 families, on plot 37.6x100.

139TH ST.—Charles Siegel Levy sold through H. H. Jackson and Joseph Kaplan to Louis Mintz and Louis Silverman the 5-sty apartment, 37.6x100, at 460 East 139th st, and to Benjamin Recheson a similar building at 464.

165TH ST.—M. Nasanowitz' Son sold for James F. Hunter 730 East 165th st, a 4-sty flat, 20x100, to a Mr. Rigelman.

167TH ST.—J. Johnson sold to Charles Hensle the apartment, 40x100, at 814 East 167th st, corner of Union av, renting for \$7,500.

175TH ST.—Albert D. Phelps sold for Mrs. Kate M. G. Crowley to an investor and immediately resold to M. Silverman and H. Pasloff two 5-sty apartments, 90x140, at 796 and 800 East 175th st.

179TH ST.—The Benenson Realty Co. resold to a client of J. Rubin two 5-sty apartment houses, on a plot 72x95, at 742 and 752 East 179th st, renting for \$11,000 and held at \$80,000.

186TH ST.—D. A. Trotta sold for William P. McCarthy, the 4-sty flat at 462 East 186th st, on lot 20x10.

198TH ST.—Mary J. Walsh sold to a client of Richard Dickson a 2-sty detached frame dwelling at 110 East 198th st.

226TH ST.—E. Sharum sold to Lucio D'Avola, a vacant plot 34x100 at the southwest corner of 226th st and Paulding av.

ASTOR AV.—J. Clarence Davies resold for Mrs. C. Holcombe to G. Shindelman the southeast corner of Astor and Wilson avs, a vacant plot 50x105; also to Louis Bloom the plot 50x100 at the northwest corner of Pelham Parkway and Fenton av. The sellers purchased the lots at the Stern auction sale last week.

BATHGATE AV.—North County Development Co. sold through Williamson & Bryan the 2-sty dwelling 2086 Bathgate av.

BOSTON RD.—Samuel Cowen has sold

through Edward Brown 1,069 Boston rd, a 5-sty flat.

DALY AV.—Bernard S. Deutsch sold 1976 Daly av, a 3-sty dwelling, 25x100, to William Hall through Richard D. Pirner.

EDGEWATER RD.—J. Clarence Davies sold for F. B. Austin 1493 Edgewater rd, near Freeman st, a 2-family brick house on lot 25x100.

GIFFORD AV, ETC.—George J. McCaffrey, Jr., sold dwellings at 2717 Gifford av for Charles R. Halloch; also at 1984 Daly av for Andrew Parish; at 2719 Gifford av for Charles P. Hallock; at 1537 Morris av for Charles P. Hallock, and at 1986 Clinton av for a client of M. Wray.

HARRISON AV.—E. Osborne Smith sold for the United Realty Company fifty vacant lots in the west side of Harrison av, located in the block front between Burnside and Tremont avs, for residential improvement.

HOE AV.—S. Rosen has sold to a client for Max N. Natanson the two 5-sty apartment buildings, on a plot 90x130, at 1437 to 1447 Hoe av, renting for \$21,000 and held at \$120,000.

HOLSON AV.—Cahn & Pittman sold to Edna L. Smith the 3-family house, 25x100, at 1671 Holson av.

JACKSON AV.—Samuel Fox sold for Leopold Barth and Gustav Rheinauer to Roth & Bass Realty Co., Inc., the 5-sty tenement on the southeast corner of Jackson av and East 151st st, on plot 25x100.

LONGFELLOW AV.—Alexander Selkin and David Mintz sold to Dixie Security Co., B. Cransman, the six 5-sty apartments at 1166 to 1174 Longfellow av and 1157 to 1165 West Farms rd, each on a plot 49x91xirregular. The property was held at \$220,000. It was a cash transaction. The same brokers sold these houses to the seller about four years ago.

MOTT AV.—Nehring Brothers sold for Mary Blum 300 and 392 Mott av, southeast corner of 144th st, a 5-sty new-law apartment house, 50x100, renting for \$11,000 and held at \$65,000. Burston & Levy, attorneys, represented the buyer.

NELSON AV.—Cahn & Pittman resold to Edna L. Smith the 3-sty brick 3-family house, 25x100, at 1671 Nelson av. Samuel Cowen negotiated the sale.

NEWBOLD AV.—D. A. Trotta sold for Adelaide Jones two 2-fam. brick dwellings 2346 and 2348 Newbold av, each on lot 25x103.

PARK AV.—Bronx Land Mortgage and Real Estate Co. sold for Robertine Heineman 4441 Park av, a 2-sty frame building, 25x95.10.

RYER AV.—Nathan Social has bought from a Mrs. Rice the 3-sty dwelling and garage at 2191 Ryer av, on plot 50x130. The property was held at \$30,000.

ST. PETERS AV.—Harry and William Howell sold to Benjamin Gorden the 2-family dwelling at 1640 St. Peter's av.

SHERMAN AV.—Ely Maran bought 964 Sherman av, near 163d st, a 5-sty apartment, on plot 43x105, renting for about \$9,000, and held at \$55,000.

SOUTHERN BLVD.—Nicholas Lopard sold for Mrs. Rohrich the 3-sty detached brick flat with stores and brick garage in rear at 1216 Southern blvd to Mrs. Johanna Fisher.

TAYLOR AV.—J. Clarence Davies sold for Mary J. Higgins, 1622 Taylor av, a 3-sty frame detached 3-family house, on lot 25x100.

UNION AV.—Frederick Brown sold to the Kusler Realty Co., Inc., Gold Hill Court, a 6-sty elevator apartment house, on a plot 79.10x105, at 827 Union av, near 160th st. The house contains thirty apartments, rents for \$20,400, and held at \$130,000. Leitner, Brener & Starr were the brokers. Mr. Brown acquired the property a few months ago from Clare E. Walker.

VALENTINE AV.—The Adelsea Realty Corporation, H. B. Felbin president, sold to the Ledge Realty Corporation the 20-family apartment house, on a plot 50x100, held at \$70,000 and renting for \$11,000, at 2255 Valentine av.

VYSE AV.—Lowenfeld & Prager sold through S. Rosen to a Mr. Singer 1500 and 1502 Vyse av, a 5-sty apartment house, on a plot 50x100, renting for \$10,000 and held at \$60,000.

WASHINGTON AV.—R. Rasmussen has sold for Dr. Philip Eichler his residence at 1787 Washington av, on plot 54x140, to Dr. H. Weisman.

WASHINGTON AV.—R. Rasmussen sold for Mrs. H. Pietzsch, a 4-sty apartment, 27x120, at 1824 Washington av, to Max Weiss.

WEBSTER AV.—Cahn & Pittman sold to Ernest A. Addicks the 5-sty new law apartment, with three stores, at the northwest corner of Webster av and 197th st. F. William Sohns was the broker.

WEBSTER AV.—Bronx Investment Company sold through David Pasinsky the 5-sty apartment, 50x120, at 2967 and 2969 Webster av.

WHITLOCK AV.—Leitner, Brener & Starr sold to the W. B. C. Realty Co. (Philip Wattenberg, president), for the Bedford Holding Corp., a plot of 220 ft on the east side of Whitlock av, between Faile st and Hunt's Point av. The

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buyer will erect a garage and a 1-sty "taxpayer" over the property.

WHITLOCK AV.—M. L. and C. Ernst sold to Isaac Nowak 867 Whitlock av, a 3-sty, 3-fam. dwelling, 25x100, near Longwood av, completing the resale of twenty-one dwellings acquired by the selling company last spring. Saul Freund was the broker.

WHITLOCK AV.—M. L. & C. Ernst have sold the 3-sty dwelling, 25x100, at 845 Whitlock av to Joseph Wilk, through M. Veit. This makes the twentieth house the operators have sold in the last month.

WHITLOCK AV.—Harry Cahn, of Cahn & Pitman, and Philip Wattenberg resold to Steinmetz & Hoffman, the plot on the east side of Whitlock av, 100 ft south of Faile st, 228x100x irregular, facing Hunts Point av at the intersection of Hoe av and Boulevard. Alexander Selkin and David Mintz were the brokers.

WHITLOCK AV.—Leitner, Brener & Starr sold to Harry Cahn, of Cahn & Pittman, and Phillip Wattonberg for S. McV. Hemenway and the estate of John H. Hinton 856 and 860 Whitlock av, two 5-sty flats, each 39x90.

RIVERDALE.—The home of Arthur I. Keller, illustrator, at Fieldston, Riverdale-on-Hudson, has been sold to Dr. Clyde Kennedy Miller, of this city. It is of Elizabethan type and contains sixteen rooms and five baths. The property was held at \$50,000. George Howe was the broker.

Brooklyn.

BOLIVAR ST., ETC.—James L. Brumley & Co. sold the two 3-sty tenements at 63 and 65 Bolivar st for Mrs. G. Fasano; also sold the following dwellings, 850 Hancock st, for Mrs. Caroline L. Event to Frederick Pithman; 852 Hancock st for the same seller to Miss Kathryn Donovan; 366 Clinton st for Dr. James H. Race to Joseph D. Noonan; 96 Fort Greene pl for Miss Fanny D. Fish to Mrs. Josephine Henderson; 1339 42d st for Mrs. Sophia Rodgers, in conjunction with L. M. Wygant, and later resold the house; also sold for the Frederick Construction Co. the 4-sty apartment house at 461 Washington av.

DOWNING ST.—Harry M. Lewis, in conjunction with Charles H. Bulkley, sold for Orrin B., Kenneth A., Stanley H. and Howard Sprague, to a client, for investment, the two 3-sty dwellings known as 54 and 56 Downing st, on plot 40x101.6.

LINCOLN PL. ETC.—Charles Partridge sold the 2-sty dwelling at 578 Lincoln pl, for Emily A. Cook; also sold for Casine L. Pose, to a client for investment, the apartment house at 1055 Dean st.

LORIMER ST.—Charles Buermann & Co. sold for Frank Zita, the 2-sty house, 74 Lorimer st, a frame building 18.7x75, to Mrs. Elmo Lammeo. The property was held at \$3,000.

MONROE PL.—The Rev. Dr. Newell Dwight Hillis, pastor of Plymouth Congregational Church, Brooklyn, has sold his home, at 23 Monroe pl, to Dr. Andrew W. Wilson. It is a 3-sty double dwelling. It is understood that Dr. Hillis has in mind the buying of a smaller house in the Columbia Heights section.

PROSPECT PL.—Clinton Trading Corporation sold to Minnie Ackenback the 2-family dwelling at 653 Prospect pl, on a plot 18.6x90. Charles Partridge was the broker.

QUINCY ST.—Burling & Swan, Inc., sold the 2-sty dwelling, on a lot 20x100, at 420 Quincy st, for Mrs. Margaret L. Roe to a client for occupancy.

UNION ST.—John Pullman Real Estate Co. sold 832 Union st, a 3-sty dwelling, on lot 20x100, for William S. Riordan to Mary McMahon.

33D ST., ETC.—Realty Associates sold 130 33d st, a 3-sty flat, 25x100.2, to Giuseppe and Maria Guissarri, through J. J. Astarita; also 226 Sumner av, a 2-sty dwelling to Isaac Goor, through H. Thuman, and the plot, 50x100, on the northeast side of 36th st, 120 ft. southeast of 3d av, to Salvatore and Antonio Castellano, through J. J. Asatrira.

38TH ST.—Meister Builders, Inc., have sold to a client, for occupancy, a 2-sty brick house, 1437 38th st, on a plot 20x75.

46TH ST., ETC.—Frank A. Seaver & Co. sold two lots on the south side of 46th st, 540 ft. east of 16th av, for Ellen McFadden; also six lots on the south side of 75th st, 200 ft. west of 10th av, for Wm. Martin; two lots on the south side of 46th st, 80 ft. east of 16th av, for John Whalen; six lots on the north side of 85th st, 300 ft. east of 10th av, for R. B. Painter, and nine lots on the south side of 75th st, 320 ft. west of 10th av, for the Arrow Construction Co.

48TH ST.—I. Salzberg sold for M. J. Bartleet to H. Gordon the 2-family house on plot 20x100, 1117 48th st.

63D ST.—Realty Trust sold for Alcox Building Co. the semi-detached brick dwelling, 2060 63d st, to Jacob Waldman, for occupancy.

65TH ST.—Realty Trust sold for Alco Building Co., the 1-fam. semi-detached brick dwelling, 2138 65th st (Day Parkway), to Angelo Viola.

74TH ST.—Walter S. Ross and C. C. Gretsinger sold dwelling at 955 74th st, for Alfred C. Hafstad; at 311 78th st, for Axel J. Larson; at 248 86th st, for Mary Bennett and also for

Mary E. Thornley the two 2-fam. semi-detached houses with garages, now in course of construction on the south side of 68th st, 468 feet east of 6th ave, to clients for occupancy.

82D ST.—Frank H. Malone sold the 1-fam. detached cottage, on plot 60x109, on the north side of 82d st, 100 ft. west of Ridge Boulevard, for Jacob S. Langthorne to a client for investment.

EAST 5TH ST., ETC.—R. S. Fisher, Inc., sold 1565 East 5th st, for Avenue O Parkway Co., Inc., to G. Deverall; 1885 East 18th st, for Charles W. Anderson, to H. P. Feig; 2306 Avenue Q, for a client to L. Clausner; 1310 Avenue P for Somers to Alice Reynolds; 1121 Avenue P for Louise M. Ardell to Fred Stapley; 1496 East 28th st, for H. P. Feig, to B. Horne; 1552 East 14th st, for H. P. Feig, to I. Arons; 1730-32 East 17th st, for Seiling to S. Stewart; 1947 East 16th st, for H. P. Feig, to A. Guinness; 1557 East 17th st, for S. Stewart, to A. Lehman; 1868 East 9th st, for H. Bartlett, to A. H. Dettmer.

