

Real Estate Record and Builders Guide

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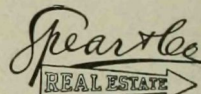
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E D I T O R I A L

Special Session Next Week

The special session of the Legislature called by Governor Smith to relieve the housing shortage will meet in Albany on Monday evening. The Governor has declared his willingness that full credit for whatever may be accomplished go to others if the special session will bring real relief. The Governor shows the right spirit and if the majority of the leaders of the Legislature prove equally broad-minded the special session will result in something accomplished.

Special reports to the Record and Guide from Albany bring out the latest developments in the situation. Conferences are being held at the State Capitol, participated in by the Governor and legislative leaders, out of which it is hoped a definite program will come. It is evident that Governor Smith will press the idea of putting state and municipal credit back of an extensive housing program. Determined opposition to this plan seems equally certain.

A growing sentiment in favor of exempting new housing from taxation for a period of five years or more is discernible among the legislative leaders. In fact, it will not be surprising if the Joint Legislative Committee, before it completes its program, includes as its main feature a recommendation for the passage of such a law. This policy has been adopted during the present week by the New Jersey Legislature, both houses of which have enacted a bill exempting from taxation for five years all new housing constructed in that state. This measure has not yet been signed by Governor Edwards, but his favorable action upon it is expected.

When the legislators meet in Albany on Monday evening they will be informed, in a special message from the Executive Chamber, of Governor Smith's views as to what should be done. Upstate the housing crisis is not so acute as it is here in the metropolis, and for that reason Governor Smith, a New York City man, may have a keener appreciation of its seriousness than some of the legislative leaders from upstate sections. The Governor realizes that no real relief can be obtained excepting through drastic action, and the Record and Guide hopes the legislative leaders will have become imbued with this correct view when the special session meets, if in fact they do not already have it.

The Legislature and the Governor have an opportunity to go very far towards solving the housing crisis and it will be most deplorable if the special session fails to result in broad-gauged, effective action.

Why the B. R. T. Strike Failed

The failure of the strike on the Brooklyn Rapid Transit system furnishes the latest proof of the unpopularity which such labor disturbances have attained. This strike, like many others, took no account of the inconvenience and loss to which the general public would be subjected. This made inevitable a lack of

public sentiment on the side of the strikers. Each day that the hundreds of thousands of Brooklynites were subjected to the annoyances and financial losses which the strike caused added by so much to the disapproval by the public of the striker's course.

The Brooklyn Rapid Transit strike, like the long-shoremen's strike, quickly reached a point where the public became the main sufferers. In such a situation it is not human nature for the victims to sympathize either with the strikers or with the company. What hundreds of thousands of Brooklynites want, and have a right to expect, is an opportunity to ride in the surface and subway cars without interruption. It is very evident that the general public stands back of Receiver Garrison in his efforts to restore normal service on all of the B. R. T. lines, and latest reports are that he has succeeded in bringing operation back to 91 per cent. of normal. Regardless of what happens to the strikers who have ignored the opportunity to return to their old jobs, the general public will hail with entire satisfaction the time when the service on all lines is fully restored to pre-strike conditions.

Power for Good or Evil

Developments in the movement to form a new controlling organization in union labor circles to supplant the Central Federated Union of Manhattan and the Central Labor Union of Brooklyn, will be watched with interest by all those interested in industrial relations. The avowed intention of the leaders in the newly formed body is to regain control for the conservative element in quarters where radicals have succeeded in establishing themselves and by usurping authority not theirs according to union principles, have attempted to "bore" down on employers and "bore" into the rights of the public. About 750,000 workers are directly involved in the matter, and nearly 7,000,000 citizens of Greater New York, as well as unknown millions of people throughout the nation, are vitally interested in the outcome of the new movement.

That the radicals will not give up their attempt to bring about confusion, uncertainty, disagreement, discontent and revolution without a struggle is already evident in their threat to break away from the one big union and form another central which would naturally be antagonistic to the organization now being effected by Mr. Samuel Gompers and likely to clash with it on all questions in which unionism figures.

A united labor body can be a great power for good, and conversely can easily work much harm to individuals, to the community and the nation. When unionism is conducted along American lines it is constructive and helpful. When it becomes infected with the virus that is the result of conditions in other countries which never existed here, it becomes destructive and must be held in check.

It is promising that the unions of this great city have

recognized the fact that the well-being of their members and that of the millions dependent upon them for a livelihood hangs upon the elimination from their creed of the anti-American principles the promulgation of which has had so much to do with disturbing the relations of employers and employes during the last few years. Mr. Gompers will have measurably increased the respect in which he is held if he succeeds in the reconstruction of the central union organization in this territory on the conservative lines he has so consistently advocated. He understands and values the importance of the performance of contractual obligations for one thing. And it is certain that in an organization which he promotes there will be less and less

liability for the friction between the contracting parties because of complaints that these obligations have not been lived up to. This is only one of the benefits which may result from the movement. It will be time enough to consider unfavorable conditions should they arise as the result of welding more closely together the great body of workmen in this city. If labor has itself seen that Bolshevism was despoiling it of the respect which is its due, it seems unlikely that the mere strength gained by cementing the bonds between the different trade unions will be exerted in the direction of anarchy in the industrial world, but will rather tend to conservatism to the mutual gain of employer and employe.

Immense Sums of Money Withdrawn from Mortgage Market

By JOHN L. PARISH,
Secretary New York Board of Title Underwriters.

AN analysis of mortgage records for the Borough of Manhattan, New York, for the first half of 1920, as compared with corresponding period of 1919, shows the following conditions:

	—1920—		—1919—	
	No.	Amount.	No.	Amount.
Purchase money	4,916	\$149,961,885	1,367	\$37,336,435
Firsts & building loans..	659	52,194,481	*333	*19,112,946
Seconds	623	13,475,423	363	5,547,447
Totals	5,198	\$215,931,789	*2,062	*\$61,996,828
Satisfied and discharged.	3,312	68,845,140	†1,617	43,615,533
Assigned to ex'pt holders	445	28,972,645	129	7,557,447

*Includes mortgage for \$7,000,000 on two buildings at Broadway and Cedar street.

†Includes cancellation of two mortgages on two buildings at Broadway and Cedar street, amounting to \$10,000,000.

I should have been glad to make the like analysis and comparison for all the boroughs, if all the records were published, but, as you know, they are not. But such figures are not essential to the purpose of such an analysis, because the figures for Manhattan are typical of the course of the mort-

gage market for the entire city and for the entire country.

These figures demonstrate that money is being drained from the fund invested in mortgages in the City of New York alone at a rate of over \$200,000,000 per year, and since the fund hitherto invested in mortgages in this city—about \$5,000,000,000—represents about one-sixth of the fund for the nation at large, it follows that the withdrawals from mortgage investments throughout the country are at the rate of over a billion a year.

But for the hope that Congress and our Legislature will presently remove the cause of this drainage the demand for the payment of mortgage loans would be greater. It is kept in restraint only by the utmost efforts of borrowers and mortgage guarantors in every live center of population and industry.

What hope can there be for more housings while this drain of mortgage money continues?

What hope can there be for living rates of rentals until more housings are provided?

What hope can there be for either until the vicious cause—the income tax on the income from mortgages—is removed?

Real Estate Board Urges Many Changes in Rent Laws

IN anticipation of the Special Session of the Legislature, called for Monday next, to enact housing legislation, the Real Estate Board of New York has submitted to the Governor and the Joint Legislative Housing Committee, several bills and a comprehensive program designed to help relieve the housing shortage. The program has also been submitted to all the members of the Legislature and to city officials.

The board, before submitting this program, called into conference a number of other organizations and, in the main, secured their endorsement of it. The board will have its representatives at Albany throughout the session with headquarters at the Hotel Ten Eyck, and a special committee will also represent the board.

The communication to the legislators calls attention to the fact that the board's contention that drastic rent laws will not produce housing is concurred in by the Housing Committee of the Governor's Reconstruction Commission, and that the board's pleas for the exemption of the interest on mortgages from the provisions of the Income Tax Law, urged at the last session, be granted.

It again urges reasonable amendments to the rent laws to prevent their application where buildings are to be substantially reconstructed for new housing or where new housing is to replace existing buildings; where property is sold or under contract to tenants purchasing on the cooperative apartment plan; to require tenants holding written leases, after having received notice, to give the landlord reasonable notice of intention either to remain or vacate; and to remove the 5 per cent. requirement where rents of leased premises

were fixed two years ago. Failing this, the board urges the rules adopted by the Board of Municipal Court Justices for administering the rent laws be given statutory form.

The board endorses a proposal for appointing Advisory Boards to aid the Municipal Court Justices in rent cases, but urges that the appointment of the board be vested in the Appellate Division of the Supreme Court.

Amendment of the Banking Law so as to remove whatever obstacles have stood in the way of effective operation of the State Land Bank, is urged.

The Tenement House Law should be amended so as to permit of reasonable alterations to three and four-story dwellings, and appeals should be allowed to the Board of Appeals, where too drastic provisions of the Tenement House Law operate to create delay or unreasonable cost.

These are the main points of the recommendations.

It is urged that there is no immediate cure for high rents or for the housing shortage, but that a number of palliatives, of varying importance, must be applied. The greater the violation of economic laws, the slower the remedy will be.

Among the so-called remedies that the board opposes are any attempt to commit the State or the cities to municipal housing schemes, or to exempt new construction from local taxation. On the latter point not all the organizations which the Board called into conference are agreed.

Emphasis is laid on the folly of making the rent laws apply to business buildings, making the rent laws more drastic, fixing rents on a net income basis, or increasing the legal rate of interest.

REAL ESTATE SECTION

Propose to Exempt New Construction From Taxation

Joint Legislative Program to Encourage Building Revolves Around This Feature and Includes Exemption of Mortgage Income Up to \$40,000

(Special to the Record and Guide)

Albany, Sept. 16.

THE schedule of bills to be considered at the extra session of the Legislature will not be completed until late Monday, a few hours before the session opens. Senator J. Henry Walters, President Pro Tem of the upper house, made an announcement to this effect to-day after an all-day conference of the members of the Joint Legislative Committee, at which proposed measures were discussed. He added that the committee must continue these conferences until Monday, if any agreed plan is to be submitted on Monday night.

"We are confronted by two problems," said Senator Walters. "One is to protect the tenant and the other to encourage building. We are striving to frame legislation which will safeguard the interests of the tenant and at the same time attract investment money to building. We will not be able to reach a definite program until Monday."

Practically all the conferences in Albany up to the present have been confined to a discussion of the proposed bill which would relieve mortgages from the State income tax. This measure, which has the support of Governor Smith, would exempt real estate mortgages up to \$40,000. The only opposition to the measure emanates from up-state localities, whose interest in the apportionment of the moneys they get from the income tax is greater than in the housing situation. But this antagonism so far has not operated to deter the committee from including this bill in the program. In fact, several members of the committee indicated today that the exemption bill positively will be submitted to the Legislature for consideration.

The schedule of bills under consideration by the committee include, in addition to the exemption measure, two bills providing for the extension of state aid and municipal credit to home builders, both of which Governor Smith strongly favors.

Legislation exempting from taxation for a period of five to ten years all new buildings;

Bills which will suspend the restrictive provisions of the Tenement House Laws so as to permit the conversion of old-law tenements into habitable abodes and the conversion of one-family houses of the three-story type into flats;

Bills which will attract savings bank and insurance company surpluses into the real estate and mortgage market;

Alteration of several of the so-called rent-profiteering laws, enacted at the regular session early this year, in order to more equitably conserve the rights of landlords and the interests of tenants.

The strongest argument in favor of the \$40,000 exemption bill is found in the possible moral effect the enactment of such a measure would have upon Congress. The advocates of this bill point out that unless the New York State Legislature enacts this bill any plan to memorialize or persuade Congress to enact federal legislation exempting mortgages upon dwellings from the operation of the federal income tax will prove abortive. The Federal government, it is understood, is waiting for this State to offer the precedent before it undertakes to relieve mortgages from the federal income taxes.

There was apparently unanimity among the conferees that the bill should be submitted with a recommendation for its enactment, and, if the Legislature acts favorably upon it, a

resolution urging Congress to take similar action will be promptly adopted by both the Senate and Assembly.

As was indicated in The Record and Guide weeks ago, the plan to extend state aid and place municipal credit behind home building will meet with very stiff opposition, particularly in the Senate. And this opposition will be predicated upon the Constitutional injunction against the State or its political subdivision lending their credit for any but strictly State and municipal purposes.

The supporters of this legislation, including Governor Smith, are willing, however, to permit the courts to pass upon the constitutionality of any bills that may be passed. They are relying upon the authority conferred upon cities by the Home Rule Act to undertake this scheme and the sovereign power vested in the State to protect the health and conserve the welfare of its citizens. Briefly, they will plead that the very necessity of solving the housing problem justifies the enactment of bills which will carry any form of remedy. They point to the enactment of the New York City subway legislation back in the early 90s as an example of a city lending its credit to an enterprise that could not be strictly classified as "municipal." It will be remembered that the courts, in sustaining the constitutionality of this legislation, which permitted New York City to place its credit behind the subway building project, relied solely upon the theory that the necessity of solving the transportation problem in New York City warranted the exercise of the State's so-called police powers, the exercise of the State's sovereign power to aid its people in times of stress. This was the ground for sustaining the rapid transit laws, and since that decision was rendered there has been no substantial alteration of this judicial view, proponents of the state and municipal credit plan argue.

There is some difference of opinion prevailing among the conferees as to the means to be provided for inducing savings banks and insurance corporations to invest more freely in mortgages. One plan discussed would provide for the repeal of legislation enacted in 1916 which permitted savings banks to lend freely on real estate.

As the time for the special session draws near, it becomes more apparent that the New York City representation in the Senate and Assembly must take up the burden of the work of solving the housing situation. This is so because the up-state districts, while suffering more or less from the shortage of houses, have not begun to feel the acute anxiety that exists in New York City. Reports made to the conferees by the Mayors' Conference dealing with the housing situation in up-state cities did not indicate the stress that is apparent in the metropolis. In fact, some of the municipalities reported that the housing situation was not such as to warrant legislative action. Of thirty municipalities reporting to the Mayors' Conference, twenty-three indicated that there is a shortage of houses. Seven claim not to feel any extraordinary stress. Only the larger municipalities, like Buffalo and Syracuse, have experienced acute shortage.

It was almost certain today that new buildings will be given broad exemptions under proposed legislation. One plan is to exempt new buildings from taxation for five years by the enactment of a general law. The other would authorize cities to exempt property under construction or proposed for construction for the same period or longer.

Business Is Crowding Out Residences in West 72d St.

Transformation Begun Nine Years Ago Has Almost Completely Changed Its Aspect and Rental Returns Show Big Increases

THE transition of West Seventy-second street throughout its length—Central Park West to the Hudson River—from private residences of the first class to stores and apartment houses of various sizes has now reached great momentum, and when the price of building material are reduced to normal the likelihood is that all of the remaining dwelling houses will be transformed into stores and small apartments. The best indication of the latter statement is that already four four-story brownstone dwellings on the south side of Seventy-second street, between Broadway and Columbus avenue, are being altered into apartments in the upper floors and stores in the parlor floors and basements, the latter stores being level with the sidewalk and therefore productive of the best rentals. Other buildings in this block are subject to plans for alterations before many months.

The entering wedge of business in this street was made about nine years ago, when individual families began to move away in numbers and when the fine homes they left were given over to rooming and boarding houses. The operation of the rapid transit road under Broadway, with an express station at Seventy-second street, inaugurated the marked change in the thoroughfare from residence to business, although before that era the general accessibility of the street by the elevated railroad and numerous surface lines intersecting it tended to make it too central a location for fine dwellings to continue there as such. Pease & Elliman, real estate brokers were the first to break the deadline of dwellings when they altered the basement of one house between Broadway and Columbus avenue into a store.

Seventy-second street is a 100-foot-wide thoroughfare, it has an elevated railroad station and the street is the first intersecting point with Riverside Drive. There is only one dwelling on Seventy-second street from Columbus avenue to the Hudson River now occupied privately. The movement of individual families away from the street was rapid. Most of them owned the houses they left. They leased the properties to newcomers in many cases and in other instances sold them to investors who foresaw the change into a business thoroughfare.

As rooming houses purely very few of these dwellings have brought a return commensurate with their value for apartment and business purposes. As private houses in an exclusive residential street they were well worth what they cost their original owners. Their value then was in their exclusiveness; but when the change in the character of the street came many of the owners considered that they lost by selling them. It was such owners as lived in West Seventy-second street originally who made up some of the first contingent that removed to high-class apartment houses.

These dwellings as rooming houses yield an annual return of from \$2,000 to \$3,500, while as buildings containing small apartments, and without ground floor stores, they have an earning power of from \$15,000 upward. If the shortage of housing space long continues it is difficult to estimate what their rental power will be.

The strongest block on West Seventy-second street is the one between Broadway and Columbus avenue, and the street is an anomaly in the fact that the rental power of the block is as strong on one side as on the other. Usually traffic is greater on one side of a thoroughfare and rents are proportionately higher. The cigar firm occupying the store at the southeast corner of Seventy-second street and Broadway pays an annual rental of about \$12,000, and under a new lease it will pay considerably more. It obtains as much business from its Seventy-second street entrance as from its Broadway entrance. Store rentals generally on Seventy-second street from Broadway 100 feet east are practically as

high as on Broadway in proportion to their size. They are about \$500 a front foot a year.

An automobile manufacturer is paying the record rental for a double store in the middle of the block between Broadway and Columbus avenue, \$12,000 a year, for showroom purposes. Apartments of from two to three rooms each in the upper part of the same building bring \$1,800 and upward a year. The business value of the block may be gained from the fact that there are eight prominent real estate firms located there. Single stores in the middle of the block bring \$6,000 a year, and under new leases the rentals will be increased considerably. Most of the leases run for terms of from five to ten years each. A photographer pays \$5,000 a year rent for the parlor floor in No. 122 West Seventy-second street, in this block. Seven years ago a full width store of from eighteen to twenty feet rented for only \$2,500 and vacancies were occasionally visible, whereas now there are no vacancies and an overwhelming demand. It is a block of high-class retail trade primarily. There is a total of ten buildings on this one block that are either being altered or the alterations are just completed.

Business growth on West Seventy-second street from Broadway to the Hudson River has been severely hampered by the fact that it is still restricted for dwelling purposes except to within 100 feet of Broadway, where stores are allowed. It is hoped by the majority of the property owners here that the restriction will be raised and efforts have been made to have it done. But the Board of Standards and Appeals so far is obdurate. There is much pedestrian traffic, as well as vehicular, through this part of West Seventy-second streets, as it is a logical thoroughfare to West End avenue and to Riverside Drive.

There are several large high-class apartment houses there, but the body of the block holds some of the finest residential fronts in the city. As it stands now this part of the street is a transient residential section of the best kind. Many families that have country places near New York hire apartments of one to three rooms here and occupy them when in town to do shopping or attend the theatre or opera or during the bitter winter weather. Then there are small suites for couples and bachelor apartments. These rent at from \$700 to \$800 a room a year.

W. E. D. Stokes is an extensive property owner in the West Seventy-second street block between Broadway and West End avenue, holding a total of ten of what were fine private dwellings. He owns the five spacious four-story and basement stone dwellings comprising the southeast corner of Seventy-second street and West End avenue. Mr. Stokes contemplated razing them and erecting a large modern building of some kind on the site, but he has changed his mind and at this time desires to sell the houses. The immediate corner one is rented to a well-known school. The Scudder School owns 248 to 254 West Seventy-second street, on the south side of the middle of this block, together with the four abutting dwellings in West Seventy-first street, which it will alter for its business purposes. It also owns some houses on the south side of West Seventy-second street, between West End avenue and the river, that command a view up Riverside Drive and across the river. It will eventually re-improve the site with a private school building.

The future of West Seventy-second street, from Broadway west to the river, seems destined to be a thoroughfare for small apartments, physicians' offices, schools and studios. If restrictions are removed from this part of the street stores will in all likelihood be installed in the ground floors of many of the buildings. No. 245, in this part of the street,

(Continued on page 377)

Claims Three Causes for Underproduction of Houses

Banker Analyses Situation Showing That Labor and High Cost of Material, As Well As Capital, Are Responsible for Crisis

By FRANK BAILEY.

Vice President Title Guarantee & Trust Company.

THE way to relieve the housing situation is to have more houses or a panic. The way to have more houses is to relieve the cause of under-production. There are three contributing causes to underproduction and together they have stopped normal production and have brought about underproduction of which so much has been said.

One of the chief cause of the demand for more housing is really for better housing. The prosperity of the wage earners has lifted the scale of housing with resultant demand for more rooms and better rooms at rents which have not advanced with cost of production. A reduction of wages or a shortage of jobs would cure the housing situation almost instantly.

The three causes of underproduction are—lack of mortgage capital, fictitious prices for material and absolute collapse of a fair deal on the part of labor. The mortgage shortage would be cured by exemption from taxation of at least \$100,000 of mortgages but it is not this only which is the principal cause of the cessation in erection of houses nor has the mortgage lender profiteered or increased the cost of obtaining money for house construction in the same manner as have material and labor. The Title Guarantee and Trust Company has loaned on mortgages so far this year \$34,000,000 and has sold the mortgages. This is more than it loaned and sold all of last year, so that there are still people who will furnish money for housing. The habit of blaming capital for the housing shortage is quite absurd.

For instance, a flat costing \$40,000 to build and carrying a mortgage of \$20,000, would have its cost increased \$1,200 only, if for three years the interest paid on the mortgage was increased to 8%. The increased cost from other causes, to wit, material and labor, is well shown when one compares the prices the City is paying for standard school buildings. In March, 1915, contract was let for School No. 93—cost, \$267,000. March 3, 1919, No. 129—\$463,916. March 12, 1920, No. 181—\$822,000.

Again in November, 1919, the Newtown High School was advertised for bids and the lowest bid was \$780,000. The bid was considered too high, so the contract was re-advertised and the lowest bid on January 15, 1920, was \$885,000 and the contractor refused to go ahead, so again the contract was advertised and finally let in May, 1920, for \$987,000, an increase

in six months of \$200,000. The reason, therefore, that you have no houses is that they cost too much and mortgage capital is not to blame for that. The rate of interest on mortgages or cost of obtaining the same, did not enter into the increase in cost of those schools. We must look for other reasons than the shortage of mortgage capital for the lack of housing and come to the second reason for lack of construction.

Common brick, pre-war prices, were \$7.00 to \$10.00 per thousand; present prices are \$32.00 to \$35.00. Front brick are now \$57.00 per thousand against \$21.50. Lath, \$25.00 against \$5.50. Lumber as high as \$80.00 per thousand against \$28.00 and \$32.00. No. 1 N. C. Flooring \$140.00 against \$42.00. Felt roofing 16c. per square foot against 6c. These figures are furnished to me by ex-Building Commissioner, Peter J. Collins, from his actual experience.

Now, there can be but one explanation to such prices, to wit—that somebody is exacting too much profit on materials. It is easy to find out who, and it should be a Legislative or Congressional function to cure this condition at once.

I recite an instance of the situation in the building material trades. A company, with which I am very familiar, bought some cement from a local dealer. The local dealer refused to live up to his contract unless the price was advanced. The builder refused to pay more, considering that the 30% additional demanded by the dealer was outrageous. As soon as that dealer, however, found that the company named was getting cement direct from a manufacturer, he at once notified the manufacturer to stop, as it was breaking the rules of the combination. The manufacturer stopped. In the meantime, cement has gone to \$5.10, per barrel and the company must stop work or get cement. Sugar and building materials seem to be favorite articles for the middle man to boost in price.

Third—Labor. The building unions have the speculative builder in their control in a greater degree than any other union with which I am acquainted. They are using their power to such an extent that they have helped to destroy, if not destroyed, the speculative building industry and from the speculators arise 90% of the houses. I am advised by a prominent architect and builders of experience that 600 brick a day is the limit of a bricklayer. It was not very long ago that 1,600 brick was laid by a good bricklayer. The tax upon the people
(Continued on page 388)

Business Crowding Out Residences in West 72nd Street

(Continued from page 376)

has been altered into offices for practitioners of chirurgery. Some of the buildings on this part of the street are now being altered into apartments and plans have been prepared for more alterations.

A parlor floor in this section is rented at \$4,000 a year. If restrictions are removed and stores become numerous brokers state that the stores will yield incomes of from \$4,000 to \$5,000 a year. There is a demand for such stores. On the block immediately west of Broadway, and within 100 feet of it, a store 14x23 feet in size now brings an annual rental of \$5,500 a year for a term of five years. A store on the parlor floor next door produces a rent of \$3,500 a year; it is 23x30 feet in size.

First-class alterations to dwellings for apartment and business purposes now cost from \$23,000 to \$30,000 on 25-foot buildings. This applies to the street generally.

Most of the unaltered private dwellings on West Seventy-second street, west of Broadway, have courtyards; and if the restriction against business here is removed many of

these buildings will be extended to the sidewalk line, thereby enhancing their selling and renting power and making them more accessible.

There have been few structural changes in the West Seventy-second street block between Columbus avnue and Central Park West, but the private residential character of the street has changed as much as the other sections. There is comparatively little traffic there. It is, however, destined to be a block of buildings containing small apartments.

Ground will be broken for the Manhattan-New Jersey vehicular tunnel on October 12. The Manhattan terminal will be in Canal street, from where, when completed, an under-water thoroughfare will reach to Jersey City.

Manhattan and New Jersey motorists and auto transport companies will hail the first work on the tunnel as the initial lap of better conditions.

The date for the beginning of work from the Jersey side has not been definitely announced.

The Telephone Crisis

Our net revenue for the month of January, 1920, in New York City amounted to \$751,000. That figure indicated an annual return of about 8% upon the lowest conservative estimate of the value of the property in public use in the City.

February net revenue dropped \$213,000 below January
March net revenue dropped 362,000 below January
April net revenue dropped 456,000 below January
May net revenue dropped 702,000 below January
June net revenue dropped 571,000 below January

For July there was no net revenue.

We had a deficit of more than \$73,000.

This decline in net revenue is due to the impossibility of maintaining with present rates a proper relation between gross revenue and necessary costs of operation under the abnormal economic conditions that exist today.

Based upon operating results during the first seven months of 1920 we would earn this year *less than 2%* upon the most conservative valuation of our property in the Metropolis.

The protection of the service in the public interest demands that prompt action be taken to relieve this situation.

New York Telephone Company

Review of Real Estate Market for the Current Week

Square Blocks, Other Big Parcels and a Variety of Dwellings and Shore Fronts Comprised the Dealing of an Interesting Week

THERE was a good volume of dealing in the real estate market this week, although the dealing was not as heavy as it was the week before. There were more large sales, however, and this would seem to indicate that the big operators have had their vacations and are again active. One prominent operator who had not bought anything in many weeks took over an important corner property this week, and it is understood that he has another important purchase pending.

The important sale of the week was the block bounded by West, Reade, Duane and Washington streets. An investor sold it and it is probable that a modern large building will be built there in place of the four-story buildings now on the site. Further south and near the North River a number of blocks have been bought for reimprovement since the beginning of the year. The block sold this week indicates that the buying movement in large parcels in the lower West Side has not abated. With the Seventh avenue rapid transit route penetrating this part of town it is logical that many new buildings will supplant numerous old ones. It is a section of New York filled with buildings that originally were dwellings. Most of the wholesale produce district, of which the block in discussion is a part, is housed in old buildings. It looks as though a movement is on foot to place produce merchants in buildings as good as those occupied by other lines of business. In connection with this purchase it is timely to recall that not long ago the New York Telephone Company bought the block bounded by West, Vesey, Barclay and Washington streets. Apparently the telephone company is anticipating a marked increase in its number of subscribers in the lower West Side during the next few years.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week was 136, as against 178 last week and 81 a year ago.

The number of sales south of 59th st was 46, as compared with 61 last week and 25 a year ago.

The number of sales north of 59th st was 90, as compared with 117 last week and 56 a year ago.

From the Bronx 35 sales at private contract were reported, as against 47 last week and 31 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 386.

Building Managers Have New Plan.

Announcement is made by the Building Managers' and Owners' Association of New York of its decision to engage a paid executive secretary. Simultaneous with this announcement is the appointment by President Charles B. Best of a special committee to select the right man for the job. It consists of Clarence T. Coley, chairman; J. Clydesdale Cushman and Lee T. Smith.

It is considered by the association that the man who secures this position will be fortunate and will have extraordinary opportunities for the acquisition of knowledge of the profession of building management and for personal advancement limited only by his own ability.

Applicants for the position must possess the following qualifications: A good education, gentlemanly and genial personality; must be accustomed to hard work; must be a hustler, between the ages of 30 and 45, and must possess a general knowledge of the business of managing buildings gained from actual experience, and executive ability and initiative.

The successful applicant will be required to devote his entire time to the work, will be paid a salary at the start

Riverside Drive contributed some good sales of private dwellings this week. It is a healthy circumstance. Only a few years ago fine dwellings on this river front thoroughfare went begging for buyers, and we recall several that were sold at very low figures. The Drive is more popular as an apartment house avenue, and it would not be surprising if many of the fine private dwellings now there were altered into small apartment houses. The major part of them are of the American basement type and are easily adaptable to change. If they are so changed the question of how to obtain a good return on the money invested in them will have been solved.

Some superior dwellings in other parts of the city also were sold, together with many of the middle class types of individual houses. Many of them were bought by the tenants and many were bought by speculators and investors who plan to remodel them into small apartments. There is no longer complaints about the unproductivity of old dwellings. Owners of them are seeing their way out easily now. The housing situation has been a boon to them. For a long time private houses sold for less than their actual value. The trend of residence was to modern apartments. Changed to apartments these houses will bring a return commensurate with their actual value.

Some large leases were effected during the week in parts of the city that are always of interest to investors and real estate men. A valuable plot of shore front on the New Jersey side of the North River was sold to a company that has its headquarters in New York. There was considerable dealing in one and two family houses in the Bronx, and a few co-operative apartments were sold in Brooklyn, along with numerous dwellings.

which, while moderate, will be increased as ability is proven, and will, of course, reside in or near New York City.

Lower West Side Block Sold.

Edward Roche sold to a syndicate of fruit dealers the square block of 4-story brick store and loft building bounded by West, Washington, Reade and Duane streets, fronting 70.2 feet on West street, 70.7 feet on Washington street, 266.4 feet on Reade street and 270 feet on Duane street.

Another Big Downtown Sale.

