

# Real Estate Record and Builders Guide

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

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# EDITORIAL

The Record and Guide again greets its readers, having overcome some of the difficulties resulting from the printing strike with which all are familiar. Because of the importance of keeping up the continuity of the records of conveyances, mortgages, auction sales, etc., for the completeness and accuracy of which this publication has an enviable record of more than fifty years, all of the records covering the period from October 1 to October 31, inclusive, will be printed in supplement form at the earliest possible date and sent to every subscriber. Thus it will be possible for all subscribers to have their usual complete file. There has been no interrup-

tion in the compilation of all these records in the form in which they have appeared regularly in the Record and Guide for so many years.

The management of the Record and Guide is not unmindful of the numerous expressions of good will and support received from its subscribers and its advertising clients at a trying period in its history, and wishes to return its thanks for the substantial encouragement received. This friendly and helpful attitude makes it incumbent on the Record and Guide to increase its efforts to further the interests of all those who have so faithfully stood by at this critical time.

## Increase in Assessments Natural—President Cantor

**J**ACOB A. CANTOR, President of the Department of Taxes and Assessments, explaining that the same rules were applied this year in determining values as in all other years, made the following statement as to the new assessments:

"Under the law the Deputy Tax Commissioners are obliged to determine the market value of property, and they rely upon certain elements in fixing the assessments; the sales in the neighborhood; the amount of mortgage and rate of interest upon the property; the rents derived from the property after considering the expenses for operation.

"There has been no departure from these proceedings. We have not been influenced by passion or revenge or a desire to get even with property owners who have been cruel in their increases in rents. Our duty was perfectly plain, and our deputies made their own investigations without regard to any other department or Commission of the City Government. Nor were they influenced in any degree by the demands made by the employees of the City Government to increase salaries. It has been a legitimate exercise of their sworn duty.

"The total tentative valuation of real estate in all boroughs for 1920 is \$8,271,157,608, to which should be added the equalized value of special franchises established by the State Tax Commission which has not yet been acted upon, and which last year totaled \$409,681,604.

"The increase by boroughs over 1919 is as follows:

Borough.	Increase.	New buildings.
Manhattan .....	\$71,165,476	103
The Bronx .....	24,768,660	153
Brooklyn .....	118,276,669	2,484
Queens .....	32,078,080	2,427
Richmond .....	6,227,575	963
<b>Total .....</b>	<b>\$252,516,459</b>	<b>6,130</b>

"From these figures must be deducted the properties acquired by the Federal Government for national purposes which are estimated at \$35,000,000, and about \$9,000,000 exempted by law, thus making a total net increase in real estate valuation (tentative) of about \$208,500,000.

"We believe that we can sustain the assessments we have made in the event of proceedings being brought by dissatisfied property owners for reduction.

"The personal property assessment (tentative) shows a decrease of \$610,093,225, making the total tentative assessment for 1910 \$785,947,400, as against \$1,396,040,625 in 1919. We expect, however, to collect about one-half of the personal tax paid last year, which will mean a loss to the city in personal

taxes of over \$4,000,000. The decrease in tentative assessment of personal property is due to a large extent to the provisions of Section 352 of the State Income Tax Law which limits the jurisdiction of local assessors to tangible and non-productive intangible personalty. The tax rate will not be influenced this year by any collections under the State Income Tax Law, as the law does not go into effect until March, 1920."

The comparison of tentative personal assessments (all classes) for the years 1920 and 1919, by boroughs, made by the Tax Department, is as follows:

Borough.	1920.	1919.
Manhattan .....	\$556,432,500	\$1,101,084,400
The Bronx .....	49,181,000	45,609,100
Brooklyn .....	145,569,250	191,296,975
Queens .....	27,954,550	51,393,550
Richmond .....	6,810,100	6,456,600
	<u>\$785,947,400</u>	<u>\$1,396,040,625</u>
		785,947,400
Decrease, 1920 .....		\$610,093,225

### RECAPITULATION.

Manhattan:						
R E 103	4,742,082,046	19,421,200	5,680,150	68,804,800	4,810,886,846	
R E Corp	111,559,000			2,360,675	113,919,675	
	<u>103 4,855,641,046</u>	<u>19,421,200</u>	<u>5,680,150</u>	<u>71,165,475</u>	<u>4,924,806,521</u>	
The Bronx:						
R E 153	651,649,011	1,961,250	1,574,045	24,265,760	675,914,771	
R E Corp	51,283,250			502,900	51,786,150	
	<u>153 702,932,261</u>	<u>1,961,250</u>	<u>1,574,045</u>	<u>24,768,660</u>	<u>727,700,921</u>	
Brooklyn:						
R E Corp	38,220,650			1,030,200	39,250,850	
R E 2484	1,741,263,302	53,595,410	2,919,911	117,246,469	1,858,509,771	
	<u>2484 1,779,483,952</u>	<u>53,595,410</u>	<u>2,919,911</u>	<u>118,276,669</u>	<u>1,597,760,621</u>	
Queens:						
R E 2427	539,802,490	6,393,110	1,000,280	30,716,380	570,518,870	
R E Corp	36,586,400			1,361,700	37,948,100	
	<u>2427 576,388,890</u>	<u>6,393,110</u>	<u>1,000,280</u>	<u>32,078,080</u>	<u>608,466,970</u>	
Richmond:						
R E 963	101,012,150	2,447,320	108,450	6,043,825	107,055,975	
R E Corp	5,182,850			183,750	5,366,600	
	<u>963 106,195,000</u>	<u>2,447,320</u>	<u>108,450</u>	<u>6,227,575</u>	<u>112,422,575</u>	
Grand total:						
R E 6130	7,775,808,999	83,818,290	11,282,836	247,077,234	8,022,886,233	
R E Corp	242,832,150			5,439,226	246,271,375	
	<u>6130 8,018,641,149</u>	<u>83,818,290</u>	<u>11,282,836</u>	<u>252,515,459</u>	<u>8,271,157,608</u>	





# KEWANEE

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REAL ESTATE SECTION

Changes in County Equalization Rates Since 1896.

Table Compiled in Albany Shows How Up-State Assessments Have Been Kept Low by Local Officials for Many Years.

The state tax authorities in Albany have compiled an interesting table showing the equalization rates in the various counties of the state from 1896 to 1919. This table shows how the policy of under-assessing property has been followed in many up-state counties during the entire period, while there has been a steady advance toward full valuation in the metropolis.

Some of the up-state counties, as is shown by the table, now make a worse showing in the matter of assessments than was the case in 1896,

The equalization rates by counties for each year since 1896 are as follows:

Table with columns for County and years 1896-1919, listing equalization rates for various counties like Albany, Rensselaer, and others.

Rates adopted for equalization table are based upon assessments of previous year.

NATIONAL MEMORIAL BUILDING MOVEMENT.

The Bureau of Memorial Buildings of the War Camp Community Service reports that 254 communities in the United States have decided to erect buildings in memory of their men who served in the war.

More than 700 American communities now are considering the erection of memorial buildings instead of shafts or monuments, the Bureau of Memorial Buildings also announces. It is campaigning throughout the United States for the community building type of memorial.



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# Real Estate Review for the Current Week

## Market Maintains Its Steadiness with Excellent Demand for Practically All Types of Improved Properties.

**E**XCELLENT conditions prevailed in the real estate market with the demand centering on residential properties. Although the high mark reached last week of 150 sales was not equalled, enough transactions were closed in the borough of Manhattan to indicate that the real estate market was maintaining its strength.

The most noteworthy aspect of the business this week was the powerful demand for dwellings and apartment houses in which both investment and speculative capital was interested. Private houses in the Fifth avenue residential section contributed a number of important features to the trading, deals being consummated involving high class holdings both on the avenue and in the intersecting streets.

The Bronx market was particularly active, the demand chiefly concerning itself with dwellings, although speculative interest continued to be strongly directed toward the acquisition of income producing properties. The same situation prevailed to a large extent in Brooklyn and Queens where many buildings of this type passed into new ownership. From the suburbs come reports of an unprecedented buying season with many New Yorkers figuring as purchasers of all-year-

round homes. This movement is directly traceable to the shortage of housing accommodations in the Greater City, where people returning from their summer homes have been unable to obtain winter quarters.

Among the interesting transactions of the week was the sale of the Terminal Building at 103 Park avenue, which passed into the possession of a new syndicate; the sale of forty lots in Harlem by Vincent Astor, who traded them for a West 72d street apartment house, and the sale of a row of apartment houses on Westchester avenue in the Bronx to an English theatrical man. In the downtown section, in addition to a number of sales of business buildings to merchants for occupancy, considerable interest centered upon a long-term lease of a group of old Wendel estate buildings on Maiden lane, which was taken by a syndicate representing tenants in the building. The syndicate plans to go ahead with a tall commercial building project on the site. This transaction assumes additional importance because it indicates that the old time Weldell policy of leasing only for short terms appears to have been abandoned since several other Wendel holdings have also, within recent months, been leased for long terms.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported but not recorded in Manhattan this week was 120 as against 150 last week and 20 a year ago.

The number of sales south of 59th street was 40 as compared with 48 last week and 10 a year ago.

The number of sales north of 59th street was 80 as compared with 102 last week and 10 a year ago.

From the Bronx 58 sales at private contract were reported as against 53 last week and 13 a year ago.

Statistical tables, indicating the number of recorded instruments will be found on page 444 of this issue.

#### \$10,759,500 in Loans.

Wm. A. White & Sons announce that they have placed \$10,759,500 in mortgage loans since the first of this year. Among the more recent loans are the following: \$775,000 on 374-8 5th avenue, business building; \$80,000 on 1033 5th avenue, dwelling; \$25,000 on 35 Water street, warehouse; \$110,000 on northwest corner 91st street and Broadway, flat; \$9,000 on 226 East 41st street, loft; \$19,000 on 190 Hester street, tenement; \$170,000 on 61-9 East 86th street, apartment; \$80,000 on 447-51 West 53d street and 794-8 10th avenue, factory; \$60,000 on 355 West 16th street and 354-60 West 17th street, garage; \$42,500 on 184-6 Mott street, tenement; \$50,000 on northeast corner Columbus avenue and 72d street; \$30,000 on 3-5 Coenties Slip, buildings; increased loan to \$300,000 on 323-33 East 44th street and 322-34 East 45th street, garage; \$200,000 on 227-43 West 61st street, garage; \$180,000 on northwest corner 142d street and Convent avenue, apartment; \$275,000 on 114-15 West 72d street, apartment hotel; \$680,000 on northwest corner Broadway and Chambers street, office building; \$220,000 on 177 Broadway, business building; \$55,000 on 132 East 19th street, apartment house; \$25,000 on 116 East 18th street, loft building; \$120,000 on the southwest corner of 7th avenue and 50th street, hotel with a restaurant on the ground floor; \$40,000 on 72 Wall street, business building; \$105,000 on 239-45 East 56th street, garage; \$200,000 on 220-28 West 48th street, fireproof theatre with offices; \$13,500 on the northwest corner of 149th street and 8th avenue, tenement; \$17,500 on 12 South street, store and loft building; \$45,000 on 835 West 179th street, apartment house; \$25,000 on the east side of River avenue, 57 feet north of 145th street, garage; \$117,000 on 35-39 West 96th street, fireproof apartment house; \$550,000 on 116-120 West 34th street, fireproof hotel, at interest rates varying from 5 to 6 per cent.