EAST 12TH ST.—Samuel J. Tanknoos resold the 3-sty frame dwelling recently purchased at 1656 East 12th st, on plot 25x100.

EAST 21ST ST., ETC.—Samuel Galitzka & J. Lacov sold for Goodman & Block a 2-sty 2-family house with double garage on the east side of East 21st st, 10 ft south of Av K, Flatbush, on a plot 40x100. This house was sold from plans and will be ready for occupancy in January next; also sold for S. D. Cary the southwest corner of Av J and East 13th st a plot 100x100 to a builder who will improve it with five 4-sty apartment houses with stores.

AV I.—Samuel Galitzka & J. Lacov sold for the Sherman Building Company, Inc., to a client for investment the 2-sty 2-family house with double garage, on a plot 26x100, at the northeast corner of Av I and East 12th st, for a reported consideration of \$20,750; also sold for the Sherman Building Company, Inc., to a client for investment, the new 2-sty 2-family house with double garage now in the course of construction, on the north side of Av I, 26 ft west of East 12th st, on a plot 37x100, for reported consideration of \$18,750.

FLATBUSH AV., ETC.—Bulkley & Horton Co. sold 526-528 Flatbush av, near Lincoln rd, two 4-sty double apartment buildings, lots 26.8x100 each, for the estate of Anna E. T. Kirtland to client for investment; also 1062 Bergen st, a 4-sty apartment building, plot 39x120, for H. C. Watrous to client for investment.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Sigmund Levine, the three 3-sty store and apartment buildings at 1004, 1006 and 1008 Flatbush av, on a plot 63x100.

FOSTER AV.—Clinton Trading Corporation sold to Annie Wagner the 1-family frame dwelling at 503 Foster av, Brooklyn, on a plot 50x100. Vincent Massa was the broker in the transaction.

JEFFERSON AV., ETC.—R. A. Schlesing sold the 3-family brick house, 1419 Jefferson av, for August Schoenborn to Edward L. Fritsche for occupancy; also sold the 6-family brick tenement house on lot 35x120 at 400 Suydam st for Marie Rendler to Frederick Koch; the two 6-family frame tenement house 207-209 Bleeker st for William Schneider to Margaretha J. Schif for investment; the 2-family frame residence 134 Cooper st for Louis Geist to Rudolf Barto.

MYRTLE AV.—James L. Brumley & Co. sold the 3-sty buildings at 258 Myrtle av for G. Tarantino and 260 Myrtle av for Henry W. Partridge to a client for improvement. Burling & Swan were associates as brokers.

RECENT LEASES.**United in \$1,000,000 Lease.**

United Cigar Store Co. leased from the estate of Robert E. Westcott the northeast corner of 110th street and Broadway for a long term of years at an aggregate figure approximating \$1,000,000. The property has been in the same family for about twenty-five years and is improved with a 2-story taxpayer, 90.11x180. L. J. Phillips & Co. were the brokers.

Farr Takes 57th Store.

The increasing importance of 57th street as an exclusive shopping centre is reflected in the decision of the Farr Co., A. C. Farr, president, retailers of sport novelties, of Magnolia, Massachusetts, Palm Peach and Atlantic City, to lease the large store and basement at 2 West 57th street in this city. The deal was closed by Cushman & Wakefield, Inc.

Big Nassau Street Rental.

Krim Realty Co. leased from Michael Scholtz, of Daytona, Fla., 64 and 66 Nassau st, a 5-story business building, 52.10x99.7x irregular, for 21 years, from May 1, 1920, at an annual rental ranging from \$25,000 to \$30,000. The owner recently acquired the property from the City Investing Co.

\$100,000 Lease on 34th Street.

Wm. H. Whiting & Co. leased for Mrs. Clara Pond Porter for a term of twenty-one years the old Porter Homestead at 45 East 34th street near Madison avenue. The lessee is Isidor H.

Kempner, president of the New Amsterdam Realty Co. The premises are to be remodeled into bachelor apartments.

\$344,000 Garage Rental.

Greenwich Associates, Inc., J. M. Reynolds, president, leased for a period of twenty-one years, from plans prepared by George and Edward Blum, a 1-story garage to be erected at the northwest corner of Grand and Tompkins sts, a plot recently acquired by them. The aggregate rental, together with the cost of building, involves \$344,000. Selig Tarter was the broker.

For Backyard Playgrounds.

Henry Hof leased for Caroline H. Field, of London, England, to the Backyard Playgrounds Association, Inc., the two 4-story tenement houses at 310-312 East 31st street. The lessees, a newly formed organization, will create a Backyard Playground Centre for the children of the neighborhood.

Long Term Fifth Avenue Lease.

Charles E. Johnson and Charles Trussell, of Augusta, Ga., leased through Albert B. Ashforth, Inc., to A. Hagedorn, the 6-story store and showroom building, 25x100, at 557 Fifth avenue, near 46th street. The lessee will occupy the store, basement and second floor. The lease is for twenty-one years at a net aggregate rental reported to be \$600,000.

BASTINE & CO., Inc. leased the 11th floor, 45 West 27th st, to Friedman Bros. & Rothenberg; 4th floor, 45 West 27th st, to Novick & Co., Inc.; 3d floor, 45 West 27th st, to Singer & Son and 8th floor, 31 West 21st st, to Goldstein Bros. & Bruckner.

BASTINE & CO., Inc. leased apartments at 839 West End av, to Thomas Keary, L. Abrams, D. Herrold and Mr. Hoerr.

BASTINE & CO., INC., have leased the 12th floor, 15 West 26th st, to Baruch & Goldsmith; 9th floor, 31 West 21st st, to Samuel Landau; an apartment at 52 East 34th st to Miss Luella Henkel and an apartment, 48 East 34th st, to Miss Marjorie Tempest.

HENRY BRADY has leased for John J. Cavanagh the plot at 142 West 32d st to Blumenfeld & Piser and for the adjoining owners 140 and 144 West 32d st for a similar term of years to I. Goldberg. The three owners will erect, from plans by I. Silverman, three 2-sty brick buildings, which will be occupied as high-class retail stores and showrooms. The same broker also leased the property at the southeast corner of 7th av and 27th st, two 5-sty tenements, for Henry Gleshein to Kaplan & Koidan, furriers, who plan extensive alterations; also to A. Reichbart & Sons the 4-sty building 258 7th av for A. Falk; the first loft of 256 West 23d st to the East Printing Co., Inc.; to Adolfo Del Chicca the 2d floor in 320 8th av; the two 5-sty buildings at 30 and 32 West 19th st for the Mutual Life Insurance Co. of New York to Charles G. Heller, and for the First Construction Co., William Reynolds, president, to the Hanover Lunch, Inc., Morris Krim, president, the two stores at 400 and 411 Lexington av.

THE BRETT & GOODE CO. leased in 51 West 45th st the store to G. Klose & Co. and the top floor to Cecile & Co., and in 53 West 45th st the 2d and 3d floors to the New Standard Embroidery House and Herbert R. Coons.

CUSHMAN & WAKEFIELD (INC.) leased for August Heckscher the entire building at 7 and 9 West 56th st to Charles P. Belling.

CUSHMAN & WAKEFIELD (Inc.) leased to the Builders' Supply Bureau executive offices at 50 East 42d st, and for the Park Avenue Operating Co. offices to N. M. Rodinson at 512 5th av.

W. E. DEAN & CO. leased for Peter McQuade the entire building, 11 Stone st, to S. W. Coston Supply Co.; also the 3d floor of 107 Broad st to the Metropolitan Export Co. for Ernest Flagg, and the first loft of 58 Pearl st to McIntosh, Terrio & Co. for A. Lapedes.

DUFF & CONGER leased the 5-sty dwelling at 1042 Madison av, for Edward C. Parish to John H. Iselin and also leased a large furnished apartment at 16 East 96th st for Wallace Irwin to J. deKoven Bowen.

DUROSS COMPANY leased the 4-sty building 53 Little West 12th st, facing Gansevoort Market, for the estate of Robert P. Lawless to the Birmingham Packing Co., Inc., of Alabama, for a term of ten years. The building stands on leasehold ground belonging to Baron William Waldorf Astor, of London, England.

DOUGLAS L. ELLIMAN & CO. (Inc.) have leased, for the Bearfort Corporation, an entire floor in 9-11 East 37th st, to the John Budd Company, representing various newspapers. The Budd Company is now located in 171 Madison av, and has taken a lease of its new quarters for a long term.

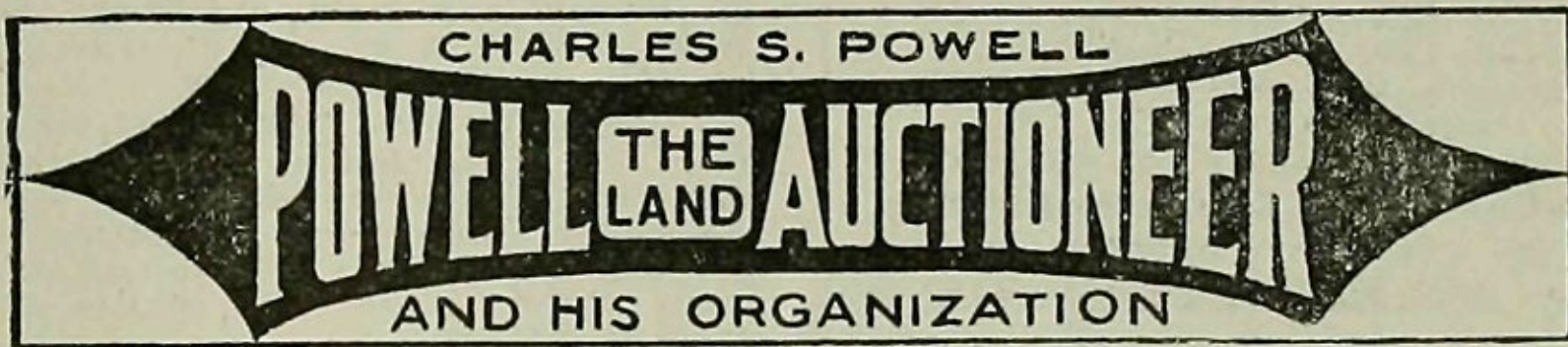
DOUGLAS L. ELLIMAN & CO. leased for the Bearfort Corporation, the entire 7th floor at 9-11 East 37th st, to The John Budd Co., Advertising Agency, and the 6th floor to the North American Review Corporation, publishers of Harvey's Weekly; also for the Proul Estate, Henry Southard, executor, the large 5 1/2-sty American basement dwelling at 30 East 52d st, adjoining the house recently purchased by Nicholas C. Partos,



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on a lot 25x100, for a long term of years, to Philip G. Bartlett, of Simpson, Thacher & Bartlett, and furnished, for the season, 172 East 72d st, 4-sty house, on lot 16.8x100, for Arthur J. Slade, to J. Arthur Brooks; also leased for Newell J. Ward, the 5-sty American basement residence at 104 East 65th st, on a lot 17x100, to Mrs. Mary E. McCann.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 106 East 85th st, to Dwight Bridge; an apartment at 103 East 86th st for the State Construction Company to Paul Gerli; at 51 East 61st st to Dr. Joseph D. Roper, and at 28 East 49th st to Miss Mary V. Thorndyke.

DOUGLAS L. ELLIMAN & CO., INC., leased the following apartments: 64 East 86th st for S. A. Herzog to J. L. Watson, 106 East 85th st to Miss Lillian A. Morse, 416 Madison av to A. L. and M. L. Hopkins, 152 West 58th st for Mrs. E. F. Wyman to Mrs. Edward Fallows, 42 East 78th st, furnished apartment, for Mrs. S. S. McQuaide to Mrs. A. N. Anderson

DOUGLAS L. ELLIMAN & CO. leased for Edwin Parsons 958 Madison av, a 4-sty private house, to Rowland Robbins; also apartments at 171 West 71st st for the Manhattan Leasing Company to Dr. Constantine G. Psaki; at 49 East 61st st to Dr. John A. Victor and at 39 East 61st st to Mrs. S. H. Du Pont.

DOUGLAS L. ELLIMAN & CO. leased for the Vanderbilt Avenue Realty Corporation store at 407 Madison av to a corporation now in process of formation to deal in electrical equipments and supplies. This lease completes the rental of the twenty-two stores on the ground floor forming the Madison av, 47th to 48th st frontage of the apartment building known as 270 Park av, covering two solid blocks, Madison av to Park av, 47th to 48th sts, the complete rental of the apartments which were completed by the same agents several months ago. Pease L. Elliman & Co. also leased for Oliver H. Aldred to Madeline H. Davis a portion of the parlor floor at 413 Madison av.

J. B. ENGLISH leased for ten years for the 354 West 46th Street Corporation to Edward H. Neibert the 5-sty apartment building 354 West 56th st, on lot 25x100. The premises will be altered into small suites.

J. ARTHUR FISCHER leased for McDermotts (Inc.) to M. L. Gunsberg the westerly store on the 42d st side of the building at the south west corner of 6th av and 42d st for gentlemen's furnishings; also to Carmello and Michael Morra store at 433 Lexington av, and to Santo DeCola store at 632 3d av.

J. ARTHUR FISCHER leased for McDermotts, Inc., to E. Cory, a store on the 42d st side of the building, at the southwest corner of 42d st and 6th av, for the sale of novelties.

GOODWIN & GOODWIN rented for Pauline Krauss to Nedelman-Schoenfeld Co., Inc., the two stores at 2327-2329 3d av for a term of five years.

A. A. HAGEMAN leased the building 49 West 38th st to Roman Hennig and Helen Acherman, and the basement store 67 West 36th st to Joseph Friedman; also in conjunction with John J. Hoeckh, the building 529 West 45th st to Harris Cohen.