The New York Realty Corporation has acquired as part of its extensive reconstruction plans a plot of ground in the Washington Market section, with a frontage of 157 feet on Vesey st, and with large frontages in Washington, Barclay, and West sts. The parcels purchased are 90, 92, 94, 96, 102 and 106 Vesey st; 142 West st; 92, 94, 98, 102 Barclay st, and 210, 212 and 222 Washington st. The vendors are Louis S. Shutt and Florence E. Donovan Rogers.

Liberty Building Bought.

William Seltz, Jr., Corporation sold to the Broadway-John Street Corporation, Elias A. Cohen, president, 97-99 West street, at the north corner of Cedar street, a 4-story brick building, known as the Liberty, on a plot 47.6x55.4.

Lido Hall Changes Hands.

Rosmor Realty Co. sold to the Lido Hall Apartment Co 1800 to 1806 Seventh avenue, at the northwest corner of Cathedral parkway, a 9-story and basement elevator apartment house, on a plot 70.11x100.

Strong Sale On Eleventh Ave.

Katharine F. Raynard sold to Nunzia Shiraldi 842 to 848 Eleventh avenue, four 5-story brick flats, with stores, on a plot fronting 104.5 on the avenue. The first two numbers have a depth of only 50 feet, and the second two have a depth of 100 feet. The 3-story and basement brick dwelling 563 West 57th street, around the corner from the Eleventh avenue parcels, and on a lot 16.8x100.5, was also bought by the same buyer.

Ostend Apartments Bought.

Charles Galewski purchased for investment from the Girard Trust Co. the Ostend, a 7-story apartment house, on plot 100x100, at the north-east corner of 112th st and Broadway.

Hale Desk Co. Buys Warehouse.

The Hale Desk Co. purchased through William A. White & Sons the 7-story fireproof warehouse 321-323 West 13th street. The building covers a plot 45x103.3, and is to be occupied by the new owner as a factory and warehouse. The seller was the United Wine & Trading Co.

Sells Lexington Ave. Holdings.

Harry J. Sanders resold to the Circle Realty Co. 44-46 Lexington avenue, between 24th and 25th streets, two 3-story and basement brick dwellings, each on a lot 19.9x60, together with 129 East 24th street, abutting the other parcels, a 3-story and basement brick dwelling, on a lot 20x98.9.

The seller bought them all about a month ago from the Kortright estate. A mortgage for \$15,500 on each piece was retained by the Kortrights. The Circle Realty Co. in addition to assuming this mortgage, granted a second incumbrance of \$7,500 in favor of Sanders.

Cyril Hatch Sells Fine Home.

Mrs. Charles B. Dillingham bought from Cyril Hatch his former residence at 153 East 63d street, which has been on the market at \$200,000. It has three stories and basement with extensions, on a site 32 feet wide with a depth of 100.5 feet. It is one of the largest and most costly residences on a side street in the Fifth avenue section. The house has also been offered for rental, furnished, at \$24,000 a year.

Fine House Sold to a School.

George Backer sold to Louise Eltinge and Mary E. Masland 11 East 51st street, a 5½-story American basement stone front dwelling, on a lot 27.6x100.5. The property was at one time owned and occupied by John Peirce. For some time it has been occupied by the Gardner School, and the new owners are the managers of that institution.

The Metropolitan Life Insurance Co. took over the property on a bid of \$200,000 five years ago as plaintiff in foreclosure proceedings against Mr. Peirce and others to recover a mortgage

judgment and taxes amounting to about \$240,000. Mr. Backer took the property in connection with a loan made by the Metropolitan. The life insurance company allows a mortgage of \$100,000 to remain and Mr. Backer takes from the new owners a purchase money mortgage of \$75,000, both loans being made at 4 per cent. interest and for a term of five years.

North River Frontage Sold.

The Harrison S. Colburn Co. sold the Winterburn property located at Edgewater, N. J., to a large industrial corporation for the development of a shipping pier and tidewater factory. This property lies between the plants of the Midland Linseed Co. and the Valvoline Oil Co., and fronts 213 feet on the Government pierhead line extending westerly across River road to Undercliff avenue, 1,349 feet, approximately six acres. This sale removes another of the few remaining undeveloped waterfronts in this section of the port. It is the last of the waterfronts owned by the estate of John Winterburn who about 50 years ago acquired most of the shore frontage on the Hudson River in this neighborhood. The property is reported to have brought in the neighborhood of \$175,000.

Activity in Mortgage Loans.

The Metropolitan Life Insurance Co. loaned to the Marcus Loew Realty Corporation \$2,250,000 for the erection of the 16-story office building now being constructed at the northeast corner of Broadway and 45th st., and the theatre building on abutting property on 45th and 46th streets. The mortgage, in the form of a building loan, is due November 1, 1930. It bears interest at the rate of 6 per cent. for the first five years and at 5½ per cent. for the following five years. The property has a frontage of 120.7 feet on Broadway, 186 feet on 45th street and 103.3 feet on 46th street.

Charles B. Van Valen, Inc., and Cross & Brown placed a loan for the Interstate Land Holding Co. of \$375,000 on the 12-story office building 47-49 Maiden lane. The building occupies a plot 45x139 and is directly opposite the Federal Reserve Bank site. It has recently been converted from a manufacturing to an office building, about \$75,000 being spent. The same brokers placed for J. Richard Manheim a loan of \$78,000 on the two 6-story buildings 76-8 Warren street. The buildings occupy a plot 50x100, and together with 80 Warren street are occupied mainly by Mr. Manheim for his harness business.

A LOAN of \$165,000 has been made by the estate of William Ziegler on the Hotel Richmond, 70 and 72 West 46th st. The building is 10 stories in height. The loan is for 3 years.

ESTATE OF WILLIAM ZIEGLER made a building loan through J. Curry Watson and Lawrence, Blake & Jewell of \$400,000 on the northwest corner of 66th st and Madison av., 60x80, for the erection of an 11-story apartment house. The first floor will be arranged for several doctors' suites and one 6-room and 2 baths. Each of the upper floors will have two apartments, one of 6 rooms and 2 baths and one 7 rooms and 3 baths. The owners are the Pentalpha Realty Corporation, Joseph C. Hoagland, president. The work of demolishing the old buildings has started. The operation will involve over \$1,250,000, including the land.

Manhattan. South of 59th St.

ALLEN ST.—Lillian Reichenbacher and others sold to Hugo and Otto Hildenbrand 93 and 95 Allen st., two 5-story stone front tenement houses, with stores, on a plot 51.3x88.5, adjoining the northwest corner of Broome st.

FRONT ST.—Normas S. Rissenfeld bought from Oscar Engles, Jr., 49 Front st., a 5-story brick business building, 20.2x81.8.

CANAL ST.—Mrs. Emma C. Woerishoffer sold to Charles Laue 332 Canal st., running through to 39-41 Lispenard st., a 6-story brick loft building, on a plot 24.10x106.6x50.2. The easterly 25 feet of the Lispenard st front is leasehold.

CHAMBERS ST.—Snowber & Co. sold for the Chambers-Greenwich Street Co. the 5-story building 165 Chambers st., on a lot 25x78. This sale disposes of the entire property, 78x193, owned by the sellers at the northeast corner of Chambers and Greenwich sts.

GRAND ST.—Edward J. Hancey and others sold 314 to 320 Grand st., northwest corner of Orchard st., a 3-story mercantile building, on a plot 87.6x100, to the Grand-Allen Holding Corporation.

LAFAYETTE ST.—Joseph G. Dubin resold to Abraham Melnick the 5-story brick mercantile building 212 Lafayette st., on a lot 24.11x100, opposite Kenmare st.

LUDLOW ST.—Caroline Foster (Princess Aymon de Faucigny Lucinge) sold to Arthur Appelbaum 86 Ludlow st., a 5-story loft and store building, on a lot 25x87.6.

MACDOUGAL ST.—Pepe & Bro., in conjunction with the Cruikshank Co., sold for Antoinette M. Egan (now McCable) 54 MacDougal st., a 3-story and basement brick and frame dwelling with a 1-story rear frame building, on a lot 25x100.

MONROE ST.—Santa Ferrara sold to Francesca Latona 19 Monroe st., a 5-story brick tenement house, with store, on a lot 25x101.6.

PERRY ST.—Williams-Dexter Co., Inc., sold to A. J. Raffo 30 Perry st., a 3-story and basement brick dwelling, on a lot 20.10x85.

RUTGERS ST.—Frank Sullivan and Horace S. Ely & Co. sold 66 Rutgers st., northwest corner of Cherry st., a 6-story tenement house, on a plot 50x65.

SPRING ST.—Mary E. Sullivan sold to Vincenzo Puelo 18 Spring st., a 4-story brick store and loft building, on a lot 23.10x118.3.

THOMPSON ST.—James L. Lawson sold to Filippo De Marco 15 Thompson st., a 5-story front and a 4-story rear tenement house, on a lot 23.6x100, adjoining the southwest corner of Grand st.

VANDEWATER ST.—Leonard Weill resold to the Hildenbrand Lithographing Co., the present tenant, the 5-story loft building 14 and 16 Vandewater st., on a plot 51.9x123.10x irregular, just north of Brooklyn Bridge.

WEST ST.—Gustavus Lewkowitz sold to Alfred G. Purcaro 172 West st., a 3-story brick mercantile building, on a lot 26.6x87.6, three doors north of Murray st.

8TH ST.—William A. White & Sons sold for Mrs. Wesley C. Mitchell the leasehold property 16-18 West 8th st., two 5-story buildings covering a plot 50x100. The property is now used as a school, but the purchaser will remodel the buildings for apartment purposes and will probably occupy a part of the space for his own use.

12TH ST.—Pepe & Bro. sold for Herman Reher 259-261 West 12th st., a 6-story brick apartment house, on a plot 50.2x70.

12TH ST.—District Attorney Edward Swann resold to Helen A. Dexter 129 West 12th st., a 4-story and basement brick dwelling, on a lot 22.5x103.3.

16TH ST.—Catherine W. St. John sold through the Duross Co. and William Bragg 205 West 16th st., a 3-story and basement brick dwelling, on a lot 19x53.

22D ST.—Sarah K. Siegel sold to the Stebbins Realty and Construction Co. 125 West 22d st., a 3-story and basement converted dwelling and store, on a lot 21.2x98.9.

31ST ST.—Florence C. Morich and Arthur N. Giegerich sold to John H. Bode, the tenant, the brick stable 407 and 409 East 31st st., on a plot 50x98.9.

39TH ST.—Don H. Bacon sold to Agnes C. O'Neill 109 East 39th st., a 4-story and basement brick dwelling, on a lot 25x98.9.

41ST ST.—Mrs. Esther Levine sold to Mrs. John J. O'Halloran 317 East 41st st., a 3-story and basement stone front dwelling, on a lot 20x98.9.

43D ST.—Kate Moschen sold to H. P. Wright & Co. 207 East 43d st., a 4-story brick flat, on a lot 25x100.5.

47TH ST.—Susie Raboch sold to John G. Nugent 132 East 47th st., a 4-story and basement brownstone dwelling, on a lot 20x100.5.

48TH ST.—For the purpose of enlarging its business space, the P. Brady & Sons Co., trucking and storage, which now owns the property at 632 West 48th st., purchased through William A. White & Sons the adjoining plot at 630. The new purchase is a 3-story building, on lot 25x100. It is the intention of the new owners to improve the entire property with a building for their own use. Mrs. Sophia Knopper was the seller.

50TH ST.—Estate of E. D. Burnham sold through Bryan L. Kennelly to Major John A. Bensel 44 East 50th st., a 5-story American basement brick dwelling, on a lot 21x100.5. The buyer will occupy the property.

52D ST.—Geo. R. Read & Co. sold for the estate of Elgin R. L. Gould to a buyer, for occupancy, the 4-story and basement stone front dwelling 57 West 52d st., on a lot 20x100.5.

52D ST.—Clark Realty Co. sold for the Phelps Holding Co. to Alexander D. Veitch 29 West 52d st., a 4-story and basement stone front dwelling, on a lot 17x100.5.

53D ST.—Marie Schneider sold to Herman Koch 402 East 53d st., a 3-story and basement brick dwelling, on a lot 20x89.6, adjoining the southwest corner of 1st av.

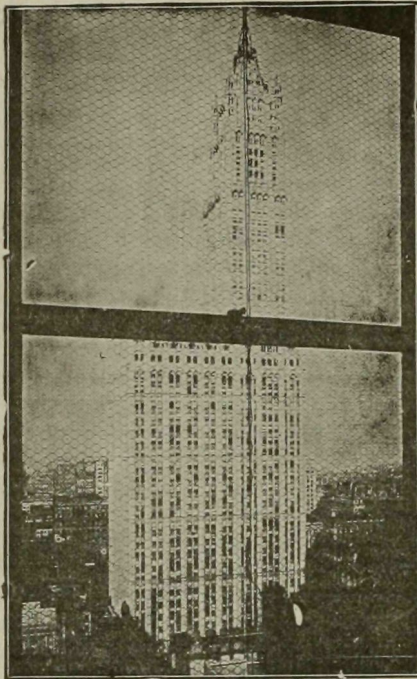
55TH ST.—Pease & Elliman sold for Mrs. William H. Gunther 56 East 55th st., 18x100.5, 4-story dwelling with a 3-story extension. The purchaser is Joseph G. Abrahamson, the operator.

BOWERY.—Adams & Co. sold for Carrie Schile to the Brooklyn Jobbing House 295 Bowery, a 5-story brick loft and store building, on a lot 23.4x100x23.9x94.6. The purchasers will extensively alter the property, install an elevator and use the upper portion of the building for their business.

3D AV.—M. M. Weill & Co. sold for the Kalmus Holding Co. 178 3d av., a 4-story brick flat, with store, on a lot 18.2x59.

6TH AV.—Henry C. Clark sold to Florence T. Greene 608 6th av., a 4-story building, with store, on a lot 24.8x62.6.

8TH AV.—Daniel B. Freedman bought through Slawson & Hobbs from the Gamble estate 936 8th av., a 5-story brownstone flat, with store, on a lot 18.10x62.6. It is the first sale of the property in 35 years.



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9TH AV.—R. M. & F. I. Flanley sold 567 to 571 9th av, three 4-sty brick flats, with stores, each on a lot 18.6x100. The property had been in the family of the sellers more than 75 years.

North of 59th St.

61ST ST.—The Haggstrom-Callen Co. sold for the Nilton Realty Corporation, Inc., the 4-sty and basement dwelling 145 West 61st st to H. Nicholas, who will occupy, after alterations.

61ST ST.—Ruland & Whiting-Benjamin Corporation sold for Mrs. Mathilde V. R. White 205 East 61st st, a 3-sty and basement dwelling, on a lot 20x100. The property will be altered by the buyer.

61ST ST.—Ruland & Whiting-Benjamin Corporation sold for Mrs. Mathilde V. R. White 205 East 61st st, a 3-sty and basement dwelling, on a lot 20x100.

72D ST.—Maggie Tutschku sold to Alvah Crocker 214 East 72d st, a 3-sty and basement dwelling, on a lot 17.10x102.2.

73D ST.—Katherine Spitzka sold to Mildred S. Sicher 66 East 73d st, adjoining the southwest corner of Park av, a 5-sty brick American basement dwelling, on a lot 16x102.2.

73D ST.—C. R. Blakeman, tenant of 25 West 73d st, bought the property from the Clark estate. It is a 4-sty stone front American basement dwelling, on a lot 17x102.2.

74TH ST.—Mrs. F. Weinberg sold 16 West 74th st, a 4-sty and basement brick and stone dwelling, on a lot 25x102.2.

74TH ST.—The Crescent-Star Realty Co. sold to Mary Raab the 6-sty tenement house 439 East 74th st, on a lot 25x102.2.

74TH ST.—L. J. Phillips & Co. resold for Mrs. F. Weinberg to a buyer, for occupancy, 16 West 74th st, a 4-sty and basement dwelling.

76TH ST.—The estate of Alexander Barrie sold 9 West 76th st, a 4-sty and basement dwelling, on a lot 20x102.2.

77TH ST.—Rita J. Murphy bought from Edgar L. Moeller 322 West 77th st, a 5-sty American basement brick dwelling, on a lot 22x102.2.

78TH ST.—Lucy A. Trippe sold to Martha M. Taylor the 2-sty and basement brick dwelling 167 East 78th st, on a lot 18x102.2.

78TH ST.—Esther Spingarn sold through Coughlan & Clisky to a buyer, for occupancy, 207 West 78th st, a 3-sty and basement brownstone dwelling, on a lot 19x102.2.

82D ST.—Mundial Trading Co. bought from Pincus D. Epstein 335 East 82d st, a 3-sty and basement brick dwelling, on a lot 17.10x102.2.

82D ST.—Edward C. H. Vogler sold for the estate of William R. Osborne the 4-sty and basement stone front dwelling 12 West 82d st, on a lot 20x102.2, to a client, who will occupy. The house was sold free and clear.

83D ST.—Trebling estate sold to Louise Gucker 112-114 East 83d st, two 5-sty tenement houses, on a plot 50.7x102.2.

84TH ST.—Henry Braun sold to Rose Bruder 415 East 84th st, a 4-sty brownstone flat, on a lot 26.6x102.2.

85TH ST.—M. H. Gaillard & Co. sold the 4-sty basement stone front dwelling 30 West 85th st, on a lot 21x102.2, to Mrs. C. L. Gregg; also 331 West 85th st, a 3-sty and basement brick dwelling, on a lot 20x102.2, to Felipe Barredo Laos.

91ST ST.—John Nash sold through Charles B. Van Valen, Inc., to a buyer, for occupancy, 31 West 91st st, a 3-sty and basement dwelling, on a lot 18.10x108.8½.

95TH ST.—Maurice Cohen sold to Sadie Hirschberg the 6-sty apartment house 57 and 59 East 95th st, on a plot 41.8x100.

96TH ST.—Henrietta Reid sold to the Nibur Realty Co. 113 West 96th st, a 5-sty flat, on a plot 31.3x100.11.

97TH ST.—The Houghton Co., in conjunction with Jones Sullivan, sold for the estate of Charles R. Wessels to a buyer, for occupancy, 137 West 97th st, a 4-sty and basement brick dwelling, on a lot 16x100.11.

98TH ST.—Hudson Trust Co. sold to Martha M. Sonntag 157 and 161 West 98th st, two 5-sty apartment houses, each on a plot 27x100.

104TH ST.—Louise Weber sold to Sophia Klareich 69 East 104th st, a 3-sty and basement brick dwelling, on a lot 12.7x100.11.

105TH ST.—J. Clarence Davies sold for Sigmund and Henry M. Susslein the vacant plot, 175x100, on the south side of East 105th st, 263 feet east of 1st av, to Gallagher & Shand, Inc., who intend to improve with a garage. The plot has been in the possession of the sellers since 1904 and was held at \$55,000.

108TH ST.—The West 108th Street Realty Co. sold to the Benenson Realty Co. 241 to 245 West 108th st, an 8-sty and basement brick and stone apartment house, known as the Algeria, on a plot 75x100.11, adjoining the northwest corner of West End av.

111TH ST.—Leah Realty Corporation sold to the Maxloe Realty Corporation the 5-sty and basement apartment house 32 to 38 West 111th st, on a plot 87.6x71.10.

111TH ST.—A syndicate headed by Reuben Cohen bought from the Morgenstern Bros. Syndicate 125 to 135 West 111th st, a 6-sty and

basement brick apartment house, on a plot 105x100.11.

112TH ST.—Charles K. Koss, as trustee, sold 210 West 112th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x100.11.

113TH ST.—Joseph Wickes sold to James Davidson 242 West 113th st, a 3-sty and basement stone front dwelling, on a lot 17x100.11.

113TH ST.—E. Sharum sold to Emma J. Pauli, tenant, 81 West 113th st, a 3-sty and basement brick dwelling, on a lot 17x100.11, adjoining the northeast corner of Lenox av.

113TH ST.—Wm. A. White & Sons sold for the estate of Mary S. T. Norwood the 4-sty brick tenement house, on a lot 16.8x100.11, at 209 East 113th st.

116TH ST.—Benenson Realty Co. bought 7-9 West 116th st, two 5-sty brick apartment houses, with stores, the first on a plot 27x100.11, and the second on a plot 27.6x100.11.

117TH ST.—Frank B. Woolston sold for Thomas Foody the 3-sty American basement dwelling, on a lot 16.8x100, at 365 West 117th st, to a purchaser for occupancy.

117TH ST.—Phillip Goodman bought from Louise Schuler 3 West 117th st, a 5-sty flat, on a lot 25x100.11.

117TH ST.—Antonio Caplan sold to Richard A. Wiesner 218 East 117th st, a 5-sty tenement house, on a lot 25x100.11.

117TH ST.—Espico Realty Co sold to Louis Silber and Abraham Berkman 244 and 246 East 117th st, a 6-sty tenement house with store, on a plot 50x100.11.

118TH ST.—Regina Hyman sold to Arabella Vail the 3-sty and basement brick dwelling 358 West 118th st, on a lot 18x100.11.

118TH ST.—Annie Zienno sold to Eldridge de Luisa the 3-sty flat 348 East 118th st, on a lot 16.6x50.5.

120TH ST.—C. M. Folsom & Co. sold for the estate of Louis Dreyfus the 3-sty and basement brownstone dwelling 363 West 120th st, on a lot 17x100.11, to a buyer, for occupancy.

120TH ST.—Harry Toff sold to John Sottile 520 East 120th st, a 3-sty and basement brownstone dwelling, on a lot 19.5x100.11.

120TH ST.—John McClure and others, as executors, sold to Jacob Hoch and Hyman Fleischer the 5-sty tenement house 56 East 120th st, on a plot 27x100.11.

120TH ST.—Mary E. Hammill sold to the New York Owners and Lessees, Inc., the 3-sty and basement dwelling 61 East 120th st, on a lot 16.8x100.11.

121ST ST.—Shaw & Co. sold for Caroline Denniston to a buyer, for occupancy, 19 West 121st st, a 4-sty and basement stone front dwelling, on a lot 20x100.11.

122D ST.—Lizzie Schaefer sold to Adam Miller 209 West 122d st, a 3-sty and basement brick dwelling, on a lot 16x100.11.

125TH ST.—Rafael Dankowitz sold to the K. and H. Realty Co. 4 to 12 East 125th st, a 5-sty brick apartment house, with stores, known as the Marcella, on a plot 100x100.11, together with 14, adjoining, a 4-sty and basement stone front apartment house, with stores, on a plot 45x96.7½.

126TH ST.—Laura J. L. Stillwell sold to Andrew F. Bergehdahl 72 West 126th st, a 3-sty and basement brownstone dwelling, on a lot 12.6x99.11.

128TH ST.—Shaw & Co. sold for James L. Van Sant 138 West 128th st, a 3-sty and basement brownstone dwelling, 15x50x100. The purchaser will occupy.

130TH ST.—The Major Realty Corporation sold to Edward E. Marriott the 3-sty and basement brick dwelling 248 West 130th st, on a lot 18.9x99.11.

131ST ST.—Hattie Morrison bought 10 East 131st st, a 3-sty and basement brownstone dwelling, on a lot 18.2x99.11.

132D ST.—Charles Hecht bought from Samuel Feinstein the 3-sty and basement brownstone dwelling 49 East 132d st, on a lot 20x99.11.

132D ST.—Temple C. Burge sold to Richard W. Lithgow the 3-sty and basement brick dwelling—204 West 132d st, on a lot 16.8x99.11.

134TH ST.—E. Steinberger sold to John E. Bradford 63 West 134th st, a 3-sty and basement brick dwelling, on a lot 18.9x99.11.

135TH ST.—Katie W. Grenzbach sold to David R. Edley and Katharine L. Washington the 6-sty flat, with store, 28 West 135th st, on a lot 25x100.

138TH ST.—The Parsons estate sold to Ennis & Sinnott, 616-618 West 138th st, the first being a 5-sty American basement dwelling, on a lot 16x99.11, and the second a 2-sty and basement brick dwelling, on a lot 25x99.11.

150TH ST.—Frances U. Rowantree bought 507 West 150th st, a 4-sty American basement brick dwelling, on a lot 15x99.11.

152D ST.—Peter Gilligan sold to Katherine F. Halpin the 5-sty apartment house 531 West 152d st, on a lot 25x99.11.

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154TH ST.—Catherine L. Springhorn sold to Katherine Ambler the 3-sty and basement brownstone dwelling 428 West 154th st, on a lot 19x99.11.

163D ST.—Sarah A. Wheeler sold to Anna Maguire the vacant plot 125x142.4 on the south side of 163d st, 100 feet west of Broadway.

172D ST.—Cyrille Carreau, Inc., sold 515 West 172d st to I. Greenberg, a 5-sty new-law tenement house, on a plot 43.9x94.6, adjoining the northeast corner of Audubon av. Samuel Goldner is associated as broker.

182D ST.—Hyman Schwartz sold to Frederick Hotschar 616-618 West 182d st, a 5-sty brick flat, on a plot 50x70.

188TH ST.—F. J. McMahon Co. sold for the estate of Elizabeth Aymar the vacant plot, 50x 69, on the north side of West 188th st, 150 feet east of Broadway, to Michael J. Myers, who will improve the site with a 3-sty garage.

209TH ST.—Giacomo Sibrizzi bought 434 West 209th st, a 2-sty frame dwelling, on a lot 17x99.11.

AMSTERDAM AV.—Evelyn L. Wood sold to Morris Schilling and Joseph Rappaport 1253 Amsterdam av, adjoining the southeast corner of 122d st, a 6-sty brick flat, with stores, on a plot 39.10x100.

AMSTERDAM AV.—John R. Davidson sold for Harry C. Clauss, Jr., and Royal Clauss the 5-sty flat with stores, at 853 Amsterdam av, on a lot 25x100, to M. Shulman.

BRADHURST AV.—Friedman Realty Corporation and others sold to Sarah Lesser and Charles Wolf 30 and 32 Bradhurst av, southeast corner of 144th st, a 6-sty apartment house, on a plot 96.5x39.5.

BROADWAY.—Charles Wynne and Louis H. Lowe, operators, sold to Rubin Solove and Rachel Markowitz 3147 Broadway, a 6-sty apartment house, with stores, on a plot 41.8x100.

COLUMBUS AV.—Lena Halpern sold to Clara Weissman 862 Columbus av, a 5-sty flat, with store, on a lot 25x75, adjoining the northwest corner of West 102d st.

EDGEcombe AV.—Adeline A. Rockwell sold to Matilda McKenna 225 Edgecombe av, a 3-sty and basement brick dwelling, on a lot 20x 100.

EDGEcombe AV.—Jules Nehring, Inc., sold for Arnold Thayer to Nathan Bredstone 123-125 Edgecombe av, two 5-sty and basement brick apartment houses, each on a lot 25x90, opposite Public School 5.

MADISON AV.—James H. Cruikshank resold 2042 Madison av, a 3-sty and basement brownstone dwelling, on a lot 16.4x75; also 2044 Madison av, a similar dwelling; also 2052 Madison av, a similar dwelling, on a lot 16.5x75, to the Tener Co.

MANHATTAN AV.—Ida H. M. Jacques sold to Mina Rauch 539 Manhattan av, a 3-sty and basement brownstone dwelling, on a lot 15x80.

PARK AV.—Bertha Sommer sold to Nathan Bernstein 1312 Park av, a 5-sty tenement house, on a lot 25x73.3.

RIVERSIDE DR.—Wm. A. White & Sons sold for the George W. Holden estate 186 Riverside dr, a 4-sty American basement dwelling, on a lot 30x89.9xirregular, adjoining the south corner of 91st st, to Dr. D. Livingston Morrison, who will use the ground floor for an office and lease the remainder.

2D AV.—Estate of James Pryer sold to Dominick Palazzo 2386 2d av, a 4-sty tenement house with store, on a lot 20x80.

3D AV.—Mary L. Cassidy sold to Martin T. Garvey 1930 3d av, a 5-sty tenement house with stores, on a lot 27x83.

7TH AV.—Equitable Life Assurance Society sold to the Tener Co. the 3-sty and basement brick dwelling 2348 7th av, on a lot 23x78.6.

7TH AV.—Nail & Parker sold for Felice B. Keene 2208-2210 7th av, two 5-sty and basement double apartment houses, with stores, on lots 25.3x75 each, adjoining the southwest corner of West 131st st.

8TH AV.—Edwin H. Schiffer sold to Giovanni Lanzone 2572 8th av, a 5-sty flat and store, on a lot 25x80.

Bronx

TIFFANY ST.—Estate of Joseph Clements resold through Arthur Weyl & Co. 1078 Tiffany st, a 2-sty and basement frame 2-family house, on a lot 25x100.

137TH ST.—Clara Wallace sold to William Allik the 5-sty apartment house 636 East 137th st, on a plot 36.6x100.

146TH ST.—Herman A. Gorn sold to L. W. Watson 455 East 146th st, a 4-sty front and 2-sty rear buildings, on a lot 24x100.

168TH ST.—Blutman Realty Co. sold to Jacob Cohen 620 East 168th st, a 5-sty brick apartment house, on a plot 61.5x92.

198TH ST.—Edward Arnheiter sold to Jacob Blumenstock the 2-sty and basement frame and brick dwelling 112 East 198th st, on a lot 25x98.

198TH ST.—Cahn & Cahn sold to M. Golden-sohn 248 East 198th st, a 2½-sty two-family house on a lot 25x100.

ARTHUR AV.—William Carroll sold through E. A. Polak, Inc., to Anthony Tonti 1971 Arthur

av, a 2-sty and basement frame 2-family house, on a lot 25x90, adjoining the southwest corner of East 178th st.

BAINBRIDGE AV.—Alexander Selkin and David Mintz sold to a client of Kilpatrick & White the 2½-sty and basement frame detached dwelling 2705 Bainbridge av, on a plot 43x90.

BROOK AV.—Max Lubitz sold to Joseph Weisberg the southwest corner of Brook av and 137th st, a 5-sty apartment house, on a plot 40x100.

BRYANT AV.—Mary Byrnes sold to Louis Linetsky 1446 Bryant av, a 3-sty and basement brick dwelling, on a lot 20x100.

CAMBRELENG AV.—Dominick Romano bought 2303 Cambreleng av, a 2-sty and basement frame dwelling, on a lot 16.8x100.

CLINTON AV.—A. I. Tamor sold to a buyer, for occupancy, 1802 Clinton av, a 2-sty and basement brick dwelling, on a lot 30x85, at the southeast corner of East 175th st.

CLINTON AV.—The Antomer Realty Co. sold to Samuel A. Silverman the 5-sty apartment 2076 Clinton av, on a plot 40x120.

CONCORD AV.—Otto Michaelieski bought 327 Concord av, a 3-sty brick dwelling, on a lot 20x80.