#### Long Island Auction Sales.

Joseph P. Day, continuing his auction sale campaign in Long Island, sold a number of holdings at Woodmere, Lawrence and Wave Crest, Queens, recently. The first sale, held at

Woodmere, consisted of the offering of twenty plots and one dwelling. After spirited bidding the 2½-story frame dwelling at the northwest corner of Central avenue and Irving place, 152x75, was sold to Jose Comprati for \$9,900. The southeast corner of Central avenue and Linden street, a plot 80x130, was purchased by William Silberstein for \$4,000 and the adjoining parcel, 60x130, for \$2,480. W. Ruhman bought two plots, 60x150 each, in Pine street, near Central avenue, for \$5,040. A plot 80x150, in Park street, near Central avenue, was sold to Nathan Arnold for \$3,570. Frank Feldman purchased the plot 70x150 in Central avenue, near Oak street, for \$4,140. Plot 100x150, in Woodmere Boulevard, near Central avenue, was sold to A. D. Cosen for \$5,700, and plot 313.9x161.34x irregular in Wood lane and Keen lane, was purchased by Louis Silk for \$8,285.

Among the purchasers at the second sale at Lawrence were Samuel L. Golden, who acquired the southeast and southwest corner of Broadway and Muriel avenue, for \$8,500 each; also the plots adjoining each corner for \$5,875, giving him a frontage in Broadway of 411.94. Included in this sale were two houses at Wavecrest, Far Rockaway, which were purchased by A. Chinz; No. 2366 Brookhaven avenue, for \$10,500, and No. 2381 for \$11,500; two 2½-story frame dwellings, each about 100x152.9x irregular.

#### \$6,000,000 Newark Lease.

Louis Kamm, Inc., leased 635-643 Broad street and 2-20 New street, Newark, for the heirs of Adrianna A. Edgar to the Frank G. Shattuck Company, operating Schafft's Candy and Tea Rooms. The lease is for sixty-three years, involving \$6,000,000. The present three-story buildings will be demolished at the expiration of leases in 1920 and a new mercantile building put up to cover the entire plot. The lessees will use a portion of the ground floor and the upper floors for their business. The plot has a frontage of 95 feet on Broad street and 200 feet on New street, and is in the heart of the shopping section.

#### Decision on "Oral Lease."

The Appellate Division in a decision just rendered upholds the stand of the New York Building Managers' Association on the correct construction of the 1918 amendment to Section 232 of the Real Estate Property Law, limiting oral leases to one month. The decision reverses the Municipal Court and Appellate Term, which thought otherwise. The point was that an oral lease for a year, made before the change in law become effective, could hold over in the usual way for another year regardless of the new law.

#### Deal for 56 Bay Ridge Lots.

The Realty Associates sold to the Shipley Construction & Supply Company, manufacturers of ice-making machinery at York, Pa., 56 lots on 41st and 42d streets, between 2d and 3d avenues, Bay Ridge. The buyers plan to erect a big

factory to house the bulk of its Pennsylvania plant. The Chauncey Real Estate Company negotiated the deal.

#### Deal for Starin Waterfront.

Harrison S. Colburn Company and Moore & Wyckoff sold to a syndicate the Starin waterfront at the foot of Broadway, West New Brighton, S. I. The property fronts 217 feet on Kill van Kull and extends south across the B. & O. R. R. tracks to Richmond Terrace. The property has been in the Starin estate for many years. It was originally used by the Starin shipping interests, and fronts in a channel 35 feet in depth. The property lies between the Frank McWilliams Shipyard and the C. W. Hunt Machinery Company and directly across the Kill van Kull from the Tidewater Oil and Gulf Refining plants.

#### Modernizing Old Flats.

The acute shortage of housing facilities has resulted in an extensive movement to modernize "old law" tenements, of which there are many thousand unoccupied in various sections of the greater city. Almost similar changes and improvements are being made to a large number of old private dwellings of the brownstone front type, located on streets that were once fashionable. Altogether, it is estimated that by this process of modernizing old tenements and dwellings previously vacant or but partially occupied, acceptable housing facilities have been provided for several hundred families, and the movement is hardly started as yet.

While general renovating and the installation of modern sanitary equipment are important factors in modernizing old houses, it seems that the providing of electricity for lighting and for household labor-saving devices is the first step. In order to show the effectiveness and possibilities of electricity in this modernizing process, arrangements have been made to include exhibits of equipment and methods especially designed for this purpose at the annual electrical exposition of lighting fixtures and other electrical devices, is a different proposition in the class of buildings now being converted into modern apartments than it is in new houses or even those of comparatively recent construction.

#### Luncheon to E. N. Hurley.

Prominent men of the electrical fraternity, representing the Society for Electrical Development, gave a luncheon at the Engineers' Club last Monday to Hon. Edward N. Hurley, at which he was



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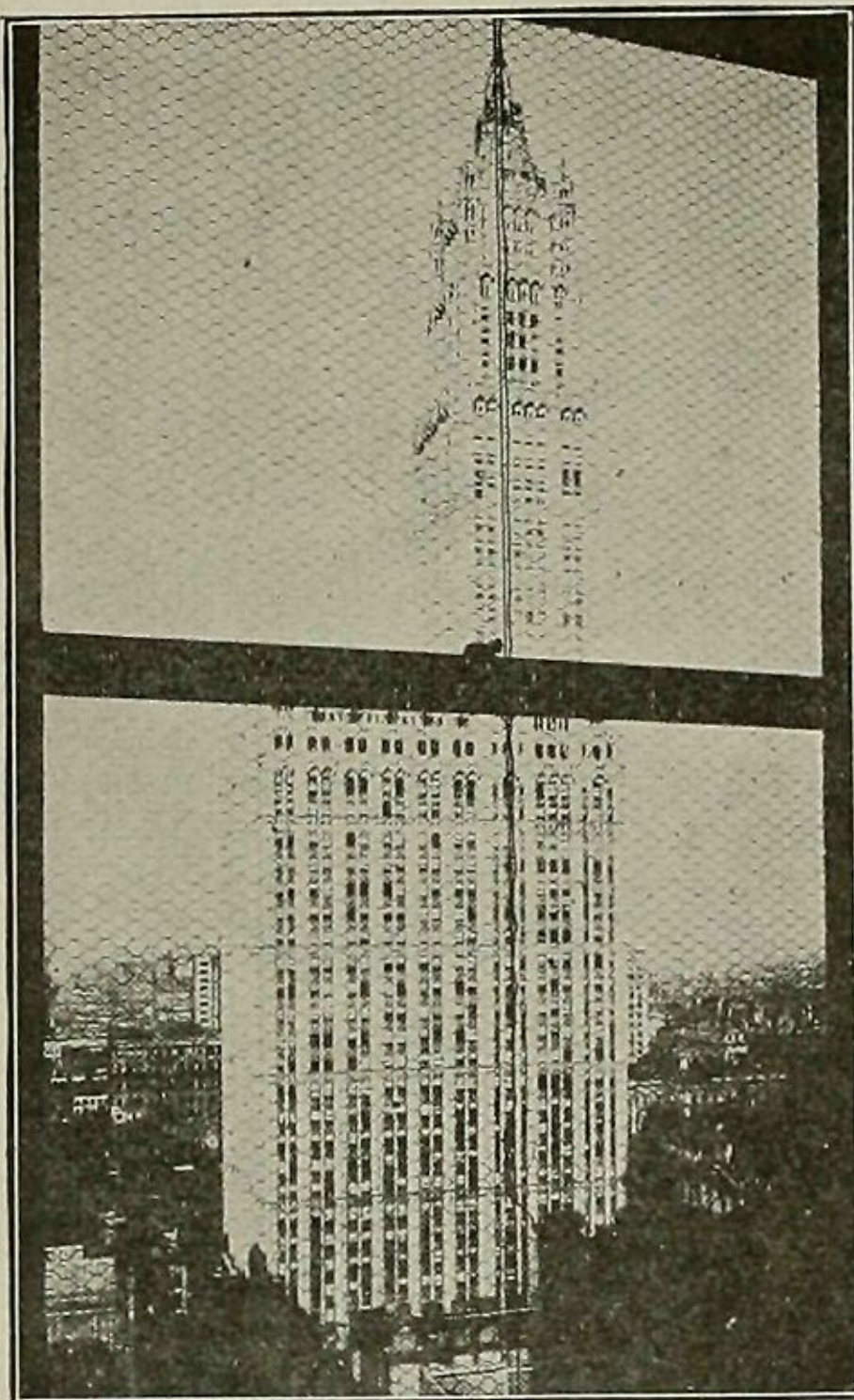
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presented with an engrossed parchment testimonial expressing appreciation of his work while at the head of the United States Shipping Board. The presentation address was made by J. M. Wakeman, general manager of the society, followed by a short address by Mr. Hurley.

## Manhattan.

### South of 59th Street.

**FRONT ST.**—Markham Realty Corporation, C. W. Eckardt, president, sold to Frederick Buse 44 Front st, a 5-sty business building 25.3x84.8, adjoining the corner of Coenties slip, through Horace S. Ely & Co.

**GREENWICH ST.**—John and Charles Frohlich have sold to the Grecian Importing and Trading Company, 62 Greenwich st, running through to 63 Washington st, a 4-sty tenement with stores, on plot 25x168, south of Rector st. The price was \$55,000.

**LEWIS ST.**—Morris London sold 15 and 17 Lewis st, a 5-sty building, 40x50, near Broome st, to Morris Pressen and Louis Singer. Joseph Gans was the broker.

**MERCER ST.**—Waddell & Martin sold for the Farmers' Loan and Trust Company to Alfred M. Rau, president of the Washington Arch Realty Company, the 5-sty loft, 50x100, at 117 and 119 Mercer st.

**PEARL ST.**—J. S. Maxwell and William C. Walker's Sons sold for George L. Tighe 542 Pearl st, a 5-sty loft, 26x100.

**VANDAM ST.**—Trinity Church Corporation sold to H. C. Griffen & Co., millwrights, the plot at 61 and 63 Vandam st, through to 74 and 86 Charlton st, 50x200, upon which the buying company will erect two 4-sty buildings for its exclusive occupancy. The site is vacant except for an old fashioned 3-sty tenement on part of the Charlton st frontage.

**VANDEWATER ST.**—Thomas J. O'Reilly sold for the Emigrant Industrial Savings Bank, 29 and 31 Vandewater st, four and 5-sty warehouses, 43.6x100 1/4 irregular.

**WATER ST.**—Norman S. Riesenfeld bought from Mary D. Caswell, Forrest Raynor and Edward C. Moen, executors, the 5 1/2-sty building, 23.2x85, at 61 Water st, tenanted by the Holland Coffee Company, through the Brown, Wheelock Company.

**5TH ST.**—Fred Oppenheimer sold for Anton Szylagyi the 4-sty and basement flat on lot 22x95 at 744 East 5th st.

**10TH ST.**—Pepe & Bro. sold for Mrs. Josephine M. Cole, 6 East 10th st, a 4-sty and basement dwelling, 25x100. The purchaser will occupy.