M. & L. HESS (Inc.) leased the 3d floor at 53-7 West 14th st, through to 54-6 West 15th st, to Heiss-Brush & Co., handkerchiefs; the 5th floor at 135 5th av, to the Apparel Sales Corp., woolens; the 9th floor at 242-50 4th av, to Stern, Weil and Menis, and the 6th floor at 13-15 East 22d st, to the Dartmoor Coat Co.

M. & L. HESS, INC., leased for Louis Stern, Benjamin Stern and Arthur H. Hahlo, executor of the estate of Isaac Stern, the 2d floor of 28-30 West 23d st, extending through to 9-19 West 22d st, containing approximately 21,000 sq ft, to the United States Government, Department of Internal Revenue, District No. 3, for a term of years at an aggregate rental of \$125,000. The Internal Revenue expects to occupy their new offices by October 1, at which time they will move from their present quarters which are now located at 1150 Broadway.

HENRY HOF leased to Edward Wallace loft in 226 East 38th st; to Joseph P. McHugh space in 581 3d av; and to Joseph B. Brady the building at 303 East 40th st.

SAMUEL H. MARTIN has leased apartments at 105 West 77th st to Edward R. Barto, Jacob Miller, Marie Everette and Mary Collins.

PEASE & ELLIMAN leased for Mrs. Ellen M. O'Kane the residence of Mrs. Anson Phelps Stokes, at the southwest corner of Madison av and 37th st, which the same brokers recently leased to her. The new lessor is Ora M. Hinson. Pease & Elliman also leased furnished apartments in 1155 Park av for Mrs. John C. Breckenridge to William Averill Harriman, son of the late E. H. Harriman; in 925 Park av for F. Egerton Webb to Mrs. Duncan Ellsworth, of Southampton, L. I.; in 555 Park av for W. R. Craig to C. P. Perin; and in 172 West 58th st for Mrs. B. L. Chapman to James Hall; apartments in 927 5th av, consisting of an entire floor, for Harry Fischel to Mrs. Morris Loeb; in 1155 Park av for Dudley Bachrach to Robert Schwarz; in 812 Lexington av for Mrs. M. C. Scharlean to Clifford F. Dunn; in 64 East 86th st for Samuel A. Herzog to J. Victor Onitivia, Jr.; in 7 East 45th st for Moore & Wyckoff, as agents, to Robert Ames, Mrs. C. H.

Cahan, Jr., and to Mrs. Blanche Friml; in 45 West 11th st to Willard Simpkins; and in 50 West 88th st three apartments to A. Coonce.

A. H. MATTHEWS leased the entire 6-sty and basement building at 149-151 Franklin st, for Thomas J. Lipton, Inc. and the Manhattan Real Estate Association to Messrs. Berth, Levi & Company, 42 Broadway, who are large manufacturers and dealers in sausage casings. The lease is for a term of years.

PEASE & ELLIMAN leased, furnished, for Mrs. Arthur Iselin, to Rufus L. Patterson, the 5-sty dwelling at 22 East 72d st; and furnished for Mrs. S. W. Enrich, her apartment in 993 Park av, to Douglas Parmentier; and for Mrs. M. J. Harrison her apartment, furnished in 21 West 58th st, to Mrs. William Fleischmann.

PEASE & ELLIMAN leased for Nicholas J. Barrett to Mrs. H. A. Seymour the 4-sty 17-ft dwelling at 67 East 75th st; also leased for Mrs. M. O'Brien to Roma, Raymond & Jean Seydell the parlor floor in 113 West 47th st; leased furnished apartments in 565 Park av for Irving Schmelzel to Frank Walsh, in 129 East 69th st for Mrs. Lloyd Deming to John Z. Lowe, in 136 East 49th st for Miss E. F. Burr to W. B. Devereaux, Jr., in 49 West 57th st for M. Fishel to James Hall and in the "Beljord," at 86th st and Broadway, for J. H. Seymour to Lansing P. Moore; apartments in 185 Madison av, a roof apartment, for Smith & Culver as agents to David Ewing, in 52 West 37th st to Miss Constance Melville, in 125 East 56th st for Kerkow, Inc., to Mrs. Kay L. Sheehan, in 959 Madison av for Mrs. M. P. Chapin to Mrs. H. E. Ingersoll, in 48 East 72d st for A. I. Dunn to H. Rafael Luke, in 103 East 75th st to Richard S. Emmet.

PEASE & ELLIMAN leased furnished for John R. Abney to John S. Melcher the 5-sty American basement dwelling at 19 East 86th st, adjoining the northwest corner of Madison av.

PEPE & BRO. rented for Max Schoop the studio apartment at 23 Washington Square North, furnished, for three years to Mr. Burton; the apartment was held at \$6,000 per year; leased to the Commodore Lunch Co., Inc., southeast corner of Bleecker st and West Broadway, an entire building for a term of ten years. The building was held at \$7,500 per year.

L. J. PHILLIPS & CO. have arranged a lease for B. Buxbaum, at present operating several markets on Washington Heights and in the Dyckman section of the city, whereby another branch will be established at 4202-10 Broadway, recently sold by them, and of which they have since been appointed agents; L. J. Phillips & Co. also leased the store, 4206 Broadway, to Morris Feuerbach, who, on completion of alterations, will occupy as a delicatessen store; the store, 3799 Broadway, recently occupied by the J. & J. G. Wallach, to Marx Rubin, and also an apartment at 408 West 154th st for Rose Feldman to Mrs. J. N. Lazarus.

L. J. PHILLIPS & CO. leased the dwelling at 70 St. Nicholas Place, for Alice D. Blauvelt to R. F. Pease, for occupancy; 72 St. Nicholas Place to Robert McWilliam, and 545 West 152d st, for Ada E. Fuechsel to Gertrude A. Neuscheler; also the store at 1369 St. Nicholas av, for Nicholas Botsacoes, to James Butler, Inc., at 4204 Broadway to Charles Petroll; at 1990 Amsterdam av to the Hoffman Dairy Co. for the Hygrade Wine Co. for the balance of their term and have also arranged a renewal; at 3793 Broadway to Martin Sicherman for ladies' wear, and for the Nason Realty Co. at 3872 Broadway for a high class restaurant, and in 568 West 149th st, an apartment to William R. Hecht and one to Louis Rosenberg.

L. J. PHILLIPS & CO. leased the store at West 33d st for a term of years to Newburger, Henderson & Loeb, stock brokers; also the store at the southwest corner of 7th av and 34th st to L. Backer & Co. for Walter Salmon; furnished apartments at 316 West 79th st to J. R. Muzio for Mrs. M. C. Werner, and at 110 West 71st st to C. E. Wethey for Mrs. M. B. Sigourney; also dwellings at 159 West 77th st to E. L. Wait to the U. S. Trust Co.; 172 West 86th st to Mrs. Rosa Nim for Heilner & Wolff; 278 West 71st st to Mrs. G. B. Turner for Edgar A. Levy Leasing Co.; 318 West 75th st to Albert Gran for S. M. Ives; 103 West 63d st to Mrs. Woodman for S. J. Reckford.

SHAW & CO. leased for Theodora Gronich to Roger Canini 528 West 149th st, a 3-sty dwelling.

RICE & HILL have leased for Mrs. Anne D. Thomson, of Paris, France, represented by Judges Henry G. Ward and Charles M. Hough and the law firm of Everett, Clarke & Benedict, the entire 5-sty store and loft building at 58 Pearl st, on lot 28.6x66, adjoining Fraunces Tavern, on the southeast corner of Broad st, to A. Lapedes for a term of twenty-one years from October 1, 1919, at a total rental, including taxes for the term, of approximately \$100,000. After extensive alterations the building will be occupied by Mr. Lapedes for his office furniture business.

ROWANTREE-SCHLEY CO. sub-leased for the Kazan Carpet Co. the corner 7th floor in the Einstein-Wolf Building, at the southwest corner of Broadway and 25th st, to Dorfman & Wiesen. This space, fronting 30 ft on Broadway by 210 ft on 25th st, will be used as salesroom and stockroom for dresses. Rowantree-Schley Co. also leased for the Theatre Lunch Room Co. the

second loft at 33 2d av to the Sherman Commercial School; also leased for A. Rozanoff the store at 240 West 14th st to the Froidevaux Co.; space at 117-119 East 24th st to Trilling & Bloom, and for the Fifth Av and 26th St Co. space on the 19th floor at the southwest corner 5th av and 26th st to John W. Birch & Son.

THE SCHULTE REALTY COMPANY have leased for a long term of years the 4-sty building at the southwest corner of 43d st and 6th av at an aggregate rental of over \$250,000. This property was recently acquired by the Schulte Realty Co., who sold it to the present owner, who has in turn leased the property to them. Henry Shapiro & Co. were the brokers in the transaction.

SAMUEL J. TANKOOS has leased for the R-W Realty Co. to August Luchow for a term of twenty-one years at a rental approximately \$100,000, the entire ground floor space of 103 East 13th st, recently secured through Samuel J. Tankoos by the R-W Realty Co. in conjunction with the property at 106 East 14th st.

WM. A. WHITE & SONS leased to Soma Herzog, loft at 363 Canal st; to Frank G Hall, space at 310-312 East 75th st; to Jacob Matthes, loft at 177 Prince st; to Benjamin Abrams, loft at 97 Wooster st; to Louis and Louis A. Renner, loft at 245-251 7th av; to New Star Felt Hat Co., floor at 35 Cannon st, and to Carlisle, Mellick & Co., additional space in 43 Exchange pl.

REAL ESTATE NOTES.

PIRONE & TORRE have opened real estate offices at 616 4th av, Brooklyn.

DANIEL STONEGLASS and William P. Carpenter are now associated with Houghton Co.

JOSEPH F. FIEST & CO. have been appointed agents for 243 West 46th st, 527 West 50th st and 336 9th av.

HAGGSTROM & CALLEN have been appointed managing agents of the 5-sty building, 11 West 69th st.

L. NICHTMAN has opened offices at 568 4th av, Brooklyn, where he will transact a general real estate business.

SAMUEL SLOMAN has opened offices at 189 Montague st, Brooklyn, where he will engage in the real estate business.

THOMAS J. O'REILLY announces that Sidney A. McCall has become associated with his downtown office at 51 Chambers st.

GOODWIN & GOODWIN state that the amount involved in the lease of 227 Lenox av was \$12,300 and not \$25,000, as reported.

DUFF & BROWN CO. has been appointed agents of 533 West 145th st, 163 West 84th st, 501, 503, 505 and 507 Amsterdam av and 1762 Amsterdam av.

THE BOARD OF DIRECTORS of the New York Title and Mortgage Co. have declared the usual dividend of 1 1/4 per cent., payable October 1, to stockholders of record September 20, 1919. This is the company which recently absorbed the Queens County Trust Co.

THE UNITED STATES REALTY AND IMPROVEMENT CO. announces that Clarke G. Dailey, vice-president of the Alliance Realty Co., will act in an advisory capacity in connection with the campaign the United States Realty and Improvement Co. is undertaking to dispose of some of its large realty holdings.

DOUGLAS L. ELLIMAN & CO., have been appointed by the National Drug Stores Corporation, managing agent of the Emmett Arcade Building, 620-628 Madison av and 24-32 East 59th st, forming the southwest corner. The National Drug Stores Corporation recently leased this property for a long term of years from the Crimmins Estate.

Industries Wanted

A commission of 1% on the first annual PAYROLL of going concerns will be paid by the Chamber of Commerce of a certain town to agents securing such industries which employ a majority of men, in addition to regular real estate commissions.

E. G.—A corporation employing 200 men at \$5 a day, or a payroll of \$300,000 a year, would entitle agent securing such corporation to \$3,000.00, in addition to commissions.

The town is 30 miles from New York, with rail and water sites, good transportation facilities, and a steady labor supply.

This is not a fake proposition, and only persons having reputable concerns in mind are invited to write for information. Box 609, Record and Guide.

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.

PROPOSAL

INVITATION FOR PROPOSALS.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., September 22, 1919.—Sealed proposals will be received at this office until 3 p. m., October 13, 1919, and then opened, for remodeling at the United States Post Office and Custom House, Fall River, Mass., in accordance with the specification and drawings mentioned therein, copies of which may be had at this office or at the office of the Custodian, in the discretion of the Supervising Architect. JAMES A. WETMORE, Acting Supervising Architect.

NOTICE TO CONTRACTORS.

STATE OF NEW YORK, Office of the State Commission of Highways, Albany, N. Y.—Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y., at 1 o'clock P. M., on Wednesday, the 15th day of October, 1919, for the improvement of the following highways:

- Clinton.....(two highways: 0.40 & 1.57)
- Columbia.....(one highway: 7.34)
- Erie.....(one highway: 3.54)
- Essex.....(one highway: 1.09)
- Hamilton.....(one highway: 6.72)
- Rockland.....(two highways: 0.59 & 0.50)
- Schenectady.....(one highway: 0.63)
- Schoharie....(two highways: 5.25 & 3.79)
- Montgomery.....(one highway: 3.70)

AND ALSO FOR THE COMPLETION OF THE FOLLOWING HIGHWAYS:

- Broome.....(3 highways: 5.35, 6.93, 4.70)
- Franklin.....(one highway: 1.99)
- Livingston.....(one highway: 8.34)
- Oneida.....(one highway: 8.26)
- Schenectady.....(one highway: 8.33)
- Washington.....(one highway: 6.98)

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.

FREDERICK STUART GREENE, Commissioner.

ROYAL K. FULLER, Secretary.