COURTLANDT AV.—Harry Cahn bought from Mamie Thoman 869 Courtlandt av, adjoining the southwest corner of 161st st, a 2-sty brick garage, on a plot 50x141.

COURTLANDT AV.—Andrea Ribando sold to Salvatore Macaluso 910 Courtlandt av, a 3-sty brick building, 27x127.4, adjoining the northeast corner of East 162d st.

CRESTON AV.—Catharine Murphy sold to Elizabeth Brennan 2259 Creston av, a 2½-sty and basement frame detached dwelling, on a plot 37.6x125.

DYRE AV.—Meister Builders, Inc., sold to buyers, for occupancy, 3712 and 3716 Dyre av, two 2-sty and basement brick dwellings, each on a lot 60x100.

EDGEWATER TERRACE.—E. A. Polak, Inc., sold for Leo Salamon to James Farley a lot, 25x91, on Edgewater terrace, Throggs Neck.

ELLIS AV.—Kehoe & Canero sold for the Mauzo estate 2330 and 2332 Ellis av, Van Nest, a 2-sty detached dwelling, on a plot 50x100.

FULTON AV.—Nicola Ciago sold to Carmelo Patella 1567 Fulton av, a 5-sty flat, on a plot 50x168.

HEATH AV.—Charles Kroetz sold to Hannah Pierce the 2-sty dwelling 2915 Heath av, on a lot 17.9x90.

KATONAH AV.—William Pters & Co. sold for a client to Margaret Wagner 4323 Katonah av, a 2-sty and basement frame 2-family house, on a lot 25x85, adjoining the southwest corner of East 238th st.

WASHINGTON AV.—Bertha Hager sold to Marie T. Mallado the 5-sty flat 1010 Washington av, southeast corner of Weiher Court, on a lot 25x105.

WHITLOCK AV.—Samuel I. Andron sold to Ray Levy and Mary Lang, respectively, 869 and 879 Whitlock av, each a 3-sty and basement brick dwelling, on a lot 25x100.

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CHARLES MONZA, restaurateur, of 104 West 43d st, is the purchaser of the property 128 West 48th st, recently sold. After extensive alterations Mr. Monza will utilize the premises for his restaurant.

RECENT LEASES.

W. R. Grace & Co. Make Big Lease.

Julius Oppenheimer leased through the Charles F. Noyes Co. to William R. Grace & Co. 96 to 100 Pearl street, adjoining the Grace property at the southwest corner of Pearl street and Old slip, three 5-story brick buildings, on a plot 56.8x71, for an aggregate term of 63 years at a total rental of \$750,000. An option to purchase runs with the lease.

Through this transaction and by the purchase of 94 Pearl street from Edward L. Lewis, also negotiated by the Noyes Co., W. R. Grace & Co. now own, in connection with the block front on the south side of Old slip, an unbroken Pearl street frontage of 210 feet, including all properties from 88 Pearl street to 102 Pearl street, and a continuous frontage of 250 feet on Water street, including all properties from 54 Water street to 70 Water street. The Old slip frontage is 146 feet. More than 20 original parcels are included in the Grace ownership at this point, with a total plottage of nearly 40,000 square feet, and this ownership is probably the largest and most important of any banking or industrial interest in the neighborhood. The comparatively new W. R. Grace & Co. building, already largely outgrown by the owners, stands on the Old slip frontage of the plot, and with the additional ground extensions can be made from time to time as may be necessary. It is interesting to note that the Grace ownership now comprises a greater area than most of the downtown city blocks in the vicinity.

Two interesting facts regarding these last two Grace negotiations were that Mr. Oppenheimer refused a larger offer for his buildings than the price he verbally gave before papers were signed, and that W. R. Grace & Co. purchased 84-86 Pearl street through the Noyes Co. from James A. Glover and then resold the building to Edward L. Lewis, who in turn trans-

ferred 94 Pearl street to the Grace interest. This was the only manner in which the Woodrow

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3221 White Plains Ave., at Burke St. (267th St.)

& Lewis building at 94 Pearl street, occupied by that firm for more than 40 years, was obtainable, and the Noyes Co. had to secure it so as to square out the Grace holdings and obtain continuity. The total transactions aggregated about \$3,000,000 in all these deals.

Long Lease on Fifth Av.

Baer Bros. Co. leased from the Goldman Costume Co. for a term of 21 years beginning August 10, 1925, the 5-story building 394 Fifth avenue, on a lot 18.4x100, adjoining the northwest corner of 36th street. The lease calls for the payment of \$32,500 annually and taxes, etc.

Nine Story Building Leased.

H. M. Weill Co. leased for the American Educational Press, Inc., 223 to 227 West 36th street, a 9-story fireproof loft building, for a term of 21 years. The tenant is a cloak and suit concern. This building adjoins the new 20-story Garment Center Building now under construction. The same company has been appointed agents.

Lease by Chelsea Exchange Bank.

S. & A. F. Cooper Realty Corporation leased, from May 1, 1920, to the Chelsea Exchange Bank the ground floor and basement, each 98x41, in the building at the northwest corner of Seventh avenue and 48th street. The term is for 21 years at a graduated annual rental of from \$45,000 to \$55,000.

A Havemeyer House Leased.

Estate of Henry O. Havemeyer leased 853 Fifth avenue, a 5-story and basement stone front dwelling, on a lot 25x100, for a term of 10 years, at approximately \$18,000 a year. It adjoins the H. O. Havemeyer mansion at the north corner of Fifth avenue and 66th street.

Trade Captures Ward Home.

Mrs. John Quincy Adams Ward, widow of the sculptor, leased her residence and the adjoining house at 7 and 9 West 49th street, two 5-story dwellings, on a plot 27x100.5, which is a Columbia College leasehold, to a lessee who plans to convert them for business use. The lease carries over Mrs. Ward's term with Columbia, which runs till 1949. Her first 21 year period will expire in 1928, but she has the privilege of renewal for a similar term, which will be exercised by the new lessee.

REAL ESTATE NOTES.

EUGENE D. KAHN who has been associated with Jacobstein & Kahn, Incorporated, is now in business as an individual, and making a specialty of small furnished apartments. Mr. Harry Jacobstein and his brother have returned to Louisville, Ky.

A. V. AMY & CO. moved from 156 to 160 West 72d st, two doors west from the former office, where they will occupy the ground floor store, affording larger accommodations and greater facilities for their business. This firm, which has been established for the past 28 years in the sale and management of property, has shown especially good results during the few years in this section by the number of sales made by them on 72 street, especially during the past year, amounting to \$1,000,000.

HUGHES & HAMMOND were the brokers in the loan of \$1,450,000 made by the Mutual Life Insurance Co. to the Blocton Realty Co. on the new building on the west side of 7th av, from 30th to 31st st; and they were also the brokers in the recent sale of 17 parcels of real estate by the Mutual Life to the Fitz Roy Realty Corporation, E. A. Jarvis, president.

NIUENHOUS REALTY CORPORATION was the broker in the sale of 1054 Stebbins av, Bronx, purchased by W. Chisholm from F. Baumert.

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BOX 710, RECORD and GUIDE

Classified Advertisements

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

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

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

PROPOSAL.

HIGHWAY WORK. OFFICE OF THE STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.

Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y., at 1 o'clock p. m., on Tuesday, the 28th day of September, 1920, for the completion of the following highways:

- Essex.....(1 Highway: 8.85 miles)
- Greene.....(1 Highway: 3.98 miles)
- Nassau.....(1 Highway: 2.99 miles)
- Rockland..(2 Highways: 0.59 & 0.50 miles)
- Suffolk.....(1 Highway: 9.57 miles)

BEFORE CONTRACTS FOR ANY OF THE IMPROVEMENTS ADVERTISED ABOVE ARE AWARDED, THE SUCCESSFUL BIDDER WILL BE REQUIRED TO FURNISH EVIDENCE THAT HE CAN SECURE DELIVERIES OF ALL NECESSARY MATERIALS, AND THAT HE CAN PROGRESS AND FINISH THE CONTRACT PROMPTLY.

Maps, plans, specifications and estimates may be seen and proposal forms obtained at the office of the Commission in Albany, N. Y., and also at the office of the division engineers in whose division the roads to be completed are located. The addresses of the division engineers and the counties of which they are in charge will be furnished upon request.

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

FRED'K STUART GREENE, Commissioner.

IRVING V. A. HUILE, Secretary.

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YOUNG MAN, 23, possessing 6 years' experience in realty line, well educated, desires connection with progressive real estate concern. Box 697, Record and Guide.

YOUNG MAN, 30, experienced, desires connection with real estate or trust company in brokerage or management department. Box 705, Record and Guide.

FOR SALE.

FOR SALE—Bromley's Atlases, 14th-110th, 2 vols., canvas covers and owners' names, \$15 lot; bargain. 1267 St Nicholas av.

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REAL ESTATE STATISTICS

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

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

**MANHATTAN
Conveyances.**

	1920		1919	
	Sept. 9 to 15	Sept. 11 to 17	Sept. 9 to 15	Sept. 11 to 17
Total No.	179	202	179	202
Assessed Value	\$8,735,100	\$14,702,300	\$8,735,100	\$14,702,300
No. with consideration	13	18	13	18
Consideration	\$395,150	\$1,548,550	\$395,150	\$1,548,550
Assessed Value	\$320,300	\$1,303,600	\$320,300	\$1,303,600
Jan. 1 to Sept. 15 1920 Jan. 1 to Sept. 17 1919				
Total No.	12,490	6,783	12,490	6,783
Assessed Value	\$823,246,500	\$423,870,550	\$823,246,500	\$423,870,550
No. with consideration	1,606	1,087	1,606	1,087
Consideration	\$92,486,127	\$38,086,071	\$92,486,127	\$38,086,071
Assessed Value	\$78,033,050	\$37,691,900	\$78,033,050	\$37,691,900

Mortgages.

	1920		1919	
	Sept. 9 to 15	Sept. 11 to 17	Sept. 9 to 15	Sept. 11 to 17
Total No.	108	111	108	111
Amount	\$4,354,475	\$2,942,789	\$4,354,475	\$2,942,789
To Banks & Ins. Cos.	24	11	24	11
Amount	\$2,878,000	\$638,800	\$2,878,000	\$638,800
No. at 6%	75	53	75	53
Amount	\$3,581,475	\$732,200	\$3,581,475	\$732,200
No. at 5 1/2%	16	21	16	21
Amount	\$335,000	\$610,465	\$335,000	\$610,465
No. at 5%	1	23	1	23
Amount	\$3,000	\$1,435,700	\$3,000	\$1,435,700
No. at 4 1/2%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
No. at 4%	2	.....	2	.....
Amount	\$175,000	.....	\$175,000	.....
Unusual Rates	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Interest not given	14	14	14	14
Amount	\$260,000	\$164,424	\$260,000	\$164,424
Jan. 1 to Sept. 15 1920 Jan. 1 to Sept. 17 1919				
Total No.	8,412	3,662	8,412	3,662
Amount	\$283,607,885	\$100,726,093	\$283,607,885	\$100,726,093
To Banks & Ins. Cos.	1,105	630	1,105	630
Amount	\$95,335,877	\$36,237,825	\$95,335,877	\$36,237,825

Mortgage Extensions.

	1920		1919	
	Sept. 9 to 15	Sept. 11 to 17	Sept. 9 to 15	Sept. 11 to 17
Total No.	31	24	31	24
Amount	\$1,649,250	\$1,444,000	\$1,649,250	\$1,444,000
To Banks & Ins. Cos.	19	15	19	15
Amount	\$1,414,750	\$1,258,000	\$1,414,750	\$1,258,000
Jan. 1 to Sept. 15 1920 Jan. 1 to Sept. 17 1919				
Total No.	1,637	945	1,637	945
Amount	\$106,058,081	\$62,877,895	\$106,058,081	\$62,877,895
To Banks & Ins. Cos.	1,042	521	1,042	521
Amount	\$86,639,272	\$49,689,550	\$86,639,272	\$49,689,550

Building Permits.

	1920		1919	
	Sept. 2 to 15	Sept. 11 to 18	Sept. 2 to 15	Sept. 11 to 18
New Buildings	12	3	12	3
Cost	\$1,763,300	\$797,000	\$1,763,300	\$797,000
Alterations	\$402,750	\$326,550	\$402,750	\$326,550
Jan. 1 to Sept. 15 1920 Jan. 1 to Sept. 18 1919				
New Buildings	637	272	637	272
Cost	\$88,168,268	\$54,471,011	\$88,168,268	\$54,471,011
Alterations	\$37,103,843	\$21,098,845	\$37,103,843	\$21,098,845

**BRONX.
Conveyances.**

	1920		1919	
	Sept. 9 to 15	Sept. 9 to 15	Sept. 9 to 15	Sept. 9 to 15
Total No.	280	163	280	163
No. with consideration	91	12	91	12
Consideration	\$245,358	\$66,200	\$245,358	\$66,200
Jan. 1 to Sept. 15 1920 Jan. 1 to Sept. 15 1919				
Total No.	9,027	5,839	9,027	5,839
No. with consideration	1,093	452	1,093	452
Consideration	\$7,636,133	\$5,544,786	\$7,636,133	\$5,544,786

Mortgages.

	1920		1919	
	Sept. 9 to 15	Sept. 11 to 16	Sept. 9 to 15	Sept. 11 to 16
Total No.	228	98	228	98
Amount	\$1,141,802	\$519,470	\$1,141,802	\$519,470
To Bank & Ins. Cos.	4	6	4	6
Amount	\$589,250	\$41,550	\$589,250	\$41,550
No. at 6%	131	56	131	56
Amount	\$446,470	\$296,270	\$446,470	\$296,270
No. at 5 1/2%	7	20	7	20
Amount	\$28,700	\$92,100	\$28,700	\$92,100
No. at 5%	69	12	69	12
Amount	\$51,094	\$91,200	\$51,094	\$91,200
No. at 4 1/2%	14	.....	14	.....
Amount	\$7,038	.....	\$7,038	.....
Unusual Rates	.....	1	.....	1
Amount	.....	\$3,000	.....	\$3,000
Interest not given	7	9	7	9
Amount	\$608,500	\$36,900	\$608,500	\$36,900

	1920		1919	
	Jan. 1 to Sept. 15	Jan. 1 to Sept. 16	Jan. 1 to Sept. 15	Jan. 1 to Sept. 16
Total No.	6,163	3,267	6,163	3,267
Amount	\$42,132,162	\$23,294,222	\$42,132,162	\$23,294,222
To Banks & Ins. Cos.	246	157	246	157
Amount	\$4,988,235	\$2,056,442	\$4,988,235	\$2,056,442

Mortgage Extensions.

	1920		1919	
	Sept. 9 to 15	Sept. 11 to 16	Sept. 9 to 15	Sept. 11 to 16
Total No.	6	12	6	12
Amount	\$57,750	\$147,700	\$57,750	\$147,700
To Banks & Ins. Cos.	3	4	3	4
Amount	\$18,000	\$77,500	\$18,000	\$77,500
Jan. 1 to Sept. 15 1920 Jan. 1 to Sept. 16 1919				
Total No.	576	589	576	589
Amount	\$11,824,717	\$9,505,872	\$11,824,717	\$9,505,872
To Banks & Ins. Cos.	286	168	286	168
Amount	\$8,114,400	\$5,015,500	\$8,114,400	\$5,015,500

Building Permits.

	1920		1919	
	Sept. 9 to 15	Sept. 11 to 17	Sept. 9 to 15	Sept. 11 to 17
New Buildings	18	29	18	29
Cost	\$370,500	\$576,200	\$370,500	\$576,200
Alterations	\$29,200	\$41,650	\$29,200	\$41,650
Jan. 1 to Sept. 15 1920 Jan. 1 to Sept. 17 1919				
New Building	740	557	740	557
Cost	\$14,977,880	\$13,716,115	\$14,977,880	\$13,716,115
Alterations	\$2,035,780	\$1,329,896	\$2,035,780	\$1,329,896

**BROOKLYN.
Conveyances.**

	1920		1919	
	Sept. 8 to 13	Sept. 4 to Sept. 11	Sept. 8 to 13	Sept. 4 to Sept. 11
Total No.	601	1,522	601	1,522
No. with consideration	27	70	27	70
Consideration	\$178,175	\$686,460	\$178,175	\$686,460
Jan. 1 to Sept. 13 1920 Jan. 1 to Sept. 11 1919				
Total No.	39,865	34,530	39,865	34,530
No. with consideration	1,911	1,988	1,911	1,988
Consideration	\$23,490,081	\$22,131,844	\$23,490,081	\$22,131,844

Mortgages.

	1920		1919	
	Sept. 8 to 13	Sept. 4 to Sept. 11	Sept. 8 to 13	Sept. 4 to Sept. 11
Total No.	477	1,227	477	1,227
Amount	\$2,067,010	\$4,170,530	\$2,067,010	\$4,170,530
To banks & Ins. Cos.	45	102	45	102
Amount	\$511,060	\$808,850	\$511,060	\$808,850
No. at 6%	426	1,000	426	1,000
Amount	\$1,848,495	\$3,129,179	\$1,848,495	\$3,129,179
No. at 5 1/2%	29	188	29	188
Amount	\$149,450	\$911,226	\$149,450	\$911,226
No. at 5%	7	26	7	26
Amount	\$29,415	\$106,550	\$29,415	\$106,550
Unusual rates	2	.....	2	.....
Amount	\$9,500	.....	\$9,500	.....
Interest not given	13	13	13	13
Amount	\$30,150	\$23,575	\$30,150	\$23,575
Jan. 1 to Sept. 13 1920 Jan. 1 to Sept. 11 1919				
Total No.	33,108	24,668	33,108	24,668
Amount	\$153,959,312	\$91,557,126	\$153,959,312	\$91,557,126
To Banks & Ins. Cos.	3,360	1,931	3,360	1,931
Amount	\$27,321,409	\$12,884,948	\$27,321,409	\$12,884,948

Building Permits.

	1920		1919	
	Sept. 8 to 14	Sept. 10 to 17	Sept. 8 to 14	Sept. 10 to 17
New Buildings	114	249	114	249
Cost	\$656,255	\$1,650,050	\$656,255	\$1,650,050
Alterations	\$197,550	\$159,145	\$197,550	\$159,145
Jan. 1 to Sept. 14 1920 Jan. 1 to Sept. 17 1919				
New Buildings	6,037	7,041	6,037	7,041
Cost	\$45,190,148	\$56,560,159	\$45,190,148	\$56,560,159
Alterations	\$9,481,897	\$6,567,536	\$9,481,897	\$6,567,536

QUEEN'S.

	1920		1919	
	Sept. 8 to 14	Sept. 10 to 17	Sept. 8 to 14	Sept. 10 to 17
New Buildings	95	158	95	158
Cost	\$296,712	\$2,051,675	\$296,712	\$2,051,675
Alterations	.....	\$22,211	.....	\$22,211
Jan. 1 to Sept. 14 1920 Jan. 1 to Sept. 17 1919				
New Buildings	5,114	5,961	5,114	5,961
Cost	\$28,111,482			

BUILDING SECTION

Architects to Compete for \$3,000,000 Officers' Club

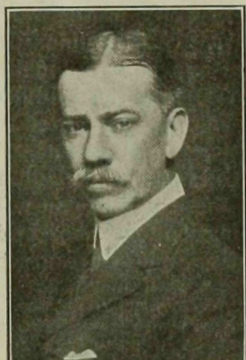
Nationally Prominent Designers Will Submit Plans for Memorial to Commissioned Officers Who Made Supreme Sacrifice

LEADING architects of the country will be asked to submit competitive drawings for the \$3,000,000 clubhouse the Army and Navy Club of America is to build in New York in memory of the 3,500 officers who died in the war. The memorial will be a national one, dedicated to the commissioned men in all branches of the service who made the supreme sacrifice.

Charles Dana Gibson, Edwin Howland Blashfield, Henry Bacon and Benjamin Morris with Admiral Bradley A. Fiske,



B. W. MORRIS



HENRY BACON

president of the club, form the committee appointed to select the design for the building.

Notable contributions have been made to American art and architecture by members of the committee on design. Edwin Howland Blashfield decorated the great central dome of the Library of Congress. His war posters attracted international attention. His most recent important work was the design for the government's certificate of honor issued for every man who died or was wounded in service during the war.

The impressive Lincoln Memorial at Washington was designed by Henry Bacon. He formerly was a member of the firm of McKim, Mead and White. He is a member of the National Institute of Arts and Letters, and the National Academy of Design.

Benjamin Morris was the architect for the Junius Spencer Morgan Memorial at Hartford, the Westchester County Court House at White Plains, and is the designer of the new Cunard Building at 25 Broadway, New York. He is president of the Society of Beaux Arts Architects.

Charles Dana Gibson is known throughout the world as an illustrator. He has a wide personal acquaintance among artists and architects. "Life" was recently purchased by Mr. Gibson and he is now its publisher.

The new clubhouse will be centrally located and will serve not only as a monument to the men who died, but also as a home for living officers, active or retired, in the army, navy or state militia. Civilians interested in nation's defence are also eligible for associate membership.

The committee on design will decide the rules governing the competitive drawings the club will request of all the leading architects. Only tentative plans have been decided

on, but interesting features of the new building are included in these.

The memorial feature will probably take the form of a central court or hall with bronze paneled walls where the names of those who made the supreme sacrifice will be engraved.

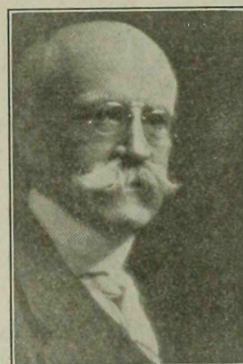
The present clubhouse at 18 Gramercy Park has long been unsuited for entertaining the hundreds of officers who annually come to New York. During the war members found it very inadequate. Naval officers of this and the other allied countries were entertained at the New York Yacht Club, but Army officers in New York during those trying days found hotels overcrowded and themselves without a home to which they could go for suitable accommodations.

Since the war the need has been even more emphasized. While enlisted men have canteens, huts and clubhouses, the officers have been without a place to go for meals or lodgings, except the very expensive hotels. The moderate pay of our military leaders has made the cost of stopping at these hostleries almost prohibitive.

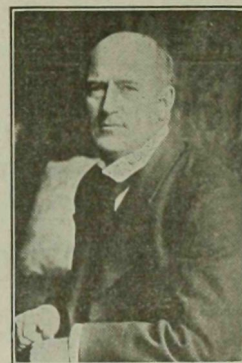
In the new clubhouse there will be at least 400 bedrooms. A large dormitory furnished with cots will also be provided for use on special occasions when the city is crowded with service men.

There also will be a large assembly hall and small rooms for meetings of patriotic societies. Women friends of members or women relatives of the deceased men will find a dining room and reception room for their exclusive use. Other features to be found in a modern clubhouse will be included in the plans.

The club recently broadened its scope so as to include



E. H. BLASHFIELD



C. D. GIBSON

in its membership all officers, ex-officers, and all commissioned men with the allied armies during the war, numbering approximately 200,000.

Among the men recently elected to life membership are: Henry P. Davison, who is chairman of the civilian committee; Vincent Astor, lieutenant in the navy during the war; Elmer A. Sperry, inventor of the gyroscope; J. P. Morgan, Arthur Curtis James, Charles H. Sabin, Brig.-Gen. Guy E. Tripp, Brig.-Gen. Samuel McRoberts, and others of equal prominence.

Claims Three Causes for Under-Production of Houses

(Continued from page 377)

of the City of New York and upon the rent-payers by the limited production of the union laborers, might be illustrated by the following figures:

We will assume that there are 3000 bricklayers working in Greater New York. If they increased the number of brick laid per diem from 600 to 800, they would lay 600,000 more brick per day. The difference in the savings in labor at \$20 per thousand, would be \$12,000 per day, or, assuming that the bricklayers work 200 days a year, \$2,400,000, which would represent six eight-story apartments or the housing of 192 more families per year. An equal amount is taken from the rent payers by the plasterers, painters, plumbers, steamfitters, in fact all trades, and the situation now is, assuming that there are 115,000 engaged in the building industries, how long shall they dictate to 5,000,000 people what kind of houses they shall have. Capital will not produce houses with such labor conditions. At these enormous prices, apartments cannot be produced so as to make any return upon the investment.

I have the figures in front of me showing net returns from an apartment house on Schermerhorn Street, Brooklyn, and also one on Joralemon Street. From one, during the year 1916, the rent was \$3,542, expenses \$2,610, net \$932. From July 1st, 1919, to July 1st, 1920, the rent was \$4,800 and the expense \$3,710, making the net \$1,090. From the Joralemon Street flat, July 1st, 1916 to July 1st, 1917, the rental was \$3,758, expenses \$2,720, net \$1,038. From July 1st, 1919, to July 1st, 1920, rent \$5,807, expenses \$3,947, net \$1,127. These are figures of an old house, where the rents had been increased against the protest of the tenants, the owners receiving practically no more net. Coal and non-working labor had absorbed most of the increase in rents.

Now under such circumstances, unless rents are further increased, or the cost of construction or repairs decreased, who

will invest money in buildings for rent? You cannot increase the number of buildings by restricting the rental and use of them when constructed. Already new capital has received a severe blow from existing rent laws. You cannot increase the number of fish if you will kill all the fish. You cannot improve transit by charging less than cost to operate the railroad. England has tried various kinds of state intervention to aid the rent payers and each effort has apparently failed to produce houses.

The situation then is that if 5,000,000 people are content to be overcharged by the middleman in the material business and by labor and thereby pay excessive rents and have improper accommodations, I cannot believe that they are to be pitied.

It is not the rate per day demanded by labor, but the failure to give a dollar of work for a dollar of money that is preventing construction. As the people have cured the excessive prices of clothing, sugar, etc., so they can cure the excessive prices of building material and labor.

I can suggest a few partial remedies in addition to the ones to which I have referred. Let the National Government loan one-half of the \$63,000,000 on deposit in the Postal Savings Bank, in New York City, on Bond and Mortgage at 6%. They now receive 2% on those funds. Alter the building laws so that construction will be cheapened. We have gone further than any city in the world in the demand for unnecessary expensive construction. Restrict for two years the construction of unnecessary buildings. Put some obligations upon the tenant so that the landlord does not bear the expense of the work and repairs caused by the utter neglect and even vicious tendencies of the tenant. Restrict the tenant at the same time you restrict the landlord. When, however, you have done all of these things, you will not have houses enough until the combinations of labor and material dealers, which are causing these high prices, are broken either by law or the people.

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Greenpoint 198-9

Decrease in New Buildings Planned Marks Local Situation

F. W. Dodge Company Statistics Show Less Activity in Projected Construction and Slight Increase in Number and Value of Commitments

FIGURES showing the number and valuation of new building and engineering operations being planned by architects and engineers in New York State and New Jersey, north of Trenton, for the week of September 4 to 10, inclusive, show a slight falling off in proposed construction when compared with the totals for the past few weeks. There has also been somewhat of a slump in the number of projects placed under contract during the week, but for the most part the building industry is optimistic and expects a steady improvement in the volume of active construction within the next few weeks. Architects state that inquiries from prospective builders are daily becoming more numerous, largely because of the recent drop in material prices, and if but a relative small percentage of these projects mature to the award of contract the building industry will be kept busy for many months to come.

The weekly report of the F. W. Dodge Company shows that in this territory a total of 276 new structures were being planned during the week that will call for an outlay of about \$7,279,500. At the same time contracts were awarded for

164 buildings and engineering operations that will require an expenditure of \$8,771,200.

The 276 proposed operations include 55 business projects such as stores, offices, lofts, commercial garages, etc., \$1,138,000; 8 educational buildings, \$345,000; 9 hospitals and institutions, \$433,000; 17 factory and industrial buildings, \$763,000; 5 structures for the army and navy, \$80,000; 1 public building, \$2,000; 29 public works and public utilities, \$1,490,000; 7 religious and memorial projects, \$90,500; 139 residential operations, such as apartments, flats and tenements and one and two family dwellings, \$2,615,000; 5 social and recreational buildings, \$298,000, and 1 miscellaneous, \$25,000.

Among the operations for which contracts were awarded during the week of September 4 to 10, inclusive, there were 29 business and commercial projects of various types, \$1,716,000; 8 educational projects, \$202,000; 4 hospitals and institutions, \$51,900; 10 factory and industrial buildings, \$365,000; 23 public buildings, \$204,000; 25 public works and public utilities, \$4,587,600; 2 religious and memorial buildings, \$20,000; 78 residential operations of various types, \$1,447,000, and 5 social and recreational operations, \$177,700.

PERSONAL AND TRADE NOTES.

Jerauld Dahler, architect, recently established new offices at 320 Fifth avenue.

U. S. Expansion Bolt Company, formerly at 25 Elm street, New York, recently moved to larger quarters at 139 Franklin street.

Holmes Electric Protective Company, 139 Centre street, announces the removal of its Patrol Department from 16 East 33d street to 66 West 39th street.

Theodore A. Meyer, architect, recently moved his offices from 114 East 28th street to 150 East 41st street. He desires samples, catalogues and price lists of building materials and supplies.

Rudolph Kruger and Nathan Siegler announce that they have established offices at 207 Market street, Newark, N. J., where they will jointly practice their professions as architects and engineers. Samples and catalogues of building materials are desired.

Ettinger Contracting Company, Inc., 44 Court street, Brooklyn, specialists in reinforced concrete structure, have at the present time under construction six contracts involving \$1,250,000. One of their biggest assignments is for \$50,000 in reinforced concrete arches for the big new buildings of the Garmen Center Realty Company, 494 and 500 Seventh avenue, Manhattan. The contract for arches for these buildings, which are 24 and 17 stories high, involves 1,600,000 square feet.

Culver Lumber Company has announced the opening of its new yard at 36th street and Fort Hamilton avenue, Brooklyn. The man office and shed, where the company carries a big line of sash, doors, frames, etc., is at 3710 13th avenue. At the head of the newly organized company are Phil Gruber and George C. Williams. Mr. Gruber was formerly connected with M. Gruber & Sons, makers of trim, and also the Chelsea Lumber Company, jobbers in trim. He is rated as an expert in practical knowledge of woods and lumber problems. Mr. Williams was for several years superintendent of the Interboro Lumber Company.

William E. Cash, formerly vice-president and New York manager of the American Luxfer Prism Co., and James H. McKee, New York agent of the Zouri Drawn Metals Company, now located at

312 West 34th street, announce the formation of a partnership incorporated under the name of Cash & McKee, Inc. The new firm will act as sole distributors of the products of the Zouri Drawn Metals Company and of the International Store Front Co. in Greater New York, Connecticut and metropolitan district of New Jersey. After May 7th, the office and shops will be located at 349 West Broadway, at Grand street.