**11TH ST.**—J. Irving Walsh sold for Amy Rabbe the three 3-sty dwellings, 248 to 252 West 11th st, each 16.8x18.9.

**12TH ST.**—Pepe & Bro. sold for P. F. McDonald the 3-sty and basement dwelling, 19.4x103.3, at 72 West Twelfth st. The purchaser will occupy after alterations.

**12TH ST.**—Lovell & Jerome sold the 3-sty dwelling, 25x102.2, at 138 West 12th st.

**21ST ST.**—Louis Schrag sold for Mina Louise Peek 119 West 21st st, a 4-sty and basement dwelling on lot 19x98.9, to a client.

**24TH ST.**—E. H. Ludlow & Co. sold for Mary J. Boomer the 3-sty business building, 25x98.9, at 152 West 24th st to the Gramont Holding Co., Thomas J. McLoughlin, president. E. J. Crawford represented the buyer.

**27TH ST.**—Ames & Co. sold for Farmers Loan and Trust Company to J. S. Laigne 3-sty dwelling, 20.6x100, at 50 West 27th st.

**27TH ST.**—Ames & Co. sold for the Farmers Loan and Turst Co. to G. S. Lavigne the building on lot 20.6x100 at 50 West 27th st.

**31ST ST.**—Ames & Co. sold for the estate of Robert W. Tailer to J. Lenthal the property 132 West 31st st, 25.6x142x irreg. The purchaser will improve with a new building for his business. The sellers were represented by Beekman, Menken & Griscom.

**36TH ST.**—Bene Posner and the Crausman Realty Company bought from the Benenson Realty Company the 12-sty loft at 261 and 263 West 36th st, 59x98.9.

**37TH ST.**—Henry Hof resold the 4-sty building, 25x74, at 329 East 37th st, to George P. Reinhard, who will remodel it for his business.

**48TH ST.**—M. Margowitz & Max Mores sold for Dr. Nathan Sulzberger, 329 to 335 East 48th st, four 5-sty tenements, 100x100, to Mores Spadek, who, it is reported, will reimprove the site with a 2-sty garage. The same brokers have obtained a building and permanent loan on the project.

**59TH ST.**—The Ruland & Whiting-Benjamin Corporation sold for the estate of William E. Keys to Paul Whitecomb of the Baltimore Dairy Lunch, 45 East 59th st, a 5-sty building on a lot 16.8x100. After extensive alterations the store will be occupied as a lunch room.

**59TH ST.**—Margaret Robert resold to Isidore H. Kempner the 5-sty tenement, 25x100, at 513 West 59th st, acquired from the estate of Pearl Weinman a week ago.

**LEXINGTON AV.**—M. B. Larkin sold through J. V. Graham, the northwest corner of Lexington av and 31st st, a 3-sty building.

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7TH AV.—Spear & Co. sold for Frederick Michel the two 5-sty buildings, 39.2x56.6 (irregular) at 316 and 318th 7th av to Wagner & Schecter, furriers, now at 319 7th av, who will occupy.

**North of 59th Street.**

HAMILTON TERRACE.—Duff & Brown Company sold for the Guardian Insurance Company 23 Hamilton Terrace, a 4-sty dwelling, 17x100.

73D ST.—Joseph F. Feist & Co. sold for W. B. Putney the 3-sty private house at 110 West 73d st.

74TH ST.—Edward S. Foley & Co. sold for Mrs. William H. Page to Mrs. M. H. McLewee the 4-sty residence, 20x102.2, at 47 West 74th st.

79TH ST.—The 4-sty apartment at 229 East 79th st has been sold by Nathan Pechenik, who had owned the property since 1915. Nathan Brumer is the purchaser. Both parties were represented by Harold Flatto, attorney.

81ST ST.—Pease & Elliman sold for William W. Morrow, 163 West 81st st, a 3-sty dwelling, 19x100.

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86TH ST.—Pease & Elliman sold for Fanny Eckman to Schlesinger & Lazaroe, the 4-sty dwelling, 20x102.2, at 72 East 86th st.

92D ST.—S. L. Pakas bought from the Lynch estate the dwelling, on a lot 20x102 ft, at 69 West 92d st, held at \$20,000.

98TH ST.—William N. Miller sold for Arthur E. Marsh the Robert Burns apartment, a 6-sty structure, 50x100, at 254 West 98th st, acquired last August from the Henley Realty Co, representing the Haas estate.

119TH ST.—James H. Cruikshank sold to Marion Beck 72 East 119th st, 5-sty flat on plot 25x100, valued at \$20,000. Benjamin Eisler negotiated the deal.

122D ST.—M Nasanowitz & Son sold for Joseph Bergheimer to Meyer Scheyfetz and Benjamin Schlosser 106 East 122d st, a 4-sty flat, 18x80.

129TH ST.—Charles Moran sold to J. Schildwacher 119 to 123 East 129th st, three frame buildings and two old brick buildings, 50x99.11.

138TH ST.—F. Howell sold for the Equitable Life Assurance Society to F. T. Dabney the two 3-sty King model dwellings, each 18x99.11, at 231 and 235 West 138th st.

135TH ST.—Joseph G. Abramson purchased from the Curb Realty Corporation, represented by Wechsler, Kohn & Roeder, attorneys, the 6-sty new-law apartment, 510 West 135th st, near Broadway, having an annual rental of over \$12,000, and held at \$80,000. Nehring Bros. were the brokers.

138TH ST.—Nail & Parker sold for the Equitable Life Assurance Society the 3-sty and basement dwellings, each on lot 17x99.11, at 205, 223 and 239 West 138th st.

145TH ST.—Egbert Mills sold the residence of Dr. M. J. Mandelbaum at 332 West 145th st to Dr. W. O. Carpenter.

142D ST.—The Houghton Company sold 204 West 142d st to James L. Van Sant for Henry Wendt, attorney, a 3-sty residence on a lot 16.8 x100.

144TH ST.—Daniel H. Jackson resold through Alexander Selkin and David Mintz to J. J. Martin five 4-sty dwellings in West 144th st; 417, 19x99.11, and 421 to 427, on a combined plot 75x99.11.

144TH ST.—Ennis & Sinnott bought from Frank M. Wells 469 West 143d st, a 4-sty dwelling, 18x100.

145TH ST.—Egbert Mills sold to Dr. W. O. Carpenter for Dr. M. J. Mandelbaum 3-sty dwelling, 18x98.11, at 332 West 145th st.

150TH ST.—DuBois & Taylor sold for Pauline Kaplan the 4-sty dwelling, 17x99.11, at 523 West 150th st.

163D ST.—Henry Dahnke & Brothers sold 463 West 163d st, a 5-sty flat, 25x112.6, for Adolphine C. Becker.

212TH ST.—Knap & Wasson Co. sold to Frederick Brown the two 5-sty flats, each 42.6x100, at 433 and 439 West 212th st. The same purchaser recently acquired 432 and 438 West 213th st, abutting.

AMSTERDAM AV.—Sharp & Co. sold for Franklin L. Partridge 1969 Amsterdam av, a 6-sty apartment building, on a plot 50x100, adjoining the corner of 158th st, to the McMorrow Engineering and Construction Co. The building rents for \$14,000 and was held at \$100,000.

AUDUBON AV.—Rexton Realty Company resold to an investor the 5-sty apartment house at 399 Audubon av, northeast corner of 185th st, 54x120.

COLUMBUS AV.—Samuel H. Martin has sold for Elizabeth P. Robbins of Southampton, L. I., 691 Columbus av, adjoining the northeast corner of 93d st, to a client.

CONVENT AV.—Frederick Zittel & Sons sold for Charles A. Moran, trustee, 317 Convent av, a 4-sty dwelling, 20x100.

MADISON AV.—Pease & Elliman sold for the estate of Herman Wronkow to Joseph G. Abramson, 1047 Madison av, southeast corner of 80th st, a 5-sty dwelling, with elevator, 26x66.

MADISON AV.—Shaw & Co. sold 1992 Madison av, a 4-sty and basement dwelling, 19.11x85, to B. Weisman.

RIVERSIDE DR.—Pease & Elliman sold for the Equitable Trust Company, 38 Riverside dr, a 5-sty dwelling, 20x100.

7TH AV.—The I. V. Cohen Co. bought from the Kingmedel Realty Corporation the six 4-sty buildings, 100x100, at the northwest corner of 139th st and 7th av. The buyer will alter into stores and offices. The property was held at \$100,000.

8TH AV.—Freidus & Co. sold 2798 8th av, a 6-sty apartment house, 37.6x100. Millie Rosenberg is the owner of record.

**Bronx.**

ALDUS ST.—Hirsch & Schwartz bought from Crausman Realty Co. 999 Aldus st, a 5-sty flat, 50x100.

LORING PL.—M. B. Larkin sold through J. V. Graham a 3-sty dwelling, 74x105xirregular, at the southwest corner of Loring place and 183d st.

MACY PL.—Alexander Selkin and Carl Jaffe sold for Ida Brantman, 857 Macy pl, a 3-sty dwelling, 25x140, to Meyer Schneider.

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MANIDA ST.—Nicholas Lopard sold for Mrs. Kathrine C. Chambers to L. Forscher 2-sty dwelling, 25x100, at 839 Manida st, extending through to Baretto st.

FAILE ST.—Albert D. Phelps sold for M. Kronfeld to Dr. S. Sheiman a 3-sty dwelling, 20x100, at 1032 Faile st.

KELLY ST.—Meister Builders purchased from Margaret Bruer six 2-fam houses at 1063-1073 Kelly st, held at \$30,000.

MEAD ST.—Hudwill Corporation, Hudson P. Rose, president, bought through John F. Normoyle, a 2-fam. house at 613 Mead st.

MINFORD PL.—Crausman Realty Co. bought the 4-sty flats at 1530 to 1538 Minford pl, each 37.6x100, and resold them through Lefkowitz & Son.

SIMPSON ST.—Steinman & Steinman sold for Rosa Rosenbaum 989 Simpson st, a 5-sty apartment, 45x100.

135TH ST.—Williamson & Bryan resold to James Beckwith for Louis Carle the 3-sty house, 20x100, at 426 East 135th st.

140TH ST.—Fred Oppenheimer sold for the trustees of the late Edward O'Gorman the 2-sty dwelling, on lot 16x100, at 432 East 140th st.

142D ST.—S. H. Frankenheim sold for Lillian Materno to Catherine and Patrick Duffy the dwelling at 412 East 142d st, 17x100.

142D ST.—W. A. DeBaun sold to John King a 2-fam house on lot 17.6x83 ft, at 290 East 142d st.

155TH ST.—Emily L. Winsmer sold 767 East 155th st, a 3-sty dwelling.

163D ST.—Leitner, Brener & Starr sold to Philip Wattenberg 872 East 163d st, a 2-fam. dwelling, 20x75.

166TH ST.—Byrne & Bowman resold for James E. and William Dougherty 568 and 572 East 166th st, two 5-sty apartments, each 37.5x100 irregular.

BAINBRIDGE AV.—Albert D. Phelps sold for Theodore Wieland to a Mr. Davis, 2609 Bainbridge av, a 5-sty apartment, 40x85.