WE WILL PAY twenty cents for the New York Editions of Record and Guide of Jan. 18, Feb. 1, Apr. 5, May 10, Aug. 23, 30, 18, Feb. 1, Apr. 26, May 10, Aug. 9, 23, 30, Sept. 6, 1919, and fifteen cents for the Brooklyn editions of Apr. 20, 1918; Jan. 18, Feb. 1, Apr. 26, May 10, Aug. 9, 23, 30, Sept. 6, 1919. Record and Guide Co.

WANTS AND OFFERS

FOR SALE

Record & Guide for 1902 to 1916; well bound, perfect order. STUART, 8 East 54th Street.

WANTED to purchase, small one or two-story building in or near New York for storage. Address Box 608, Record and Guide.

DESK ROOM in real estate office wanted by a reliable painter and a good paper-hanger in exchange for honest and reliable work, city or country, at very moderate prices. Write H. GOLDBERG, 322 E. 119th St., city.

EXPERT STEAMFITTER, in business for himself, would consider the agency and entire supervision of several apartment houses, accepting in part payment use of an apartment. Address DELMAR, Box 612, Record and Guide.

AN estate, financial institution, large operating corporation or brokerage firm can secure thoroughly competent, experienced real man with an exceptional knowledge of values, initiative, energy and tact. INTEGRITY, BOX 580 Record and Guide.

ARCHITECTURAL draughtsman and engineer will do your work complete at home. Box 611, Record and Guide.

WANT TO BUY or lease for immediate occupancy, an industrial site with buildings for the manufacture of light textiles. Total floor space required 40,000 square feet. Grand floor not less than 6,000 square feet. Building to be of good mill construction, about 45 feet wide, with large bays. Loading on floors 150 lbs. per square foot. CLARK, MACMULLEN & REILLY, 101 Park Av.

FOR SALE, completely equipped real estate office, including furniture, Library Bureau card index system, maps and atlases bound Record and Guide 1868 to 1913, in sectional cases, etc. Might sell lease also. Apply Singer Bldg., room 318.

REAL ESTATE—Man with 30 years' experience real estate business wishes situation as collector, etc., with firm where intelligent and faithful services would be appreciated; references. M., 124 Morning-side Av.

REAL ESTATE LAWYER, 15 years' experience, desires connection with realty firm or corporation; highest credentials. Box 613, Record and Guide.

YOUNG MAN, 22 years of age, high school training, having six years' experience in real estate concern, where at present employed, desires to make connection with progressive and well established firm. Box 607, Record and Guide.

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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 Sept. 18 to 24	1918 Sept. 20 to 26
Total No.....	207	120
Assessed Value.....	\$9,130,700	\$6,748,300
No. with consideration	33	17
Consideration.....	\$834,625	\$358,700
Assessed Value.....	\$824,700	\$380,800
Jan. 1 to Sept. 24 Jan. 1 to Sept. 26		
Total No.....	6,990	4,536
Assessed Value.....	\$433,001,250	\$257,902,680
No. with consideration	1,120	705
Consideration.....	\$53,093,096	\$30,057,741
Assessed Value.....	\$38,516,600	\$33,686,500

Mortgages.

	1919 Sept. 18 to 23	1918 Sept. 20 to 26
Total No.....	110	41
Amount.....	\$2,484,135	\$589,581
To Banks & Ins. Cos..	15	7
Amount.....	\$906,750	\$276,000
No. at 6%.....	54	16
Amount.....	\$936,470	\$157,370
No. at 5½%.....	18	8
Amount.....	\$523,870	\$56,200
No. at 5%.....	26	7
Amount.....	\$669,575	\$134,500
No. at 4½%.....	.....	.....
Amount.....	.....	.....
No. at 4%.....	2	.....
Amount.....	\$8,000	.....
Unusual Rates.....	1	3
Amount.....	\$10,000	\$180,619
Interest not given....	9	7
Amount.....	\$336,220	\$60,892
Jan. 1 to Sept. 23 Jan. 1 to Sept. 26		
Total No.....	3,772	1,811
Amount.....	\$103,210,228	\$43,389,533
To Banks & Ins. Cos..	645	303
Amount.....	\$37,144,575	\$20,457,647

Mortgage Extensions.

	1919 Sept. 19 to 23	1918 Sept. 20 to 26
Total No.....	35	16
Amount.....	\$2,662,443	\$953,796
To Banks & Ins. Cos..	24	6
Amount.....	\$2,229,693	\$816,500
Jan. 1 to Sept. 23 Jan. 1 to Sept. 26		
Total No.....	980	921
Amount.....	\$65,540,338	\$61,584,345
To Banks & Ins. Cos..	545	379
Amount.....	\$51,919,243	\$36,861,207

Building Permits.

	1919 Sept. 19 to 25	1918 Sept. 21 to 27
New Buildings.....	5	5
Cost.....	\$318,000	\$165,000
Alterations.....	\$311,500	\$118,745
Jan. 1 to Sept. 25 Jan. 1 to Sept. 27		
New Buildings.....	277	145
Cost.....	\$54,789,011	\$7,920,350
Alterations.....	\$21,410,345	\$8,045,144

BRONX.

Conveyances.

	1919 Sept. 16 to 22	1918 Sept. 20 to 26
Total No.....	243	79
No. with consideration	7	13
Consideration.....	\$58,900	\$148,420
Jan. 1 to Sept. 22 Jan. 1 to Sept. 26		
Total No.....	6,082	3,357
No. with consideration	457	394
Consideration.....	\$5,603,686	\$3,832,341

Mortgages.

	1919 Sept. 17 to 23	1918 Sept. 20 to 26
Total No.....	139	26
Amount.....	\$1,117,887	\$159,423
To Bank & Ins. Cos..	8	1
Amount.....	\$107,000	\$4,000
No. at 6%.....	75	17
Amount.....	\$604,116	\$108,400
No. at 5½%.....	35	4
Amount.....	\$398,900	\$35,800
No. at 5%.....	13	3
Amount.....	\$61,400	\$13,500
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	1	.....
Amount.....	.....	\$228
Interest not given....	16	1
Amount.....	\$53,471	\$1,500

Jan. 1 to Sept. 23 Jan. 1 to Sept. 26

Total No.....	3,406	1,296
Amount.....	\$24,412,109	\$8,174,349
To Banks & Ins. Cos..	165	72
Amount.....	\$2,163,442	\$1,040,942

Mortgage Extensions.

	1919 Sept. 17 to 23	1918 Sept. 20 to 26
Total No.....	17	5
Amount.....	\$340,250	\$48,700
To Banks & Ins. Cos..	3	.....
Amount.....	\$180,000	.....
Jan. 1 to Sept. 23 Jan. 1 to Sept. 26		
Total No.....	606	282
Amount.....	\$9,846,122	\$5,258,562
To Banks & Ins. Cos..	171	64
Amount.....	\$5,195,500	\$1,654,200

Building Permits.

	1919 Sept. 18 to 24	1918 Sept. 20 to 26
New Buildings.....	16	2
Cost.....	\$311,100	\$35,400
Alterations.....	\$108,200	\$30,500
Jan. 1 to Sept. 24 Jan. 1 to Sept. 26		
New Building.....	573	165
Cost.....	\$14,047,215	\$3,623,400
Alterations.....	\$1,438,096	\$800,643

BROOKLYN.

Conveyances.

	1919 Sept. 12 to 19	1918 Sept. 19 to 25
Total No.....	1,761	512
No. with consideration	98	35
Consideration.....	1,147,973	\$240,058
Jan. 1 to Sept. 19 Jan. 1 to Sept. 25		
Total No.....	36,291	17,447
No. with consideration	2,086	1,199
Consideration.....	\$23,279,817	\$9,640,119

Mortgages.

	1919 Sept. 12 to 19	1918 Sept. 19 to 25
Total No.....	1,402	276
Amount.....	\$4,976,514	\$823,209
To Banks & Ins. Cos..	110	16
Amount.....	\$716,350	\$58,450
No. at 6%.....	1,130	194
Amount.....	\$3,743,632	\$555,009
No. at 5½%.....	218	40
Amount.....	\$1,017,685	\$170,350
No. at 5%.....	32	21
Amount.....	\$131,000	\$48,150
Unusual rates.....	3	1
Amount.....	\$8,200	\$1,200
Interest not given....	19	20
Amount.....	\$75,947	\$48,500
Jan. 1 to Sept. 19 Jan. 1 to Sept. 25		
Total No.....	26,070	9,917
Amount.....	\$96,533,640	\$32,882,572
To Banks & Ins. Cos..	2,041	957
Amount.....	\$13,601,298	\$5,149,940

Building Permits.

	1919 Sept. 18 to 22	1918 Sept. 20 to 26
New Buildings.....	51	95
Cost.....	\$584,900	\$294,350
Alterations.....	\$134,900	\$32,018
Jan. 1 to Sept. 22 Jan. 1 to Sept. 26		
New Buildings.....	7,092	2,413
Cost.....	\$57,145,059	\$15,323,563
Alterations.....	\$6,702,436	\$3,278,096

QUEENS.

Building Permits.

	1919 Sept. 18 to 22	1918 Sept. 20 to 26
New Buildings.....	141	32
Cost.....	\$386,942	\$191,920
Alterations.....	\$63,590	\$19,772
Jan. 1 to Sept. 22 Jan. 1 to Sept. 26		
New Buildings.....	6,102	1,758
Cost.....	\$31,756,521	\$6,081,753
Alterations.....	\$2,549,664	\$1,131,846

RICHMOND.

Building Permits.

	1919 Sept. 18 to 22	1918 Sept. 20 to 26
New Buildings.....	21	22
Cost.....	\$28,170	\$128,011
Alterations.....	.....	\$6,035
Jan. 1 to Sept. 22 Jan. 1 to Sept. 26		
New Buildings.....	1,303	522
Cost.....	\$2,667,983	\$1,143,362
Alterations.....	\$113,991	\$309,496

BUILDING SECTION

Declares Labor Needs Conscience as Well as Dignity

Otto M. Eidlitz, Speaking at Governor's Conference, Points Out Requisites for Permanent Industrial Peace

[Otto M. Eidlitz, President of Marc Eidlitz & Sons, Inc., speaking at a recent conference called by Governor Smith in Albany, made the following clear-cut analysis of the labor situation:]

THE situation that has arisen in the labor market, as has been said here today, is the back-wash from the war situation. During the war, the amount of building and construction going on was actually beyond the material capacity and the man capacity of the country. The result was that the various bureaus of government activities were bidding for men against each other. In many cases the men who had charge of those operations were inadequately equipped mentally and because of inexperience to conduct them properly. The result was that men took advantage of that situation, as any man will when he is offered a large wage by a man who does not know his real worth, and much time and labor was wasted and increased cost ensued. Overtime was indulged in to a ridiculous extent in order to hold the laborer on his job, and beyond the physical capacity for men to endure.

"For example, I know of cases where men were working ten hours a day getting paid for twelve hours, working Saturday afternoon, getting double time, working on Sunday and getting double time and drawing as high as \$100 and \$125, when they were incapable of delivering more than 60 per cent. or 70 per cent. of return for their services. You can't work men ten and twelve hours every day in the week and then work them overtime for more than a week and get anything out of them.

"The whole thing was a bid between the various activities to get labor and get their job done, and that is what has made labor men feel that they are not getting a square deal. In other words, they were earning twice as much as they could expect under normal conditions, and, due to the conditions under which they were working, they were delivering only about one-half the labor, and that condition has somewhat spoiled labor for the time being.

"I think that condition is to a large extent realized by the national officers in the various industries. I want to say that during eighteen months I spent in Washington I had occasion to be in close touch with the Department of Labor and I met many of the representatives of labor, many of whom I had known before, and this country owes a debt of gratitude to the officers of the American Federation of Labor for the way they tried to handle the situation and keep their locals in line and prevent them from taking advantage of the war situation. There isn't any question about that.

"The situation now is just this: that in the various locals of organized labor, and unorganized for that matter, this back-wash of the war has made them feel that they are not getting what they should; they feel that they are in command and they are not listening to officers of their organizations. They are going out to scalp the country and get what they can get; and many of them have been here but a short time and deserve to be scalped rather than that they should be allowed to scalp the country.

"This is the actual condition as I have observed it: the conservatives in these various locals were entirely satisfied with the propositions made by their employers. The employers were willing to go to the limit. They were willing to give up their profit and then some in order to keep the men

at work. Of course, the lack of labor, particularly of unskilled labor, is also a serious matter. That is absolutely a case of supply and demand. They are not here; many of them have left and many of them are going.

"I am simply giving you this little local color, so to speak, in order to give you some idea of what the situation is in New York City. The bulk of the building in New York is proceeding except the bricklaying. That is a serious matter, but we expect to clean that up soon; the machinery for doing it has been inaugurated and is already working.

"Now, on your proposition of a war board, Your Excellency, my experience with the decisions of the War Labor Board was that they were made during the war when it became a question of whether the enemy should receive aid and comfort or not, and the decisions that were made by that board were simply compromises, simply dodging the issue, and are now making it, when we are returning to normal conditions, infinitely harder for organized labor, as well as for organized employers, to do business.

"When the country is at war and the question is whether or not the munitions shall be forthcoming and the war program carried out, you can't stop too long to decide upon a question of right or wrong of those who are making the demands. But when we are at peace and have intelligence on both sides of the house, as there is on both sides of the house so far as organized labor and organized employers are concerned, when you have that in peace time and provide a tribunal which may arbitrate as the War Board did, I think that would be a very serious question. You have two points involved here. One is the unorganized trade, the open shop proposition; the other, the organized trades and organized employers. If I might be allowed to make a suggestion, it would be that Your Excellency appoint a committee from the Reconstruction Commission, including the chairman, a committee from the Federation of Labor, to be chosen from its national officers, and a committee from the organized employers, to get together and suggest a plan.