Marcus Contracting Co., Inc., 309 Broadway, recently obtained contracts for shoring and sheet piling for the loft and office building at 92-96 Gold street, for the Elgee Leather Co., owner, from plans by George and Edward Blum. The same firm has similar contracts for the new structure at the southeast corner of Frankfort and Gold streets, for which Thompson & Binger are the contractors; excavating and shoring at 213-223 West 35th street for the thirteen-story store and loft building and the excavating, shoring and sheet piling for the twelve-story loft at the northwest corner of 4th avenue and 21st street.

Paint As Fire Retardant.

Fire retardant paints are said to be one of the most practical means so far discovered by the Forest Products Laboratory by which wood in small amounts can be economically made fire resistant. The only other known methods of decreasing the inflammability of wood are to keep it wet, or to inject into it certain chemicals under pressure. These methods, though much more effective than painting, are usually either impractical or are too expensive to be considered for ordinary work.

Ordinary calcimine or whitewash has proved in a number of tests to be as fire resistant as any paint covering tried. It is cheap and convenient to use. Although it will not prevent the burning of wood exposed continuously to a high heat, a good coat of calcimine on wood will decrease the danger of a blaze spreading from burning cigarettes, sparks, matches and similar small sources of fire. Calcimine is, of course, more effective for inside than for outside use.

For exterior use there are easily available a number of patented fire retardant paints. An effective outdoor paint which has been developed by the Forest Products Laboratory consists of linseed oil, zinc borate and chrome green. This paint has maintained its fire resisting properties through more than three years of exposure to the weather.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

Building Owners' and Managers' Association will hold its regular monthly meeting at 220 Broadway, September 14.

New York Building Superintendents' Association.—Regular meeting, second and fourth Wednesdays of each month. Secretary, Reginald Byron, Frances Building.

American Society of Mechanical Engineers has recently established a "profession section on material handling" with the avowed purpose of encouraging the mechanical handling of materials of all kinds.

Building Managers' and Owners' Association of New York.—Regular meeting, second Tuesday of each month. Secretary, J. Clydsdale Cushman, 50 East 42d street, New York City.

Illuminating Engineering Society will hold its annual convention at Cleveland, O., October 4 to 7. General Secretary, Clarence L. Law, 29 West 39th street, New York City.

National Association of Electrical Contractors and Dealers will hold its annual meeting and convention at Baltimore, Md., October 4 to 8, with headquarters at the Southern Hotel. Secretary, W. H. Morton, 110 West 40th street, New York City.

National Hardware Association will hold its annual convention at Atlantic City, N. J., October 19 to 22 inclusive. Headquarters will be located at the Marlborough-Blenheim Hotel. T. James Fernley, 505 Arch street, Philadelphia, Pa., secretary.

New York Retail Hardware Association will hold its annual convention and exhibition at Rochester, N. Y., February 22 to 25, 1921. Secretary, John B. Foley, City Bank Building, Syracuse, N. Y.

American Society of Mechanical Engineers will hold its annual meeting at the American Societies Building, 29 West 39th street, New York City, December 7 to 10 inclusive. Sessions will be held on the subjects of appraisal and valuation and the application of engineering to wood-working. The newly founded professional sections on management, power, fuels, machine shop, railroads and textiles will also conduct sessions. A memorial session for Dr. Brashear is planned as a fitting tribute to his life and work.

CURRENT BUILDING OPERATIONS

BUILDING interests throughout the local territory are pinning their hopes for a greater volume of active building construction on some favorable action by the Legislature in its forthcoming Special Session that will influence an immediate start on home construction. Architects in all parts of the city report that numerous inquiries are being made in regard to the erection of multi-family and private dwellings by speculative interests, but that at present the chief difficulty lies in obtaining the funds required to get these operations under way. The drop in material prices will undoubtedly be of great assistance in starting work on jobs for which plans are already completed, and if loans can be made more definite architects and builders both feel that the outlook for the industry would be infinitely brighter.

Dealers in masons' materials state that the demand has fallen off to a great extent despite the more favorable markets for common brick, lumber and other commodities, and they have been able, during the past week or so, to get some supplies ahead. There is still a scarcity of Portland cement and lime and the prices for these items are well sustained.

Common Brick.—Although there was noticeable a slight improvement in the demand for Hudson River common brick the past week the market situation is quiet and dealers do not anticipate much of a change for some time to come. The recent slump in prices has not stimulated buying and there is not likely to be an increase of business while the general building situation is so apathetic. Prices are easy and are ranging between \$15 and \$17 a thousand alongside dock, which is a slight reduction from the level current last week. Owing to the bad slump in prices several of the common brick manufacturers in the Haverstraw Bay district have shut down their plants for the season, and at points further up the river a number of producers have also decided to suspend operations for the season. These manufacturers claim that the present low prices being obtained for their brick, coupled with the uncertain demand and the high production costs, has made it essential to close down their plants about six weeks earlier than usual in a normal year. Another factor that is hampering the producers of common brick is the extreme scarcity of fuel. Anthracite coal for burning brick and soft coal for steaming is almost impossible to obtain, and some manufacturers have been forced

to buy in small lots from local dealers and are paying as high as \$16 a ton for bituminous.

Summary.—Transactions in the North River common brick market for the week ending Friday, September 17, 1920. Condition of market: Demand light; prices slightly weaker. Quotations: Hudson Rivers, \$15 to \$17 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 13; sales, 15. Distribution: Manhattan, 5; Bronx, 1; Brooklyn, 5; New Jersey points, 4. Remaining unsold, 14.

BUILDING COMMODITY PRICES

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

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

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

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

Hudson River, best grades \$15.00 to \$17.00
Hudson River, "off loads"..... — to —
Raritan No quotation
Second-hand brick, per load
of 5,000, delivered..... \$36.00 to —

Face Brick—Delivered on job in New York:

Rough Red \$45.00 to —
Smooth Red 45.00 to —
Rough Buff 50.00 to —
Smooth Buff 50.00 to —
Rough Gray 53.00 to —
Smooth Gray 53.00 to —
Colonials 45.00 to —

Cement—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl. \$5.10
Rebate for bags, 25c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd. \$4.25
Bronx deliveries..... 4.25
¾-in., Manhattan deliveries..... 4.25
Bronx deliveries..... 4.25

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$3.50
Bronx deliveries 3.50

Face Brick—Demand for this material is not heavy and what business is being done is confined to large operations. There is a scarcity of small work, but reports indicate a better volume of business of this type likely within the next month or so. Prices are slightly advanced on account of the increased freight rates and are very steady.

Portland Cement.—No increase in the demand for this material has been noticed this week and the outlook is for a quiet market during the fall and winter. Manufacturers have notified dealers that in-

Hollow Tile—

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

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

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

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

Lath—

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

Lime—

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

Finishing Lime (Standard in 300-lb. barrel)..... \$5.00 per bbl.
Common Lime (Standard 300-lb. barrel)..... 4.80 per bbl.
Hydrate Finishing, in cloth bags 33.85 per ton
Rebate for bags, 20c. per bag.

Plaster—

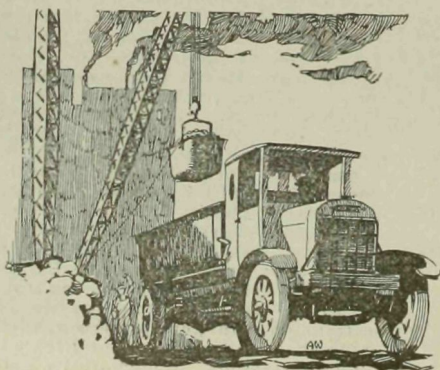
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags \$29.00 per ton
Lath Mortar, in cloth bags.. 20.00 per ton
Brown Mortar, in cloth bags. 20.00 per ton
Finishing Plaster, in cloth bags 30.00 per ton
Rebate for returned bags. 25c. per bag
Finishing Plaster (250-lb. barrel) 5.30 per bbl.
Finishing Plaster (320-lb. barrel) 6.65 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft..... \$0.14½
3-in. (hollow) per sq. ft..... 0.14½

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MATERIALS AND SUPPLIES

crased freight rates have made advanced prices on old contracts imperative, and so the dealers are charging from 12c. to 16c. a barrel extra on all old contracts with builders.

Lumber.—The market is quiet in both wholesale and retail departments, with demand extremely light and inquiries infrequent. The recent drop in the amount of local building activity has reduced buying to a minimum and dealers are finding themselves with a vast amount of stock on hand that they are unable to move. At the same time the improvement

in the railroad freight situation has been responsible for arrivals of stock from mill points that have almost glutted the market and dealers are making important price concessions in order to stimulate buying and thus reduce the surplus. The existing conditions in the lumber market are due entirely to the low ebb of building, as the current lumber demand is confined to relatively small dwellings, and although the outlook for this character of building is excellent for the coming spring there is likely to be practically no activity in this line during the autumn

and winter months. Lumber prices to consumers are much easier to-day than they have been for more than a year, but just as soon as the volume of active construction increases there will be a reaction that will advance prices again, but according to competent trading opinion not to the recent high levels. From all accounts the lumber market is on a downward trend, and this will greatly assist building.

Structural Steel.—Demand is inactive, and this has had a tendency to soften prices to some extent. At present contractors are doing considerable estimating on new projects, but according to the general outlook there is but little likelihood that contracts will be awarded for some time. One of the most promising phases of the building outlook is for housing construction in the outlying districts and in the suburban sections, and in this work structural steel is but sparingly used. Large operations, such as factories, office buildings, etc., are generally being held in abeyance, and so the outlook for the fabricated steel market in the Metropolitan district is not particularly bright. The lack of new industrial building construction in this territory has been responsible for an accumulation of concrete reinforcing steel and dealers are offering important price concessions in order to stimulate buying activity.

Nails.—The slackness in the local building situation has decreased the demand for nails materially and jibbers are able to fill many of their back orders and in some instances are slowly accumulating stocks ahead. There is also some improvement in the supply situation because the railroads are getting freight shipments through in better time, but the mills are not increasing production to any extent. Prices vary considerably according to ability of dealers to deliver promptly and generally range between \$7 and \$10 base per keg for wire nails and \$8.25 to \$12 base per keg for cut nails.

Cast Iron Pipe.—Business is light and the outlook for the next few months indefinite. What business is coming in now is almost entirely from private sources and municipal projects seem to be held in abeyance until next spring. Manufacturers of cast iron pipe are experiencing a labor shortage that is hampering production materially and are hoping that the general readjustment of the economic situation will provide them with workmen in increased numbers. Prices for cast iron pipe remain unchanged.

IN THE METROPOLITAN MARKETS

Plaster Board—
Delivered at job site in Manhattan, Bronx, Brooklyn & Queens.
27x48x½ in.\$0.45 each
32x36x¼ in. 0.35 each
32x36x⅝ in. 0.36 each
32x36x½ in. 0.43 each

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

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

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

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

Structural Steel—
Plain material at tidewater; cents per pound:
Beams and channels up to 14 in.2.72 to —
Beams and channels over 14-in.2.72 to —
Angles, 3x2 to 6x8.....2.72 to —
Zees and tees.....2.72 to —
Steel bars2.10 to —

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

base price, per M..... 57.00 to —
Hemlock, W. Va., base price, per M. 57.00 to —
(To mixed cargo price add freight, \$1.50.)
Spruce, Eastern, random cargoes, narrow (delivered). — to —
Wide cargoes..... — to —
Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot over 20 ft. in length. Add \$1.00 per M. for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):
First and seconds, 1-in..\$140.00 to —
Cypress shingles, 6x18, No. 1 Hearts — to —
Cypress shingles, 6x18, No. 1 Prime — to —
Quartered Oak..... \$15.00 to —
Plain Oak 180.00 to \$190.00

Flooring:
White oak, quart'd, select — to \$195.00
Red oak, quart'd, select.. — to 190.00
Maple No. 1.....\$173.00 to 176.00
Yellow pine, No. 1, common flat 103.00 to —
N. C. pine, flooring, Norfolk 95.00 to —

Window Glass—
Official discounts from manufacturers' lists:
Single strength, A quality, first three brackets79%
B grade, single strength, first three brackets79%
Grades A and B, larger than the first three brackets, single thick.....78%
Double strength, A quality.....80%
Double strength, B quality.....82%

Linseed Oil—
City brands, oiled, 5-bbl. lot..\$1.25 to —
Less than 5 bbls..... 1.23 to —

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

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PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

DWELLINGS.

MANHATTAN.—M. C. Reynolds Co., 28 East 85th st., is figuring the general contract for extensive alterations to the 4-sty brick and stone residence at 55 West 86th st. for Mrs. Paula Herzig, owner, from plans by Schwartz & Gross, 347 Fifth av., architects. Cost, about \$15,000. Estimates are desired on materials and sub contracts by September 25.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

SUTTON PL.—Plans have been prepared privately for alterations to the 4-sty brick and stone residence, 20x59 ft., at 24 Sutton pl into apartments for James E. Casale, 128 East 58th st., owner. Cost, \$8,000.

67TH ST.—George Kibitz, 800 East 175th st., has completed plans for a 3-sty brick tenement, 28x58 ft., at 300 East 67th st for Ellen S. Auchmuty, Lenox, Mass., owner. Cost, \$15,000.

98TH ST.—Zipkes, Wolf & Kudruff, 25 West 42d st., have finished plans for alterations to the 5-sty brick and stone residence, 25x100 ft., at 172 West 98th st into apartments for N. Lamport, 309 Broadway, owner. Lessee, S. Blechman, 167 West 98th st. Cost, about \$18,000. Architects will take estimates soon.

68TH ST.—Ewing & Allen, 101 Park av., have been retained to prepare plans for alterations to a 4-sty brick and stone residence, 18x100 ft., at 61 West 68th st for Pietro Anselmo, 165 West 49th st., owner. Cost, about \$50,000.

BROADWAY.—Gronenberg & Leuchtag, 303 5th av., have completed plans for alterations to the 7-sty brick and limestone apartment at 2790 Broadway for the Shenk Realty & Construction Co., 118 West 120th st., owner and builder. Cost, \$20,000.

99TH ST.—Patrick J. Murray, 141 East 40th st., has prepared plans for alterations to the 5-sty brick and stone tenement, 25x75 ft., at 260 West 99th st for W. Rose, 2640 Broadway, owner and builder. Cost, \$6,000.

95TH ST.—M. Joseph Harrison, 110 East 31st st., has finished plans for alterations to the 5-sty brick tenement, 50x91 ft., at 171 West 95th st for M. H. Wilcox, 785 DeKalb av., Brooklyn, owner. Cost, about \$5,000.

CHURCHES.

MADISON AV.—Alex. M. Welch, 101 Park av., has completed plans for alterations to the 1-sty brick and stone church, 82x150 ft., at 595-597 Madison av for the Trustees of the Central Presbyterian Church, owner. Cost, \$10,000. General contract will soon be awarded without competition.

STABLES AND GARAGES.

WEST BROADWAY.—Plans have been prepared privately for a 1-sty brick garage, 20x68 ft., on West Broadway, near Grand st, for the Community West Houston Street Garage, Inc., 3 Charlton st., owner. Cost, \$15,000. Owner will take bids on general contract.

DELANCEY ST.—Missac Thompson, 189 Montague st., Brooklyn, has completed plans for a 1-sty brick garage, 118x95 ft., at 231-237 Delancey st for the City of New York, Department of Plant and Structures, Municipal Building, owner. Lessee, Currie Building Corporation, 1708 East 13th st., Brooklyn. Cost, \$40,000.

35TH ST.—Frank E. Vitolo, 56 West 45th st., has prepared preliminary plans for a 2-sty brick garage, 75x100 ft., at 332-336 East 35th st for Albert J. Goodwin, 332 East 35th st., owner. Cost, \$60,000. Owner builds.

55TH ST.—Frank S. Parker, 44 Court st., Brooklyn, has prepared plans for a 2 and 3-sty brick and reinforced concrete garage and service station, 100x200 ft., at 529-533 West 55th st., through to West 56th st, for the George Dose Engineering Co., 43 West 27th st., owner and builder. Cost, \$175,000.

55TH ST.—William Steele & Sons, 46 North 16th st., Philadelphia, Pa., has finished preliminary plans for a 2-sty brick and concrete garage and battery service station, 120x200 ft., at 222-232 East 55th st for the Electric Storage Battery Co., of Philadelphia, care of the Exide Battery Depots, 101 West End av., Architects build. Cost, \$100,000.

MOYLAN PL.—Harold L. Young, 253 West 42d st., has completed plans for a 2-sty brick and stone garage, 259x117 ft., in the north side of Moylan pl, 250 ft east of Broadway, for the Fort Lee Ferry Garage Co., 619 West 129th st., owner. Cost, \$350,000.

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STORES, OFFICES AND LOFTS.

PEARL ST.—Starrett & Van Vleck, 8 West 40th st., have plans under way for a 2-sty brick and stone addition to office building, 25x50x85 ft., at 18 Pearl st for the South Ferry Realty Co., 115 Broadway, owner.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

COURTLANDT AV.—Wm. S. Gregory, 40 West 32d st., has prepared plans for alterations to the 4-sty brick tenement, with store, at 777 Courtlandt av., including new store fronts and general interior alterations for the Salvation Army, 122 West 14th st., owner. Cost, \$10,000.

DWELLINGS.

SUTHERLAND ST.—Nelson K. Vanderbeck, 15 Maiden lane, has completed plans for a 2½-sty frame dwelling, 22x30 ft., in the south side of Sutherland st, 125 ft east of King av, for James W. Hallock, 1382 Shakespeare av., owner and builder. Cost, \$11,000.

MATTHEWS AV.—Dunnigan & Crumley, 394 East 150th st., have prepared plans for two 2-sty frame dwellings, 20x48 ft., on the west side of Matthews av., 430 ft north of Morris Park av., for John Del Visco, 1001 Matthews av., owner and builder. Cost, \$10,000 each.

WILSON AV.—Plans have been prepared privately for a 2-sty hollow tile and stucco dwelling, 26x36 ft., on the east side of Wilson av, 325 ft north of Adeo av, for Rudolph Beck, 234 East 35th st., owner. Cost, \$9,000.

BYRON AV.—J. C. Cocker, 43 West 126th st., has finished plans for a 1½-sty frame dwelling, 20x33 ft., on the west side of Byron av, 40 ft north of 235th st, for the Byron Avenue Building Co., Constantine Figola, president, 43x8 White Plans av., owner and builder. Cost, \$8,000.

CHESTER AV.—Ralph Marx, 3827 Kingsland av., has prepared plans for a 3-sty brick and concrete residence, 26x26 ft., with garage, at the northeast corner of Chester av and Eastchester rd for Louis Footner, 3530 Eastchester rd., owner and builder. Cost, \$10,000.

HOSPITALS AND ASYLUMS.

FULTON AV.—Irving Margon, 355 East 149th st., has plans in progress for a 3-sty brick and limestone dormitory, 35x100 ft., at 1282-1284 Fulton av for the Bronx Hospital, 169th st and Fulton av., owner. Architect will soon call for estimates.

STABLES AND GARAGES.

JEROME AV.—J. J. Eberle, 228 Park av., has completed plans for a 1-sty brick garage, 50x200 ft., on the west side of Jerome av, 100 ft south of Clark pl, for August A. Oppenheimer, 1293 Jerome av., owner. Cost, \$35,000.

CROMWELL AV.—F. W. Rinn, 70 West 181st st., has finished plans for a 1-sty brick garage, 100x179 ft., on the east side of Cromwell av, 112 ft south of 170th st, for Wm. J. Flynn, 11 East 167th st., owner. Cost, \$80,000.

SOUTHERN BLVD.—Frank J. Schefelk, 4168 Park av., has completed plans for a 1-sty brick garage, 50x100 ft., on the east side of Southern blvd, 174 ft south of Home st, for the Victoria Garage Co., Mortimer Minken, president, 2338 Beaumont av., owner. Cost, \$15,000.

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Brooklyn.**DWELLINGS.**

EAST 12TH ST.—L. Dannacher, 328 Fulton st, Jamaica, L. I., has prepared plans for five 2-sty frame dwellings, 19x30 ft, at the southeast corner of East 12th st and Av T for Harry Kaplovitz and George Stein, 276 Newport av, owners and builders. Total cost, \$25,000.

HARWAY AV.—Charles Spindler, 26 Court st, has finished plans for a 2-sty frame dwelling, 20x42 ft, at the northeast corner of Harway av and Bay 44th st for A. Kruger, owner and builder, care of architect. Cost, \$8,500.

BAY 49TH ST.—Frank V. Laspia, 525 Grand st, has completed plans for a 3-sty brick dwelling, 20x50 ft, in the east side of Bay 49th st, 178 ft north of Harway av, for Pasquale Esposito, 354 Degraw st, owner and builder. Cost, \$12,000.

86TH ST.—J. J. Galizia, 1 Webers walk, has prepared plans for two 2-sty frame dwellings, 24x32 ft, in the south side of 86th st, 145 ft west of West 8th st, for Pasquale Fringo, 2707 West 17th st, owner and builder. Cost, \$8,000 each.

CARROLL ST.—Wm. Debus, 86 Cedar st, has prepared plans for six 2-sty brick dwellings, 20x60 ft, in the south side of Carroll st, east of Washington av, for the Hatten Realty Co., Andrew Schmitt, president, 44 Court st, owner and builder. Total cost, \$90,000.

86TH ST.—Jacob Lubroth, 44 Court st, has prepared plans for five 2-sty brick dwellings, 19x50 ft, with stores, at the southwest corner of 86th st and Bay 26th st for the Bay 26th Street Construction Co., Frank Kaiser, president, 124 Bay 26th st, owner and builder. Total cost, \$57,500.

AV Z.—James F. Brewster, 2828 West 1st st, has completed plans for a 2-sty frame dwelling, 16x34 ft, on the north side of Av Z, 60 ft east of West 17th st, for Bartola Carinto, 195 Av Z, owner and builder. Cost, \$6,000.

STABLES AND GARAGES.

SPENCER ST.—Cohn Brothers, 361 Stone av, have plans in progress for a 1-sty brick garage, 50x192x42x100 ft, in the east side of Spencer st and the south side of Flushing av for the Perri Contracting Co., 17 Spencer st, owner and builder. Cost, \$45,000.

McDOUGAL ST.—Guy W. Cugin, 141 Washington pl, Manhattan, has completed plans for a 1-sty brick garage, 100x100 ft, at the northeast corner of McDougal st and Stone av for Wilbur C. and Elena E. Goodale, 511 West 112th st, Manhattan, owners. Cost, \$25,000.

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

22D ST.—John C. Wandell Co., 8525 4th av, has finished plans for a 3-sty brick and stone garage and dwelling, 25x100 ft, in the north side of 22d st, 135 ft west of 4th av, for Rocco Marino, 167 22d st, owner and builder. Cost, \$25,000.

CONEY ISLAND AV.—Ebling, Magnuson & Kleinert, 52 Vanderbilt av, Manhattan, have prepared plans for a 1-sty brick garage, 60x200 ft, on the west side of Coney Island av, 140 ft south of Av O, for Mary E. Guerin, 1112 Av O, owner. Cost, about \$40,000.

FOURTH AV.—Shampan & Shampan, 50 Court st, have completed plans for a 1-sty brick, limestone and terra cotta automobile showroom at the southwest corner of Fourth av and 52d st, for David Meyer, owner, care of architects.

STORES, OFFICES AND LOFTS.

BAY 28TH ST.—Kallich & Subkis, 7022 21st st, have prepared plans for a 1-sty brick store building, 45x96 ft, at the northeast corner of Bay 28th st and Bath av for Thomas Brodie, 2210 Bath av, owner and builder. Cost, \$10,000.

Queens.**DWELLINGS.**

BEECHURST, L. I.—Paul Hertwig, 54 North 7th av, Whitestone, L. I., has prepared plans for a 2-sty frame and stucco residence, 26x41 ft, with garage, at the southeast corner of 27th st and Woodlawn terrace, Beechurst, L. I., for owner, to be announced later. Cost, about \$15,000.

SPRINGFIELD, L. I.—Charles H. Pfaff, 673 Elderts lane, Brooklyn, has finished plans for a 2½-sty frame dwelling, 16x36 ft, on the south side of Grandview av, 475 ft east of Willow pl, for Gustave Habe, 32 Louis pl, Brooklyn, owner and builder. Cost, \$5,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2½-sty frame dwelling, 20x32 ft, on the west side of Lewellen av, 150 ft north of 92d av, for F. B. Heinson, Doran av and Poplar st, Queens, owner and builder. Cost, about \$7,000.

QUEENS, L. I.—Plans have been prepared for two 2-sty frame dwellings, 16x32 ft, at the northwest corner of Creed pl and Crescent pl, Queens, for H. Abrahamson, Queens, L. I., owner and builder. Cost, \$9,500 each.

UNION COURSE, L. I.—Plans have been prepared privately for a 2-sty frame dwelling on the south side of 91st st, 150 ft east of Montana av, for Edward Haas, 91st st, Union Course, owner and builder. Cost, \$6,000.

ELMHURST, L. I.—Plans have been prepared privately for four 2-sty frame dwellings, 18x31 ft, in the east side of Gleane st, 157 ft north of Britten av, Elmhurst, for Fred Hoffman, Elmhurst, owner and builder. Total cost, \$20,000.

HOLLIS, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 23x26 ft, on the west side of Palitina av, 110 ft north of Prospect st, for S. Kaweck, 25 Lincoln av, Jamaica, L. I., owner and builder. Cost, \$6,000.

ELMHURST, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 22x44 ft, on the south side of Whitlock av, 125 ft east of Britton av, Elmhurst, L. I., for Julius Draye, Elmhurst, owner and builder. Total cost, \$20,000.

FACTORIES AND WAREHOUSES.

GLENDALE, L. I.—Plans have been prepared privately for a 1-sty brick factory building, 121x303 ft, on the west side of Van Dine av, 927 ft south of Old rd, Glendale, L. I., for the Eastern Engineering & Construction Supply Co., East Rockaway, L. I., owner. Cost, approximately \$80,000.

STABLES AND GARAGES.

MASPETH, L. I.—Plans have been prepared privately for a 1-sty brick garage, 100x26 ft, and a 1-sty brick shed, 200x300 ft, in the south side of Grand st, 249 ft west of Garrison av, Maspeth, L. I., for the General Electric Co., 527 West 34th st, Manhattan, owner. Cost, \$11,000.

LONG ISLAND CITY, L. I.—Maxwell A. Cantor, 373 Fulton st, Brooklyn, has completed plans for a 1-sty brick garage, 75x120 ft, in the north side of South Washington pl, 92 ft west of Jackson av, Long Island City, for the Waverly Building Corporation, 44 Court st,

Brooklyn, owner and builder. Cost, about \$25,000.

STORES, OFFICES AND LOFTS.

JAMAICA, L. I.—Plans have been prepared privately for a 1-sty brick store building, 40x50 ft, in the west side of Sutphin rd, 75 ft south of Fulton st, Jamaica, for Michael Huether, Dunton, L. I., owner and builder. Cost, \$15,000.

Westchester.**DWELLINGS.**

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 27x37 ft, at 876 Hunter av, New Rochelle, N. Y., for Max Jackson, 57 Lawton st, New Rochelle, owner and builder. Cost, \$9,000.

MT. VERNON, N. Y.—W. F. Stickles, 4 North 3d av, Mt. Vernon, has finished plans for a 2½-sty frame dwelling, 22x44 ft, at the corner of Union av and West st for A. M. Hecht, 246 South 10th av, Mt. Vernon, owner and builder. Cost, \$8,000.

MT. VERNON, N. Y.—W. F. Stickles, 4 North 3d av, Mt. Vernon, has prepared plans for a 2½-sty frame residence, 30x60 ft, at the southeast corner of Lincoln and Park avs, Mt. Vernon, for A. M. Hecht, 246 South 10th av, Mt. Vernon, owner and builder. Cost, about \$25,000.

MT. VERNON, N. Y.—W. F. Stickles, 4 North 3d av, Mt. Vernon, has completed plans for a 2½-sty frame residence, 30x36 ft, on North Columbus av, Mt. Vernon, for A. M. Hecht, 246 South 10th av, Mt. Vernon, owner and builder.

STABLES AND GARAGES.

YONKERS, N. Y.—Wm. Heapy, 288 Hawthorne av, Yonkers, has completed plans for a 1-sty brick garage, 20x49 ft, at Yonkers for Arthur Edwards, 42 Buena Vista av, Yonkers, owner. Cost, \$12,000.

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New Jersey.**APARTMENTS, FLATS AND TENEMENTS.**

NORTH ARLINGTON, N. J.—J. B. Warren, Essex Building, Newark, N. J., has prepared plans for three 3-sty frame flats, 24x48 ft, at 36 to 42 Kearny av, North Arlington, N. J., for Daniel Rentschler, 51 Union pl, North Arlington, owner and builder. Cost, \$8,500 each.

DWELLINGS.

HACKENSACK, N. J.—Wm. Dewsnap, 334 5th av, Manhattan, has plans in progress for a 2½-sty frame and stucco residence, 35x25 ft, at Hackensack, N. J., for H. S. Kennedy, 178 West Anderson st, Hackensack, owner. Details will be announced later.

NEWARK, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 20x30 ft, at 239 South 19th st, Newark, for John Cullis, 138 Shepard av, East Orange, N. J., owner and builder. Cost, \$5,000.

POMPTON LAKES, N. J.—Hobart A. Walker, 336 Main st, East Orange, N. J., has plans under way for a 1½-sty frame dwelling, 44x54 ft, with garage, on a plot 100x400 ft, at Pompton Lakes, N. J., for L. E. Van Sickle, 444 William st, East Orange, N. J., owner. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Frederick G. Nobbe, 142 Market st, Newark, has plans under way for a 1-sty cement block light manufacturing building, 75x140 ft, in Victoria st, Newark, for George W. DeCompte Co., 430 Mulberry st, Newark, owner. Cost, \$30,000.

HALLS AND CLUBS.

IRVINGTON, N. J.—Emil H. Kleemann, 634 High st, Newark, N. J., has plans in progress for a 2-sty brick and limestone front addition,

56x110 ft, to the clubhouse at the corner of Springfield and Sharon avs, Irvington, N. J., for the Irvington Lodge, B. P. O. E., owner, on premises. Cost, about \$100,000. Architect will call for estimates on general contract about October 1.

CONTRACTS AWARDED.

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

DWELLINGS.