BOSTON RD.—Henry J. Krinsky bought from Max Cohen southwest corner of Boston rd and 168th st, a 5-sty apartment, 51x100.

BRONX BLVD.—F. W. Eggert sold for Mary Miller the dwelling, 45x95, at 4718 Bronx Boulevard, to F. Geiss; the 2-fam dwelling, 25x114, at 673 East 224th st for Henry Ehlen; the 2-fam dwelling, 50x100, at 4616 Matilda av, for L. Olsen; the two dwellings, 50x100, at 4631 and 4633 Richardson av for Frank Meng, and the dwelling at 4553 Richardson av for M. E. Roder.

BRONXWOOD AV, ETC.—Hugo Wabst sold for a Mr. Conway 2-sty dwelling, 25x100, in the west side of 216th st, 175 ft east of Bronxwood av, to C. Nussbaum; also similar house in the south side of Rhinelander av, 75 ft west of White Plains av to a Mr. Polozo.

BRYANT AV.—Shulman Realty Co bought from Crausman Realty Co., through I. Rubin, 1001 Bryant av, northwest corner of Aldus st, a 5-sty flat, 50x100.

CORLEAR AV.—Cahn & Pittman sold to Silvester Dias and Marie Dias, 3135 Corlear av, 2-sty frame dwelling, 25x111, through Samuel Singer.

CRIMMINS AV.—The Stebbins Realty and Construction Co., J. Malino, president, sold to an investing client of Joseph Herzog the 5-sty new law apartment house at 317 and 319 Crimmings av, on plot 48x100.

CROTONA AV.—Harry Cahn and Philip Wattenberg purchased from Hyman Goldman, two 4-sty flats at 1805 and 1807 Crotona av, 40x100, through Langner & Horwitz.

FRANKLIN AV.—Vivian Investing Corporation and A. Modonick sold the apartment, 79x130 ft, at 1241 and 1243 Franklin av.

GRAND BOULEVARD.—A. Bricker bought from the Valentine Realty Corporation 77.1x-104.10, vacant; in the east side of Grand Boulevard and Concourse, 75 ft north of 167th st.

PLIMPTON AV.—Nehring Brothers sold for Anna M. Jones, 1345 and 1347 Plimpton av, a 6-sty apartment, 50x100.

ST. ANNS AV.—George Goldblatt sold for Mary Gilson a dwelling at 624 St. Ann's av, and for Jeanette Siegel a 3-sty taxpayer at 784 East 156th st.

SOUTHERN BLVD, etc.—Crausman Realty Co. purchased 992 Barretto st, northwest corner of Southern Blvd, a 5-sty apartment, 77x105; also the adjoining house, 47x105, and resold both to Mark Popkin, an artist. Crausman Realty Co. resold 1605 University av, a 5-sty apartment 83x100, to a Mr. Altschuler through Heller & Sussman.

TAYLOR AV.—J. Clarence Davies resold for Kandel Construction Co. to Mary Seams 1622 Taylor av, a 3-sty 3-fam flat on lot 25x100.

TIEBOUT AV.—John A. Wood and Fred Oppenheimer sold the 5-sty apartment, 25x100, at 2085 Tiebout av, northwest corner of 180th st, for the Thornton Brothers Corporation.

TINTON AV.—Leslie F. Randall sold 1224 Tinton av, near 169th st, a 2-sty detached 2-fam. house on lot 22x130. J. Clarence Davies and Walter L. McLaughlin negotiated the sale.

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UNION AV.—Leitner, Brener & Starr sold to Philip Wattenberg for Frederick Brown the 6-sty apartment, 827 Union av, 80x105.

WALTON AV.—J. Clarence Davies sold for Charles Putzel to Emma Christein 2267 Walton av, a 2-family brick house on lot 20x95.

**Brooklyn.**

AINSLEE ST, ETC.—Realty Associates sold to A. Robertillo the frame buildings at 262-264 Ainslee st; also to Louis Trachtenberg the 3-sty flat, 412-414 Christopher st, and to Giacomo Poggi, through A. J. Murphy, the 2-sty dwelling at 4619 11th st.

GARFIELD PL.—John Pullman Real Estate Co. sold for Morris Garfinkel to a client for investment the 3-sty tenement at 89 Garfield pl.

TILLARY ST.—Meister Builders, Inc., sold to a client for occupancy the 2-sty, 1-family house at 260A Tillary st.

EAST 10TH ST.—Samuel Galitzka & J. Lacov sold 1218 East 10th st, a 2-sty semi-detached house, on a plot 26x100. This house was sold from its plans and will be ready for occupancy next January.

11TH ST, ETC.—John E. Henry, Jr, has sold the apartment houses at 632 11th st and 511 12th; also dwellings at 518 Hancock st, 161 Rugby rd, 973 Schenectady av and 975 Schenectady av.

EAST 18TH ST, ETC.—R. S. Fisher sold 1885 East 18th st for H. P. Feig to M. Frankenburg; 1729 East 12th st for L. Schrode to H. McQuade; plot 40x100 on East 19th st, Kingsboro, for a client to Henry W. Franklin; also 80x100 on Bedford av for a client to H. Bartlett, and 40x100 on East 23d st for G. Fetteroll to a client.

44TH ST, ETC.—Realty Trust sold for the Artee Realty Corporation the 1-family brick dwelling, 1529 44th st, Borough Park, to Mary Levine, the present tenant; also for the Alco Building Co. the two 1-family brick homes, 2054 63d st, to Solomon Pinkert, and 2046 63d st, to A. Green. Both houses are in the Mapleton Park section.

63D ST.—Realty Trust sold for the Alco Building Co. seven 1-family semi-detached brick dwellings on 63d st, as follows: 2033, to B. Schwartz; 2049, to E. Schwartz; 2047, to Morris Schwartz; 2050, to M. Gerber; 2057, to Augusta Kallman; 2059, to C. Osterman, and 2066, to Joseph Gastwirt, all for occupancy.

69TH ST, ETC.—B. J. Sforza sold for William Meyer to a client for occupancy the 2-sty, 2-family dwelling, 1324 69th st; also for William Mayer the 2-sty dwelling at 1322 Bay Ridge av.

76TH ST, ETC.—Walter S. Ross and C. C. Gretsinger sold for Martin J. Shields the 1-fam. brick house 564 76th st; also for Hermann H. Lucke the 2-fam. house with garage 555 84th st to clients for occupancy.

COLONIAL RD.—Frank H. Malone sold the Cottage, 8601 Colonial rd, corner of 86th st, for Carolyn D. Tuthill to a purchaser for occupancy. The property was held at \$17,000.

CLASSON AV.—Harry M. Lewis in conjunction with Charles H. Bulkley sold for Margaret R. Thompson to a client for investment the 3-sty brick dwelling, 460 Classon av.

FORT HAMILTON AV, ETC.—Frank A. Seaver & Co. sold dwellings at 9404-9414 Fort Hamilton av for B. Gyer; at 142 88th st for H. R. Dunkin; at 7815 4th av for Anna Windigstad; at 236 73d st for M. Livote, and at 340 Senator st for Charles Tschudin.

LAFAYETTE AV, ETC.—Burling & Swan, Inc., sold 719 Lafayette av, a 2-sty frame dwelling on a plot 20x100 for Dora I. Gibson; also sold for Susan E. Tompkins the 3-sty dwelling at 350 Quincey st.

NEW YORK AV.—McInerney-Klinck Realty Co. sold for Beatrice Peterson the 2-family dwelling, 1269 New York av.

PROSPECT PL.—Charles Partridge sold for the Clinton Trading Corporation the 2-sty, 2-family house at 653 Prospect pl to a buyer for occupancy.

**Manhattan Leases.**

AMES & CO. leased for the Bradley Construction Co. to M. Baron the property comprising 16 lots at Tompkins, Stanton and Mangin sts, together with dock and waterfront connecting with the same, for a long term.

CUSHMAN & WAKEFIELD, INC., leased to the Home Oil Refining Co. of Texas executive offices at 50 East 42d st; also leased for Edward J. Hogan the 9th floor of the Winfield Building, 463-469 5th av, to Haskins & Sells, certified public accountants.

CUSHMAN & WAKEFIELD, INC., leased to the Glass Coating Co., offices at 50 East 42d st and for the Park Avenue Operating Co., executive offices in 512 5th av to the New York University.

DOUGLAS L. ELLIMAN & CO., INC., leased for John D. Lannon, 42 West 48th st, a 4-sty house on lot 16x100, to Charles B. and Agnes M. Nichols.

DOUGLAS L. ELLIMAN & CO., Inc., leased a large furnished duplex apartment consisting of 14 rooms, 4 baths, at 270 Park av, for Lieut.-Com. Spencer Eddy to James Shewan; also furnished apartment at 829 Park av of J. F. J. Archibold to John McGinnis; an apartment at 416 Madison av for the estate of Kenneth Dows to C. D. Draper, at 136 East 34th st, to Alexander



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Ihlseng, and in the "Wyoming," 850 7th av, to Mrs. H. Owsley.

DWIGHT, ARCHIBALD & PERRY, INC., leased the entire building at 40 West 28th st to Cantor & Angel for ten years.

J. B. ENGLISH leased to General Jacob S. Coxe, Sr., the entire 2d floor at the northeast corner of 49th st and 7th av, which will be altered and used for General Coxe as the National Headquarters of the National Initiative Referendum League, Inc., of which he is president.

J. ARTHUR FISCHER leased for McDermotts, Inc., to the Altoona Music Roll Co. the centre store on the 42d st side of the building at the southwest corner of 6th av and 42d st; also to B. S. Bonaventure a loft at 337 West 38th st, and to Mathias Sandor an apartment in 104-106 West 40th st, and to J. Bakers in 34 West 37th st.

FREDERICK ZITTELL & SONS rented private houses: 36 West 73d st, 28 West 72d st, 312 West 78th st, and also rented furnished Peter Doelger's apartment at 260 West 72d st to Hugo Jaeckel; also a furnished apartment at 601 West 115th st.

GOODWIN & GOODWIN rented for the estate of L. H. Hall to J. G. Einstein the 3-sty dwelling at 60 West 120th st.

HAGGSTROM & CALLEN leased for George E. Coleman the 4-sty dwelling at 132 West 87th st to Gertrude H. M. Jackson for three years.

HAGGSTROM & CALLEN leased the 4-sty building, 35 West 60th st, for the West 60th St Realty Company to S. & I. Nilson.

HENRY HOF leased for Robert E. Kelly the entire building at 240 East 37th st to John McConville; also to the East Side Republican Club the building at 230 East 36th st, and for the Hillman Co., Inc., the two stores at 158 East 27th st to the Edwin Co.

THE HOUGHTON CO. leased for Beatrice H. Phillips the 3-sty dwelling 54 West 95th st to Rose Shapiro.

MOORE, SCHUTTE & CO. have rented the 3-sty dwelling 426 West 147th st for George Koenig, to James Foley.

CHARLES F. NOYES COMPANY leased the 3d floor at 457-9 Broome st to Crescent Bag & Suitcase Co., Inc., a floor at 114-116 Fulton st to Frederick C. Gallo; a floor at 317 Canal st to Maurice H. Dworkin, and offices in 373 5th av to C. A. Gaige.