"There is one other point I want to bring out before I sit down and that is this: I regret to say that the output, the actual work performed by the men during the war, which was largely brought about through bad policing and through inadequate supervision, has come through into peace times and we are not getting the output on such a basis as we should, and that difficulty is being accentuated by the fact that there is a scarcity of labor; and so what ought to be done, whenever any real arrangement is arrived at it ought to induce our men of their own free will to realize that labor not only has dignity but that it should have a conscience; and if they are getting \$8 or \$9 or \$10 for an eight-hour day that they should give as much work as they are able to do according to each man's ability.

"A flat rate is what we have to give. We cannot work piecework in the building industry and that is true of many other industries, and when a man gets a wage such as those I have mentioned it is up to him to do his bit according to his best ability if he has any thought or desire to bring down the high cost of living."

106th Infantry Post, A. L., Will Have Handsome Clubhouse

Brooklyn Project Among the First Important War Memorials for Which Plans Have Been Prepared

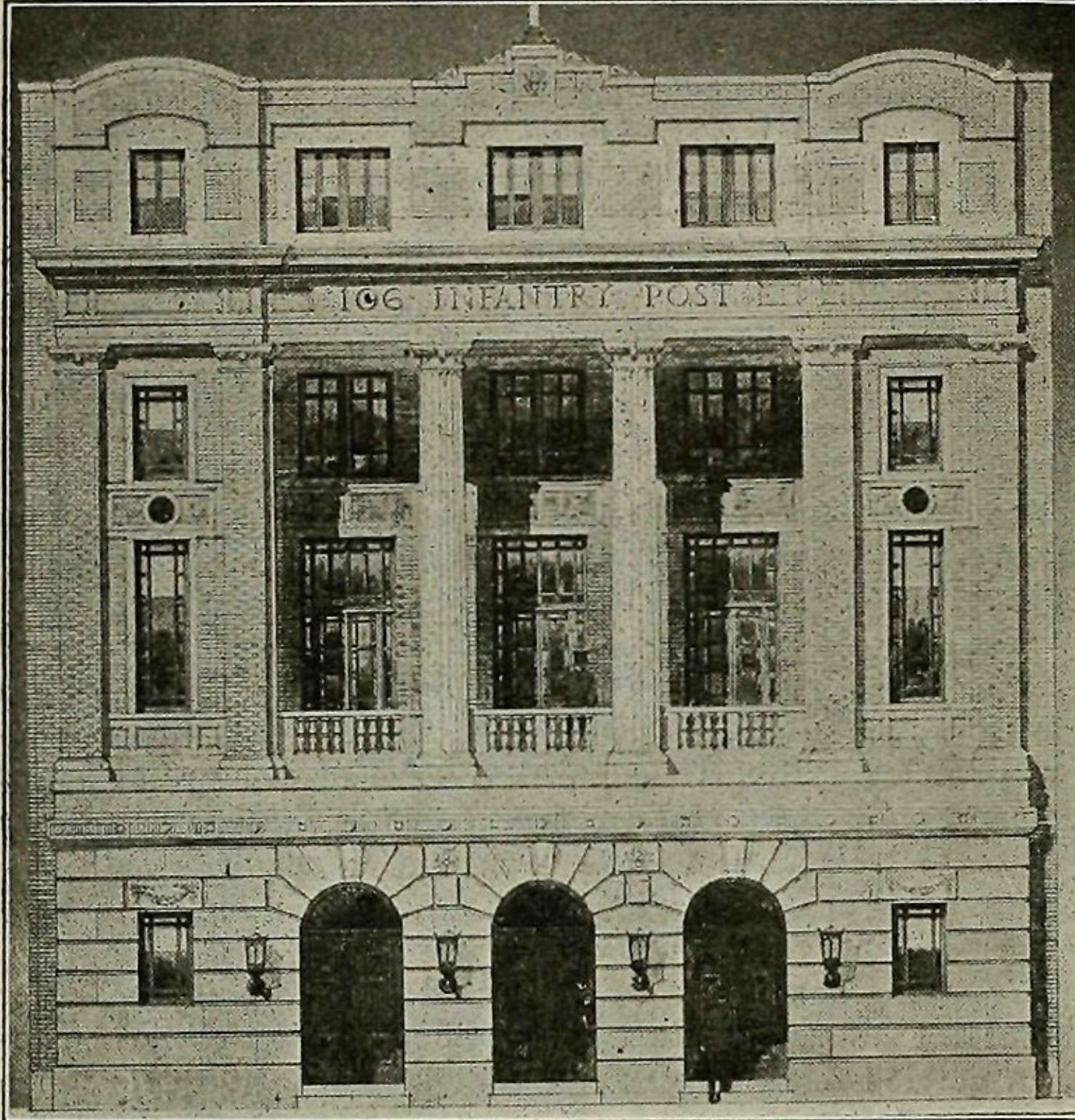
SINCE the return of the A. E. F. and the demobilization of the regiments that made history on European battlefields there has been considerable discussion as to suitable monuments to commemorate the deeds of fallen heroes. Plans are under way for hundreds of memorials of various kinds and their construction will be an important feature of

of the American Legion throughout the country and, in fact, plans are under way for several projects of this type to be started within a short time.

One of the first building projects of the American Legion will be the handsome clubhouse planned by P. Tillion & Sons, architects, for the 106th Infantry Post, A. L. of Brooklyn, to cost upwards of \$100,000 exclusive of the value of the site. The committee on site are now considering a number of locations and will probably report in a short time. Meanwhile the architects are working on the plans and will have them ready for bids by the time the property is obtained.

The building for the 106th Infantry Post will be four stories in height with basement and will occupy a plot 50x100 feet. In the rear of the main building will be a large auditorium, with a seating capacity of 450 on the main floor and a gallery capacity of 200 additional. The facade has been designed in the classical style and will be constructed of granite and limestone. In the main lobby on the first floor will be a number of bronze tablets in memory of individuals and their distinctive acts of bravery. Opening from this main lobby, on both sides will be lounging rooms in which, as far as possible, the photographs of every comrade of the regiment who made the supreme sacrifice will be featured, along with a brief account of the individual record.

The auditorium is planned to serve a variety of uses, such as general meeting room, gymnasium, concert hall and ball room. Stage and dressing rooms have been provided. The roof of this auditorium has been planned for use as an open-air gymnasium, with handball courts, etc. The plans for the basement provide for a large banquet hall, cafeteria and kitchen, bowling alleys, lavatories and toilet rooms for men, with shower baths, etc. On the second floor there will be a large reception room, ladies' room, committee rooms, etc. These rooms will be so arranged that they may be thrown open as a part of the gallery on special occasions. The third floor will have a large billiard room, card room and men's room. The top floor will be arranged as a four-room living apartment for the superintendent, with an office and committee room in addition.



P. Tillion & Sons, Architects.

PROPOSED CLUBHOUSE, 106TH INFANTRY POST, A. L.

the building activity of the next year or so. One of the phases of this memorial construction will undoubtedly be the building of a number of clubhouses by the different posts

Large City Project Commenced During War Now Finished

THE recent completion and opening of the Nammack Building at 38 and 42 East 29th street, recalls the troublous times of one year ago as this structure was practically the only privately owned building operation of any size or consequence in New York City that was carried steadily forward during the period of the war.

The Fred F. French Company were the contractors who successfully completed this project, overcoming the difficulties entailed in securing and holding labor, and obtaining materials and supplies at a cost that made it possible to deliver the structure to the owner at a cost that will permit the building to be run with a reasonable margin of profit.

The new Nammack Building is said to be one of the tallest reinforced concrete loft buildings in the city. It is ten stories in height and occupies a plot 62x100 feet. The flat-slab system of reinforced concrete construction was used in this work. The exterior walls are of 8 in. hollow tile, faced with 4 in. brick, with face brick and cast stone being used on the front.

This building, which contains approximately 60,000 square feet of space, has been fully rented from the plans long before completion, on leases running from three and one-half to five years, mainly for showrooms and offices. The building will be entirely occupied by the silk and women's gown trade, including such firms as Kahn & Feldman and H. A. Ceasar & Co.

The building is owned by Dr. Charles E. Nammack, who for

years has held this property and on which formerly stood three brown stone residences. The Nammack Building was partly financed by a Metropolitan building and permanent loan of \$200,000, which is said to be the only substantial loan that the Metropolitan Life Insurance Company made during the war.

Definite action with regard to the housing problem has been taken by William E. Harmon & Company, who have sold, through Elisha Sniffin, 1200 lots on their development at Hyde Park. The buyer, the Prenebrook Corporation, plans to build 1,000 semi-detached dwellings. The operation will involve a total outlay of about \$6,000,000.

Ground was broken yesterday for the first unit of 100 houses, the construction company being the Mellen-Stuart Company, of Pittsburgh, Pa. The dwellings will be frame and stucco, each built 16.4x36.9 on a lot 24x100, and will contain all modern conveniences with other attractive features.

Mr. Sniffin has also financed the first mortgages with the Metropolitan Life Insurance Company, all of which will run for fifteen years. This operation is one of the plans worked out by William E. Harmon & Co., which will embrace a building program involving detached, semi-detached and four story "Walk-ups" of high class construction on their several subdivisions adjacent to Midwood Manor and East Midwood, Brooklyn.

Prospects Bright for Vast Amount of New Construction

Figures Prepared by F. W. Dodge Company Show Considerable Increase in Both Work Planned and Contracts Let

NOTWITHSTANDING the adverse effect of the strikes in the building industry the figures for the week of September 13 to 20, inclusive, show a considerable increase over the totals for the week previous. It is quite evident that architects and engineers are hastening their preparations for a large volume of new building and engineering construction to begin as soon as the labor troubles have been settled, and the figures prepared by the F. W. Dodge Company for the week indicate that the autumn and winter months will be extremely ones for the building interests. The totals are for the new construction in New York States and New Jersey, north of Trenton.

During the week of September 13 to 20 reports were obtained of 455 new building and engineering projects for which plans were being prepared and which are scheduled for construction in the local territory. The work will require the expenditure of more than \$15,592,485. During the same period a total of 335 contracts for structural operations were awarded and these represent an additional outlay of \$18,059,861.

The list of 455 projects being planned is sub-divided as follows: 77 business buildings such as stores, offices, lofts, banks, etc., \$3,472,300; 14 educational buildings, including schools, colleges, seminaries, \$1,091,000; 49 factory and industrial buildings, \$3,537,500; 1 military structure, \$18,000; 3 public buildings, \$39,000; 22 public works and utilities, \$884,196; 5 religious and memorial buildings, \$60,000; 274 residential projects, including apartments, tenements, and one and two-family dwellings, \$5,777,150 and 10 social and recreational buildings, \$713,339.

Among the 335 projects for which contracts were placed during the week of September 13 to 20 were 53 business buildings, \$3,000,800; 7 educational buildings, \$605,600; 3 hospitals and institutions, \$336,600; 33 factory and industrial buildings, \$2,418,000; 2 military and naval buildings, \$189,380; 3 public buildings, \$52,000; 38 public utilities, \$6,351,942; 4 religious and memorial buildings, \$61,000; 184 residential projects, including apartments and private dwellings, \$4,901,200; and 8 social and recreational buildings, \$143,339.

PERSONAL AND TRADE NOTES.

Albert V. Sielke, who has been engineer with the Turner Construction Company, H. D. Best Company, and others, has organized the Sielke Engineering Company, Inc, with headquarters at 857 Crotona Park North, New York City, for designing and constructing industrial and commercial buildings

Niemann & Luth, Inc., general contractors, 33 West 42d street, announce that they will dissolve partnership on October 1, by mutual agreement. The business will be continued by the new firm of Niemann & Co., Inc., with temporary offices at 25 West 42d street. The officers of the new firm will be J. Frank Niemann, president, and Frank C. Roberts, treasurer and secretary.

Landes Heating Co. announces that it has taken over the business of the Landes-Sigel Company, with Fred Landes as sole proprietor. Offices have been moved from 4925 Broadway to 350 West 44th street. The firm does a general steam and hot water heating business and are engineers for the design and installation of complete power plant equipment, ventilating, etc.

Municipal Art Society of New York recently announced it is to conduct a competition to secure designs for the improvement of the small triangular park in Greeley square, bounded by Broadway, Sixth avenue and 35th street. R. H. Macy & Co. are offering, through the Municipal Art Society, first, second and third prizes for such designs as meet with the approval of the jury. The architect or draughtsman submitting the winning design will also receive, if it is carried out, compensation for his services in its execution. The competition is open to all architects and draughtsmen living or having a place of business in Greater New York.

Western Electric Company has recently added a lighting department to its general sales organization for the purpose of fostering the propaganda for better lighting in factories, offices, hotels and residences. This new department has been placed under the direction of E. Cantelo White. Mr. White's experience in the electric lighting field covers a period of almost fifteen years, during which time his activities have covered both the United States and Canada as a salesman and designer of lighting equipment. Particularly in Canada, many of the most important lighting installations have been planned and sold by Mr. White and installed under his supervision.

Memorial to Lieutenant Hammond.

A HANDSOME BRONZE TABLET will be unveiled to the loving memory of Lieutenant Benjamin Taylor Hammond, who died gallantly in action in the historic drive of the 27th Division, A. E. F., against the Hindenburg line, in the offices of the DeVoe & Reynolds Co., Inc., 101 Fulton street, Monday afternoon, September 29, at 3 p. m. Lieutenant Hammond had been in the employ of the DeVoe & Reynolds Co. since his graduation from school, and the tablet to be unveiled next Monday is but a slight token of the high regard in which



LIEUT. B. T. HAMMOND.

he was held by the officers of the firm as well as by his fellow workers.