MANHATTAN.—Mark C. Tredennick Co., 331 Madison av, has the general contract for alterations to the 3-sty brick and stone residence, 19x48 ft, at 514 East 58th st, for Helen Poole Baldwin, owner, on premises, from plans by H. O. Milliken, 4 East 39th st, architect. Cost, \$15,000.

GREAT NECK, L. I.—J. F. H. Stuetzer, 80 Reid av, Port Washington, L. I., has the general contract for a 2½-sty residence, brick and stone, 42x95 ft, with servants' extension and a 1½-sty brick garage, 30x54 ft, at Great Neck, L. I., for Eugene Kienle, 109 South 5th st, Brooklyn, owner, from plans by Wm. H. Gompert, 171 Madison av, Manhattan, architect. Total cost, about \$150,000.

KATONAH, N. Y.—L. J. Kennedy, Portchester, N. Y., has the general contract for a 2½-sty brick and stone residence, 30x50 ft, with extension, 20x30 ft, at Katonah, for owner, to be announced later. Cost, approximately \$40,000.

MAPLEWOOD, N. J.—J. G. Sinclair, 284 South Jefferson st, Orange, N. J., has the general contract for a 2½-sty frame dwelling, 28x34 ft, in Ridgewood rd, Maplewood, N. J., for Wm. T. Robinson, 5 Parnley pl, Summit, owner, from privately prepared plans. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—George Dose Engineering Co., 43 West 27th st, Manhattan, has the general contract for a 3-sty reinforced concrete factory building at 1716 Av Y, 30 ft east of 18th st, for Constant A. Benoit, 524 West 184th st, Manhattan, owner, from plans by Robert H. Rowland, 524 West 184th st, Manhattan, architect and engineer. Cost, \$200,000.

WEST ORANGE, N. J.—American Concrete Steel Co., 31 Clinton st, Newark, has the general contract for a 1-sty brick addition, 60x88 ft, to the boiler house at West Orange for Thomas A. Edison Co., Inc., Lakeside av, West Orange, from plans by the Lockwood Green Co., 101 Park av, Manhattan, engineer. Cost, \$80,000.

BROOKLYN, N. Y.—Maxis Engineering Co., 26 Court st, has the general contract for a 2-sty top addition to the factory building at the southwest corner of Ainslie st and Union av for Wm. Cable, Excelsior Wire Mfg. Co., 88 Ainslie st, owner, from plans by Koch & Wagner, 32 Court st, architects. Cost, \$10,000.

HOSPITALS AND ASYLUMS.

BROOKLYN, N. Y.—White Johnson Co., 1133 Broadway, Manhattan, has the general contract for a 2-sty brick and stone addition, 71x50 ft, to the laundry building at the Brooklyn State Hospital for the State of New York Hospital Commission, owner, from plans by Lewis F. Pilcher, Albany, N. Y., State architect. Cost, \$450,000.

STABLES AND GARAGES.

MANHATTAN.—Standard Concrete Steel Co., 201 West 33d st, has the general contract for a 4-sty brick garage and service station, 205x98 ft, at 148-150 Thirteenth av, and 613-625 West 23d st, for Wm. S. Barrington and Benj Moore, 191 Ninth av, owners, from plans by Wm. Farrar, 201 West 33d st, architect. Cost, about \$200,000.

MANHATTAN.—Sobray Whitcomb Co., 105 West 40th st, has the general contract for a 4-sty brick and concrete garage, 52x98 ft, at 148-150 East 24th st for Scharlin Brothers, 238 East 20th st, owners, from plans by George M. Landsman, 230 Grand st, architect. Cost, about \$100,000.

MANHATTAN.—Wm. Steele & Sons Co., 1600 Arch st, Philadelphia, Pa., has the general contract for a 2-sty brick garage, 100x115 ft, at the corner of Spring and Clark sts for the Exide Battery Depots, Inc., 671 North Broad st, Philadelphia, owner, from privately prepared plans.

NEWARK, N. J.—Edward Petti, 240 Oliver st, Newark, has the general contract for a 1-sty brick garage, 100x100 ft, at the northeast corner of Passaic av and Blanchard st, Newark, for John Ebersberger, 188 Wilson av, Newark, owner, from plans by Herman Metzger, 378 Elm st, architect. Cost, about \$30,000.

BRONXVILLE, N. Y.—Sherman Square Construction Co., 1 West 72d st, Manhattan, has the general contract for a 1-sty brick and terra cotta garage, 25x30 ft, in Lawrence Park, Bronxville, N. Y., for Edward C. Kauss, owner, from plans by Charles F. Dieterlen, 15 West 38th st, Manhattan, architect. Cost, \$6,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Tidewater Building Co., 16 East 33d st, has the general contract for a 6-sty brick, limestone and terra cotta telephone exchange, 192x80 ft, at 121-139 West 73d st for the New York Telephone Co., 15 Dey st, owner, from plans by McKenzie, Voorhees & Gmelin, 1123 Broadway, architects. Cost, \$800,000.

MANHATTAN.—James McWalters & Son, 1493 Broadway, has the general contract for alterations to the 5-sty brick and stone office building, 20x81 ft, at 99 Front st for Levi Shepard and Francis Core, owners, on premises, from plans by E. Levy, 331 Madison av, architect. Cost, \$60,000.

MANHATTAN.—Kerner Construction Co., 147 4th av, has the general contract for alterations and top addition to the 6-sty brick loft building, 21x100 ft, at 60 West 38th st, for owner, care of Zipkes, Wolff & Kudruff, 432 4th av, architects. Cost, \$35,000.

HARRISON, N. J.—John W. Ferguson, United Bank Building, Paterson, N. J., has the general contract for a 2-sty brick office building, 60x80 ft, on Middlesex av, Harrison, for the Driver Harris Co., owner, on premises, from plans by the Lockwood Green Co., 101 Park av, Manhattan, architect. Cost, \$80,000.

MISCELLANEOUS.

MANHATTAN.—Wells Construction Co., 237 Fifth av, has the general contract for rebuilding the 2-sty brick, stone and terra cotta Fine Arts Building, 75x100 ft, at 215 West 57th st, and 214 West 58th st, for the American Fine Arts Society, owner, on premises, from plans by Henry J. Hardenbergh, J. R. Jacobsen and W. C. Hunting, associate architects, 47 West 34th st.

MANHATTAN.—F. M. Madden, 1369 Broadway, has the general contract for a 2-sty brick and terra cotta sub power station, 75x74 ft, at 120-124 Cedar st, for the Edison Company of New York, owner, from plans by William Whitehill, 12 Elm st, architect. Cost, \$150,000.

**STANDARDS AND APPEALS
Calendar****HOURS OF MEETING.**

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

SPECIAL MEETING.

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

Appeals from Administrative Orders.

Pier Cases.

- 594-19-A—Pier 8, North River, Manhattan.
595-19-A—Pier 44, East River, Manhattan.
480-19-A—Piers 4 and 5, North River, Manhattan.
481-19-A—Old Pier 3, North River, Manhattan.
877-19-A—Pier 14, North River, Manhattan.
878-19-A—Pier 15, North River, Manhattan.
879-19-A—Pier 15, North River, Manhattan.
880-19-A—Pier 28, East River, Manhattan.
881-19-A—Pier 1 (Ooid), North River, Manhattan.
882-19-A—Pier 27, North River, Manhattan.
883-19-A—Pier 29, North River, Manhattan.
884-19-A—Pier 30, North River, Manhattan.
885-19-A—Pier 78, North River, Manhattan.
886-19-A—Pier 42, North River, Manhattan.
937-19-A—Piers 37 and 38, East River, Manhattan.
948-19-A—Pier 121, foot of West 131st st, North River, Manhattan. (Order No. 95587-F.)
949-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95586-F.)
950-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95585).
981-19-A—Piers 22-25, East River, Manhattan.
1003-19-A—Pier 28, North River, Manhattan.
31-20-A—Pier 13, East River, foot of Wall street, Manhattan.
890-19-A—Pier 70 East River, Manhattan.
265-20-A—Pier 46, East River, foot of Van Brunt street, Brooklyn.
266-20-A—Pier 39, East River, foot of Van Dyke street, Brooklyn.
267-20-A—Pier 31, East River, s w s Atlantic Basin, Brooklyn.
268-20-A—Pier 36, East River, foot of Pioneer street, Brooklyn.
269-20-A—Pier 35, East River, n e s Atlantic Basin, Brooklyn.
270-20-A—Pier 34, East River, foot of Hamilton street, Brooklyn.
271-20-A—Pier 27, East River, foot of Baltic street, Brooklyn.
272-20-A—Pier 17, East River, foot of Joram street, Brooklyn.
273-20-A—Pier 19, East River, foot of Clark street, Brooklyn.
318-20-A—Pier between North 4th and 5th streets, East River, Brooklyn.
352-20-A—Pier 3, Wallabout basin, foot of Washington and E. streets, Brooklyn.
353-20-A—Pier 2, Wallabout basin, foot of Washington and F. streets, Brooklyn.
383-20-A—Pier 20, East River, Manhattan.
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STORES, OFFICES AND LOFTS.

VARICK ST, n e c Watts, 2-sty bk offices, 107x34, tar & gravel rf; \$78,000; (o) U. H. Dudley & Co., Hudson & Duane; (a) Trowbridge & Ackerman, 25 W 44th (328).

LEXINGTON AV, 415-417, 12-sty bk offices & showrooms, 41x125, tile rf; \$500,000; (o) A. Z. A. Realty Corp., 31 E 27th; (a) Sommerfeld & Steckler, 31 Union sq (326).

MAIDEN LA, 96-100, 5-sty bk offices, 96x98, 4-ply tile rf; \$230,000; (o) Union Indemnity Co., 55 John; (a) Clinton & Russell, 32 Nassau (323).

STABLES AND GARAGES.

DELANCEY ST, 231-237, 1-sty bk garage, 118x95, slag rf; \$40,000; (o) City N. Y., Dept. Plant & Structures; (a) Missac Thompson, 189 Montague, Bklyn (322).

MOYLAN PL, n s, 250 e Bway, 2-sty bk garage, 259x117, slag rf; \$350,000; (o) Fort Lee Ferry Garage Co., 619 W 129th; (a) H. L. Young, 253 W 42d (324).

SPRING ST, 218-226, CLARK ST, 2-4, 2-sty bk garage, 115x125, felt rf; \$117,000; (o) Exide Battery Depots, Inc., 101 West End av; (a) Wm. Steele & Sons Co., 1600 Arch st, Philadelphia, Pa. (329).

23D ST, 613-625 W, 13TH AV, 148-150, 4-sty bk garage & service station, 205x98, 5-ply felt on concrete slab; \$300,000; (o) Wm. S. Barrington & Benjamin Moore, 191 9 av; (o) Wm. M. Farrar, 201 W 33d (327).

24TH ST, 148-150 E, 4-sty bk garage, 52x98, concrete slab rf, \$100,000; (o) Scharlin Bros., 238 E 20th; (a) Geo. M. Landsman, Bowery Bank Bldg (321).

35TH ST, 332-4-6 E, 2-sty bk garage, 75x100, slag rf; \$60,000; (o) Albert J. Goodwin, 332 E 35th; (supt) Fk. E. Vitolo, 56 W 45th (319).

90TH ST, 201 W, 1-sty bk garage, 10x1b, steel rf; \$300; (o) Astor Est, 501 5 av; (a) Jas. R. Ashley, 351 W 86th (325).

SHERMAN AV, 242, 1-sty steel garage, 45x18, steel rf; \$1,000; (o) John Lever, 242 Sherman av; (a) Euell & Euell, 125 Sherman av (330).

WEST BROADWAY, 344-354, 1-sty bk garage, 120x58x68, slag rf; \$15,000; (o) Wendell Est, 256 Bway, room 1101; (a) S. A. Montgomery, 3 Charlton (320).

Bronx.

DWELLINGS.

213TH ST, n e c Holland av, 2-2-sty fr dwgs, 25x40, slag rf; \$18,000; (o) Angelo Mannello, 565 Courtlandt av; (a) Vitale Della Penna, 289 E 149th (572).

MAHAN AV, w s, 100 n Roberts av, 2 1/2-sty fr dwg, 21x44, asbestos shingle rf; \$8,000; (o) Frank Weekstrom, 27 Concord, Jersey City; (a) Chas. Bachus, 289 Lembeck av, Jersey City (569).

MATTHEWS AV, w s, 430 n Morris Park av, 2-2-sty fr dwgs, 20x48, slag rf; \$20,000; (o) John Del Vesco, 1831 Matthews av; (a) Dunningan & Crumley, 394 E 150th (564).

WEBB AV, e s, 300 s 197th, 1 1/2-sty fr dwg, 25x38, shingle rf; \$6,200; (o & a) John C. Guise, 362 Wadsworth av (570).

WILSON AV, e s, 325 n Adeo av, 2-sty hollow tile dwg, 26x36, shingle rf; \$9,000; (o & a) Rudolph Beck, 234 E 35th (568).

STABLES AND GARAGES.

SIMPSON ST, w s, 171.8 n 169th, 1-sty bk garage, 25x18, asphalt shingle rf; \$1,000; (o) Aaron Keller, on prem; (a) De Rose & CavaHeri, 370 E 149th (575).

CROMWELL AV, e s, 112.3 s 170th, 1-sty bk garage, 101.2x179.8, slag rf; \$80,000; (o) Wm. J. Flynn, 11 E 17th; (a) F. W. Rinn, 70 W 181st (566).

EASTERN BLVD, w s, 275 s Roberts av, 1-sty fr garage, 18x18, asphalt rf; \$450; (o) Della Turnbull, on prem; (a) Albert E. Davis, 258 E 138th (561).

FINDLAY AV, n e c 169th, 1-sty bk garage, 20x20, rubberoid rf; \$1,500; (o) David Lerner, 351 E 169th; (a) R. F. Knockenhauer, 603 Tremont av (567).

FINDLAY AV, n e c 169th, 1-sty bk garage, 20x20, slag rf; \$1,500; (o) Vincent Valentine, 2163 Creston av; (a) J. M. Felson, 1133 Bway (562).

HEATH AV, w s, 93.9 n 229th st, 1-sty bk garage, 18x16, rubberoid rf; \$350; (o) Heath Constn. Corp., 445 Audubon av; (a) Jacob Ruth, 445 Audubon av (563).

JEROME AV, w s, 100 s Clark pl, 1-sty bk garage, 50x200, tar & gravel rf; \$35,000; (o) August A. Oppenheimer, 1293 Jerome av; (a) Jos. J. Eberle, 228 Park av (563).

MORRIS AV, e s, 369.2 s Fordham rd, 1-sty bk garage, 20x21, slag rf; \$1,000; (o) Wm. Johnson, 2422 Morris av; (a) John P. Beyland, 153 E 184th (573).

PARK AV, e s, 50 n 182d, 1-sty bk garage, 50x90, slag rf; \$12,000; (o) Clarence Ciampri, 613 Fordham rd; (a) Chas. S. Clark, 441 Tremont av (577).

TINTON AV, w s, 240 s 165th, 1-sty bk garage, 30x23, rubberoid rf; \$2,000; (o) Marie Del Baso, 1481 Hoe av; (a) R. F. Knockenhauer, 603 Tremont av (574).

WEBB AV, e s, 300 s 197th, 1-sty fr garage, 18x19, shingle rf; \$350; (o & a) John C. Guise, 362 Wadsworth av (571).

STORES, OFFICES AND LOFTS.

184TH ST, n w c Park av, 1-sty bk str, 156x90, slag rf; \$60,000; (o) Level Realty Co., Maurice Muller, 935 Intervale av, Pres; (a) Wm. Koppe, 935 Intervale av (576).

MISCELLANEOUS.

TREMONT AV, w s, 87.4 n whitmore av, 1-sty fr greenhouse & shop, 19.19x50.6, 14x19, glass rf; \$1,600; (o) John Meskies, on prem; (a) M. A. Buckley, 32 Westchester sq (578).

Brooklyn.

DWELLINGS.

BRIER PL, n e c E 2d, 1-sty bk 1 fam dwg, 35x37.6; \$12,000; (o) Herman Rosenthal, care architect; (a) Jos. J. Galiza, 1 Webers walk (11145).

PROSPECT PL, 1776, s s, 180 w Saratoga av, 2-sty bk str & 2 fam dwg, 17x90; \$10,000; (o) Hyman Newman, 1717 Lincoln pl (a) same as above (10874).

E 8TH ST, 991-3, 180 n Av J, 2-sty fr 1 fam dwg, 22x44; \$15,000; (o) Mrs. Ella S. Frutkin, 995 E 8th; (a) R. T. Schaefer, 1526 Flatbush av (11187).

E 12TH ST, 2001, s e c Av P, 2-sty fr 1 fam dwg, 19.6x30; \$5,000; (o) same; (a) same (10905).

E 12TH ST, 2003, e s, 20 s Av T, 2-2-sty fr 1 fam dwgs, 16x30; \$10,000; (o) same; (a) same (11151).

E 12TH ST, 2003-11, e s, 19.6 s Av T, 4-2-sty fr 1 fam dwgs, 19.6x30; \$20,000; (o) Harry Kapelowitz & Geo. Stern, 276 Newport av; (a) Louis Dannacher, 328 Fulton, Jamaica (10904).

E 12TH ST, 2007, e s, 60 s Av T, 2-2-sty fr 1 fam dwgs, 16x38; \$10,000; (o) Harry Kapelowitz & Geo. Stern, 276 Newport av; (a) Louis Danacher, 328 Fulton, Jamaica (11150).

W 13TH ST, 1838, w s, 281 s Av R, 1 1/2-sty fr 1 fam dwg, 23x45; \$6,000; (o) Ignazio Scillopi, 46 Beaver; (a) same as above (10872).

E 14TH ST, 2534, w s, 200 s Av Y, 1-sty fr 1 fam dwg, 22x33; \$5,000; (o) Eliz. Kartner, 2903 W 3d; (a) Jos. J. Galizia, 1 Webers walk (10886).

E 46TH ST, 1613-87, e s, 170 n Av N, 3-2-sty fr 1 fam dwgs, 16x45; \$12,000; (o) Edna E. Doty, 1682 E 46th; (a) S. Barclay McDonald, 2721 Merriman av (10878).

BAY 49TH ST, 163-5, e s, 78.7 n Harway av, 3-sty bk 2 fam dwg, 20x52; \$12,000; (o) Pasquale Esposito, 354 Degraw; (a) Frank V. Laspia, 525 Grand (10913).

79TH ST, 1861, n s, 100 w 19 av, 1-sty fr 1 fam dwg, 19x30; \$4,500; (o) Geo. Stokes, 99 Nassau, Manhattan; (a) Sterling Arch. Co., 99 Nassau, Manhattan (11061).

86TH ST, s s, 752 w Shell rd, 2-sty bk str & 1 fam dwg, 20x40; \$6,000; (o) Emanuel Cirenza, 2982 86th; (a) Salvati & F. Inomik, 369 Fulton (11086).

86TH ST, 2,86-90, s s, 145.65 w W 8th, 2-1-sty fr 2 fam dwgs, 24x32; \$8,000; (o) Pasquale Frunzo, 2707 W 17th; (a) Jos. J. Galiza, 1 Webers walk (11004).

AV M, 4607-11, n s, 42.6 e E 46th, 1 1/2-sty fr 2 fam dwg, 32x31.6; \$10,000; (o) J. E. Bastress & Co., Inc., 149 Herkimer; (a) J. E. Bastress, 391 Fulton (11007).

AV Z, 199, n s, 60 e W 17th, 2-sty fr 1 fam dwg, 16.8x34.6; \$6,000; (o) Bodoto Carmato, 195 Av Z; (a) Jas. F. Brewster, 2828 W 1st (10992).

BAY RIDGE PKWAY, 9301-9, n e c 93d, 2-sty fr 1 fam dwg, 49.6x38; \$12,000; (o) Lauer P. H. Davis, Sheepshead Bay; (a) David A. Lucas, 98 3d (10954).

DREW AV, 603-9, e s, 181 s Pitkin av, 2-1 1/2-sty fr 1 fam dwgs, 15.8x20; \$5,000; (o) Lonis Brandenberg, 599 Drew av; (a) owner (10881).

HARWAY AV, 2651, n e c Bay 44th, 2-sty fr 2-fam dwg, 20x52; \$7,500; (o) Freeda Kruger, prem; (a) Chas. M. Grundler, 26 Court (11176).

LINCOLN AV, 444-8, w s, 169.8 n Liberty av, 3-2-sty bk 1 fam dwgs, 15x11; \$13,500; (o) Fred Prisco, 197 Shepherd av; (a) John Braun, 3082 Fulton (11128).

OCEAN PKWAY, 207, s e c Church av, 2-sty bk 1 fam dwg, 40x32; \$20,000; (o) A. A. Hickey, 9th st & Gowanus Canal; (a) P. Jay Heutas, 18 W 25th, Manhattan (11154).

17TH AV, 4302, s w c 43d, 2-sty fr 1 fam dwg, 16x38; \$8,500; (o) Benj. Feldman & Isidor Edelstein, 4312 14 av; (a) S. Gardstein, 26 Court (11052).

17TH AV, 4304, w s, 20 s 43d, 2-sty fr 1 fam dwg, 16x38; \$8,000; (o) same (11053).

FACTORIES AND WAREHOUSES.

RICHARDS ST, 42-52, n w c Commerce, 3-sty bk factory, 150x40; \$65,000; (o) American Marine Paint Co., 8 Bridge, Manhattan; (a) H. G. Vaughan, 8 Bridge, Manhattan (10998).

STABLES AND GARAGES.

FULTON ST, 2624-34, s e c Sheffield av, 1-sty bk garage, 100x100; \$20,000; (o) Barnet, Weiner, 496 Hopkinson av; (a) Seelig & Finkelstein, 26 Court (11130).

JAVA ST, 226-28, s s, 120 e Oakland, 1-sty bk garage, 50x200; \$50,000; (o) Cox Bldg. Co., 8 Wayne, Middle Village; (a) E. M. Adelsohn, 1778 Pitkin av (11161).

8TH ST, 194, s s, 185 w 4 av, 2-sty bk garage & 1 fam dwg, 25x90; \$18,000; (o) John Hulse-

berg & Henry Krudner, 500 3 av; (a) Henry C. Brucker, 2549 Myrtle av (10937).

22D ST, 163, n s, 135 w 4 av, 3-sty bk garage & 2 fam dwg, 25x100; \$25,000; (o) Rocco Marino, 167 22d; (a) John C. Wandell Co., 8525 4 av (11076).

80TH ST, 628-44, s s, 116.41 w Ft. Hamilton av, 6-1-sty concrete garages, 17.10x17.4; \$7,500; (o) Lampert Bldg. Co., 7112 Ft. Hamilton av; (o) Thos. Bennett, 7826 5 av (10922).

CONY ISLAND AV, 1856-60, w s, 140 s Av O, 1-sty bk garage, 60.5x200; \$100,000; (o) Mary E. Guerin, 1112 Av O; (a) Ebling Maguesson & Kleinert, 52 Vanderbilt av, Manhattan (10968).

GLENMORE AV, 741, n e c Linwood, 1-sty bk garage, 65x25; \$7,000; (o) Zatt Bros., 739 Glenmore av; (a) Jas. F. Gibson, 312 Milford (11010).

NEPTUNE AV, 630-40, s s, 24 e W 8th, 1-sty bk garage, 100x100; \$30,000; (o) Baldui Bldg. Corp., 2697 Ocean av; (a) Philip Caplan, 16 Court (11023).

STONE AV, 23-31, n e c McDougal, 1-sty bk garage, 100x100; \$22,500; (o) Wilber C. & Elenor E. Goodale, 511 W 112th, Manhattan; (a) Guy W. Culgin, 141 Washington pl, Manhattan (10946).

4TH AV, 5202-4, s w c 52d, 1-sty bk garage, 40.2x100; \$20,000; (o) David Meyer, 5422 4 av; (a) Shampam & Shampam, 56 Court (11165).

STORES, OFFICES AND LOFTS.

JAVA ST, 224, s s, 100 e Oakland, 1-sty bk shop; \$7,000; (o) same (11162).

MOFFATT ST, 233-41, n w c Wilson av, 1 & 2-sty bk str. offices & cold rooms, 26x31.8, 20.2x30.2; \$50,000; (o) W. C. Evans, 246 Gates av; (a) W. B. Wells, Inc., 1153 Myrtle av (11025).

BATH AV, 2125-35, n e c Bay 28th, 1-sty bk str., 96.10x45.6; \$10,000; (o) Thos. Brodie, 2210 Bath av; (a) Kallich & Subkis, 9922 21 av (10931).

CHURCH AV, 2007-11, n e c Nostrand av, 1-sty bk str., 55x58; \$10,000; (o) Crean Constn. Co., 798 Nostrand av; (a) Benj. Driesler, 153 Remsen (11133).

MARCY AV, 230, s e c Rodney, 1-sty bk office, 6x10; \$7,000; (o) N. Soblowsky, prem; (a) Harry Brodsky, Jr., 296 Hinsdale (11054).

SCHOOLS AND COLLEGES.

CLINTON AV, 22-26, w s, 225 S Flushing av, 3-sty bk convent, 39.4x83.4; \$30,000; (o) R. C. Church of Sacred Heart, 41 Adelphi; (a) Francis J. Berlenlach, 260 Graham av (11136).

PENNSYLVANIA AV, 644-6, w s, 94.10 s New Lots av, 1-sty bk school, 35x487; \$20,000; (o) New Lots Talmud Torah Soc., Inc.; (a) Chas. Infanger & Son, 2134 Atlantic av (10960).

MISCELLANEOUS.

CHESTER ST, 388, w s, 75.1 s Livonia av, 1-sty bk market, 25x100; \$7,000; (o) Michael Getzoff, 373 Bristol; (a) S. Millman & Son, 1780 Pitkin av (10870).

Queens.

DWELLINGS.

COLLEGE POINT.—18th st, w s, 100 s Av G, 1-sty fr dwg, 24x32, shingle rf; \$4,000; (o) John C. A. Furry, Av G & 16th, College Point; (a) J. P. Hansen, 70 W 16th, Whitestone (4538).

COLLEGE POINT.—College av, w s, 135 n Av A, 2-sty fr dwg, 30x26, shingle rf, 1 family; gas; \$5,000; (o) Wm. Berghoff, 19th st, College Point; (a) J. P. Hansen, 70 16th, Whitestone (4545).

ELMHURST.—Whitlock av, s s, 125 e Britton av, 2-2-sty fr dwgs, 22x44, shingle rf, 1 family, gas, steam heat; \$10,000; (o & a) Julius Draye, Elmhurst, L. I. (4578-79).

HOLLIS.—Palatina av, w s, 110 n Prospect, 2½-sty fr dwg, 23x28, shingle rf, 1 family, gas, steam heat; \$6,000; (o & a) S. Kaweckl, 25 Lincoln av, Jamaica (4576).

JAMAICA.—Highview av, n s, 250 w Cumberland, 1½-sty fr dwg, 20x41, shingle rf, 1 family, gas, steam heat; \$3,000; (o) E. Miller, 4925 Jamaica av, Jamaica; (a) A. L. Marinella, 15 West Jackson av, Corona (4577).

JAMAICA.—Union Hall st, s w c Center st, 2-sty bk dwelling & garage, 28x34, shingle roof, 1 family, gas, steam heat; \$2,500; (o & a) Frank Gabriel, 12½ Washington, Jamaica (4447).

KEW GARDENS.—Richmond Hill av, s s, 190 Beverly rd, 2½-sty bk dwg, 39x30, tile rf, 1 family, plumbing, low pressure steam heat, elec; \$25,000; (o) F. H. Von Damm, 145 Waterbury, Bklyn; (a) Louis Allmendinger, 20 Palmetto, Bklyn (4532).

MASPETH.—Firth av, n w c Caldwell av, 2-sty fr dwg, 22x44, shingle rf, 1 family, gas; \$5,000; (o) Hugo Hildebrandt, Maspeth; (a) owner (4580).

MASPETH.—Hebberd av, s s, 70 w Clermont av, 1-sty bk dwg, 24x34, shingle rf, 1 family, gas; \$6,000; (o) John Rebstock, 2018 Greene av, Ridgewood; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (4595).

MIDDLE VILLAGE.—Ankener st, e s, 500 n Metropolitan av, 1-sty fr dwg, 24x24, shingle rf, 1-family, gas; \$3,500; (o) Valentine Bauer, Ankener st, Middle Village; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (4594).

QUEENS.—Crescent pl, n w c Creed pl, 2-2-sty fr dwgs, 16x32, shingle rf, 1 family, gas, steam heat; \$9,600; (o) H. Abrahamson, Queens, L. I.; (a) owner (4558-59).

QUEENS.—Creed pl, n s, 56 w Crescent pl, 2-sty fr dwg, 16x32, shingle rf, 1 family, gas; \$4,800; (o & a) A. Abrahamson, Queens, L. I. (4586).

QUEENS.—Orchard st, n s, 150 w Lincoln av, 2-sty fr dwg, 24x26, shingle rf, 1 family, gas, steam heat; \$8,000; (o) William E. Powers, 13 Russell pl, Woodhaven; (a) Geo. E. Crane, Richmond Hill (4605).

RICHMOND HILL.—Hoffman av, e s, 25 s Lefferts av, 2-sty fr dwg, 18x24, shingle rf, 1 family, gas, steam heat; \$4,000; (o) Edward R. Rumley, 327 Pearl, Bklyn; (a) Bly & Hamann, 551 Nostrand av, Bklyn (4568).

ROSEDALE.—Ocean av, e s, 80 s Rosedale av, 2½-sty fr dwg, 18x32, shingle rf, 1 family, gas, steam heat; \$2,000; (o) Hetty Schneider, Rosedale; (a) owner (4556).

ST. ALBANS.—Remsen st, e s, 80 s St. Marks av, 2½-sty fr dwg, 28x28, shingle rf, 1 family, gas; \$5,500; (o & a) Tatje Building Co., Inc., St. Albans, L. I. (4581).

ST. ALBANS.—Prentiss av, e s, 100 s Banks av, 1-sty fr dwg, 20x48, shingle rf, 1 family, stove heat, plumbing; \$3,500; (o) Theodore & Annie Wagner, prem (4537).

ST. ALBANS.—Sterling pl, e s, 100 n St. Marks av, 2-sty fr dwg, 20x26, shingle rf, 1 family, gas, steam heat; \$4,500; (o) Justine Bogstad, prem (4555).

SOUTH OZONE PARK.—Baker av, e s, 120 s Yukon av, 2½-sty fr dwg, 18x40, shingle rf, 1 family, gas; \$5,000; (o & a) John N. Makila, South Ozone Park (4573).