CHARLES F. NOYES COMPANY leased the store and basement of 320-22 Pearl st for Margaret J. Becker to Antonio G. Casciaro; a floor at 219 Pearl st to Bradford Cox & William Eggers; an additional floor at 221 Pearl st to R. J. Donovan Co. of N. Y., and offices in 61 Beekman st to Willard & A. Bryant Fisher.

THOMAS J. O'REILLY leased for the Abendschein Estate, George P. and Frederick Abendschein, executors, 4-sty building, 21.2x62.3, at Artin P. Hazarian, fur merchant, at an aggregate rental of about \$50,000.

L. J. PHILLIPS & CO. leased the large detached dwelling on plot, 72x99.11, at 66 St. Nicholas pl for Alice D. Blauvelt.

GEO. R. READ & CO. subleased the front half of the 1st floor at 425 5th av to Spear & Co., of Ozone Park, Long Island; the three upper floors at 299 5th av to Samuel Kreiser; space at 47 West 42d st to Bryant Manicure Shop, and offices at 122-124 East 25th st to Sol Freirich and in 1170 Broadway offices to the Charmel Trading Co. and to Harold M. Phillips.

THE RULAND & WHITING-BENJAMIN CORPORATION leased the corner store and basement at 1158 Broadway to the New York Telephone Company for a term of years. After extensive alterations this store will be used by the company for general office purposes; also 806 Madison av to Alice A. Riordan; the corner store at 812 Madison av to Stefan Foder, and the parlor floor store at 710 Madison av to Elizabeth McGirr.

LOUIS SCHRAG leased for the Land Estate, Inc., the two dwellings 250 and 252 West 25th st, to August Schmidt.

SHAW & CO. rented to Dr. Harold Welkowitz for a dental office the first loft in 48 West 125th st for Samuel A. Potter.

WM. A. WHITE & SONS leased for John D. Rockefeller to Liston L. Lewis the house known as the "Saportas Place" on the Bedford rd at Pocantico Hills, New York, forming a part of the Rockefeller estate. This house adjoins the Institution of the Christian Brothers, is opposite the Stillman property and occupies one of the highest points in Westchester County. Kenneth Ives was associate broker in the transaction.

WHITE-GOODMAN leased to Ellman & Gittleman the 7-sty building at 29 West 26th st, 25x100, for a long term of years at an aggregate rental of \$150,000. This building which was known for many years as the Von Hoffman Apartments, will be converted into lofts and offices. The leases are about to be closed on the separate lofts of the entire building. John H. Scheier is the architect.

WORTHINGTON WHITEHOUSE (INC.) leased for William F. Whitehouse furnished the 5-sty American basement dwelling at 125 East 73d st to George N. Armsby.

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### 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-



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 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.

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 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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**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. 25 to 30	1918 Sept. 27 to Oct. 3
Total No.....	142	108
Assessed Value.....	\$7,862,000	\$7,449,600
No. with consideration	15	10
Consideration.....	\$729,800	\$171,600
Assessed Value.....	\$562,900	\$225,700

	1919 Jan. 1 to Sept. 30	1918 Jan. 1 to Oct. 3
Total No.....	7,132	4,644
Assessed Value.....	\$440,863,250	\$265,352,280
No. with consideration	1,135	715
Consideration.....	*\$39,650,496	\$30,229,341
Assessed Value.....	\$39,069,500	\$33,912,200

\*Through error, this total was incorrectly reported in the issues of Sept. 6, 13, 20, and 27. The correct totals are: Sept. 6, \$35,419,221; Sept. 13, \$36,537,521; Sept. 20, \$38,086,071; Sept. 27, \$38,920,696.

**Mortgages.**

	1919 Sept. 24 to 30	1918 Sept. 27 to Oct. 3
Total No.....	104	39
Amount.....	\$2,697,254	\$811,150
To Banks & Ins. Cos..	20	4
Amount.....	\$841,250	\$87,000
No. at 6%.....	48	14
Amount.....	\$833,125	\$195,600
No. at 5½%.....	15	8
Amount.....	\$294,050	\$96,500
No. at 5%.....	17	13
Amount.....	\$1,269,750	\$456,800
No. at 4½%.....	.....	.....
Amount.....	.....	.....
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given....	24	4
Amount.....	\$300,329	\$62,250

	1919 Jan. 1 to Sept. 30	1918 Jan. 1 to Oct. 3
Total No.....	3,876	1,850
Amount.....	\$105,907,482	\$44,200,683
To Banks & Ins. Cos..	665	307
Amount.....	\$37,985,825	\$20,544,647

**Mortgage Extensions.**

	1919 Sept. 24 to 30	1918 Sept. 27 to Oct. 3
Total No.....	33	16
Amount.....	\$2,280,075	\$250,000
To Banks & Ins. Cos..	23	12
Amount.....	\$2,110,950	\$145,000

	1919 Jan. 1 to Sept. 30	1918 Jan. 1 to Oct. 3
Total No.....	1,013	937
Amount.....	\$67,820,413	\$61,834,345
To Banks & Ins. Cos..	568	391
Amount.....	\$54,030,193	\$37,006,207

**Building Permits.**

	1919 Sept. 26 to Oct. 1	1918 Sept. 28 to Oct. 4
New Buildings.....	6	.....
Cost.....	\$1,975,800	.....
Alterations.....	\$377,700	\$89,900

	1919 Jan. 1 to Oct. 1	1918 Jan. 1 to Oct. 4
New Buildings.....	283	145
Cost.....	\$56,764,811	\$7,920,350
Alterations.....	\$21,788,045	\$8,135,044

**BRONX. Conveyances.**

	1919 Sept. 23 to 29	1918 Sept. 27 to Oct. 3
Total No.....	186	133
No. with consideration	12	10
Consideration.....	\$232,750	\$90,800

	1919 Jan. 1 to Sept. 29	1918 Jan. 1 to Oct. 3
Total No.....	6,268	3,490
No. with consideration	469	404
Consideration.....	\$5,836,436	\$3,923,141

**Mortgages.**

	1919 Sept. 24 to 30	1918 Sept. 27 to Oct. 3
Total No.....	115	59
Amount.....	\$521,000	\$528,443
To Bank & Ins. Cos..	7	6
Amount.....	\$59,300	\$30,600
No. at 6%.....	71	43
Amount.....	\$339,500	\$432,570
No. at 5½%.....	26	5
Amount.....	\$106,900	\$16,100
No. at 5%.....	7	6
Amount.....	\$48,000	\$57,229
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given....	11	5
Amount.....	\$26,600	\$22,544

Jan. 1 to Sept. 30 Jan. 1 to Oct. 3

Total No.....	3,521	1,355
Amount.....	\$24,933,109	\$8,702,792
To Banks & Ins. Cos..	172	78
Amount.....	\$2,222,742	\$1,071,542

**Mortgage Extensions.**

	1919 Sept. 24 to 30	1918 Sept. 27 to Oct. 3
Total No.....	10	8
Amount.....	\$137,800	\$84,645
To Banks & Ins. Cos..	5	1
Amount.....	\$106,500	\$18,000

	1919 Jan. 1 to Sept. 30	1918 Jan. 1 to Oct. 3
Total No.....	616	290
Amount.....	\$9,983,922	\$5,343,207
To Banks & Ins. Cos..	176	65
Amount.....	\$5,302,000	\$1,672,200

**Building Permits.**

	1919 Sept. 25 to Oct. 1	1918 Sept. 27 to Oct. 3
New Buildings.....	36	2
Cost.....	\$333,750	\$100,000
Alterations.....	\$23,850	\$15,000

	1919 Jan. 1 to Oct. 1	1918 Jan. 1 to Oct. 3
New Building.....	609	167
Cost.....	\$14,380,965	\$3,723,400
Alterations.....	\$1,461,946	\$815,643

**BROOKLYN. Conveyances.**

	1919 Sept. 20 to 27	1918 Sept. 26 to Oct. 2
Total No.....	1,430	715
No. with consideration	139	31
Consideration.....	\$523,793	\$194,182

	1919 Jan. 1 to Sept. 27	1918 Jan. 1 to Oct. 2
Total No.....	37,721	18,162
No. with consideration	2,225	1,230
Consideration.....	\$23,803,610	\$9,834,301

**Mortgages.**

	1919 Sept. 20 to 27	1918 Sept. 26 to Oct. 2
Total No.....	1,096	411
Amount.....	\$3,773,569	\$1,299,499
To Banks & Ins. Cos..	104	24
Amount.....	\$693,050	\$340,050
No. at 6%.....	874	322
Amount.....	\$2,729,492	\$791,904
No. at 5½%.....	178	50
Amount.....	\$882,250	\$188,325
No. at 5%.....	27	23
Amount.....	\$87,627	\$65,120
Unusual rates.....	1	1
Amount.....	\$2,100	\$1,850
Interest not given....	16	15
Amount.....	\$72,100	\$252,300

	1919 Jan. 1 to Sept. 27	1918 Jan. 1 to Oct. 2
Total No.....	27,166	10,328
Amount.....	\$100,307,209	\$34,182,071
To Banks & Ins. Cos..	2,145	981
Amount.....	\$14,294,348	\$5,489,990

**Building Permits.**

	1919 Sept. 23 to 30	1918 Sept. 27 to Oct. 2
New Buildings.....	161	69
Cost.....	\$1,194,765	\$201,113
Alterations.....	\$126,520	\$39,600

	1919 Jan. 1 to Sept. 30	1918 Jan. 1 to Oct. 2
New Buildings.....	7,253	2,482
Cost.....	\$58,339,824	\$15,524,676
Alterations.....	\$6,828,956	\$3,317,696

**QUEENS. Building Permits.**

	1919 Sept. 23 to 30	1918 Sept. 27 to Oct. 2
New Buildings.....	158	84
Cost.....	\$724,207	\$87,367
Alterations.....	\$136,140	\$30,390

	1919 Jan. 1 to Sept. 30	1918 Jan. 1 to Oct. 2
New Buildings.....	6,260	1,842
Cost.....	\$32,480,728	\$6,169,120
Alterations.....	\$2,685,804	\$1,162,236

**RICHMOND. Building Permits.**

	1919 Sept. 23 to 30	1918 Sept. 27 to Oct. 2
New Buildings.....	122	10
Cost.....	\$326,247	\$55,800
Alterations.....	.....	\$2,125

	1919 Jan. 1 to Sept. 30	1918 Jan. 1 to Oct. 2
New Buildings.....	1,425	532
Cost.....	\$2,994,230	\$1,199,162
Alterations.....	\$113,991	\$311,621



# BUILDING SECTION

## Current Trend Points to Improved Building Situation

Architects and Engineers Busy with Plans for Numerous Large Projects—Material Market Active with Prices Firm

WITH the bricklayers returned to their jobs pending the outcome of the arbitration of the differences between the employers and the union the building situation in the Metropolitan district took on a more favorable aspect. A number of important structural projects that have been held up by the strike of the bricklayers have been able to resume and many entirely new operations have been started in the last few days. During the past week there was a decided increase in the amount of new construction of practically every kind placed under contract. Although this was widely scattered over the entire territory contiguous to Greater New York, a fair percentage of the work is scheduled to be built within the boundaries of the city.