Lieutenant Hammond had a long military experience prior to the entrance of the United States into the war. For nearly fifteen years he had been actively connected with the 7th Infantry, N. G. N. Y., and he served with this organization throughout the campaign on the Mexican border. It was during this tour of duty that he was commissioned a lieutenant by Colonel Fiske. He was an officer when the old 7th Regiment was reorganized as the 107th U. S. Infantry at Spartansburg, S. C., and sent to France as a part of the 27th Division.

It was in the battle of St. Quentin that Lieutenant Hammond received the wound that resulted in his death, September 29, 1918, and the memorial will be unveiled just one year from the day he died. Many accounts of the gallantry of Lieutenant

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.

American Institute of Electrical Engineers and the Institute of Radio Engineers will hold a joint meeting in the auditorium of the Engineering Societies Building, 33 West 39th street, Wednesday evening, October 1. Three interesting papers will be presented.

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 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.

American Road Builders' Association is perfecting the plans for the forthcoming Seventeenth Annual Convention, Tenth American Good Roads Congress and the Eleventh Good Roads Show that is scheduled to be held in the First Regiment Armory, Louisville, Ky., February 9 to 13, 1920. E. L. Powers, 150 Nassau street, New York City, secretary.

Hammond have been brought back from France by surviving officers and men of the regiment. These speak not only of his unquestionable bravery under fire, but of his kindness and consideration for his men, his unselfish spirit that insisted upon sacrificing his personal safety and comfort that others might be spared and his unusually high qualifications both as an officer and a man. These characteristics were all summed up in his last command to his company: "Follow on," just after he had been fatally wounded. Lieutenant Hammond had assumed command of Company E on the morning of September 29, 1918, after his company commander had been fatally wounded.

Lieutenant Hammond was born at Stony Point, N. Y., September 20, 1881, and was the son of William K. Hammond, a leading brick manufacturer of the Hudson River district and one of the well-known men of the building industry.

CURRENT BUILDING OPERATIONS

LOCALLY there has been little change in the building situation during the past week and no real improvement is anticipated until the strikes that are holding a large amount of work in abeyance are settled. Architects are going ahead with plans for a large number of important operations, and during the past week or so many interesting general contracts have been awarded. There is no dearth of work in prospect, and the building situation throughout the winter will depend almost entirely upon whether or not the employers and workmen are able to settle their disagreements and get down to real building activity.

Suburban sections are holding their own very well, and from all accounts there will be a steady volume of activity throughout the autumn and winter. The housing scarcity is far from being relieved and speculative builders, who make a specialty of operating in the outlying districts of the city and in the suburbs within easy commuting access of the business sections of New York have already planned to carry on their construction programs indefinitely. These interests are proceeding despite the high building costs, with the full knowledge that there is an active market for all the houses they will be able to produce during the next year, and furthermore they are able to sell at a very satisfactory profit.

Common Brick.—Although the strike of the bricklayers is still holding back a large amount of projected building in this city, the wholesale market for Hudson River common brick has experienced a rather busy week. There is a strengthening demand from speculative building interests, with Brooklyn assuming the lead in this regard. Other boroughs are evidencing signs of greater speculative activity, and prospects are said to be bright for the balance of the year. As the end of the common brick producing season draws near the manufacturers are bending their efforts to pile up a reserve for next spring. The season has not been one of exceptional activity in the Hudson River yards, but as the demand for brick has not been up to the expectations, very few of the plants have as yet shipped from their stocks of the current season. For the greater part the brick sent to this city during the past spring and summer were hold-overs from the 1917 and 1918 season and almost the entire output of the current season will be available for early spring activity in 1929. Common brick prices are very firm at \$15 and some sales

are said to have been made at \$15.50. Prices are likely to go to \$16 a thousand next week.

Summary.—Transactions in the North River common brick market for the week ending Friday, Sept. 26, 1919. Condition of market: Demand good, prices firm and with an advancing tendency. Quotations: Hudson Rivers, \$15 to \$15.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 23; sales, 23. Distribution: Manhattan, 4; Brooklyn, 12; New Jersey points, 5; Astoria, 2.

Lumber.—Although there has been a slight slackening in the lumber demand

noticed during the last week or so, it does not indicate a recession of building activity, but is only a temporary condition brought about by the strikes that have upset the industry and that will change just as soon as the labor situation is more settled. There is still intense activity among the architects who make a specialty of planning small houses, and the construction of these projects is likely to continue throughout the winter months without abatement, weather conditions permitting. The demand for homes is far from satisfied and until the buyers are no longer actively in the market the

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 \$15.50**
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 _____
Colonials	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. **\$8.00** 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

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The buying public has a short memory. It forgets you and your product and your service, however worthy, if you do not keep your story uninterruptedly in plain view. The business graveyard is full of defunct concerns who advertised for a while and then tried to run on momentum.

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MATERIALS AND SUPPLIES

builders will continue their operations. Lumber prices have steadied somewhat, and although the market is not yet stabilized, the price situation is more hopeful than it has been for some time past. On the other hand, there is no probability that levels will be reduced for many months to come, but it is now the consensus of opinion that the top of the market is reached, and that from now on there is a possibility of slight changes in favor of buyers. The wholesale lumber market is firm with a demand that is just about abreast of the supply. None of the dealers are able to accumulate stocks ahead, but they have hopes that

before long the supply situation will improve through larger deliveries from mill points.

Structural Steel.—Naturally the strike in the steel industry has been the most important factor of the past week, and as yet it is not possible to determine exactly just what the final effect will be upon the building situation. It is definitely known, however, that the labor trouble will retard production, and hence deliveries of fabricated material for building projects will not come through with any degree of promptness. During the past week a number of fair bookings have been announced for projects in the Metropolitan district,

but none have been for operations of unusual size or importance. There is a considerable amount of new construction in progress, but this work is not scheduled to proceed until the strike situation has been cleared up and prospective builders assured that they will be able to obtain the material required without long delays. Prices are firm and unchanged.

Roofing and Building Papers.—Demand is increasing as a result of the steady growth of building activity throughout the Metropolitan district. Recently a price advance was announced in these materials, making present quotations as follows: Tar paper, 1-ply, \$2.30 per roll; 2-ply, \$1.50 per roll, and 3-ply, \$1.95 per roll. Rosin sized sheathing is selling at \$1.15 per 25 pound roll, and in 30 pound rolls at \$1.34. Rubber roofing paper is quoted at \$2.40 for 1-ply; 2-ply, \$3, and 3-ply, \$3.50 per roll.

Window Glass.—The demands for windowglass are considerably in excess of the available supply and the condition is likely to become more pronounced during the next month or so, as the builders of small houses are speeding up the work wherever possible in order to make deliveries as called for in their contracts. There is a vast amount of small house construction that is now in the final stages of building, and the great proportion of the demand is coming from speculative builders of moderate priced dwellings. There has been no change announced in the manufacturers' schedule of discounts.

Linseed Oil.—As the new flaxseed crop season approaches there has been a considerable decline in the price situation. The demand has not slackened off to any extent, and is not likely to all accounts, but the possibility of better supplies has eased the market somewhat and particularly as affecting future deliveries. Spot quotations have not yet been changed, but concessions are anticipated within a short time.

Nails.—Conditions in this market have not changed materially during the past week or two. The strike in the steel industry will greatly affect production, and as there has been a scarcity of stocks in the hands of jobbers there is likely to be some difficulty in obtaining prompt delivery of orders before the end of the strike. Prices are very firm, but no advances have been announced as yet.

Wire Products.—Business has been holding strong and as a general thing the producers have about all of the business on their books that they can turn out.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

37x28x1 in.	\$0.35	each
37x48x 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..... — to —

Hemlock, W. Va., base price, per M — to —

(To mixed cargo price add freight, \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered). \$50.00 to \$60.00

Wide cargoes 50.00 to 60.00

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.):

First and seconds, 1-in. . \$68.75 to

Cypress shingles, 6x18, No. 1 Hearts 17.00 to

Cypress shingles, 6x18, No. 1 Prime 15.00 to

Quartered oak 210.00 to

Plain oak 95.00 to 100.00

Flooring:

White oak, quart'd, select. 190.00 to

Red oak, quart'd, select.. 150.00 to

Maple No. 1..... 80.00 to

Yellow pine, No. 1, common flat 70.00 to

N. C. pine, flooring, Norfolk 65.00 to

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets 78%

B grade, single strength, first three brackets 78%

Grades A and B, larger than the first three brackets, single thick..... 78%

Double strength, A quality..... 80%

Double strength, B quality..... 80%

Linseed Oil—

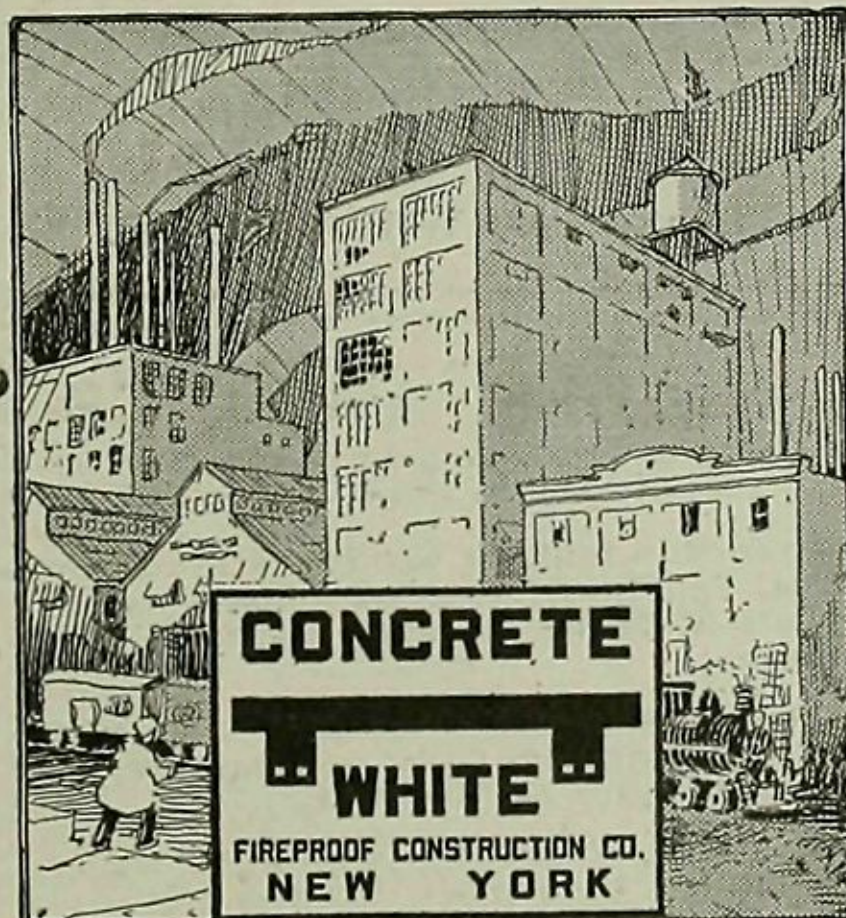
City brands, oiled, 5-bbl. lots. \$2.12 to

Less than 5 bbls..... 2.15 to

Turpentine—

Spot in yard, N. Y., per gal.. 1.68 to \$1.75

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APARTMENTS, FLATS AND TENEMENTS.

56TH ST.—W. H. Orchard, 17 West 45th st, has completed plans for alterations to the brick and stone tenement at 108 East 56th st for the 108 East 56th Street Corporation, 93 Neptune av, New Rochelle, N. Y., owner and builder. Cost, about \$10,000.

GROVE ST.—George McCabe, 96 Fifth av, has prepared plans for alterations to the brick and stone apartment at 70 Grove st for May C. Fay, 719 West 180th st, owner. Cost, \$15,000. Architect will soon be ready for estimates on general contract.

BANKS.

BATTERY PL.—A. F. Gilbert, 80 Maiden la, has plans under way for the construction of banking quarters in the Whitehall Building, 17 Battery pl, for the International Bank, 17 Battery pl, owner. Details will be available later.

DWELLINGS.

31ST ST.—Francis Y. Joannes and Maxwell Hyde, 52 Vanderbilt av, have started preliminary plans for alterations to the 4-sty brick and stone residence, 21x38 ft, at 117 East 31st, for Charles H. Davis, 119 East 31st st, owner. Cost, \$12,000.

RIVERSIDE DRIVE.—Thomas F. Dunn, 331 Madison av, has completed plans for alterations to the 4-sty brick and stone residence, 18x62 ft, at 38 Riverside drive, for John Moran, 38 Riverside drive, owner. Cost, \$7,000. Architect will take estimates on separate contracts.

54TH ST.—Sterner & Wolfe, 569 5th av, have completed plans for alterations and a 1-sty addition to the 4-sty brick and limestone residence, 25x87 ft, at 110 East 54th st, for Frederick J. Sterner, 569 5th av, owner. Cost, \$40,000. Architects will soon be ready for estimates on general contract.

FACTORIES AND WAREHOUSES.

112TH ST.—Nathan Langer, 81 East 125th st, has completed plans for a 1-sty brick laundry building, 25x96 ft, at 51 East 122d st, 145 ft east of Madison av, for Hyman Bernstein, 125 West 116th st, owner. Cost, \$9,000.

HALLS AND CLUBS.

CHURCH ST.—Thomas Nash, 52 Vanderbilt av, has been selected to prepare plans for a 2 and 3-sty parish house in the east side of Church st, near Rector st, for the Trinity Church Corp., Wall and Rector sts, and 187 Fulton st, owner. Details will be available later.

HOSPITALS AND ASYLUMS.

BROAD ST.—William Neil Smith, 101 Park av, is preparing plans for a 9-sty brick and stone hospital annex, 46x75 ft, at 123-125 Broad st, for the Broad St Hospital, 127 Broad st, owner. Details will be available later.