SOUTH OZONE PARK.—Lincoln av, e s, 120 n Warburton av, 1-sty fr dwg, 12x25, shingle rf, 1 family, gas; \$2,000; (o & a) Harry Peetch, prem (4572).

SPRINGFIELD.—Mills av, s s, 231 w Springfield av, 1-sty fr dwg, 24x20, shingle rf, 1 family, gas; \$3,500; (o) Mr. & Mrs. J. Thompson, Springfield; (a) Phillip Sarifitipo, 180 Montrose av, Bklyn (460).

WOODHAVEN.—Thrall av, w s, 18 n Atlantic av, 12-2-sty fr dwgs, 16x40, shingle rf, 1 family, gas, steam heat; \$84,000; (o) Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; (a) Geo. E. Crane, 9711 114th, Richmond Hill (4601-2-3-4).

FACTORIES AND WAREHOUSES.

L. I. CITY.—14th av, e s, 95 s Flushing av, 1-sty bk shop, 50x50, slag rf; \$8,000; (o) Halstock Building Co., Inc., 255 11th av, L. I. City; (a) Val Schiller, 391 10 av, L. I. City (4584).

STABLES AND GARAGES.

BEECHURST.—27th st, s e c Woodhaven ter, 1-sty fr garage, 12x20; \$700; (o) Paul Herlway Co., prem (4574).

EVERGREEN.—Norman st, s s, 124 w Seneca av, 1-sty bk garage, 24x18, shingle rf; \$2,000; (o) Henry Edel, 1734 Norman, Evergreen; (a) L. Berger Co., 1696 Myrtle av, Ridgewood (4597).

EVERGREEN.—Norman st, s s, 148 w Seneca av, 1-sty bk garage, 24x18, shingle rf; \$2,000; (o) William Ehret, 1732 Norma; Evergreen (a) L. Berger Co., 1696 Myrtle av, Ridgewood (4598).

GLENDALE.—Charlotte pl, w s, 98 n Armand pl, concrete blk garage, 11x20; \$1,200; (o) Theresa Leninger, 452 Charlotte pl Glendale (4599).

KEW GARDENS.—Beverly rd, n w c Richmond Hill rd, 2-sty bk garage & dwg, tile rf, 1 family, elec, steam heat; \$15,000; (o) Henry C. Boback, 1289 Bway, Bklyn; (a) Koch & Wagner, 32 Court, Bklyn (4335).

LONG ISLAND CITY.—Boulevard, e s, 125 n Washington av, 1-sty bk garage, 32x19, gravel roof; \$1,000; (o) John Szpantowicz, 490 Boulevard, L. I. C.; (a) Edw. J. Decker, 734 Vernon av, L. I. City (4530).

L. I. CITY.—South Washington pl, n s, 92 w Jackson av, 1-sty bk garage, 75x120, slag roof, steam heat; \$25,000; (o) Waverly Bldg. Corp., 44 Court, Bklyn; (a) M. A. Cantor, 373 Fulton, Bklyn (4454).

LONG ISLAND CITY.—Webster av, s e c 4th st, 1-sty bk garage, 21x27, tar and gravel roof; \$1,800; (o) Frank Harraneck, 396 Webster av, L. I. City; (a) Jacob F. Berger Co., 359 13th av, L. I. City (4531).

MASPETH.—Grand st, s s, 249 w Garrison av, 1-sty bk garage, 100x26, slag rf; \$9,000; & 1-sty bk shed, 200x300; \$2,000; (o) General Elec. Co., 527 W 34th, Manhattan (4562-63).

OZONE PARK.—Ocean av, n s, 100 s Kimble av, 1-sty fr garage, 100x40, slag rf, steam heat; \$7,500; (o) Mary Voges, 35 Walworth, Bklyn; (a) Christian Bauer, Jr., 788 Manhattan av, Bklyn (4596).

RICHMOND HILL.—Jamaica av, s s, 35 e Freedom av, 1-sty bk garage, 70x102, slag rf, steam heat; \$40,000; (o & a) Robert E. Moffet, 894 Bway, Bklyn (4315).

RIDGEWOOD.—Ralph st, n s, 75 w Woodward av, 1-sty bk garage, 14x25, tar & gravel rf; \$1,000; (o) Benedetta Centola, 563 Woodward av, Ridgewood; (a) Ch. P. Cannella, 1163 Herkimer, Bklyn (4433).

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RIDGEWOOD.—Anton av, e s, 65, bk garage; \$1,200; (o) Emma Eisenhauer, prem (4311).

RIDGEWOOD.—Woodbine st, s s, 220 e Forest av, 1-sty bk garage; \$1,200; (o & a) Martin Eckardt, 2322 Woodbine, Ridgewood, N. Y. (4520).

RIDGEWOOD.—Traffic st, s e c Doubleday, 1-sty bk garage, 38x43; \$4,000; (o) Edward Ellinger, 2365 Putnam av, Ridgewood; (a) L. Berger Co., 1696 Myrtle av, Ridgewood (4442).

RIDGEWOOD.—Anthon av, 861, 1-sty bk garage, tar rf; \$1,200; (o) Sophie Vollet, 861 Anthon av, Ridgewood (4521).

RIDGEWOOD.—Lotus av, 20, bk garage; \$1,200; (o) Peter Wernlinger, prem (4307).

RIDGEWOOD.—Prospect av, n w c Woodbine, bk garage; \$1,100; (o) Fred Alberg, prem (4309).

RIDGEWOOD.—Hughes st, 2544, 1-sty bk garage, 16x36, slag rf; \$1,000; (o) Emil Hebel, prem; (a) Bly & Hamann, 551 Nostrand av, Bklyn (4611).

ROSEDALE.—Lincoln av, s e c Union av, 2 fr garages; \$1,000; (o) Jos. Prim, Rosedale (4348-49).

WOODHAVEN.—Atlantic av, n s, 133 e Boyd av, concrete blk garage; \$1,000; (o) John A. Wall, prem (4478).

WOODHAVEN.—Rector st & Jamaica av, s e c, conc blk garage; \$1,700; (o) Mrs. Mosback, prem (4332).

2D AV, w s, 240 n Graham av, conc blk garage; \$1,000; (o) W. Albert, prem (4312).

STORES, OFFICES AND LOFTS.

JAMAICA.—Sutphin rd, w s, 75 s Fulton, 1-sty bk str, 40x50, slag rf, steam heat; elec; \$15,000; (o & a) Michael Huether, Dunton, L. I. (4557).

JAMAICA.—Rockaway rd, e s, 100 s Flushing pl, 1-sty fr str, 20x35, slag rf; \$1,000; (o) Rosalino Punzerella, 241 Sutphin rd, Jamaica; (a) Louis Dannacher, 328 Fulton, Jamaica (4449).

L. I. CITY.—Steinway av, e s, 455 n Jamaica av, 2-sty bk str, 40x90, slag rf; \$25,000; (o) Vito Mennella, 374 10 av, L. I. City; (a) Val Schiller, 391 10 av, L. I. City (4319).

L. I. CITY.—N w c Ely av & No Jane st, bk office, 20x40, slag rf; \$3,000; (o) Donnell Wrecking Co., Ely av, L. I. City; (a) Frank Brass, 233 Ditmars av, L. I. City (4534).

OZONE PARK.—101st st, n e c Chichester av, fr str; \$1,000; (o) L. Impellizzin, prem (4301).

STORES AND DWELLINGS.

OZONE PARK.—Broadway, s s, 50 e Hatch av, 2-sty bk str & dwg, 1 family, slag rf, steam heat; \$15,000; (o) H. Rosener, Ozone Park; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (4498).

MISCELLANEOUS.

CORONA.—51st st, w s, 60 n Lurling, bk shop; \$1,000; (o) Michael Cali, prem (4276).

JAMAICA.—Archer pl, n e c Middletown, 2-sty bk shop, 53x42, slag rf; \$3,500; (o) Scott & Williams, Inc., 535 Pearl, Manhattan; (a) Chas. M. Hart, 12 E 44th, Manhattan (4308).

LONG ISLAND CITY.—Woolsey av, 399, 1-sty bk bldg, bakery, tar and gravel roof; \$10,000; (o) Abraham Mohler, 375 Woolsey av, L. I. City; (a) Brooks & Sackheim, 26 Court, Brooklyn, N. Y. (4522).

Richmond.

DWELLINGS.

ANNADALE.—Arden av, n e s, 50 n w Carleton blvd, 2-sty fr dwg, 24x38, shingle rf; \$4,500; (o) Lydia W. Halminer, 450 49th, Bklyn; (a) Oscar Halminer, 450 49th, Bklyn (1173).

ARROCHOR.—MacFarland av, n s, 159 w Sand la, 1-sty fr dwg, 25x32, shingle rf; \$3,200; (o) Marino Buatta, South Beach; (a) Chas. Heweker, Tompkinsville (1092).

BRIGHTON HEIGHTS.—Freylinghuysen rd, n s, 100 w Haven Esplanade, 2-sty fr dwg, 25x23, shingle rf; \$6,500; (o) A. Loeffler, 473 St. Marks pl, West Brighton; (a) Wm. H. Hoffman, 166 Clove rd, West Brighton (1112).

BRIGHTON HEIGHTS.—Brighton av, e s, 104 s Castleton av, 2-2-sty fr dwgs, 24x24, shingle rf; \$10,000; (o) J. S. Graham, 32 Court, Bklyn; (b) W. C. Webster, 4 2d, Woodland Beach (1155).

DONGAN HILLS.—Raritan av, n s, 250 e Johnson pl, 2-sty fr dwg, 22x28, shingle rf; \$3,600; (o) M. A. Allen, 42 Targes, Stapleton; (a) Thos. Hutchingson, 1428 Richmond ter (1061).

DONGAN HILLS.—Sea View av, s s, 425 e Linden av, 2-sty fr dwg, 22x26, shingle rf; \$3,000; (o) Gaetano Rala, 204 Alter av, Dongan Hills; (a) Chas. A. Duncker, Dongan Hills (1158).

DONGAN HILLS.—Gassekon av, n s, 200 e Gordon, 2½-sty fr dwg, 24x26, shingle rf; \$5,000; (o) P. Caltabellotta, Sea View av, Dongan Hills; (a) R. E. Archibald, New Dorp (1212).

FT. WADSWORTH.—St. Johns av, c James pl, w s, 400 of Tompkins av, 2-sty fr dwg, 28x42, shingle rf; \$6,000; (o & b) Sophie Brinkman, 111 Prospect, Stapleton (1039).

GRAHAM BEACH.—New Blvd, e s, 1,000 n S Beach rd, 2-sty fr stable & dwg, 28x50, shingle rf; \$4,000; (o) Geo. Chamelen, Midland Beach; (a) E. Langlots, Dongan Hills (1137).

GRANT CITY.—Central av, s e s, c Adams av, 2-sty fr dwg, 21x26, shingle rf; \$2,500; (o)

Gertrude Siemers, 145 Colfax av, Grant City; (a) Nestor Lecocq, Edgbert st, Grant City (1037).

GRANT CITY.—Hamilton av, w s, 220 n Railroad av, 1-sty fr dwg, 22x33, shingle rf; \$2,500; (o) Geo. Marks, 12 Colfax av, Grant City; (a) owner (1209).

GRASEMERE.—Hillcrest court, n s, opp Lakeview ter, 1½-sty fr dwg, 30x36, shingle r. \$4,500; (o) Chas. Durkee, Grasmere, Rosebank P. O.; (b) W. H. Condit, Grasmere, Rosebank P. O. (1096).

GREAT KILLS.—Boulevard, s s, 20 w Harrison av, 2-sty fr dwg, 22x24, shingle rf; \$3,500; (o) Fannie Helnz, Summerville, N. J.; (a) Jas. Whitford, Staten Island Bldg., Tompkinsville (1111).

GREAT KILLS.—Baltimore st, s s, 500 w Gifford la, 1-sty fr dwg, 28x34, rubberoid shingle rf; \$4,000; (o) Mrs. H. Hordy, Great Kills; (b) D. Jensen, 249 Fischer av, Tottenville (1093).

GREAT KILLS.—Amboy rd, n s, 225 w Keegan's la, 1½-sty fr dwg, 26x37, rubberoid rf; \$3,000; (o & a) Vincent Mullin, Great Kills P. O. (1079).

GREAT KILLS.—Giffords la, w s, 700 n Woodland av, 1-sty fr dwg, 34x32, shingle rf; \$2,500; (o) Mrs. Frances W. Cloud, 4048 Amboy rd; (supt) Chas. Stannard, Great Kills (1146).

GREAT KILLS.—Armstrong av, e s, 360 s Highland la, 1-sty fr dwg, 24x32, rubberoid rf; \$3,200; (o) Fredk. Schneider, Rich av & Southfield blvr, Eltingville (1186).

GREAT KILLS.—Armstrong av, e s, 320 s Highland la, 1-sty fr dwg, 24x32, rubberoid rf, \$3,200; (o & b) Konstanty Nidzgorzski, 747 Manhattan av, Bklyn (1187).

MARINERS HARBOR.—Van Pelt av, e s, 150 n railroad, 2-sty fr dwg, 22x26, shingle rf; \$5,-

500; (o) Robt. McGendee, Mariners Harbor; (a) H. Humansuer, 340 Oakland av (1098).

NEW BRIGHTON.—Henderson av, n s, 350 w Clinton av, 2-sty fr dwg, 26x28, shingle rf; \$4,500; (o & b) Jas. Lyon, 77 Highview av (1109).

NEW BRIGHTON.—Henderson av, w s, n w c Lafayette av, 2½-sty fr dwg, 22x30, shingle rf; \$5,000; (o & b) Walsh Bros., Benzerger av, New Brighton (1110).

NEW DORP BEACH.—New Dorp lane, s s, 380 w Cedar Grove av, 1½-sty frame dwg, 22x35, shingle roof; \$4,000; (o) Christian Jackson, 101 3d pl, Bklyn; (a) Paul L. Wolf, New Dorp (907).

OAKWOOD.—Guyon av, n s, n w c 5th st, 2-sty frame dwg & garage, 23x20, shingle roof; \$5,500; (o) Annie E. Sargent, 223 Guyon av, Oakwood; (a) Chas. A. Heweker, Tompkinsville, S I (1014).

PLEASANT PLAINS.—High st, 375 w, 1-sty frame dwg, 26x44, shingle roof; \$2,500; (o) Warren Osborne, Princess Bay, S I; (a) Arthur Buhlmann, Princess Bay, S I (951).

PORT RICHMOND.—w cor Forest & Davis avs, 2-sty frame dwg, 23x24, shingle roof; \$3,000; (o) Wm. S. Hart, 482 Bard av; (a) B. J. Hita, 482 Bard av (851).

PORT RICHMOND.—Seymour av, s s, 125 e Richmond av, 1-sty fr dwg, 16x36, shingle rf; \$3,200; (o) Mary C. Brown, 72 Seymour av; (b) H. Skerritt, 1279 Richmond av (1116).

PORT RICHMOND.—Castleton av, n s, w of Summers pl, 7-2-sty fr dwgs, 17x32, shingle rf; \$21,000; (o & b) Edgar K. Whitford, 233 Heberton av, Port Richmond (1078).

PORT RICHMOND.—Heberton av, w s, 30 s Clinton av, 2½-sty fr dwg, 19x30, shingle rf; \$3,000; (o & b) Peter Larsen, 50 Decker av (1031).

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HUGENOT PARK.—Hugenot av, s s, 75 n S 6th st, 1½-sty frame storage, 16x33, shingle rf; \$3,600; (o) Edien J. McDonald, Huguenot Park, S 1; (a) Chas. L. Winant, Huguenot Park, S 1 (997).

STORES, OFFICES AND LOFTS.
PORT RICHMOND.—Richmond av, e s, 50 s New, 1-sty fr str, 31x30, rubberoid rf; \$3,000; (o) Walter Francis, 92 Maple av; (a) G. Odegaard, 57 Simonson pl (950).

WEST NEW BRIGHTON.—Castleton av, s s, s e c Taylor, 1-sty bk bank, 34x73, asbestos rf; \$55,000; (o) Castleton Taylor Realty Co., 1619 Richmond ter, West New Brighton; (a) Jas. Whitford, Tompkinsville (992).

RICHMOND TER. n s, 3075, ft of Andros av, 2-sty bk offices, 30x125, 3-ply asbestos rf; \$10,000; (o) S. I. Ship Bldg. Co., Staten Island (901).

MARINERS HARBOR.—Richmond ter, s s, c Anderson, 1-sty bk garage, 36x40, slag rf; \$15,000; (o) Mariners Harbor Water Supply Co., Richmond ter, Mariners Harbor; (a) John Meres Co., Port Richmond (976).

PLANS FILED FOR ALTERATIONS

Manhattan.

BROOME ST. 430, remove partitions, staircase, new boiler, flue, opening, skylight, show windows, doorway, flooring, toilets in 5-sty bk str & mfg; \$2,500; (o) Grotta Realty Corp., 120 W 31st; (a) Schwartz & Gross, 347 5 av (2736).

MADISON ST. 90, remove front, walls, partitions, new front, wall, beams, ext, stairs, bulkhead, chimney, hoistway in 3-sty bk grocer; \$12,500; (o) John D. Papadeas, 36 Oliver; (a) Max Muller, 115 Nassau (2754).

MULBERRY ST. 24, remove kitchen, stairs, new kitchen, stairs, toilets, skylight, vault lights, rearrange openings in 5-sty bk str & int; \$2,000; (o) Stephen J. Peirano, 24 Mulberry; (a) Alfred C. Wein, 299 Madison av (2758).

SUTTON PL. 24, remove balconies, change partitions, new stairs, dumbwaiter shaft in 4-sty bk apt house; \$8,000; (o) Jas. E. Casale, 128 E 58th; (a) owner (2723).

9TH ST. 228 E, remove elevator shaft, new elevator shaft in 5-sty bk storage; \$8,000; (o) 9th St Realty Corp., 224 E 9th; (a) Louis A. Sheinart, 194 Bowery (2744).

10TH ST. 119 E, remove stoop, vestibule, plumbing, partitions, new windows, bathrooms, repairs in 4-sty bk studios; \$5,000; (o) St. Mark's Church, 234 E 11th; (a) Ellwood Williams, Westbury, L. I. (2727).

11TH ST. 200 E, 3D AV, 63, new ext on 3-sty bk str & dwg; \$2,000; (o) Chas. A. Adrian, 447 2 av; (o) Otto Reissman, 147 4 av (2752).

11TH ST. 262 W, remove partitions, new heating, openings, windows, partitions, bathrooms, electric system in 4-sty bk dwg; \$7,000; (o) Vincent Pepe, 40 Washington Sq S; (a) Louis Kasoff, 1441 Bryant av, Bronx (2740).

19TH ST. 223-225 W, remove shaft, new partitions, offices, elevator, stairway, wash room, posts, girders in 3-sty bk warehouse, loft & offices; \$10,000; (o) Harry Herr, 306 8 av; (a) M. Jos. Harrison, 110 E 31st (2750).

24TH ST. 514-18 W, new steel structure, beams, tank, automatic sprinkler system in 3-sty bk factory; \$5,250; (o) Jos. M. Courtaud, 514-518 W 24th; (a) The Rusling Co., 90 W Bway (2759).

34TH ST. 1½-9 W, 35TH ST, 4-16 W, new storage tank, beams, rf on 10-sty f. p. str; \$5,000; (o) Adnico Realty Corp., 2 W 37th; (a) Chas. G. Armstrong, 1½-9 W 34th (2741).

42D ST. 56 E, 41ST ST, 43-45 E, new partitions in 5-sty f. p. hotel; \$3,500; (o) Athens Hotel Co., 56 E 42d; (a) J. Odell Whitenack, 231 W 18th (2735).

42D ST. 135-139 W, remove str front, stairs, wall, new partitions, str fronts, stairs, elevator shaft, bulkhead, columns, beams, windows in 4-sty bk str & offices; \$9,000; (o) Acker, Merrill & Conduit Co., 135-139 W 42d; (a) L. E. Denlow, 44 W 18th (2753).

48TH ST. 105 W, new bathrooms in 4-sty bk str & dwg; \$3,000; (o) Fred C. Bohde, 105 W 48th; (a) Arthur Weiser, 45 W 48th (2712).

49TH ST. 220 W, remove partitions, new floor, ceiling, entrance in 8-sty f. p. hotel & restaurant; \$6,000; (o) Wm. W. Green, 220 W 49th; (a) Ballinger & Perrott, Marbridge Bldg, 34th & Bway (2722).

56TH ST. 46 W, remove front, new str front, partitions, plumbing fixtures, baths in 5-sty bk apts & str; \$10,000; (o) Rebecca Crear, 46 W 56th; (a) Geo. F. Pelham, 200 W 72d (2746).

57TH ST. 217-219 W; 58TH ST, 216 W, remove runway, doorways, columns, new sidewalk, openings, windows, doorways in 1-sty bk automobile showroom; \$4,000; (o) F. L. Gould, 149 Bway; (a) F. H. Dewey & Co., 175 5 av (2713).

58TH ST. 514 E, remove stoop, entrance, new partitions, heating, elec, plumbing, stairs, dumbwaiter, flue, window in 3-sty bk dwg; \$15,000; (o) Helen Poole Baldwin, 514 E 58th; (a) H. O. Milliken, 4 E 39th (2756).

59TH ST. 230 E, remove partitions, new partitions, vent shaft, plumbing, fire-escapes, steam heating plant in 5-sty bk store & mfg; \$8,000; (o) Serafini Di Bella, 25 Union sq; (a) Sam Gardstein, 26 Court, Bklyn (2705).

59TH ST. 557-563 W; also WEST END AV, 200-210, new columns, girders, stairs, halls, toilet rooms, elev shafts & elev, floors in 4 & 5-sty bk garage; \$75,000; (o) Earle Glidden, 563 W 59th St. Co., 563 W 59th; (a) Jas. J. F. Gavigan, Grand Central Terminal (2581).

60TH ST. 111 E, remove stoop, staircase, new entrance, window, pent house, partitions, rooms, baths, &c, stairs, dumbwaiter in 4-sty bk dwg; \$15,000; (o) Mrs. Eva M. Munsill, 383 Park av; (a) Wm. Neil Smith, 101 Park av (2656).

63D ST. 160 E, change partitions, new ext in 3-sty bk dwg; \$15,000; (o) Louise D. Reese, 160 E 63d; (a) Jas. E. Casale, 128 E 58th (2637).

67TH ST. 149 E, new smokestack, tower floor, new walls in 6-sty f. p. hospital & clinic; \$1,000; (o) N. Y. Neurological Institute, 149 E 67th; (a) Jas. Gamble Rogers, 367 Lexington av (2445).

68TH ST. 111 W, rearrange partitions, new bath rooms in 5-sty bk dwg; \$10,000; (o) 111 W 68th St. Corp., 212 W 104th; (a) Springsteen & Goldhammer, 32 Union sq (2502).

70TH ST. 46 E, remove rf, floors, new windows, walls, dormers, bathrooms in 5-sty bk dwg; \$15,000; (o) Stephen C. Clark, 46 E 70th; (a) Cross & Cross, 681 5 av (2448).

72D ST. 330 E, remove partitions, new partitions, electric, plumbing, radiators in 3-sty bk dwg; \$5,000; (o) Frank Ficek, 137 E 3d; (a) B. H. & C. N. Whinston, 2 Columbus Circle (2483).

72D ST. 49 W, remove partitions, new skylight, partitions in 6-sty bk apts; \$5,200; (o) Archibald B. Gwathmey, 49 W 72d; (a) Kenneth M. Muschison (2439).

72D ST. 162 W, new fireplace, partitions, closets in 4-sty bk office bldg; \$600; (o) Slawson & Hobbs, 162 W 72d; (a) Oscar P. Cadmus, 103 Park av (2461).

73D ST. 124 W, new 2-sty bk ext in 3-sty bk dwg; \$3,000; (o) Inwood Realty Co., 271 Bway; (a) Sam Cohen, 32 Union sq (2684).

74TH ST. 17 E, remove partitions, wall, new walls, ext, beams, rf, plumbing, heating in 5-sty bk dwg; \$30,000; (o) Geo. J. Engel, 875 Park av; (a) Jos. N. Freedlander, 681 5 av (2746).

85TH ST. 127 W, remove gable, rf, new skylights, front, beams, bathroom in 4-sty bk dwg; \$1,500; (o) Nelson Zabriskie, 127 W 85th; (a) P. F. Brogan, 36 8 av (2751).

86TH ST. 3 E, remove wall, new bathrooms, entrance, walls, rearrange partitions in 5-sty bk dwg; \$15,000; (o) Paul Kierman, Morris-town, N. J.; (a) Jas. W. O'Connor, 162 E 37th (2761).

95TH ST. 1 W, rearrange partitions in 5-sty bk dwg; \$5,000; (o) Leon Schinasi, 331 W 86th; (a) Sam Cohen, 32 W Union Sq (2731).

102D ST. 250 W, remove partitions, new partitions, plumbing fixtures in 4-sty bk offices & dwg; \$1,250; (o) K. V. Stipps, 250 W 102d; (a) Louis A. Hornum, 405 Lexington av (2716).

102D ST. --7-237 E, 103D ST, 238-240 E, remove partitions, new stys, fence, gates, doors, stairs, platforms, etc., in 4-sty f. p. public school; \$7,600; (o) City of N. Y., Board of Education, 500 Park av; (a) C. B. J. Snyder, room 2800, Municipal Bldg (2732).

105TH ST. 254 W, remove bath room, fixtures, partitions, hall, new bathrooms, partitions, hall, entrance door, windows in 5-sty bk dwg; \$5,000; (o) Jos. A. Cassidy, 206 Bway; (a) M. W. Del Guido, 158 W 45th (2711).

115TH ST. 612 W, new dining room, kitchen, fire-escapes, stairs in 8-sty f. p. int; \$15,000; (o) Parnassaus Realty Corp., 605 W 115th; (a) P. Pennington, 477 5 av (2691).

122D ST. 400 E, 1ST AV, 2372-2376, remove partitions, str front, new girders, columns, beams, str front, partitions, toilets, openings in 1-sty bk str & garage; \$2,000; (o) Anthony, Joseph & William Merola, 2324 1 av; (a) De Rose & Cavalieri, 370 E 149th (2733).

127TH ST. 82 W, remove partitions, new plumbing, partitions, general repairs in 4-sty bk str & dwg; \$2,000; (o) Lillian Levitt, 82 W 127th; (a) Louis A. Hornum, 405 Lexington av (2115).

141ST ST. 605-7 W, rearrange partitions, new openings, windows, doors, fire escapes, bathrooms, &c, in 6-sty bk dwg; \$50,000; (o) Morris Lederman, 1472 Bway; (a) Jacob Gescheidt & Co., 142 E 43d (2460).

144TH ST. 21-27 W, new exts in 1-sty bk repair shops; \$4,000; (o) Marble Hill Development Corp., 51 E 42d; (a) Leo Felbel, 280 Madison av (2444).

154TH ST. 410 W, remove partitions, new bathrooms, plumbing, partitions, rooms, bathrooms, etc., heating system, stairs in 3-sty bk dwg; \$8,000; (o) Julia R. Howe, 410 W 154th; (a) Moore & Landsiedel, 148th & 3 av (2726).

182D ST. 601 W; also ST. NICHOLAS AV, 141, remove wall, new show windows, toilets in 5-sty bk stores & offices; \$7,000; (o) Fredk. K. Nehring, pres, 1278 St. Nicholas av; (a) Jos. C. Cocker, 43 W 126th (2517).

190 FT e from 66th st entrance to Central Park, new openings, partitions, stairs in 1 & 2-sty bk police station; \$1,500; (o) City of N. Y., Police Dept.; (a) Thos. E. O'Brien, 240 Centre (2426).

BROADWAY. 62, remove pent house, new rf, 2-sty add in 8-sty bk office bldg; \$60,000; (o) Est of John E. Schermerhorn, Southampton, L. I.; (a) Morgan M. O'Brien, 49 E 90th (2422).

BROADWAY. 229, BARCLAY ST, 1-19, PARK PL, 2-20, new elevator shaft in 4-sty bk bank & offices; \$3,000; (o) Broadway-Park Place Co., 229 Bway; (a) J. Odell Whitenack, 231 W 18th (2468).

BROADWAY. 2040-52, new partitions, doors in 4-sty bk garage; \$3,000; (o) Eugene Higgins, 1 Madison av; (a) Geo. Fred Pelham, 200 W 72d (2472).

BROADWAY. 265-267, remove partitions, stairway, wall, new beams, columns, girders in 5-sty bk factory; \$30,000; (o) Orphan Asylum Society in City of N. Y., care of Farmers' Loan & Trust Co., 22 William; (a) Chas. F. Winkelman, 103 Park av (2519).

BROADWAY. 1131-1137, new partitions, stairway, doors, windows, in 16-sty bk office bldg; \$5,000; (o) Metropolitan Life Insurance Co., 1 Madison av; (a) D. Everett Waid, Mad av (2495).

CENTRAL PARK W. 50, new pergola on 12-sty bk apt house; \$1,500; (o) Miss Celia Clark, 50 Central Park W.; (a) Murray Klein, 37 Graham av, Bklyn (2725).

CENTRAL PARK W. 352, rearrange partitions in 4-sty bk dwg; \$3,000; (o) Leon Schinasi, 331 W 86th; (a) Sam Cohen, 32 Union sq (2730).

COLUMBUS AV. 440-46, w. s, general alterations, new partitions in 7-sty bk store bldg, 204x 120; \$10,000; (o) Cooperative Apt. Co. Wm. Manger, Pres., n. e. cor. 58th & 5th av.; (a & s) Geo. B. Post & Sons, 101 Park av (2347).

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CONVENT AV, 380-386, new 1-sty & 4-sty ext on 3-sty f. p. telephone exchange; \$600,000; (o) N. Y. Telephone Exchange, 15 Dey; (a) McKenzie, Voorhees & Gmelin, 1123 Bway (2561).

GREENWICH AV, 18 & 20, remove wall, new columns & girders in 3-sty bk store & dwg, 31 x36; \$5,000; (o) Myrena L. Cushman, 90 Livingston av, Yonkers, N Y; (l) H. B. Cushman & Co., 18-20 Greenwich av; (a) Alfred H. Taylor, 138 West 65th (2385).

LEXINGTON AV, 1263, new partitions, windows, stairs, store front, raise tier of beams in 4-sty bk stores, office & dwg, 22x38; \$9,500; (o) John E. Sheedy, 36 8 av; (a & s) Sidney F. Oppenheim, 36 8 av (2361).