Architects and engineers are busier than they have been for many months past on the plans and specifications for new building and engineering operations and according to the figures prepared by the F. W. Dodge Co., a total of more than \$25,000,000 will be required for the work being planned during the week of September 20 to 25, inclusive.

Speculative builders in all boroughs of New York City are planning to continue their structural operations throughout the winter months provided the weather permits. The first of October found the demand for housing space far from supplied, and there is yet a vast number of inquiries for rentable space in apartment houses and a strong and active market for newly constructed one and two-family dwellings in the outlying portions of the city and in the nearby suburbs. Builders of small houses are reporting many sales direct

from the plans in many instances and practically all of their buildings are sold many weeks before they are completed.

The building material markets have been quite active during the past week or so and all indications point to a steady growth in the volume of business for the next month or two at least and probably throughout the winter. Just as soon as the bricklayers returned to work there was a decided increase of business in Hudson River common brick market. Sales jumped considerably notwithstanding the advance in price. The price is now firm at \$16 a thousand, and, although there is a probability that this level will again be advanced, it is not likely to come for some time. Other building material prices are holding firmly to the levels of recent weeks, and but relatively few unimportant changes are anticipated.

"Training Courses in Safety and Hygiene in the Building Trades" is the subject of bulletin No. 31 issued by the Federal Board for Vocational Education, Washington. The bulletin is intended to form the basis of definite instruction in safety and hygiene as applied to the building trades. It is intended primarily for use in vocational schools, but may be of use to employers who wish to promote safety methods and practices among their employes. Editions intended for teachers include suggestions for dividing the work into unit courses and adapting it to the various kinds of vocational classes.


### HIGH COST OF BUILDING AFFECTS FIRE INSURANCE.

A timely warning has been given to realty owners by Frank Bailey, vice-president of the Title Guarantee & Trust Company, to carefully examine their fire insurance policies to see whether in view of the high cost of building they would be completely covered in the event of a fire loss. Mr. Bailey's advice is as follows:

"In view of the present value of old buildings and their cost of reproduction, nearly every resident and flat owner is now underinsured. Take, for example, the case of a small dwelling worth \$10,000 a few years ago, and insured for \$8,000 or 80 per cent. of its value. It would now be valued at \$15,000 as its reproduction value.

"We will suppose, for example, that there is a fire with a resultant loss of 25 per cent; 25 per cent. of \$15,000 is \$4,250, which would be the reproductive loss because of the fire. If the insurance was \$8,000 only, and had not been increased by the owner to \$12,000 or 80 per cent. of the present value, the insured would be able to collect from the insurance company only three-fourths or \$2,750. He would be considered by the insurance company as a co-insurer with it to the extent of the difference between the amount of insurance he previously carried, to wit: \$8,000 (being 80 per cent. of the old value) and \$12,000 (80 per cent. of the new value), to wit, \$15,000. Of course, in case of total destruction, he would receive \$8,000

"This rule of contribution applies in case of smaller losses of even 10 per cent. of the value, and is in the standard form of every fire insurance company doing business in the State of New York. It, therefore, is of extreme importance for every owner to see to his fire insurance and to have his insurance increased to 80 per cent. of the present replacement



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You drive the screw holes with a hammer in any material.

The screw holes are made for wood screws or machine screws to fit all sizes of screws. The head is removed and you leave a permanent screw hole.

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Manufacturers  
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*The Biggest Little Thing in the World*

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- 1—They can be used without damage to receiving material.
- 2—They enable you to standardize to wood or machine screws in all material.
- 3—They are made of brass and will not rust under atmospheric or moisture conditions.
- 4—ECONOMY—They save more time value than the holes cost.
- 5—You get them for nothing and are paid for using them when you count time saved.
- 6—Screw holes have been needed ever since the first screw was used.
- 7—Special tools are NOT needed in using them in any material.
- 8—They can be used in any place a screw can be used.
- 9—By using screw holes, screws can be used in many places, and in many materials where it is impossible to use screws without them.
- 10—These are the only ready-made screw holes in the world.
- 11—No special screws are needed. These screw holes fit any wood screw or machine screw now in stock.
- 12—They make the neatest possible job in any material.
- 13—Every store where screws are sold must carry them in stock, because the line of screws is not complete without screw holes for them.
- 14—Every shop and factory where screws are used must also have these screw holes to fit the screws.
- 15—They are endorsed by all dealers in screws and by all users of screws.
- 16—Screw holes are entirely new and the world supply is yet to be furnished.
- 17—This is a progressive Old World of ours, and every active person in it must adopt all improved methods, and all new articles that will help him keep in the front line of progress.
- 18—Be among the first to stock up in screw holes if you are a dealer in screws.
- 19—Be among the first to install screw holes in your shop or factory, as you begin to save money soon as you use them.
- 20—In spite of the high cost of brass, screw holes are yet cheap.
- 21—We are letting the world know that screw holes can now be secured, by means of extensive advertising in all the principal Trade Journals that have the largest circulation among dealers in screws as well as users of screws.
- 22—Do not let your customer ask you for screw holes before you have them in stock. BE A LIVE WIRE.
- 23—They make everlasting holes in any material.
- 24—They mean "Plug-No-More" screw holes.
- 25—They are the result of Necessity being The Mother of Invention.
- 26—Anyone who can drive a nail can use screw holes.
- 27—Send for a sample and convince yourself.
- 28—Mechanics who see them say, "What do you think of that?"
- 29—In fact there are NO REASONS why screw holes should NOT be used.

Each of these reasons are enough to sell Screw Holes. There are many other reasons.

Write at once for our handsome Color Card showing screw holes in various materials which will be sent on request, together with samples and price list.



# CURRENT BUILDING OPERATIONS

Architects and Engineers are specifying and demanding

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in preference to those made of ordinary materials.

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### BUILDING MATERIAL AND PRICES.

Greater buying interest was manifest in the wholesale market for Hudson common brick during the past week than has been noticed for a long time. A total of thirty-one loads were brought into the city and all were disposed of almost immediately upon arrival. The price is very firm at \$16 a thousand, and there is a trend toward a further advance, but it is not likely to come at once. The demand is steadily growing in volume and dealers are readily disposing of all they are able to obtain and no large surplus is on hand in any yard. There is no doubt in

the minds of common brick manufacturers that the price will have to be advanced before the coming winter is over, as the production costs of the current season have mounted to such an extent above the costs of past years that higher selling prices are essential to the continuation of the brick making business. The recent increase in the demand for common brick has about depleted the supplies of common brick kleft over from the make of 1917 and 1918, and practically all of the brick now coming into this market are of this season's output. There is a sufficient amount of brick at the plants, however, to fill all requirements of the coming win-

## 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 \$16.00 to —  
Hudson River, "off loads"..... to —

Raritan ..... No quotation  
Second-hand brick, per load of 1,500 delivered..... 15.00 to —

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

Rough Red ..... \$37.00 to —  
Smooth Red ..... 37.00 to —

Rough Buff ..... 42.00 to —  
Smooth Buff ..... 42.00 to —

Rough Gray ..... 45.00 to —  
Smooth Gray ..... 45.00 to —

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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# MATERIALS AND SUPPLIES

ter months, and no anxiety is felt about not being able to fill all orders, that is, unless there should be a call for the commodity in a most unusual volume.

**Summary.**—Transactions in the North River common brick market for the week ending Friday, October 2, 1919. Condition of market: Demand excellent; prices advanced and firm at the new level. Quotations: Hudson Rivers, \$16 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived: 31; sales, 31. Distribution: Manhattan, 6; Brooklyn, 15; New Jersey points, 7; New Rochelle, 1; Mt. Vernon, 1; Port Chester, 1.

**R S Tilden**, formerly of 331 Madison avenue, New York, and **S Herzig**, formerly of 452 Fifth avenue, New York, who had been in service, have again entered business to do general engineering and construction work under the firm name of **Tilden & Herzig, Inc.** The new firm will be located at 188 Montague street, Brooklyn.

**S. F. Oppenheim**, architect, has reopened offices at 36 Eighth avenue, where he will continue the general practice of his profession. He desires samples and catalogues of building materials and supplies.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:	
27x28x1 in.	\$0.35 each
17x48x 1/4 in.	0.32 each
12x36x 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

**Standard Coal Cover**  
**Price \$8.50** Set Complete

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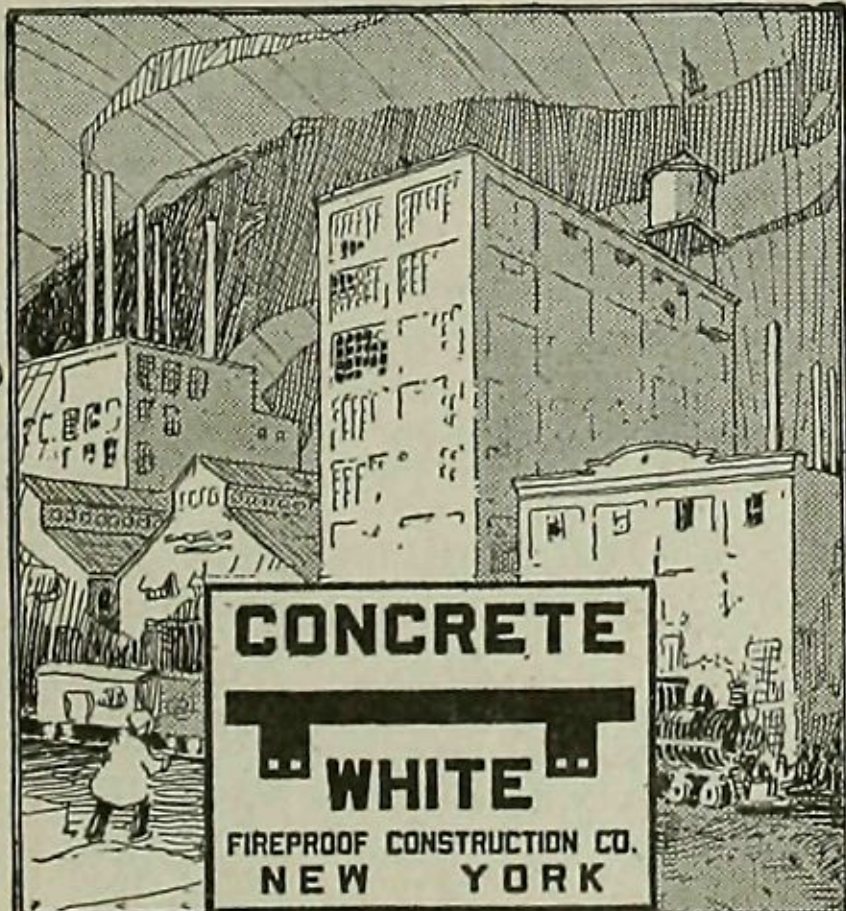
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| Montreal, Can. | Atlanta       |
| Winnipeg, Can. | Toronto, Can. |

### CONTEMPLATED CONSTRUCTION.

**Manhattan.**

APARTMENTS, FLATS AND TENEMENTS.  
25TH ST.—Lubroth & Lubroth, 44 Court st, Brooklyn, have completed plans for alterations to the 3 and 4-sty brick tenements at 231 East 25th st, for David Diamond, owner and builder, care of architects. Cost, about \$15,000.