STABLES AND GARAGES.

55TH ST.—Frank Schefcik, 4168 Park av, has prepared plans for a 2-sty brick garage, 100x100 ft, at 226-232 East 55th st, for Viola N. Flannery, 612 Fifth av, owner. Lessee, East 56th Street Garage Co., 147 Fourth av. Cost, \$35,000.

STORES, OFFICES AND LOFTS.

MADISON AV.—George & Edward Blum, 505 Fifth av, have started plans for a 6-sty brick and limestone loft building, 24x95 ft, at 164 Madison av, for the Greenwich Associates, Inc., 26 West 31st st, owners and builders.

CANAL ST.—C. B. Meyers, 1 Union sq, will prepare plans for a 9-sty store and loft bldg, on plot 60x100 ft, at 502-508 Canal st, for Samuel Weil, 194 Franklin st, owner. Architect will take estimates on general contract.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

GRAND CONCOURSE.—Goldner & Goldberg, 391 East 149th st, have completed plans for a 5-sty brick and stone tenement, 103x137 ft, at the southwest corner of Grand Concourse and Hawkstone st, for Philip Weinstein & Son, Inc., 1397 Stebbins av, owners and builders. Cost, about \$250,000.

DAVIDSON AV.—The Jerolamen Realty Co., 245 Ft. Washington av, contemplates the construction of a 5-sty brick and limestone apartment on plot 225x100 ft, on the east side of Davidson av, 212 ft south of 190th st, to cost approximately \$150,000. Name of architect and details of construction will be available later.

PINEHURST AV.—Schwartz & Gross, 347 5th av, have completed plans for a 5-sty brick and limestone apartment, 80x90 ft, at the corner of Pinehurst av and 179th st, for the Russley Co., 714 West 181st st, owner. Cost, \$95,000.

DWELLINGS.

TOMLINSON AV.—Anton Pirner, 2069 Westchester av, has completed plans for a 2½-sty frame dwelling, 20x35 ft, on the west side of Tomlinson av, 125 ft north of Sacket av, for Edward J. Moberg Co., Inc., 1319 Purdy st, Manhattan, owner. Cost, \$5,000.

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GROSVENOR AV.—Dwight J. Baum, 246th st and Waldo av, has completed plans for a 2-sty frame dwelling, 59x30 ft, on the west side of Grosvenor av, 164 ft south of 250th st, for Richard Bowler, 101 Park av, owner, who will take bids on general contract soon. Cost, \$14,000.

PRATT AV.—John Schwalbenberg, 2075 Haviland av, has completed plans for a 1-sty frame dwelling, 22x41 ft, on the east side of Pratt av, 333 ft north of Nelson av, for Carrie M. Peterson, 41 Victor st, Manhattan, owner. Cost, \$3,000.

262d ST.—Gray Greene & Wilkes, 41 Union sq, have completed plans for a 2½-sty frame dwelling, 39x40 ft, in the north side of 262d st, 50 ft east of Spencer av, for Philip April, 21 East 14th st, owner and builder. Cost, \$11,500.

TAYLOR AV.—John Schwalbenberg, 2075 Haviland av, Bronx, has completed plans for a 1-sty frame dwelling, 21x46 ft, on the east side of Taylor av, 275 ft south of Lacomie av, for Schwalbenberg & Houppler, 2075 Haviland av, owners. Cost, \$3,500.

PAULDING AV.—Geo. P. Crosier, 223d st and White Plains av, has completed plans for a 2-sty hollow tile dwelling, 21x47 ft, on the east side of Paulding av, 59 ft north of 225th st, for Rosario Gangi, 3915 Barnes av, owner. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

147TH ST.—Harry T. Howell, 3d av and 149th st, has completed plans for alterations and additions to the brick factory building in the north side of 147th st, 240 ft west of Brook av, for C. Reuters Sons, Inc., 509 Willis av, owners, who will take estimates on general contract. Cost, about \$13,000.

STABLES AND GARAGES.

162D ST.—Edwin Wilbur, 507 5th av, has completed plans for a 1-sty brick garage, 100x115 ft, at the northeast corner of 162d st and Shermer av, for John Bothwell, 30 West 130th st, owner, who will take estimates on general contract. Cost, \$35,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

JEROLEMON ST.—Edward A. Klein, 112 East 19th st, Manhattan, has plans under way for a 12-sty brick, limestone and terra cotta apartment hotel, 62x120 ft, in the east side of Jerolemon st, near Court st, for the Realty Construction Co., P. Glickman, president, 44 Court st, owner and builder. Cost, about \$750,000. Details will be available later.

MERMAID AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for two 3-sty brick tenements, 20x62 ft, on the south side of Mermaid av, 58 ft west of 17th av, for Charles Rosenberg, 300 West 3d st, owner and builder. Cost, \$20,000 each.

BLAKE AV.—Cohn Bros., 361 Stone av, have prepared plans for a 4-sty brick and limestone apartment, 60x90 ft, at the northwest corner of Blake av and Amboy st, for Barnett Baltowsky, 528 Chester st, owner and builder. Cost, \$65,000.

OCEAN AV.—Cohn Brothers, 361 Stone av, have finished plans for a 4-sty brick and limestone apartment, 40x75 ft, on the west side of Ocean av, 150 ft south of Av H, for A. W. J. Pohl, 200 Montague st, owner and builder. Cost, about \$40,000.

AMBOY ST.—Cohn Brothers, 361 Stone av, have prepared plans for four 4-sty brick apartments, 60x90 ft, in the west side of Amboy st, 60 ft north of Blake av, for Barnett Baltowsky, 528 Chester st, owner and builder. Total cost, \$240,000.

DWELLINGS.

57TH ST.—Purko & Olsen, 32 Court st, Bklyn, are contemplating plans for a 2-sty frame residence, 20x27 ft, in the south side of 57th st, 200 ft east of 20th av, for E. Esser, 2063 57th st, owner and builder. Cost, \$4,000.

EAST 8TH ST.—B. Dreisler, 56 Remsen st, have completed plans for a 2-sty frame dwelling, 26x52 ft, at the northeast corner of 21st av and 60th st, for Langeron Building Corp., 2208 Bath av, owner and builder. Cost, \$15,000.

48TH ST.—Samuel Gardstein, 1154 47th st, has completed plans for two 2-sty frame dwellings, 26x57 ft, in the south side of 48th st, 80 ft west of 14th av, for D. & A. Realty Corp., 1357 52d st, Bklyn, owner and builder. Cost, \$32,000.

21ST AV.—Kallich & Subkis, 2208 Bath av, has completed plans for two 2-sty frame dwellings, 24x30 ft and 28x32 ft, in the east side of East 8th st, 100 ft south of Av R, and the west side of East 8th st, 100 ft north of Av R, for Parkway Garden Corp., 900 Kings Highway, owner and builder. Total cost, \$16,000.

99TH ST.—J. S. Kennedy, 157 Remsen st, has completed plans for two 2½-sty frame dwellings, 17x46 ft, in the north side of 99th st, 174 ft west of West Shore rd, for Francis G. O'Neil, 315 84th st, owner and builder. Cost, \$20,000.

EAST 19TH ST.—Robert T. Schaefer, 1526 Flatbush av, has completed plans for two 2-sty frame dwellings, 18x35 ft and 8x38 ft, in the east side of East 19th st, 235 ft and 261 ft north of Av R, for Charles N. Anderson, 1773 East 19th st, owner and builder. Total cost, \$10,000.

NEPTUNE AV.—Morris Perlstein, 49 Fulton av, Middle Village, has completed plans for six 2-sty frame dwellings, 20x44 ft, on the north

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side of Neptune av, 40 ft west of West 33d st, for Charles Martin, Sea Gate, Bklyn, owner and builder. Cost, \$30,000.

EAST 8TH ST.—Benjamin Dreisler, 156 Remsen st, has completed plans for a 2-sty frame dwelling, 50x24 ft, at the northwest corner of East 8th st and Av R, for the Parkway Garden Corp., 900 Kings Highway, owner and builder. Cost, \$12,000.

SCHENCK AV.—S. Millman, 1780 Pitkin av, has completed plans for two 2-sty frame residences, 20x53 ft, on the west side of Schenck av, 90 ft south of New Lots av, for Max Kivortz, 436 Snediker av, owner and builder. Total cost, \$13,000.

WEST 29TH ST.—Lubroth & Lubroth, 44 Court st, have completed plans for four 1-sty frame dwellings, 17x31 ft, in the west side of West 29th st, 220 ft south of Mermaid av, for Anna Kitinsky, 2928 West 29th st, Bklyn, owner and builder. Cost, \$4,000.

CANAL AV.—George H. Suess, 2916 Railroad av, has completed plans for nine 1-sty frame dwellings, 10x20 ft, on the north side of Canal av, 40 ft west of West 33d st, for Frank Partridge, 2860 West 19th st, owner and builder. Cost, \$3,500.

EAST 18TH ST.—George H. Suess, 1131 Gravesend av, has completed plans for a 2-sty frame residence, 26x36 ft, in the west side of East 18th st, 245 ft north of Av R, for Mary Rice, 1733 East 18th st, owner and builder. Cost, \$4,500.

WEST 36TH ST.—Slee & Bryson, 154 Montague st, have plans in progress for a 1-sty frame dwelling, 19x44 ft, at 2787 West 36th st, for the Nitzberg & Weitzner Co., 233 Broadway, Manhattan, owner and builder. Cost, \$3,500.

EAST 51ST ST.—Wm. Richter, 1028 East 2d st, has completed plans for a 2-sty frame dwelling, 24x34 ft, in the east side of East 51st st, 125 ft south of Snyder av, for Wm. H. Allison, 95 Woodruff av, owner. Cost, \$3,500.

GATLING PL.—Thos. Bennett, 7826 5th av, Brooklyn, has completed plans for a 2-sty brick dwelling, 20x70 ft in the east side of Gatling pl, 125 ft south of 90th st, for Lucy R. Boye, 115 Gatling pl, owner and builder.

BEAUFORT ST.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for two 2-sty frame residences, 16x36 ft, at Beaufort st and Van Wyckoff av, for Humbert Brancasco, 299 Ashford st, owner and builder. Cost, \$10,000.

2D AV.—H. Rocker, 371 Fulton st, has completed plans for a 1-sty frame dwelling, 26x30 ft, on the east side of 2d av, 603 ft south of 92d st, for Adolph Ralhenser, 1765 West 6th st, owner. Cost, \$5,000.

CYPRESS AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for two 2-sty frame dwellings, 20x44 ft, on the north side of Cypress av, 140 ft east of Sea Gate av, for Morris Roth, 827 Lafayette av, Bklyn, owner and builder. Cost, \$12,000.

SACKET AV.—Anton Piner, 2069 Westchester av, Bronx, has completed plans for three 2-sty frame dwellings, 20x35 ft, at Sacket and Haight avs, for Edw. J. Moberg Co., Inc., 1319 Purdy st, Bklyn, owner and builder. Total cost, \$16,500.

AV Q.—Frederick J. Dassau, 26 Court st, has completed plans for a 2-sty brick dwelling, 18x38 ft, at the southwest corner of Av Q and East 8th st, for Francis Dovals Development Co., 160 Broadway, Manhattan, owner and builder.

EAST 24TH ST.—Slee & Bryson, 154 Montague st, has completed plans for a 2-sty frame dwelling, 20x42 ft, in the west side of East 24th st, 175 ft north of Av K, for Elnard Realty Co., 256 Meade st, Glendale, L. I., owner and builder. Cost, \$6,500.

BEDFORD AV.—R. T. Schaefer, 1526 Flatbush av, has completed plans for a 2½-sty frame dwelling, 24x41 ft, at the northeast corner of Bedford av and Av J, for N. E. Flandreau, 2101 Cortelyou rd, Bklyn, owner and builder. Cost, \$14,000.

EXETER ST.—Bly & Haman, 833 St. Johns pl, have completed plans for two 2-sty brick dwellings, 20x28 ft, at the southeast corner of Exeter st and Hampton av, for L. Schlosberg, 332 Knickerbocker av, owner and builder. Cost, \$15,000.

EAST 13TH ST.—Charles J. Wessell, 1945 East 13th st, has completed plans for three 2-sty frame dwellings, 16x43 ft, in the west side of East 13th st, 250 ft north of Av R, for Sadie Meyersohn, 1945 East 13th st, owner and builder. Cost, \$18,000.

HOWARD AV.—E. M. Adelson, 1778 Pitkin av, has completed plans for a 2-sty brick residence, 23x58 ft, on the east side of Howard av, 380 ft south of Blake av, for H. Klein & Son, 13 Herzl st, owners and builders. Cost, \$20,000.

MERMAID AV.—H. G. Dangler, 215 Montague st, has completed plans for a 2½-sty frame dwelling, 30x44 ft, at the northeast corner of Mermaid and Seagate av, for Max Glick, 2866 West 35th st, Bklyn, owner and builder. Cost, \$10,000.

WEST 13TH ST.—Max Hirsch, 215 Montague st, has completed plans for a 2-sty frame dwelling, 16x46 ft, in the east side of West 13th st, 200 ft north of Av R, for Geanaro Accione, 27 Broadway, Manhattan, owner and builder. Cost, \$4,500.

83D ST.—Lubroth & Lubroth, 44 Court st, have completed plans for two 2-sty frame dwellings, 26x55 ft, in the north side of 83d st, 40 ft east of 21st st, for M. Saslow, 2060 84th st, owner and builder. Cost, \$24,000.

OCEAN PARKWAY.—Edward A. Klein, 112 East 19th st, Manhattan, is preparing plans for a 2½-sty brick and stone residence on Ocean Parkway, for owner to be announced later. Cost, about \$20,000.