LEXINGTON AV, 1265, new partitions, windows, stairs, store fronts, raise tier of beams in 3-sty bk store, office & dwg, 20x32; \$9,500; (o) John E. Sheedy, 36 8 av; (a) Sidney F. Oppenheim, 36 8 av (2362).

LEXINGTON AV, 844-846, remove stoops, partitions, new entrance, partitions, bathrooms in 4-sty bk dwg & offices; \$15,000; (o) Max Morgenthau, Jr., 206 Bway; (a) Frank Eaton Newman, 120 E 40th (2742).

5TH AV, 852, remove partitions, new partitions, baths, doorways, doors in 5-sty f. p. dwg; \$15,000; (o) Mrs. J. Watson Webb, 852 5 av; (a) Cross & Cross, 681 5 av (2745).

7TH AV, 722-730, BROADWAY, 1596-1602, remove facing, stairways, new facing, glass, fronts, floors, stairways, partitions, vault lights in 10-sty f. p. str & offices; \$100,000; (o) S. & A. J. Cooper Realty Corp., 15 S Wabash av, Chicago, Ill.; (a) Starrett & Van Vleck, 8 W 40th (2755).

Bronx.

218TH ST, 708, move back & 1-sty fr ext, 18x11, to 1-sty fr dwg; \$800; (o) Herbert Royal, 710 E 218th; (a) Geo. P. Crosier, 223d & White Plains av (477).

238TH ST, 239, 2-sty fr ext, 12.6x22, to 2½-sty fr dwg; \$2,500; (o) Lager & Feehner, on prem; (a) Albert E. Davis, 258 E 138th (472).

BRONX BLVD, w s, 189 s Hill rd, move 2½-sty fr dwg; \$2,000; (o) Johanna O'Connell, 3318 Olmville av; (a) Geo. P. Crosier, 223d & White Plains av (465).

BRONX BLVD, 3630, raise to grade 2-sty fr dwg; \$800; (o & a) H. F. Wagner, on prem (481).

COURTLANDT AV, 777, new heating plant, new str front, new walls & new partition to 4-sty bk str & tnt; \$10,000; (o) Salvation Army, Inc., Col. Wm. A. McIntyre, 122 W 14th, atty. in fact; (a) Wm. S. Gregory, 40 W 32d (463).

CROTONA AV, s w c 187th, 2-1-sty bk exts, 15x15, to 2-2½-sty fr dwgs; \$1,000; (o) Louis Astorino, 717 E 187th; (a) H. Nordheim, 726 E 234th (471).

HAVEMEYER AV, 974, move back 7.4 ft. 2½-sty fr dwg; \$2,000; (o) Chas. F. Walsh, West Hoboken, N. J.; (a) Albert A. Ebbecke, 68 William (468).

LELAND AV, w s, 169.9 s Guerlain, 2-sty fr ext, 6.3x8.6, to 2-sty fr dwg; \$2,000; (o) Capobianca & Ciani, 1557 White Plains av; (a) De Rose & Cavalleri, 370 E 149th (478).

PARK AV, 2428, new window, partitions to 4-sty bk str & tnt; \$3,500; (o) Vogel & Goldman, 755 7 av; (a) Jacob Fisher, 25 Av A (475).

WASHINGTON AV, 1598, new bk walls, rf to 1-sty bk market; \$7,000; (o) Eugene McGrath, 2023 Creston av; (a) Wm. H. Meyer, 1861 Carter av (480).

WICKHAM AV, 3421, 3-1-sty fr exts, 13.8x10, 10x12, 12x12, to 1-sty fr dwg; \$1,000; (o) Agnes Maxwell, 198th & Bainbridge av; (a) W. Hopkins, 2600 Decatur av (470).

WILDER AV, 4159, 2-sty fr ext, 20½x14½, to 2-sty fr dwg; \$3,500; (o) John Rayo, on prem; (a) Geo. Butler, 30 Church (479).

Brooklyn.

COLUMBIA HEIGHTS, 181, e s, 225.4 n Pierrepont, int alts to 2-sty bk garage; \$5,000; (o) Annie J. Van Senderien, 42 Remsen; (a) W. B. Tubby, 81 Fulton, Manhattan (11064).

FT. GREENE PL, 163, e s, 130 s Hanson pl, int alts to 2-sty bk salesroom, office & 1 fam; \$5,000; (o) Lehman Bros., 161 Ft. Greene pl; (a) E. M. Adelson, 1778 Pitkin av (10936).

HALSEY ST, 944-6, s s, 320 e Saratoga av, int alts to 1-sty bk skating rink; \$10,000; (o) Thos. A. Clarke, 122 Livingston; (a) R. Thos. Short, 370 Macon (11123).

HERZL ST, 345-63, e s, 140.2 s Livonia av, ext to 1-sty bk laundry; \$8,000; (o) Independent Wet Wash Co., prem; (a) Mac L. Reiser, 1613 Pitkin av (11015).

KEAP ST, 134, s s, 98 e Bedford av, int alts & plumbing to 3-sty bk 2 fam dwg; \$5,000; (o) Augusta B. Cobb, 212 Bway; (a) Harry Hurwitz, 230 Grand, Manhattan (11131).

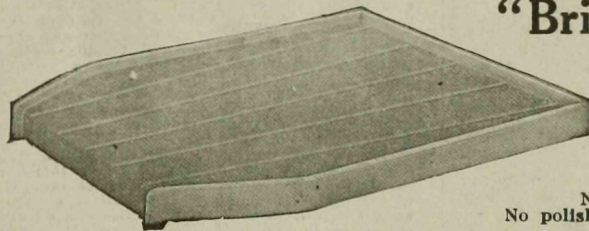
LINDEN ST, 97-9, n s, 39.8 e Evergreen av, exterior & int alts to 1-sty bk m. p. theatre; \$15,000; (o) Jacob Sacks, 184 Floyd; (a) Hy. J. Nurick, 772 Bway (11084).

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MONTAGUE ST, 128, s e c Henry, ext. exterior & Int alts to 4-story bk offices; \$7,000; (o) Fredk. W. Lang, 44 Court; (a) Wm. J. Dilthey, 1 Union sq, Manhattan (1168).

OAK ST, 1-53, n s, 100 e East River bulk-head dividing wall, 1-sty concrete bin; \$7,000; (o) American Mfg. Co., Noble & West; (a) Wm. Higginson, 18 E 41st, Manhattan (11044).

74TH ST, 1448, s s, 290 w 15 av, ext & plumbing in 2 1/2-sty fr 2 fam dwg; \$5,000; (o) Pasquale Yettie, prem; (a) Ferd Savignand, 6005 14 av (11188).

ATLANTIC AV, 1567-9, n s, 180 w Troy av, ext & plumbing in 2-sty bk shop & garage; \$7,000; (o) Wm. Barnes, prem; (a) Slee & Bryson, 154 Montague (11139).

BEDFORD AV, 1995-2003, n e c Parkside av, Int alts to 2-sty bk garage; \$25,000; (o) Morris Auto Co.; (a) John J. Dunegan (10928).

CANAL AV, 3625-27, n e c W 37th, raise bldg, etc, 2-2-sty fr 2 fam dwgs; \$8,000; (o) Mrs. Annie Partuzo, 2860 W 19th; (a) Geo. H. Suess, 2916 Railroad av (11137).

EAST NEW YORK AV, 1534-6, s e c Rockaway av, Int alts & plumbing in 3-sty fr str & storage; \$5,000; (o) Max Schneider, 1571 Eastern pkwy; (a) E. M. Adelson, 1773 Pitkin av (11210).

WAVERLY AV, 14-16, w s, 110.8 e Flushing av, fire damage in str; \$8,000; (o) William Kramer, prem; (a) Geo. W. Bush, 100 Livingston (10990).

18TH AV, 8804-14, w s, 140 n Cropsey av, ext to 2 1/2-sty fr 2 fam dwg; \$5,500; (o) Andrew Tourto, prem; (a) same as above (10885).

Richmond.

TOMPKINSVILLE.—St. Marks pl, e s, 105, remove floor, new floor, doors, girders in 1-sty bk storage; \$3,000; (o) Chas. Baesler, 139 Bay st, Tompkinsville; (b) Wm. Van Ripen, 85 Hannah, Tompkinsville (461).

MARINERS HARBOR.—Richmond ter, 3056, 50 w Lockman av, new plumbing, rooms, ext in 1-sty fr str & dwg; \$2,950; (o) J. Wolf, 3056 Richmond ter, Mariners Harbor; (b) Hugh Conley av, 1543 Cast av, Port Richmond (444).

WEST BRIGHTON.—N Burgher av, w s, 123, 50 s 5th, new walls, plastering, rf, ext in 2-sty fr foundry; \$2,700; (o) Silas N. Havens, Castleton; (a) Allison Ettingr, Crabtree Bldg (435).

WEST NEW BRIGHTON.—Pelton av, e s, 200 s Richmond Turnpike ter, raise rf, new ceiling, windows, partitions, chimney in 2-sty fr dwg; \$4,000; (o) Max Finkelstein, Stapleton; (b) Chas. Doroshook, Castleton Corners (436).

CONCURRENT RESOLUTIONS.

6-2-20-400 (2-8211)

ONE

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

STATE OF NEW YORK.

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

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

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER ONE.

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING TO AMEND SECTIONS TWO, FOUR, FIVE, ELEVEN AND TWELVE OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO DEBTS CONTRACTED BY THE STATE.

Section 1. Resolved (if the Assembly concur), That sections two, four, five, eleven and twelve of article seven of the constitution be amended to read as follows:

§ 2. The state may, to meet casual deficits or failures in revenues, or for expenses not provided for, contract debts; but such debts, direct or contingent singly or in the aggregate, shall not at any time exceed one million of dollars; and the moneys arising from the loans creating such debts shall be applied to the purpose for which they were obtained, or to repay the debt so contracted, and to no other purpose whatever. [contract debts in anticipation of the receipt of taxes and revenues, direct or indirect, for the purpose and within the amounts of appropriations theretofore made; bonds or other obligations for the moneys so borrowed shall be issued as may be provided by law, and shall with the interest thereon be paid from such taxes and revenues within one year from the date of issue.]

§ 4. Except the debts specified in sections two and three of this article, no debt(s) shall be hereafter contracted by or in behalf of this

CONCURRENT RESOLUTIONS.

State, unless such debt shall be authorized by law, for some single work or object, to be distinctly specified therein. [No such debt hereafter authorized shall be contracted for a period longer than that of the probable life of the work or object for which the debt is to be contracted to be determined by general laws, which determination shall be conclusive, nor for more than fifty years from the time of the contracting of such debt. A debt hereafter contracted by the state, pursuant to an authorization herefrom time to time so contracted, may, if provided by the law authorizing such debt be paid in equal annual instalments, the first of which shall be payable not more than one year, and the last of which shall be payable not more than fifty years, after such debt or portion thereof shall have been contracted. Such law shall if it authorize the contracting of a debt payable otherwise than in equal annual instalments impose and provide for the collection of a direct annual tax to pay, and sufficient to pay, the interest on such debt as it falls due, and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof. No law authorizing the contracting of a debt pursuant to this section shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election.] On the final passage of such bill in either house of the legislature, the question shall be taken by yeas and noes, to be duly entered on the journals thereof, and shall be: "Shall this bill pass and ought the same to receive the sanction of the people?" No such law shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election nor shall it be submitted to be voted on within three months after its passage nor at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may, at any time after the approval of such law by the people, if no debt shall have been contracted in pursuance thereof, repeal the same; and may at any time, by law, forbid the contracting of any further debt or liability under such law. [but the tax, if any, imposed by such act, in proportion to the debt and liability which may have been contracted in pursuance of such law, shall remain in force and be irrepalable, and be annually collected, until the proceeds thereof shall have made the provision hereinbefore specified to pay and discharge the interest and principal of such debt and liability.]

Except the debts specified in sections two and three of this article, all debts contracted by the state after January first, nineteen hundred and twenty, pursuant to an authorization therof, heretofore or hereafter made and each portion of any such debt from time to time so contracted irrespective of the terms of such authorization, shall be paid in equal annual instalments, the first of which shall be payable not more than one year, and the last of which shall be payable not more than fifty years, after such debt or portion thereof shall have been contracted. No such debt hereafter authorized shall be contracted for a period longer than that of the probable life of the work or object for which the debt is to be contracted, to be determined by general laws, which determination shall be conclusive.

The legislature may from time to time alter the rate of interest to be paid upon any state debt which has been or may be authorized pursuant to the provisions of this section or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof which has been or shall be created or issued before such alteration.

The money arising from any loan [or stock] creating such debt or liability shall be applied to the work or object specified in the act authorizing such debt or liability, or for the payment of such debt or liability, and for no other purpose whatever. [No such law shall be submitted to be voted on, within three months after its passage or at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may provide for the issue of bonds of the state to run for a period not exceeding fifty years in lieu of bonds heretofore authorized but not issued and shall impose and provide for the collection of a direct annual tax for the payment of such debt or liability created under this section shall equal in amount the debt for which it was created, no further direct tax shall be levied on account of said sinking fund and the legislature shall reduce the tax to an amount equal to the accruing interest on such debt. The legislature may from time to time alter the rate of interest to be paid upon any state debt, which has been or may be authorized pursuant to the provisions of this section, or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof, which has been, or shall be created or issued before such alteration. In case the legislature increase the rate of interest upon any such debt, or part thereof, it shall, if such debt be payable otherwise than in equal annual instalments, impose and provide for the collection of a direct annual tax to pay and sufficient to pay the increased or altered interest on such debt as it falls due and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof, and shall appropriate annually to the sinking fund moneys in amount sufficient to pay such interest and pay and discharge the principal of such debt when it shall become due and payable.]

CONCURRENT RESOLUTIONS.

§ 5. The sinking funds provided for the payment of interest and the extinguishment of the principal of the debts of the state heretofore contracted shall be continued; they shall be separately kept and safely invested, and neither of them shall be appropriated or used in any manner other than for [the specific purpose for which it shall have been provided] such payment and extinguishment as hereinafter provided. The comptroller shall each year appraise the securities held for investment in each of such funds at their fair market value not exceeding par. He shall then determine and certify to the legislature the amount of each of such funds and the amounts which, if thereafter annually contributed to each such fund, would, with the fund and with the accumulations thereon and upon the contributions thereto, computed at the rate of three per centum per annum, produce at the date of maturity the amount of the debt to retire which such fund was created, and the legislature shall thereupon appropriate as the contribution to each such fund for such year at least the amount thus certified.

If the income of any such fund in any year is more than a sum which, if annually added to such fund would, with the fund and its accumulations as aforesaid, retire the debt at maturity, the excess income may be applied to the interest on the debt for which the fund was created.

After any sinking fund shall equal an amount the debt for which it was created no further contribution shall be made thereto except to make good any losses ascertained at the annual appraisals above mentioned, and the income thereof shall be applied to the payment of the interest on such debt. Any excess in such income not required for the payment of interest may be applied to the general fund of the state.

The legislature may also by general laws provide means and authority whereby outstanding bonds of the state, for which sinking funds are provided, may be exchanged at par for cancellation, for serial bonds of the form authorized under section four of this article, upon such terms and conditions as to interest and otherwise as it may in its discretion authorize or determine, except that the debt as thus refunded shall finally mature no later and at no greater comparative cost to the state than the original debt; the determination of the legislature as to such comparative cost shall be conclusive. No further contribution to the respective sinking funds shall be made in account of bonds so exchanged and the proportion of any such sinking fund which the amount of the bonds so exchanged shall bear to the amount of bonds outstanding of the same issue may be appropriated, as required, for the payment of the substituted serial bonds.

§ 11. [The legislature may appropriate out of any funds in the treasury, moneys to pay the accruing interest and principal of any debt heretofore or hereafter created, or any part thereof and may, if such debt be payable otherwise than in annual instalments, set apart in each fiscal year, moneys in the state treasury as a sinking fund to pay the interest as it falls due and to pay and discharge the principal of any debt heretofore or hereafter created under section four of article seven of the constitution until the same shall be wholly paid, and the principal and income of such sinking fund shall be applied to the purpose for which said sinking fund is created and to no other purpose whatever; and, in the event such money so set apart in any fiscal year be sufficient to provide such sinking fund, a direct annual tax for such year need not be imposed and collected, as required by the provisions of said section four of article seven, or of any law enacted in pursuance thereof. The legislature shall annually as the same shall fall due provide by direct tax, appropriation or both for the payment of the interest upon and instalments of principal of all debts created on behalf of the state, payable in annual instalments, pursuant to section four of article seven, or of any law enacted in pursuance thereof.] The legislature shall annually provide by appropriation for the payment of the interest upon and instalments of principal of all debts created on behalf of the state except those contracted under section two of this article, as the same shall fall due, and for the contribution to all of the sinking funds heretofore created by law, of the amounts annually to be contributed under the provisions of section five of this article. If at any time the legislature shall fail to make any such appropriation, the comptroller shall set apart from the first revenues thereafter received, applicable to the general fund of the state, a sum sufficient to pay such interest, instalments of principal, or contributions to such sinking fund, as the case may be, and shall so apply the moneys thus set apart. The comptroller may be required to set aside and apply such revenues as aforesaid, at the suit of any holder of such bonds.

§ 12. Debt, hereafter authorized for the improvement of highways shall be created only in the manner provided in section four of this article. No provision of this article shall be deemed to impair or affect the validity of any debt of the state heretofore contracted or any right or obligation heretofore created between the state and any of its civil divisions.

[A debt or debts of the state may be authorized by law for the improvement of highways. Such highways shall be determined under general laws, which shall also provide for the equitable apportionment thereof among the counties. The aggregate of the debts authorized by this section shall not at any one time exceed the sum of fifty millions of dollars. The payment of the annual interest on such debt and the creation of a sinking fund of at least three per centum per annum to discharge the principal at maturity shall be provided by general laws whose

CONCURRENT RESOLUTIONS.

force and effect shall not be diminished during the existence of any debt created thereunder. The legislature may by general laws require the county or town or both to pay to the sinking fund the proportionate part of the cost of any such highways within the boundaries of such county or town and the proportionate part of the interest thereon, but no county shall at any time for any highway be required to pay more than thirty-five hundredths of the cost of such highway, and no town more than fifteen hundredths. None of the provisions of the fourth section of this article shall apply to debts for the improvement of highways hereby authorized.]

§ 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 twenty, in accordance with the provisions of the election law.

STATE OF NEW YORK,
IN SENATE.

Apr. 16, 1919.
The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

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

STATE OF NEW YORK,
IN ASSEMBLY.

Apr. 18, 1919.
The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

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

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE, } ss.:
I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

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

FRANCIS M. HUGO,
Secretary of State.

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

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

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

AMENDMENT NUMBER TWO

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

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

§ 1. Every citizen of the age of twenty-one years, who shall have been a citizen for ninety days, and an inhabitant of this state one year next preceding an election, and for the last four months a resident of the county and for the last thirty days a resident of the election district in which he or she may offer his or her vote, shall be entitled to vote at such election in the election district of which he or she shall at the time be a resident, and not elsewhere, for all officers that now are or hereafter may be elective by the people, and upon all questions which may be submitted to the vote of the people, provided however that a citizen by marriage shall have been an inhabitant of the United States for five years; and provided that in time of war no elector in the actual military service of the state, or of the United States, in the army or navy thereof, shall be deprived of his or her vote by reason of his or her absence from such election district; and the legislature shall have power to provide the manner in which and the time and place at which such absent electors may vote, and for the return and canvass of their votes [in the election districts in which they respectively reside].

Notwithstanding the foregoing provisions, after January first, one thousand nine hundred and twenty-two, no person shall become entitled to vote by attaining majority, by naturalization or otherwise, unless such person is also able, except for physical disability, to read and write English; and suitable laws shall be passed by the legislature to enforce this provision.

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

STATE OF NEW YORK,
IN ASSEMBLY.

Apr. 14, 1919.
This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

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

CONCURRENT RESOLUTIONS.

STATE OF NEW YORK,
IN SENATE.

Apr. 18, 1919.
This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

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

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE, } ss.:
I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

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

FRANCIS M. HUGO,
Secretary of State.

THREE
STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,
ALBANY, July 1, 1920.

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

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER THREE

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

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

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

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

STATE OF NEW YORK,
IN SENATE.

Apr. 15, 1920.
The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

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

STATE OF NEW YORK,
IN ASSEMBLY.

Apr. 23, 1920.
The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

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

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE, } ss.:
I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

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

FRANCIS M. HUGO,
Secretary of State.

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

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

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

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER FOUR

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

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

1 6. Each member of the legislature shall re-

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

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

STATE OF NEW YORK,
IN SENATE.

Apr. 1, 1920.
The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

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

STATE OF NEW YORK,
IN ASSEMBLY.

Apr. 14, 1920.
The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

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

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE, } ss.:
I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

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

FRANCIS M. HUGO,
Secretary of State.

FIVE
STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,
ALBANY, July 1, 1920.

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

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER FIVE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE THREE OF THE CONSTITUTION, IN RELATION TO APPOINTMENTS OF MEMBERS OF THE LEGISLATURE TO THE OFFICE OF NOTARY PUBLIC.

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

§ 7. No member of the legislature shall receive any civil appointment within this state of the senate of the United States, from the governor, the governor and senate, or from the legislature, or from any city government, during the time for which he shall have been elected; and all such appointments and all votes given for any such member for any such office or appointment shall be void; provided, however, that the legislature may provide by law that any such member may be appointed during such time to the office of notary public.

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

STATE OF NEW YORK,
IN ASSEMBLY.

Mar. 8, 1920.
This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

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

STATE OF NEW YORK,
IN SENATE.

Mar. 25, 1920.
This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

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

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE, } ss.:
I have compared the preceding copy of concurrent resolution with the original resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof.

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

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[L. S.] city of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO, Secretary of State.

SIX EXPLANATION.—Matter in italics is new; matter in brackets [] is old law to be omitted. STATE OF NEW YORK.

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

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

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER SIX

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

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

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

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

§ 27. The legislature shall, by general laws, confer upon the boards of supervisors, or other governing elective bodies, of the several counties of the state such further powers of local legislation and administration as the legislature may, from time to time, deem expedient, and [] in counties which now have, or hereafter have, county auditors or other fiscal officers, authorized to audit bills, accounts, charges, claims or demands against the county, the legislature may confer such powers upon [said] such auditors, or fiscal officers, as the legislature may, from time to time, deem expedient.

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

STATE OF NEW YORK, IN ASSEMBLY.

Apr. 24, 1920.

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

By order of the Assembly,

THADDEUS C. SWEET, Speaker.

STATE OF NEW YORK, IN SENATE.

Apr. 24, 1920.

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

By order of the Senate,

HARRY C. WALKER, President.

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

§ 80.

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

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

FRANCIS M. HUGO, Secretary of State.

SEVEN

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

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

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-

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

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER SEVEN

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

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

§ 9. Appointments and promotions in the civil service of the state, and of all the civil divisions thereof, including cities and villages, shall be made according to merit and fitness to be ascertained, so far as practicable, by examinations, which, so far as practicable, shall be competitive; provided, however, that honorably discharged soldiers, [and] sailors [from] the army, [and] navy or marine corps of the United States in [the late civil] time of war, who are citizens and residents of this state, shall be entitled to preference in appointment and promotion without regard to their standing on any list from which such appointment or promotion may be made; provided they were residents of this state at the time they entered said army, navy or marine corps; and provided also that soldiers, sailors and marines who served in the civil war shall have preference over all others on the same list.

Laws shall be made to provide for the enforcement of this section.

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

STATE OF NEW YORK, IN SENATE.

Apr. 19, 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.

Apr. 19, 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.

§ 81.

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

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

FRANCIS M. HUGO, Secretary of State.

EIGHT

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

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

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

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER EIGHT

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

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

§ 1. The [secretary of state,] comptroller, [treasurer,] and attorney-general [and state engineer and surveyor] shall be chosen at a general election, at the times and places of electing the governor and lieutenant-governor, and shall hold their offices for the same terms as the governor and lieutenant-governor [two years, except as provided in section two of this article]. The comptroller shall be required: (1) To audit all vouchers before payment and all official accounts; (2) to audit the accrual and collection of all revenues and receipts; and (3) to prescribe such methods of accounting as are necessary for the performance of the foregoing duties. In such respect the legislature shall define his powers and duties and may also assign to him supervision of the accounts of any political subdivision of the state, but shall assign to him no administrative duties, excepting such as

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may be incidental to the performance of these functions, any other provision of this constitution to the contrary notwithstanding. He [Each of the officers in this article named, excepting the speaker of the assembly,] shall, at stated times during his continuance in office, receive for his services a compensation which shall not be increased or diminished during the term for which he shall have been elected; nor shall he receive to his use any fees or perquisites of office or other compensation. [No person shall be elected to the office of state engineer and surveyor who is not a practical civil engineer.]

§ 2. The first election of the secretary of state, comptroller, treasurer, attorney-general and state engineer and surveyor, pursuant to this article, shall be held in the year one thousand eight hundred and ninety-five, and their terms of office shall begin on the first day of January following, and shall be for three years. At the general election in the year one thousand eight hundred and ninety-eight, and every two years thereafter, their successors shall be chosen for the term of two years.

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

§ 4. A superintendent of state prisons shall be appointed by the governor by and with the advice and consent of the senate, and hold his office for five years, unless sooner removed; he shall give security in such amount, and with such sureties as shall be required by law for the faithful discharge of his duties; he shall have the superintendence, management and control of state prisons, subject to such laws as now exist or may hereafter be enacted; he shall appoint the agents, wardens, physicians and chaplains of the prisons. The agent and warden of each prison shall appoint all other officers of such prison, except the clerk, subject to the approval of the same by the superintendent. The comptroller shall appoint the clerks of the prisons. The superintendent shall have all the powers and perform all the duties not inconsistent herewith, which were formerly had and performed by the Inspectors of state prisons. The governor may remove the superintendent for cause at any time, giving to him a copy of the charges against him, and an opportunity to be heard in his defense.]

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

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

§ 7. The treasurer may be suspended from office by the governor, during the recess of the legislature, and until thirty days after the commencement of the next session of the legislature.

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whenever it shall appear to him that such treasurer has, in any particular, violated his duty. The governor shall appoint a competent person to discharge the duties of the office during such suspension of the treasurer.]

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

§ 3. At the session immediately following the adoption of this article the legislature shall provide by law for the appropriate assignment, to take effect not earlier than the first day of January, one thousand nine hundred and twenty-two, of all the civil administrative and executive functions of the state government, to the several departments in this article provided. Subject to the limitations contained in this constitution, the legislature may from time to time assign by law new powers and functions to departments, officers, boards or commissions continued or created under this constitution, and increase, modify or diminish their powers and functions. No specific grant of power herein to a department shall prevent the legislature from conferring additional powers upon such department. No new departments shall be created hereafter but this shall not prevent the legislature from creating commissions for special purposes and nothing contained in this article shall prevent the legislature from reducing the number of departments as provided for in this article by consolidation or otherwise. The elective state officers in office at the time this article as amended takes effect shall continue in office until the end of the terms for which they were elected. Pending the assignment of the civil administrative and executive functions by the legislature pursuant to the directions of this section, the powers and duties of the several departments, boards, commissions and officers now existing are continued. Subject to the power of the legislature to reduce the number of officers, when the powers and duties of any existing office are assigned to any department, the officers exercising such powers shall continue in office in such department, and their term of office shall not be shortened by such assignment.

§ 4. The head of the department of audit and control shall be the comptroller, and of the department of law, the attorney-general. Except as otherwise provided in this constitution, the heads of all other departments and the members of all boards, commissions and councils mentioned in this article shall be appointed by the governor by and with the advice and consent of the senate and may be removed by the governor, in a manner to be prescribed by law. The heads of the respective departments of education and of agriculture and markets, mental hygiene, charities and correction shall be appointed in a manner to be prescribed by law.

§ [8]5. All offices for the weighing, gauging, measuring, culling or inspecting any merchandise, produce, manufacture or commodity whatever, are hereby abolished; and no such office shall hereafter be created by law; but nothing in this section contained shall abrogate any office created for the purpose of protecting the public health or the interests of the state in its property, revenue, tolls or purchases, or of supplying the people with correct standards of weights and measures, or shall prevent the creation of any office for such purposes hereafter.

§ [9]6. Appointments and promotions in the civil service of the state, and of all the civil divisions thereof, including cities and villages, shall be made according to merit and fitness to be ascertained, so far as practicable, by examination, which, so far as practicable, shall be competitive; provided, however, that honorably discharged soldiers and sailors from the army and navy of the United States in the late civil war, who are citizens and residents of this state, shall be entitled to preference in appointment and promotion without regard to their standing on any list from which such appointment or promotion may be made. Laws shall be made to provide for the enforcement of this section.

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

STATE OF NEW YORK,
IN SENATE,

Apr. 24, 1920.
The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.
By order of the Senate,
HARRY C. WALKER,
President.

STATE OF NEW YORK,
IN ASSEMBLY,

Apr. 24, 1920.
The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.
By order of the Assembly,
T. C. SWEET,
Speaker.

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

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

CONCURRENT RESOLUTIONS.

[S. A.] City of Albany, this first day of July in the year one thousand nine hundred and twenty.

FRANCIS M. HUGO,
Secretary of State.

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

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

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

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER NINE

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

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

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

§ 2. The first election of the secretary of state, comptroller, treasurer, attorney-general and state engineer and surveyor, pursuant to this article, shall be held in the year one thousand eight hundred and ninety-five, and their terms of office shall begin on the first day of January following, and shall be for three years. At the general election in the year one thousand eight hundred and ninety-eight, and every two years thereafter, their successors shall be chosen for the term of two years.]

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

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legislature. The governor, by and with the advice and consent of the senate, shall have power to fill vacancies in the office of superintendent of public works; if the senate be not in session, he may grant commissions which shall expire at the end of the next succeeding session of the senate.]

§ 4. A superintendent of state prisons shall be appointed by the governor, by and with the advice and consent of the senate, and hold his office for five years, unless sooner removed; he shall give security in such amount, and with such sureties as shall be required by law for the faithful discharge of his duties; he shall have the superintending management and control of state prisons, subject to such laws as now exist or may hereafter be enacted; he shall appoint the agents, wardens, physicians and chaplains of the prisons. The agent and warden of each prison shall appoint all other officers of such prison, except the clerk, subject to the approval of the same by the superintendent. The comptroller shall appoint the clerks of the prisons. The superintendent shall have all the powers and perform all the duties not inconsistent herewith, which were formerly had and performed by the inspectors of state prisons. The governor may remove the superintendent for cause at any time, giving to him a copy of the charges against him, and an opportunity to be heard in his defense.