FT. WASHINGTON AV.—Schwartz & Gross, 347 5th av, have prepared plans for a 6-sty brick and limestone apartment at the corner of 183d st and Ft. Washington av, for B. House, owner and builder, care of architects. Cost, about \$100,000.

STORES, OFFICES AND LOFTS.

WASHINGTON ST.—Charles B. Meyers, 1 Union sq, has been retained to prepare plans for a 9-sty brick and limestone store and loft building, 30x59 ft, at the northeast corner of Washington and Vestry sts, for Samuel Weil, 194 Franklin st, owner. Details will be available later.

TRINITY PL.—George B. Post & Sons, 101 Park av, have started plans for a 34-sty brick and stone office and export building, 104x51x41 ft, at 72-76 Trinity pl, for Frazer & Co., 30 Church st, owners. Details will not be available for some time.

35TH ST.—B. Altman & Co., 5th av and 34th st, contemplate the construction of an 8-sty brick and stone department store addition on plot 59x98 ft, at 1-3 East 35th st, for which name of architect and details of construction will be announced later.

**Bronx.**

APARTMENTS, FLATS AND TENEMENTS.  
BOSTON ROAD.—Goldner & Goldberg, 391 East 149th st, have completed plans for a 5-sty brick and stone tenement, 89x99 ft, in the north side of Boston rd, 81 ft west of Charlotte st, for the Boston Road Construction Co., Aaron Brand, president, 1560 Wilkins av, owner and builder. Cost, \$135,000.

DWELLINGS.

ALLERTON AV.—Joseph Ziccardi, 3360 Cruger av, has completed plans for a 2½-sty hollow tile and stucco dwelling, 24x40 ft, on the south side of Allerton av, 50 ft east of Paulding av, for Angelo Chiafferetti, 2119 Honeywell av, owner and builder. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

BRONX RIVER.—Max Hausle, 3307 3d av, has plans under way for a 3-sty brick and steel asphalt plant, 80x80 ft, along the Bronx River, exact location to be announced later. Cost, about \$100,000. Name of owner not yet available.

STABLES AND GARAGES.

FORDHAM RD.—S. J. Kessler, 529 Courtland av, has completed plans for a 1-sty brick garage, 44x140 ft, at the corner of West Fordham rd and Landing rd, for Albert J. Schwarzler, 369 East 167th st, owner and builder. Cost, \$12,000.

**Brooklyn.**

APARTMENTS, FLATS AND TENEMENTS.  
KINGSTON AV.—Shampan & Shampan, 50 Court st, have completed plans for a 4-sty brick and stone apartment, 100x100 ft, at the northwest corner of Kingston av and Carroll st, for Jacob Siris, 1403 President st, owner and builder. Cost, \$125,000.

LINCOLN PL.—Shampan & Shampan, 50 Court st, have completed plans for a 4-sty brick and limestone apartment, 40x100 ft, in the south side of Lincoln pl, 187 ft west of Franklin av, for the Perfect Building & Construction Co., owner and builder, care of architect.

EASTERN PARKWAY.—Shampan & Shampan, 50 Court st, have prepared plans for a 4-sty brick, limestone and terra cotta apartment, 60x100 ft, on the north side of Eastern Parkway, 187 ft west of Franklin av, for the Perfect Building Construction Co., owner and builder, care of architects.

DWELLINGS.

LOTT AV.—Morris Rothstein, 197 Snediker av, has plans in progress for two 2-sty brick dwellings, 20x55 ft, on the north side of Lott av, 60 ft north of Hopkinson av, for Joseph Libon, 84 Newport av, owner and builder. Total cost, \$20,000.

HOWARD AV.—E. M. Adelson, 1778 Pitkin av, has completed plans for a 2-sty brick dwelling, 123x58 ft, on the east side of Howard av, 220 ft south of Blake av, for Isaac Barms, 2003 Douglas st, owner and builder. Cost, \$20,000.

EAST 18TH ST.—Carlson & Wiseman, 226 Henry st, have plans in progress for four 2½-sty frame and stucco residences, 18x48 ft, in the west side of East 18th st, south of Av Q, for the Kingsway Realty Co., 1817 Kings Highway, J. P. Kelley, president, owner and builder. Cost, \$8,000 each.

HENDRIX ST.—S. Millman, 1780 Pitkin av, has completed plans for two 2-sty frame dwellings, 20x53 ft, in the east side of Hendrix st, 90

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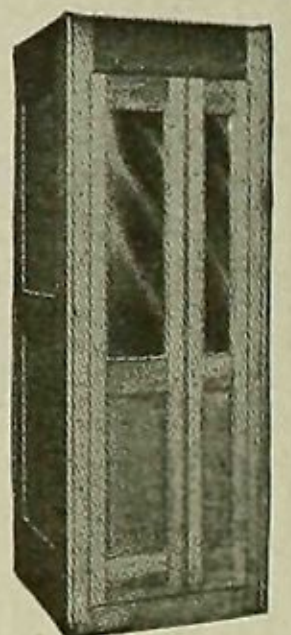
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ft south of New Lots av, for Max Kivortz, 436 Snediker av, owner and builder. Total cost, \$13,000.

9TH ST.—S. Levine, 296 Thatford av, has completed plans for a 2-sty frame residence, 22x34 ft, in the west side of 9th st, 380 ft north of Av J, for the Ray Schneider Bldg. Co., Inc., 314 Stake av, owner and builder. Cost, \$10,000.

HOPKINSON AV.—Morris Rothstein, 197 Snediker av, has completed plans for a 2-sty brick dwelling, 21x58 ft, on the west side of Hopkinson av, 270 ft south of Lott av, for Koplowitz & Stein, Inc., 276 Newport av, owners. Cost, \$10,000.

CONEY ISLAND AV.—McCarthy & Kelly, 16 Court st, have completed plans for a 2-sty frame residence, 15x45 ft, at the northeast corner of Coney Island av and Av N, for W. Emery, 784 Coney Island av, owner and builder. Cost, \$6,000.

WEST 10TH ST.—Thos. Bennett, 7826 5th av, has completed plans for a 2-sty frame residence, 20x55 ft, in the east side of West 10th st, 180 ft south of Av U, for Mary Kingsley, 8317 5th av, Bklyn, owner. Cost, \$10,000.

FORT HAMILTON AV.—J. C. Wandell, 8525 4th av, has completed plans for a 2-sty brick dwelling, 21x54 ft, on the east side of Fort Hamilton av, 71 ft north of 84th st, for Bertha Lindahl, 356 49th st, Bklyn, owner. Cost, \$12,000.

18TH AV.—S. L. Malkind, 1270 54th st, has completed plans for ten 2-sty frame dwellings, 23x56 ft, at the southwest corner of 18th av and 49th st, for Oscar Sherman, 1466 49th st, owner and builder. Total cost, \$84,000.

82D ST.—J. C. Wandell, 8525 4th av, Bklyn, has completed plans for a 2-sty frame dwelling, 20x40 ft, in the north side of 82d st, 280 ft east of 19th av, for Edward G. Vail, 169 Montague st, owner and builder. Cost, \$6,000.

82D ST.—J. C. Wandell, 8525 4th av, Bklyn, has completed plans for a 2-sty frame dwelling, 20x40 ft, in the north side of 82d st, 280 ft east of 19th av, for Edward G. Vail, 169 Montague st, owner. Cost, \$6,000.

OCEAN VIEW AV.—J. A. Boyle, 373 Fulton st, has completed plans for the 1-sty dwellings, 17x30 ft, on the south side of Ocean View av, 40 ft east of Lakewood pl, for J. A. Boyle, 373 Fulton st, owner and builder. Cost, \$6,000.

EAST 25TH ST.—B. W. Dorfman, 26 Court st, has plans in progress for five 2½-sty frame dwellings, 24x41 ft, at 3061 to 3083 east 25th st, for the Remo Construction Co., S. Bernstein, pres., 69 Wall st, Manhattan, owner and builder. Total cost, \$50,000.

AVE. Q.—Carlson & Wiseman, 226 Henry st, have plans in progress for a 2½-sty frame and stucco dwelling, 22x50 ft, on Av Q, 60 ft west of East 17th st, for the McCabe Construction Co., 1817 Kings Highway, owner and builder. Cost, \$10,000.

SNEDIKER AV.—Cohn Bros., 241 Stone av, have plans in progress for two 2-sty brick dwellings, 20x60 ft, on the west side of Snediker av, for N. Halperin, 1519 President st, owner and builder. Total cost, \$30,000.

AV. W.—F. V. Laspia, 525 Grand st, has completed plans for a 2-sty frame dwelling, 33x44 ft, on the north side of Av W, 60 ft of Stryker st, for Frank Jarossi, 2372 Gravesend av, owner. Cost, \$1,000.

EAST 8TH ST.—Wm. Debus, 86 Cedar st, has completed plans for a 2-sty brick dwelling, 20x55 ft, in the west side of East 8th st, 277.6 ft north of Av U, for H. P. Sherer, 65 No 3d st, owner and builder. Cost, \$5,000.

17TH AV.—P. Freshman, 318 Columbia st, has completed plans for a 2-sty frame dwelling, 27x57 ft, on the west side of 17th av, 80 ft north of 52d st, for the Borough Park Realty Co., Inc., 2947 West 36th st, owner and builder. Cost, \$15,000.

EAST 10TH ST.—S. L. Malkind, 1210 54th st, has completed plans for a 2-sty frame dwelling, 30x57 ft, in the east side of East 10th st, 280 ft south of Av O, for Jos. Bleuweiss, 107 West 29th st, owner and builder. Cost, \$15,000.

AV. L.—A. W. Pearce, 26 Crown st, has completed plans for two 2-sty dwellings, 22x42 ft, on the south side of Av L, 40 ft and 120 ft west of Delamore pl, for Floyd E. Moran, 185 Columbia Heights, owner and builder. Total cost, \$18,000.

EAST 25TH ST.—B. W. Dorfman, 26 Court st, has completed plans for five 2-sty frame dwellings, 24x46 ft, in the east side of East 25th st, 240 ft south of Av I, for Remo Construction Co., 69 Wall st, owner and builder. Cost, \$50,000.

**FACTORIES AND WAREHOUSES.**

CALYER ST.—Gustave Erda, 826 Manhattan av, has completed plans for a 1-sty brick foundry building, 71x90 ft, at the northwest corner of Calyer and Humboldt sts, for A. N. Peterson, Orchard st, Astoria, L. I., owner. Cost, \$6,000.

FLUSHING AV.—Glucroft & Glucroft, 729 Flushing av, have finished plans for a 1-sty brick warehouse, 75x164 ft, on the south side of Flushing av, 492 ft east of Irving av, for Charles Magid, 56 Boerum pl, owner. Cost, \$40,000.

**HALLS AND CLUBS.**

GATES AV.—Koch & Wagner, 32 Court st, have completed plans for a 4-sty brick Masonic Lodge Building, 50x100 ft, at the southwest cor-

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ner of Gates and Bushwick avs, for the Ridge-wood Lodge, F. & A. M., 1028 Gates av, owner. Cost, \$100,000. Details will be available later. Architects will take estimates on general contract.