OCEAN PARKWAY.—George J. Casazza, 1133 Broadway, Manhattan, has started sketches for twenty 2½-sty hollow tile and stucco residences

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with individual garages on Ocean Parkway, for owner and builder to be announced later. Total cost, about \$120,000.

FACTORIES AND WAREHOUSES.

ATLANTIC AV.—Wm. A. Parfitt, 26 Court st, has completed plans for a 1-sty brick storage building, 63x96 ft, on the north side of Atlantic av, 220 ft west of Franklin av, for Gottbol Wildermith, 472 6th av, owner and builder. Cost, \$25,000.

FLUSHING AV.—Murray Klein, 116 Grove st, has completed plans for a 4-sty brick factory building, 75x119x99x78 ft, at the northwest corner of Flushing and Porter avs, for C. Katz, 392 Bushwick av, owner, who will soon call for estimates on separate contracts. Cost, about \$25,000.

STABLES AND GARAGES.

CROWN ST.—Cohn Brothers, 361 Stone av, have completed plans for seven 1-sty brick attached garages, 20x20 ft, in the south side of Crown st, 120 ft east of New York av, for Hyman Aaron, 1205 Eastern Parkway, owner and builder. Total cost, \$7,000.

NEW YORK AV.—Charles Goodman, 1399 St. Johns pl, has prepared plans for a 1-sty brick garage, 100x200 ft, on the east side of New York av, 120 ft south of Montgomery st, for F. W. & E. W. Rowe, 728 Eastern Parkway, owners and builders. Cost, \$65,000.

BARRETT ST.—Cohn Brothers, 361 Stone av, have completed plans for four 1-sty brick attached garages, 19x19 ft, in the east side of Barrett st, 200 ft north of Blake av, for Maurice Innerfield, 32 Barrett st, owner and builder. Total cost, \$4,000.

WARREN ST.—Plans have been prepared privately for a 1-sty brick garage, 56x100 ft, in the south side of Warren st, 75 ft west of Hoyt st, for Anita C. Jurim, 218 Schermerhorn st, owner. Cost, \$10,000.

BEDFORD AV.—Bly & Hamann, 833 St. Johns pl, have completed plans for a 1-sty brick garage, 26x74 ft, on the east side of Bedford av, 55 ft south of Snyder av, for Snyder & Prince, 833 St. Johns pl, owners and builders. Cost, \$25,000.

VAN SINDEREN AV.—Cohn Brothers, 361 Stone av, have finished plans for a 1-sty brick garage, 34x100 ft, on the north side of Van Sinderen av, east of New Lots av, for A. Pachinsky, 395 Pennsylvania av, owner and builder. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

CHESTER AV.—E. M. Adelson, 1778 Pitkin av, has completed plans for a 3-sty brick store building, 50x95 ft, in the east side of Chester st, 305 ft south of Pitkin av, for Hyman Bogin, 460 Rockaway av, owner and builder. Cost, \$45,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Gillies-Campbell Co., 101 Park av, has the general contract for extensive alterations to the 6-sty brick and stone apartment, 20x84 ft, at 31 East 60th st, for the Frederick Haberman Estate, 667 Madison av, owner, from plans by James T. Whiskerman, 153 East 40th st, architect. Cost, \$30,000.

MANHATTAN.—Joseph Savignano, 260 Bay 11th st, Bklyn, has the general contract for alterations to the 5-sty brick tenement, 46x58 ft, at 3-5 Bank st, for Clarence S. Nathan, 241 West 37th st, owner, from plans by Ferdinand Savignano, 6005 14th av, Bklyn, architect. Cost, \$20,000.

DWELLINGS.

WOODBURY, L. I.—Hubert Oliver, Oyster Bay, L. I., has the general contract for alterations and additions to the 2½-sty frame residence, 124x42 ft, on the Cold Spring Harbor rd, for Captain Lydig Hoyt, owner, from plans by Delano & Aldrich, 126 East 38th st, Manhattan, architects.

SCARSDALE, N. Y.—James McInnis, Scarsdale, N. Y., has the general contract for a 2½-sty frame residence, 30x75 ft, at Scarsdale, N. Y., for F. B. Narrine, Circle rd, Scarsdale, owner, from plans by King & Campbell, 103 Park av, Manhattan, architects. Cost, \$30,000.

WOODBURY, L. I.—Amsterdam Building Co., 140 West 42d st, Manhattan, has the general contract for a 2-sty brick residence, 69x30 ft, at Woodbury, L. I., for Keyes-Winter, 20 Broad st, Manhattan, owner, from plans by J. W. O'Connor, 3 West 29th st, Manhattan, architect.

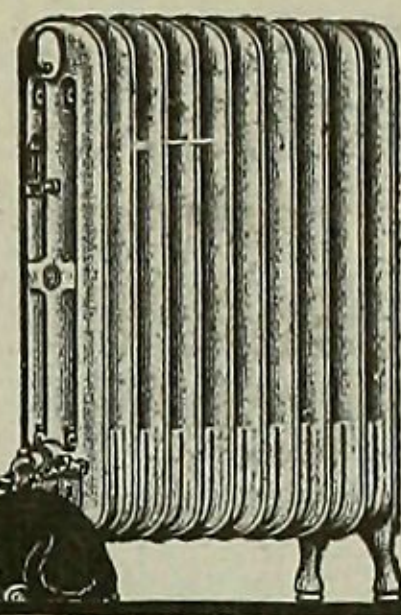
FACTORIES AND WAREHOUSES.

BRONX.—The Austin Co., 217 Broadway, has the general contract for a 3-sty brick and reinforced concrete factory building, 50x100 ft, at 781 East 142d st, for the Wilson Maulen Co., 781 East 142d st, owner, from privately prepared plans.

BROOKLYN.—Post & McCord, 101 Park av, Manhattan, have the general contract for a 2-sty brick factory, 200x340 ft, in 41st and 42d sts, between 2d and 3d avs, for the Shipley Construction and Supply Co., Columbia and Warren sts, owner, from plans by Harry A. Ives, 7 Hampton pl, architect and engineer.

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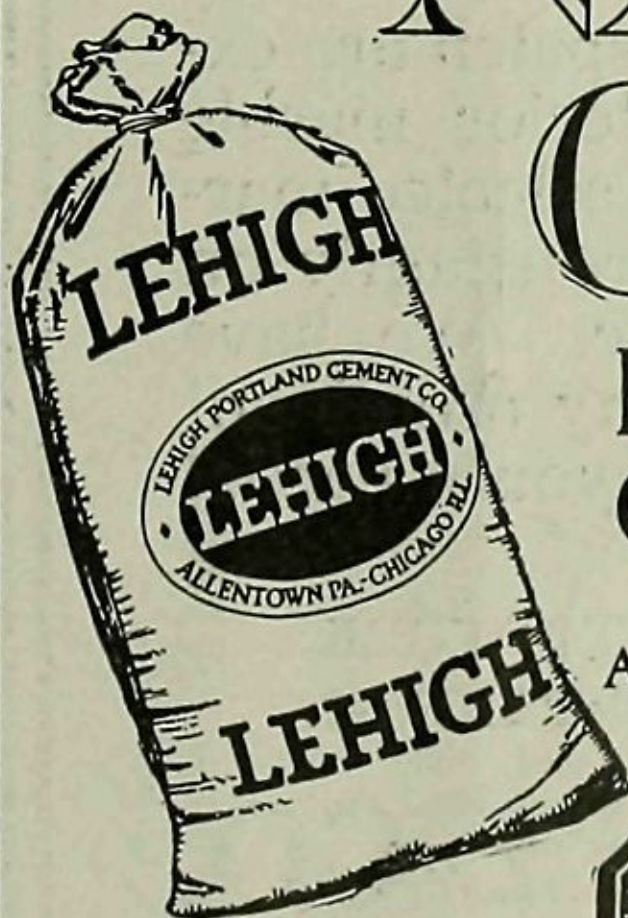
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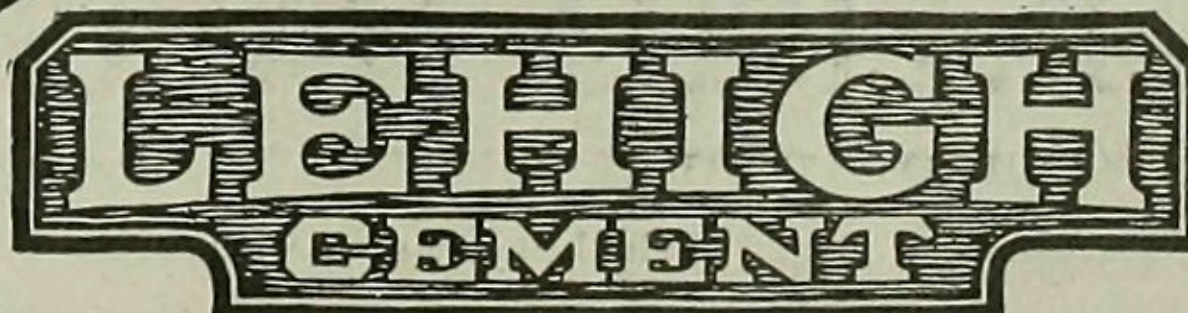
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HARRISON, N. J.—James J. Dunn, 289 Maple st, Kearney, N. J., has the general contract for three 2-sty reinforced concrete and brick additions, 60x137 ft each, to the manufacturing plant on Worthington av, for the H. R. Worthington Co., owner, on premises, from privately prepared plans. Total cost, \$100,000.

UNDERCLIFF, N. J.—Post & McCord, 101 Park av, Manhattan, have the general contract for a 9-sty brick and concrete addition to filter house, 74x89 ft, at Undercliff, N. J., for the Warner Sugar Refining Co., 97 Wall st, and Edgewater, N. J., owner, from privately prepared plans. Cost, \$250,000.

BROOKLYN.—J. O'Dell Whitenack, 231 West 18th st, Manhattan, has the general contract for alterations to the 6-sty brick warehouse on the west side of Kent av, between North 3d and North 4th sts, for the Austin-Nichols Co., Inc., 184 Kent av, owner, from privately prepared plans. Cost, \$4,000.

JAMAICA, L. I.—G. Genovese & Son, 645 Crescent st, Astoria, L. I., have the general contract for a 1½-sty brick and concrete warehouse and showroom, 50x99 ft, at the southwest corner of Fulton st and Kissan pl, for G. B. Schorn, Jamaica av, owner, from plans by Morrell Smith, Bank Bldg., Far Rockaway, L. I., architect. Cost, \$25,000.

HALLS AND CLUBS.

GREENWICH, CONN.—John Locke, Have-meyer pl, Greenwich, has the general contract for a 2-sty brick and stone association building, 30x70 ft, at Greenwich, Conn., for the Y. M. C. A., from plans by Wm. D. Tuddy, 81 Fulton st, Manhattan, architect.

STANDARDS AND APPEALS
Calendar.

HOURS OF MEETINGS.

Board of Appeals, Tuesdays, at 10 a. m.
Boards 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, September 30, 1919, at 10 a. m.
Appeals from Administrative Orders.
611-19-A—N. E. corner Liberty avenue and Berriman street, Brooklyn.
653-19-A—160 Rogers avenue, Brooklyn.
655-19-A—194-196 Franklin street, Brooklyn.
Under Building Zone Resolution.
638-19BZ—472 Watkins street, Brooklyn.
639-19BZ—598-600 Jamaica avenue, Brooklyn.
641-19-BZ—South side Hillside avenue, 100 feet East Ray street, Jamaica, Long Island.
642-19-BZ—1336 Webster avenue, The Bronx.
600-19BZ—North side Dale road from Washington street to Union Hall street, Queens.

BOARD OF APPEALS.

Tuesday, Sept. 30, 1919, at 2 p. m.
Pier Cases.
665-19-A—Pier No. 20, North River, Manhattan.
666-19-A—Pier No. 21, North River, Manhattan.
Appeals from Administrative Orders.
657-19-A—213-227 West 26th street, Manhattan.
663-19-A—17 West 44th street, Manhattan.
664-19-A—64-70 Broadway, 12-19 New street, Manhattan.
Under Building Zone Resolution.
587-19-BZ—333 St. Nicholas avenue, Queens.
651-19-BZ—East side Prospect avenue, 50 feet south of Gates avenue, Queens.
654-19-BZ—4350-4352 Broadway, Manhattan.
658-19-BZ—2755 Webster avenue, The Bronx.

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.

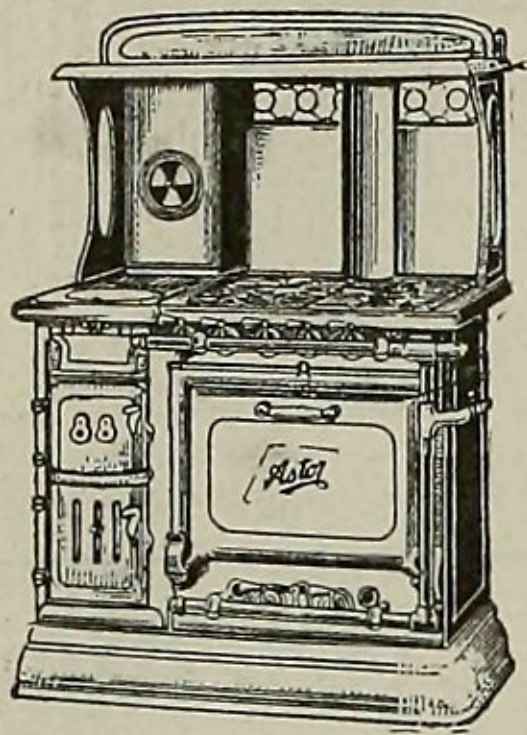
FRANCIS M. HUGO,
Secretary of State.

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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CONCURRENT RESOLUTIONS

parts 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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