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

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

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

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

§ 3. At the session immediately following the adoption of this article the legislature shall provide by law for the appropriate assignment, to take effect not earlier than the first day of January, one thousand nine hundred and twenty-two, of all the civil administrative and executive functions of the state government, to the several departments in this article provided. Subject to the limitations contained in this constitution, the legislature may from time to time assign by law new powers and functions to departments, officers, boards or commissions continued or created under this constitution, and increase, modify or diminish their powers and functions. No specific grant of power herein to a department shall prevent the legislature from conferring additional powers upon such department. No new department shall be created hereafter but this shall not prevent the legislature from creating commissions for special purposes and nothing contained in this article shall prevent the legislature from reducing the number of departments as provided for in this article, by consolidation or otherwise. The elective state officers in office at the time this article as amended takes effect shall continue in office until the end of the terms for which they were elected. Pending the assignment of the civil administrative and executive functions by the legislature pursuant to the directions of this section, the powers and duties of the several departments, boards, commissions and offices now existing are continued. Subject to the power of the legislature to reduce the number of officers, when the powers and duties of any existing office are assigned to any department, the officers exercising such powers shall continue in office in such department, and their term of office shall not be shortened by such assignment.

§ 4. The head of the department of finance shall be the treasurer; of the department of audit and control, the comptroller, and of the department of law, the attorney-general. Except as otherwise provided in this constitution, the heads of all other departments and the members of all boards, commissions and councils mentioned in this article shall be appointed by the governor by and with the advice and consent of the senate and may be removed by the governor, in a manner to be prescribed by law. The heads of the respective departments of education and of agriculture and markets, mental hygiene, charities and correction shall be appointed in a manner to be prescribed by law.

§ [8]5. All officers for the weighing, gauging, measuring, culling or inspecting any merchandise, produce, manufacture or commodity whatever, are hereby abolished; and no such office shall hereafter be created by law; but nothing in this section contained shall abrogate any office created for the purpose of protecting the public health or the interests of the state in its property, revenue, tolls or purchases, or of supplying the people with correct standards of weights and measures, or shall prevent the crea-

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tion of any office for such purposes hereafter. § [9]6. Appointments and promotions in the civil service of the state, and of all the civil divisions thereof, including cities and villages, shall be made according to merit and fitness to be ascertained, so far as practicable, by examination, which, so far as practicable, shall be competitive; provided, however, that honorably discharged soldiers and sailors from the army and navy of the United States in the late civil war, who are citizens and residents of this state, shall be entitled to preference in appointment and promotion without regard to their standing on any list for which such appointment or promotion may be made. Laws shall be made to provide for the enforcement of this section.

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

STATE OF NEW YORK, IN SENATE.

Apr. 24, 1920.

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

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

STATE OF NEW YORK, IN ASSEMBLY.

Apr. 24, 1920.

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

T. O. SWEET, Speaker.

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

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

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

FRANCIS M. HUGO, Secretary of State.

TEN

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

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

ALBANY, July 1, 1920.

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

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER TEN

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

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

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

§ 2. The first election of the secretary of state, comptroller, treasurer, attorney-general and state engineer and surveyor, pursuant to this article, shall be held in the year one thousand eight hundred and ninety-five, and their terms of office shall begin on the first day of January following, and shall be for three years. At the general election in the year one thousand eight hundred and ninety-eight, and every two years thereafter, their successors shall be chosen for the term of two years.

§ 3. A superintendent of public works shall be appointed by the governor, by and with the

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

§ 4. A superintendent of state prisons shall be appointed by the governor, by and with the advice and consent of the senate, and hold his office for five years, unless sooner removed; he shall give security in such amount, and with such sureties as shall be required by law for the faithful discharge of his duties; he shall have the superintendence, management and control of state prisons, subject to such laws as now exist or may hereafter be enacted; he shall appoint the agents, wardens, physicians and chaplains of the prisons. The agent and warden of each prison shall appoint all other officers of such prison, except the clerk, subject to the approval of the same by the superintendent. The comptroller shall appoint the clerks of the prisons. The superintendent shall have all the powers and perform all the duties not inconsistent herewith, which were formerly had and performed by the inspectors of state prisons. The governor may remove the superintendent for cause at any time, giving to him a copy of the charges against him, and an opportunity to be heard in his defense.

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

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

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

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

§ 3. At the session immediately following the adoption of this article the legislature shall provide by law for the appropriate assignment, to take effect not earlier than the first day of January, one thousand nine hundred and twenty-two, of all the civil administrative and executive functions of the state government, to the several departments in this article provided. Subject to the limitations contained in this constitution, the legislature may from time to time assign by law new powers and functions to departments

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boards, boards or commissions continued or created under this constitution, and increase, modify or diminish their powers and functions. No specific grant of power herein to a department shall prevent the legislature from conferring additional powers upon such department. No new departments shall be created hereafter but this shall not prevent the legislature from creating commissions for special purposes and nothing contained in this article shall prevent the legislature from reducing the number of departments as provided for in this article by consolidation or otherwise. The elective state officers in office at the time this article is amended takes effect shall continue in office until the end of the terms for which they were elected. Pending the assignment of the civil administrative and executive functions by the legislature pursuant to the directions of this section, the powers and duties of the several departments, boards, commissions and officers now existing are continued. Subject to the power of the legislature to reduce the number of officers, when the powers and duties of any existing office are assigned to any department, the officers exercising such powers shall continue in office in such department, and their term of office shall not be shortened by such assignment.

§ 4. The head of the department of finance shall be the treasurer; of the department of audit and control, the comptroller, and of the department of law, the attorney-general. Except as otherwise provided in this constitution, the heads of all other departments and the members of all boards, commissions and councils mentioned in this article shall be appointed by the governor by and with the advice and consent of the senate and may be removed by the governor, in a manner to be prescribed by law. The heads of the respective departments of education and of agriculture and markets, mental hygiene, charities and correction shall be appointed in a manner to be prescribed by law.

§ [8]5. All offices for the weighing, gauging, measuring, culling or inspecting any merchandise, produce, manufacture or commodity whatever, are hereby abolished; and no such office shall hereafter be created by law; but nothing in this section contained shall abrogate any office created for the purpose of protecting the public health or the interests of the state in its property, revenue, tolls or purchases, or of supplying the people with correct standards of weights and measures or shall prevent the creation of any office for such purposes hereafter.

§ [9]6. Appointments and promotions in the civil service of the state, and of all the civil divisions thereof, including cities and villages, shall be made according to merit and fitness to be ascertained, so far as practicable, by examination, which, so far as practicable, shall be competitive; provided, however, that honorably discharged soldiers and sailors from the army and navy of the United States in the late civil war, who are citizens and residents of this state, shall be entitled to preference in appointment and promotion with regard to their standing on any list from which such appointment or promotion may be made. Laws shall be made to provide for the enforcement of this section.

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

STATE OF NEW YORK, IN SENATE.

Apr. 24, 1920.

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

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

STATE OF NEW YORK, IN ASSEMBLY.

Apr. 24, 1920.

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

By order of the Assembly, T. O. SWEET, Speaker.

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

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

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

FRANCIS M. HUGO, Secretary of State.

ELEVEN

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

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

ALBANY, July 1, 1920.

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

FRANCIS M. HUGO, Secretary of State.

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AMENDMENT NUMBER ELEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO COMPENSATION OF JUDGES AND ASSOCIATE JUDGES OF THE COURT OF APPEALS.

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

§ 7. The court of appeals is continued. It shall consist of the chief judge and associate judges now in office, who shall hold their offices until the expiration of their respective terms, and their successors, who shall be chosen by the electors of the state. The official terms of the chief judge and associate judges shall be fourteen years from and including the first day of January next after their election. Five members of the court shall form a quorum, and the concurrence of four shall be necessary to a decision. The court shall have power to appoint and to remove its reporter, clerk and attendants. Whenever and as often as a majority of the judges of the court of appeals shall certify to the governor that said court is unable, by reason of the accumulation of causes pending therein, to hear and dispose of the same with reasonable speed, the governor shall designate not more than four justices of the supreme court to serve as associate judges of court of appeals. The justices so designated shall be relieved from their duties as justices of the supreme court and shall serve as associate judges of the court of appeals until the causes undispensed of in said court are reduced to two hundred, when they shall return to the supreme court. The governor may designate justices of the supreme court to fill vacancies. No justice shall serve as associate judge of the court of appeals except while holding the office of justice of the supreme court, and no more than seven judges shall sit in any case. The judges of the court of appeals, including those now in office, shall receive for their services the sum of seventeen thousand five hundred dollars per year. A justice of the supreme court while serving as associate judge of the court of appeals shall receive the same compensation as judges of the court of appeals.

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

STATE OF NEW YORK, IN SENATE.

Apr. 21, 1920.

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

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

STATE OF NEW YORK, IN ASSEMBLY.

Apr. 23, 1920.

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

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

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

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

FRANCIS M. HUGO, Secretary of State.

TWELVE

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

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

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

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER TWELVE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO CHILDREN'S COURTS AND COURTS OF DOMESTIC RELATIONS. Section 1. Resolved (if the Assembly concur). That section eighteen of article six of the constitution be amended to read as follows:

§ 18. Inferior local courts of civil and criminal jurisdiction may be established by the legislature, but no inferior local court hereafter created shall be a court of record. [The] Except as herein provided the legislature shall not hereafter confer upon any inferior or local court of its creation, any equity jurisdiction or any greater jurisdiction in other respects than is

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conferred upon county courts by or under this article. The legislature may establish children's courts, and courts of domestic relations, as separate courts, or as parts of existing courts or courts hereafter to be created, and may confer upon them such jurisdiction as may be necessary for the correction, protection, guardianship and disposition of delinquent, neglected or dependent minors, and for the punishment and correction of adults responsible for or contributing to such delinquency, neglect or dependency, and to compel the support of a wife, child or poor relative by persons legally chargeable therewith who abandon or neglects to support any of them. In conferring such jurisdiction the legislature shall provide that whenever a child is committed to an institution or is placed in the custody of any person by parole, placing out, adoption or guardianship, it shall be so committed or placed, when practicable, to an institution governed by persons, or in the custody of a person, of the same religious persuasion as the child. In the exercise of such jurisdiction such courts may hear and determine such causes, with or without a jury, except those involving a felony. Except as herein otherwise provided, all judicial officers shall be elected or appointed at such times and in such manner as the legislature may direct.

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

STATE OF NEW YORK, IN SENATE.

Apr. 24, 1920.

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

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

STATE OF NEW YORK, IN ASSEMBLY.

Apr. 24, 1920.

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

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

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

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

FRANCIS M. HUGO, Secretary of State.

THIRTEEN

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

ALBANY, July 1, 1920.

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

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER THIRTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE FOREST PRESERVE.

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

§ 7. The lands of the state, now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or to be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed. Nothing contained in this section shall prevent the state from constructing a state highway from Saranac Lake in Franklin county to Long Lake in Hamilton county and thence to Old Forge in Herkimer county by way of Blue Mountain lake and Raquette lake.

The legislature may by [general] laws provide for the use of not exceeding three per centum of such lands for the following purposes: for the construction and maintenance of reservoirs for municipal water supply, or the canals of the state and to regulate the flow of streams, and may further provide for the development of water power and for rights of way for electric transmission lines, all of which are hereby declared to be public uses. Such reservoirs, water power and transmission lines shall be constructed, owned and controlled by the state, but such work shall not be undertaken until after the boundaries and high flow lines thereof shall have been accurately surveyed and fixed, and after public notice, hearing and determination that such lands are required for such public uses. The expense of any such improvements shall be apportioned on the public and private property and municipalities benefited to the ex-

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tent of the benefits received. Any such reservoir shall always be operated by the state and the legislature shall provide for a charge upon the property and municipalities benefited for a reasonable return to the state upon the value of the rights and property of the state used or leased and the services of the state rendered in the construction, control and operation of said reservoirs, water powers and transmission lines, which charge shall be fixed for terms of not exceeding ten years [and be adjustable at the end of any term]. Any such water power may be leased for terms of not exceeding ten years. Unsanitary conditions shall not be created or continued by any such public works. A violation of any of the provisions of this section may be restrained at the suit of the people or, with the consent of the supreme court in appellate division, on notice to the attorney-general at the suit of any citizen.

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

STATE OF NEW YORK, IN SENATE.

Apr. 20, 1920.

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

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

STATE OF NEW YORK, IN ASSEMBLY.

Apr. 23, 1920.

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

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

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

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

FRANCIS M. HUGO, Secretary of State.

FOURTEEN

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

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

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

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER FOURTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHT OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO A CERTAIN PORTION OF THE ERIE CANAL.

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

§ 8. The legislature shall not sell, lease or otherwise dispose of the Erie canal, the Oswego canal, the Champlain canal, the Cayuga and Seneca canal, or the Black River canal; but they shall remain the property of the state and under its management forever. The prohibition of lease, sale or other disposition herein contained, shall not apply to the canal known as the Main and Hamburg street canal, situated in the city of Buffalo, and which extends easterly from the westerly line of Main street to the westerly line of Hamburg street, nor to that portion of the existing Erie canal [in the city of Utica between the westerly line of Schuyler street and the easterly line of Third street, provided that a flow of sufficient water from Schuyler street to Third street to feed that portion of the canal east of Third street be maintained] between Rome and Mohawk. All funds that may be derived from any lease, sale or other disposition of any canal shall be applied to the improvement, superintendence or repair of the remaining portion of the canals.

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

STATE OF NEW YORK, IN ASSEMBLY.

Apr. 15, 1920.

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

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

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STATE OF NEW YORK,
IN SENATE.

Apr. 23, 1920.

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

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

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE, } ss.:
ALBANY, July 1, 1920.

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

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

FRANCIS M. HUGO,
Secretary of State.

FIFTEEN

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

STATE OF NEW YORK,

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

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

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER FIFTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHT OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO A CERTAIN PORTION OF THE ERIE CANAL.

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

§ 8. The legislature shall not sell, lease or otherwise dispose of the Erie canal, the Oswego canal, the Champlain canal, the Cayuga and Seneca canal, or the Black River canal; but they shall remain the property of the state and under its management forever. The prohibition of lease, sale or other disposition herein contained, shall not apply to the canal known as the Main and Hamburg street canal, situated in the city of Buffalo, and which extends easterly from the westerly line of Main street to the westerly line of Hamburg street, nor to that portion of the existing Erie canal in the city of Utica between the westerly line of Schuyler street and the easterly line of Third street, provided that a flow of sufficient water from Schuyler street to Third street to feed that portion of the canal east of Third street be maintained; nor shall such prohibition apply to that portion of the existing Erie canal in the county of Herkimer between the easterly portion of the village of Mohawk and the county boundary line between the counties of Herkimer and Oneida. All funds that may be derived from any lease, sale or other disposition of any canal shall be applied to the improvement, superintendence or repair of the remaining portion of the canals.

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

STATE OF NEW YORK,
IN ASSEMBLY.

Mar. 11, 1920.

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

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

STATE OF NEW YORK,
IN SENATE.

Apr. 15, 1920.

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

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

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

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

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

FRANCIS M. HUGO,
Secretary of State.

SIXTEEN

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

STATE OF NEW YORK,

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

Pursuant to the provisions of section one of article fourteen of the Constitution of the State

CONCURRENT RESOLUTIONS.

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

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER SIXTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION TEN OF ARTICLE EIGHT OF THE CONSTITUTION, IN RELATION TO THE AMOUNT TO BE RAISED BY TAX FOR COUNTY OR CITY PURPOSES IN CERTAIN COUNTIES AND CITIES.

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

§ 10. No county, city, town or village shall hereafter give any money or property, or loan its money or credit to or in aid of any individual, association or corporation, or become directly or indirectly the owner of stock in, or bonds of, any association or corporation; nor shall any such county, city, town or village be allowed to incur any indebtedness except for county, city, town or village purposes. This section shall not prevent such county, city, town or village from making such provision for the aid or support of its poor as may be authorized by law. No county or city shall be allowed to become indebted for any purpose or in any manner to an amount which, including existing indebtedness, shall exceed ten per centum of the assessed valuation of the real estate of such county or city subject to taxation, as it appeared by the assessment rolls of said county or city on the last assessment for state or county taxes prior to the incurring of such indebtedness; and all indebtedness in excess of such limitation, except such as now may exist, shall be absolutely void, except as herein otherwise provided. No county or city whose present indebtedness exceeds ten per centum of the assessed valuation of its real estate subject to taxation, shall be allowed to become indebted in any further amount until such indebtedness shall be reduced within such limit. This section shall not be construed to prevent the issuing of certificates of indebtedness or revenue bonds issued in anticipation of the collection of taxes for amounts actually contained, or to be contained in the taxes for the year when such certificates or revenue bonds are issued and payable out of such taxes; nor to prevent the city of New York from issuing bonds to be redeemed out of the tax levy for the year next succeeding the year of their issue, provided that the amount of such bonds which may be issued in any one year in excess of the limitations herein contained shall not exceed one-tenth of one per centum of the assessed valuation of the real estate of said city subject to taxation. Nor shall this section be construed to prevent the issue of bonds to provide for the supply of water; but the term of the bonds issued to provide for the supply of water, in excess of the limitation of indebtedness fixed herein, shall not exceed twenty years, and a sinking fund shall be created on the issuing of the said bonds for their redemption, by raising annually a sum which will produce an amount equal to the sum of the principal and interest of said bonds at their maturity. All certificates of indebtedness or revenue bonds issued in anticipation of the collection of taxes, which are not retired within five years after their date of issue, and bonds issued to provide for the supply of water, and any debt hereafter incurred by any portion or part of a city if there shall be any such debt, shall be included in ascertaining the power of the city to become otherwise indebted; except that debts incurred by the city of New York after the first day of January, nineteen hundred and four, and debts incurred by any city of the second class after the first day of January, nineteen hundred and eight, and debts incurred by any city of the third class after the first day of January, nineteen hundred and ten, to provide for the supply of water, shall not be so included; and except further that any debt hereafter incurred by the city of New York for a public improvement owned or to be owned by the city, which yields to the city current net revenue, after making any necessary allowance for repairs and maintenance for which the city is liable, in excess of the interest on said debt and of the annual instalments necessary for its amortization may be excluded in ascertaining the power of said city to become otherwise indebted, provided that a sinking fund for its amortization shall have been established and maintained and that the indebtedness shall not be so excluded during any period of time when the revenue aforesaid shall not be sufficient to equal the said interest and amortization instalments, and except further that any indebtedness heretofore incurred by the city of New York for any rapid transit or dock investment may be so excluded to the extent to which the current net revenue received by said city therefrom shall meet the interest and amortization instalments thereof, provided that any increase in the debt incurring power of the city of New York which shall result from the exclusion of debts heretofore incurred shall be available only for the acquisition or construction of properties to be used for rapid transit or dock purposes. The legislature shall prescribe the method by which and the terms and conditions under which the amount of any debt to be so excluded shall be determined, and no such debt shall be excluded except in accordance with the determination so prescribed. The legislature may in its discretion confer ap-

CONCURRENT RESOLUTIONS.

propriate jurisdiction on the appropriate court of the supreme court in the first judicial department for the purpose of determining the amount of any debt to be so excluded. No indebtedness of a city valid at the time of its inception shall thereafter become invalid by reason of the operation of any of the provisions of this section. Whenever the boundaries of any city are the same as those of a county, or when any city shall include within its boundaries more than one county, the power of any county wholly included within such city to become indebted shall cease, but the debt of the county, heretofore existing, shall not, for the purposes of this section, be reckoned as a part of the city debt. The amount hereafter to be raised by tax for county or city purposes, exclusive of appropriations for educational purposes, in any county containing a city of over one hundred thousand inhabitants, or any such city of this state, in addition to providing for the principal and interest of existing debt, shall not in the aggregate exceed in any one year two per centum of the assessed valuation of the real and personal estate of such county or city, to be ascertained as prescribed in this section in respect to county or city debt.

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

STATE OF NEW YORK,

IN ASSEMBLY, Apr. 20, 1920.

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

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

STATE OF NEW YORK,

IN SENATE.

Apr. 23, 1920.

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

HARRY C. WALKER,
President.

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

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

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

FRANCIS M. HUGO,
Secretary of State.

SEVENTEEN

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

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

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

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER SEVENTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ELEVEN OF ARTICLE EIGHT OF THE CONSTITUTION, IN RELATION TO THE STATE BOARD OF CHARITIES, THE STATE COMMISSION IN LUNACY AND THE STATE COMMISSION OR COMMISSIONERS ON MENTAL HYGIENE.

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

§ 11. The legislature shall provide for a state board of charities, which shall visit and inspect all institutions, whether state, county, municipal, incorporated or not incorporated, which are of a charitable, eleemosynary, correctional or reformatory character, excepting state institutions for the education and support of the blind and the deaf and dumb, and excepting [only] also such institutions as are hereby made subject to the visitation and inspection of either of the [commissions] authorities hereinafter mentioned, but including all reformatories [except those in which adult males convicted of felony shall be confined] for juveniles; a state commission [in lunacy] or commissioner on mental hygiene, which shall visit and inspect all institutions, either public or private, used for the care and treatment of the insane, epileptics, idiots, feeble-minded or mentally defective [not including institutions for epileptics or idiots]; a state commission of prisons which shall visit and inspect all institutions used for the detention of sane adults charged with or convicted of crime, or detailed as witnesses or debtors.

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

CONCURRENT RESOLUTIONS.

THE STATE OF NEW YORK, IN SENATE.

Apr. 24, 1920.

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

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

STATE OF NEW YORK, IN ASSEMBLY.

Apr. 24, 1920.

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

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

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

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

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

FRANCIS M. HUGO, Secretary of State.

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

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

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

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER EIGHTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION TWO OF ARTICLE TWELVE OF THE CONSTITUTION, IN RELATION TO CITY BILLS.

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

§ 2. All cities are classified according to the latest state enumeration, as from time to time made, as follows: The first class includes all cities having a population of one hundred and seventy-five thousand or more; the second class, all cities having a population of fifty thousand and less than one hundred and seventy-five thousand; the third class, all other cities. Laws relating to the property, affairs or government of cities, and the several departments thereof, are divided into general and special city laws; general city laws are those which relate to all the cities of one or more classes; special city laws are those which relate to a single city, or to less than all the cities of a class. Special city laws shall not be passed except in conformity with the provisions of this section. After any bill for a special city law, relating to a city, has been passed by both branches of the legislature, the house in which it originated shall immediately transmit a certified copy thereof to the mayor of such city, and within fifteen days

thereafter the mayor shall return such bill to the clerk of the house from which it was sent, [or] who if the session of the legislature at which such bill was passed has terminated, shall immediately transmit the same to the governor, with the mayor's certificate thereon, stating whether the city has or has not accepted the same. In every city of the first class, the mayor, and in every other city, the mayor and the legislative body thereof concurrently, shall act for such city as to such bill; but the legislature may provide for the concurrence of the legislative body in cities of the first class. The legislature shall provide for a public notice and opportunity for a public hearing concerning any such bill in every city to which it relates, before action thereon. Such a bill, if it relates to more than one city, shall be transmitted to the mayor of each city to which it relates, and shall not be deemed accepted unless accepted as herein provided, by every such city. Whenever any such bill is accepted as herein provided, it shall be subject as are other bills, to the action of the governor. Whenever, during the session at which it was passed, any such bill is returned without the acceptance of the city or cities to which it relates, or within such fifteen days is not returned, it may nevertheless again be passed by both branches of the legislature, and it shall then be subject as are other bills, to the action of the governor. In every special city law which has been accepted by the city or cities to which it relates, the title shall be followed by the words "accepted by the city," or "cities," as the case may be; in every such law which is passed without such acceptance, by the words "passed without the acceptance of the city," or "cities," as the case may be.

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

CONCURRENT RESOLUTIONS.

STATE OF NEW YORK, IN SENATE.

Apr. 23, 1920.

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

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

STATE OF NEW YORK, IN ASSEMBLY.

Apr. 24, 1920.

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

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

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

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

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

FRANCIS M. HUGO, Secretary of State.

PROPOSITION NUMBER ONE

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

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

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

FRANCIS M. HUGO, Secretary of State.

PROPOSITION NUMBER ONE

CHAPTER 872

AN ACT MAKING PROVISION FOR ISSUING BONDS TO THE AMOUNT OF NOT TO EXCEED FORTY-FIVE MILLION DOLLARS FOR THE PAYMENT OF A BONUS TO PERSONS WHO SERVED IN THE MILITARY OR NAVAL SERVICE OF THE UNITED STATES AT ANY TIME BETWEEN THE SIXTH DAY OF APRIL, NINETEEN HUNDRED AND SEVENTEEN, AND THE ELEVENTH DAY OF NOVEMBER, NINETEEN HUNDRED AND EIGHTEEN, AND PROVIDING FOR A SUBMISSION OF THE SAME TO THE PEOPLE TO BE VOTED UPON AT THE GENERAL ELECTION TO BE HELD IN THE YEAR NINETEEN HUNDRED AND TWENTY.

Became a law May 21, 1920, with the approval of the Governor. Passed, three-fifths being present.

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

Section 1. Bond issue authorized. There shall be issued, in the manner and at the times hereinafter recited, bonds of the state in an amount not to exceed forty-five million dollars, which bonds shall be sold by the state and the proceeds thereof paid into the state treasury, and so much thereof as may be necessary expended for the payment of a bonus to persons who served in the military or naval service of the United States, at any time between the sixth day of April, nineteen hundred and seventeen, and the eleventh day of November, nineteen hundred and eighteen, as hereinafter provided. Such bonds when issued shall be exempt from taxation.

§ 2. Sale; interest. The comptroller is hereby directed to cause to be prepared the bonds of this state to an amount not to exceed forty-five million dollars, such bonds to bear interest at the rate of not to exceed five per centum per annum, which interest shall be payable semi-annually in the city of New York. Such bonds, or the portion thereof at any time issued, shall be made payable in twenty-five equal annual instalments, the first of which shall be payable one year from the date of issue, and the last of which shall be payable twenty-six years from the date of issue. The comptroller is hereby charged with the duty of selling such bonds at not less than par to the highest bidder after advertising for a period of twenty consecutive days, Sundays excepted, in at least two daily newspapers printed in the city of New York and one in the city of Albany. Advertisements shall contain a provision to the effect that the comptroller, in his discretion, may reject any or all bids made in pursuance of such advertisements, and in the event of such rejection, the comptroller is authorized to re-advertise for bids in the form and manner above described as many times as in his judgment may be necessary to effect a satisfactory sale.

§ 3. Commission to distribute proceeds. The proceeds of such bonds, after appropriation or appropriations therefrom by the legislature, shall be distributed by a special commission created by the legislature for such purpose, to the persons entitled thereto, under the provisions of this act, on application within a time to be prescribed by the legislature.

§ 4. Disability fund. The legislature shall provide by law for the establishment and administration of a fund to be used for the

CONCURRENT RESOLUTIONS.

amelioration of the condition of residents of this state who are suffering disability incurred in the military or naval service of the United States at any time between the sixth day of April, nineteen hundred and seventeen, and the date when they were honorably separated or discharged from such services, and shall authorize any person who so desire to assign to such fund the bonus to which he is entitled under this act.

§ 5. Bonuses to certain persons who were in the service of the United States in the war with the German empire and its allies. Every person, male or female, who was enlisted, inducted, warranted or commissioned, and who served honorably in active duty in the military or naval service of the United States at any time between the sixth day of April, nineteen hundred and seventeen, and the eleventh day of November, nineteen hundred and eighteen, for a period longer than two months, and who at the time of entering into such service was a resident of the state of New York, and is a resident at the time this act takes effect, and who was honorably separated or discharged from such service, or who is still in active service, or has been retired, or has been furloughed to a reserve, shall be entitled to receive from the proceeds of such bonds as a bonus the sum of ten dollars for each month or major fraction thereof that such person was in active service, of not exceeding a total of two hundred and fifty dollars. No person shall be entitled to such payment or allowance who at the time of being separated or discharged from such service, or at the time of being retired or furloughed to a reserve, or at the time of his death in the service, was an officer in the army or marine corps above the grade of captain, or in the navy above the grade of lieutenant, senior grade. No person shall be entitled to such payment or allowance who being in the military or naval service of the United States subsequent to the sixth day of April, nineteen hundred and seventeen, refused on conscientious, political or other grounds to subject himself to military discipline or to render unqualified service, or whose only service was in the students' army training corps, or who received from another state a bonus or gratuity of a like nature provided for by this act. The husband or wife, child, mother, father, brother and sister in the order named and none other, of any deceased person, male or female, who was enlisted, inducted, warranted or commissioned, and who served honorably in active duty in the military or naval service of the United States, as provided in this section, shall be paid the sum or allowance that such deceased persons would be entitled hereunder if such deceased persons had lived.

§ 6. Payment exempt from taxation and execution. All payments or allowances made under this act shall be exempt from all taxation, and from levy and sale on execution.

§ 7. Submission of law to people. This law shall not take effect until it shall at a general election have been submitted to the people and have received a majority of all the votes cast for and against it at such election; and the same shall be submitted to the people of this state at the general election to be held in November, nineteen hundred and twenty. The ballots to be furnished for the use of the voters

upon the submission of this law shall be in the form prescribed by the election law and the proposition or question to be submitted shall be printed thereon in substantially the following form, namely: "Shall chapter eight hundred and seventy-two of the laws of nineteen hundred and twenty, entitled 'An act making provision for issuing bonds to the amount of not to exceed forty-five million dollars for the payment of a bonus to persons who served in the military or naval service of the United States at any time between the sixth day of April, nineteen hundred and seventeen, and the eleventh day of November, nineteen hundred and eighteen, and providing for a submission of the same to the people to be voted upon at the general election to be held in the year nineteen hundred and twenty,' be approved?"

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

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

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

FRANCIS M. HUGO, Secretary of State.

FORM FOR SUBMISSION OF AMENDMENT NUMBER ONE.

"Shall the proposed amendment to Sections Two, Four, Five, Eleven and Twelve of Article Seven of the Constitution, in relation to debts contracted by the state," be approved?

FORM FOR SUBMISSION OF PROPOSITION NUMBER ONE.

"Shall chapter eight hundred seventy-two of the laws of nineteen hundred and twenty, entitled 'An act making provision for issuing bonds to the amount of not to exceed forty-five million dollars for the payment of a bonus to persons who served in the military or naval service of the United States at any time between the sixth day of April, nineteen hundred and seventeen, and the eleventh day of November, nineteen hundred and eighteen, and providing for a submission of the same to the people to be voted upon at the general election to be held in the year nineteen hundred and twenty,' be approved?"

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