**MUNICIPAL.**

**BUTLER ST.**—Thomas E. O'Brien, 240 Center st, Manhattan, has completed plans for alterations and additions to the 3-sty brick and stone police station in the north side of Butler st, 127 ft east of Court st, for the City of New York, Police Department, 240 Center st, owner. Cost, about \$30,000. Owner will soon advertise for bids.

**STABLES AND GARAGES.**

**FRANKLIN AV.**—G. W. Culin, 141 Washington pl, Manhattan, has completed plans for a 1-sty brick garage, 80x90 ft, on the west side of Franklin av, 62 ft south of Crown st, for the Franconia Realty Co., 52 Norfolk st, Manhattan, owner and builder. Cost, \$15,000.

**ATLANTIC AV.**—Morris Whinston, 63 Park Row, Manhattan, has prepared plans for a 1-sty brick garage, 100x100 ft, at the southwest corner of Atlantic and Hopkinson avs, for Harry Marcus, 237 Van Sinderen av, owner and builder. Cost, \$40,000.

**OSBORNE ST.**—Morris Whinston, 63 Park Row, Manhattan, has finished plans for a 1-sty brick, 100x100 ft, in the west side of Osborne st, 175 ft west of Riverside av, for Samuel Max, 2183 Atlantic av, owner and builder. Cost, \$40,000.

**CARROLL ST.**—B. E. McAveney, 1572 St. Marks av, has prepared plans for a 1-sty brick garage, 46x100 ft, at the northeast corner of Carroll st and 4th av, for P. J. Halloran, 385 11th st, owner and builder. Cost, \$7,000.

**SCHENECTADY AV.**—E. M. Adelson, 1778 Pitkin av, has completed plans for a 1-sty brick garage, 80x100 ft, on the west side of Schenectady av, 100 ft south of Herkimer st, for Max Rothschild, 833 Saratoga av, owner and builder. Cost, \$25,000.

**BAYARD ST.**—F. V. Laspia, 525 Grand st, has prepared plans for a 1-sty brick garage, 50x100 ft, in the south side of Bayard st, 75 ft east of Lorimer st, for Emanueto Polito, 732 Lorimer st, owner and builder. Cost, \$14,000.

**ALBEMARLE RD.**—M. Hirsch, 215 Montague st, has completed plans for a 1-sty brick garage, 142x137 ft, in the south side of Albemarle rd, 153 ft west of Bedford av, for the Rell Realty Co., 39 West 113th st, Manhattan, owner. Cost, \$30,000.

**FLUSHING AV.**—H. J. Nurick, 772 Broadway,

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has completed plans for a 1-sty brick garage on the east side of Flushing av, north of Bedford av, for owner and builder to be announced later. Cost, \$35,000.

**19TH ST.**—C. M. Spindler, 215 Montague st, has prepared plans for a 2-sty brick garage, 85x200 ft, in the south side of 19th st, 375 ft west of Third av, for Callan Brothers, 214 East 135th st, the Bronx, owners and builders. Cost, about \$40,000.

**BRISTOL ST.**—Morris Whinston, 63 Park Row, Manhattan, has finished plans for a 1-sty brick garage, 60x100 ft, at 20-24 Bristol st, for John Mahnken, Varick av, owner. Cost, \$25,000.

**Queens.**

**DWELLINGS.**

**ELMHURST, L. I.**—Theo. A. Sutter, 456 2d st, Bklyn, has completed plans for a 2-sty frame dwelling, 16x38 ft, in the east side of 20th st, 98 ft north of Newtown and Bushwick Turnpike, for Andrew Barrymore, Broadway, Elmhurst, owner and builder. Cost, \$5,000.

**GLEN MORRIS, L. I.**—D. Stage, Glen Morris, has completed plans for a 2-sty frame dwelling, 33x40 ft, on the south side of Ridge av, 50 ft east of Briggs av, for S. L. Levin, Briggs av, Glen Morris, owner and builder. Cost, \$5,000.

**EDGEMERE, L. I.**—Plans have been completed for three 2-sty frame dwellings, 16x34 ft, in the east side of Beach 44th st, 172 ft north of the Boulevard, for Morris Weisberger, 1822 1st av, Manhattan, owner and builder. Cost, \$9,000.

**NEPONSET, L. I.**—George Demeritt, 153 Remsen st, Bklyn, has completed plans for one hundred and twenty 1-sty frame residences, 22x36 ft, in Neponsit, L. I., for Julius Straus, 162 Remsen st, Bklyn, owner. Total cost \$400,000. Owner will take bids on separate contracts.

**ROCKAWAY BEACH, L. I.**—A. H. Knell, Rockaway Beach, has plans on file for a 2-sty frame dwelling, 26x40 ft, in the west side of Beach 101st st, 75 ft south of the Boulevard, for C. A. Schilling, Rockaway Beach, L. I., owner. Cost, \$5,000.

**COLLEGE POINT, L. I.**—A. E. Richardson, 100 Amity st, Flushing, has completed plans for a 2½-sty brick residence, 39x30 ft, on the north side of Av D, 68 ft west of 10th st, for Chas. B. Hausman, 631 13th st, College Point, owner and builder. Cost, \$12,000.

**ROCKAWAY PARK, L. I.**—J. P. Powers Co., Arverne, L. I., has plans on file for a 2-sty frame dwelling, 22x51 ft, on the north side of Washington av, 850 ft east of 5th av, for Theo. Diestel, 184 Washington av, Rockaway Park, owner. Cost, \$8,550.

**FLUSHING, L. I.**—W. J. McKenze, 6 Taylor av, Flushing, has completed plans for a 2½-sty frame dwelling, 16x34 ft, on the south side of Bayside av, 125 ft east of Brewster av, for Mrs. Elma W. Salminen, 58 Prospect st, Flushing, owner. Cost, \$4,500.

**HOLLIS, L. I.**—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2-sty brick residence, 28x30 ft, on the west side of Palatina av, 70 ft north of Prospect st, Hollis, for N. Benyon, Palatina av, Hollis, owner. Cost, \$6,000.

**ELMHURST, L. I.**—Robert Kurz, 9 Twombly pl, Jamaica, has plans in progress for seven 2-sty brick dwellings, 16x36 ft and 20x48 ft, in the east side of 19th st, 100 ft north of Shell rd, Elmhurst, for Lorenzo Di Stefano, 24 Woodside av, Elmhurst, owner. Cost, \$50,000. Owner will take bids on subs.

**FLUSHING, L. I.**—Vilhelm Kiorbo, 280 Madison av, Manhattan, has completed plans for a 1½-sty frame dwelling, 56x36 ft, on the north side of Mitchell av, 220 ft west of Parsons av, for James D. Tullis, Flushing, owner and builder. Cost, \$8,000.

**JAMAICA, L. I.**—Edward Jackson, Herriman av, Jamaica, has plans in progress for three 2-sty frame dwellings, 24x20 ft, in Hillcrest st, Jamaica, for Jas. J. Elliott, Grand av, Jamaica, owner, who will take bids on sub contracts. Cost, \$21,000.

**RICHMOND HILL, L. I.**—Plans have been prepared privately for two 2-sty frame dwellings, 16x38 ft, in the east side of Vine st, 225 ft north of Central av, for Frances Hart, 393 Gould av, Richmond Hill, owner and builder. Cost, \$8,000.

**QUEENS, L. I.**—Albert W. Treat, Queens, has completed plans for a 2-sty frame dwelling, 22x36 ft, in Paulding st, northeast corner of Lynn av, for Arnold M. Behrer, Sholten av, Jamaica, owner and builder. Cost, \$8,000.

**HOLLIS, L. I.**—Harold E. Paddon, 280 Madison av, Manhattan, has completed plans for a 2-sty frame dwelling, 28x24 ft, in the east side of Ulster st, 100 ft north of Jerome av, Hollis, for Walter M. Palmer, 69 Bandman av, Jamaica, owner and builder. Cost, \$5,000.

**ELMHURST, L. I.**—Harry T. Morris, 710 10th st, College Point, has completed plans for a 2½-sty brick dwelling, 24x50 ft, in the east side of Ithaca st, 50 ft south of Pettit pl, Elmhurst, for Henry Hansen, 447 Steinway av, Astoria, owner and builder. Cost, \$10,000.



CORONA, L. I.—Wm McIntyre, 187 Roosevelt av, Corona, has completed plans for a 2-sty frame residence, 15x38 ft, on the south side of Polk av, 25 ft east of Tieman av, Corona, for Henry Kraemer, 172 Kingsland av, owner and builder. Cost, \$4,000.

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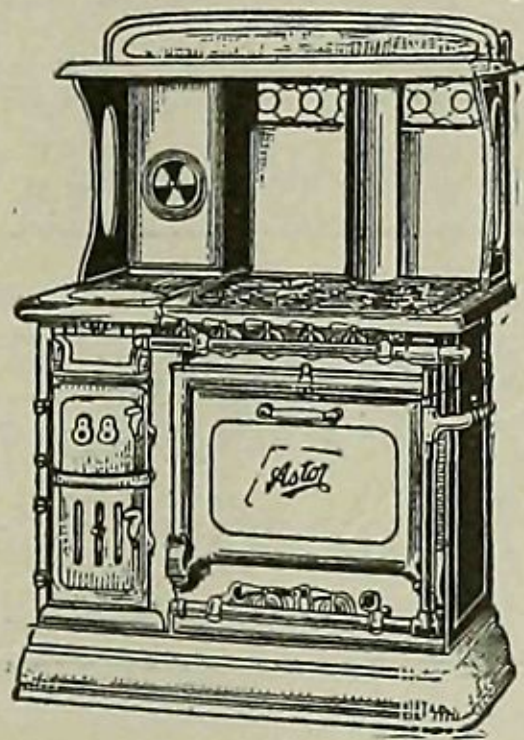
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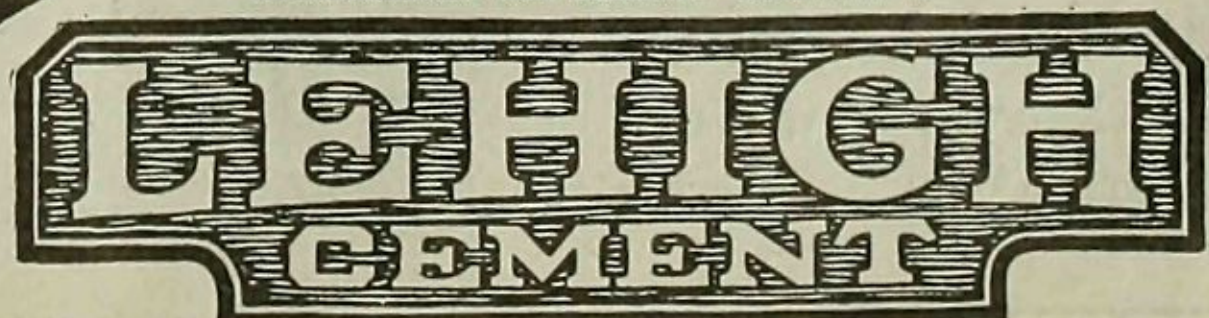


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