URGES RIDICULE TO CURE 'SPIRIT EVIL'

Stephen Leacock Sees Breakers Ahead in Theories of Sir Oliver Lodge.

CITES DOYLE'S BEYOND

Nothing Permitted to Stay Dead in These Days of Mad Credulity.

Stephen Leacock of Canada has a sort of dual personality himself, having written both "Elements of Political Science" and "Nonsense Novels," but when the subject is Sir Oliver Lodge and spiritism, Steve says "tommyrot." He thinks the credulity with which many persons listen to Sir Oliver is really harmful and that the best cure for it is ridicule.

Prof. Leacock smoked a pipe and relieved his feelings in the Biltmore yesterday while Sir Oliver Lodge, in Carnegie Hall, was delivering his last lecture in New York, on "The Continuity of Existence."

"Being snowbound on earth is bad enough," Prof. Leacock said, "but think what is in store for us when we pass into the Great Beyond that Conan Doyle has prepared for us. Doyle is the worst of them. He says in his 'Vital Message' that we all go on doing in after life the things we have been doing on earth. Every man to his craft. The banker must eternally stand behind a counter and be a banker. The day laborer goes on laboring. Think of it. For all we know you and I are booked to go on interviewing and being interviewed for ever and ever."

No question of Sir Conan's sincerity was in Prof. Leacock's mind.

"What is the answer?" he continued. "I give it up. When you put the question to me, the question of spiritism, I say, as a wise man, I do not know, and as a Christian, it isn't so. The whole thing strikes me as absurd and yet people seem to be going mad over it. The thing which we thought dead in the Middle Ages turns out to be not dead at all. On the contrary it is very much alive and I fear unless something is done it will get us into very serious trouble. Let credulity go a little further and the teachings of spirits will be accepted in the law courts as evidence. And when that happens we will be back in the seventeenth century, when I don't know how many witches were burned."

It was wrong, Prof. Leacock thought, to accept as fact the beliefs of such men as Sir Oliver Lodge because of the standing and reputation of the men. Conceding that Sir Oliver is a great physicist, the Canadian continued:

"But when he talks of spirits he is not talking as a physicist, or at any rate he ought not to be. In the realm of spiritism knowledge of physics doesn't count.

"Then there is Prof. Jastrow. He has been doing some good work as a sort of counter irritant to Sir Oliver Lodge. But I do not think the cure for spiritism will be found in scientific disputes or controversies or challenges or bets or charges and counter charges and all the rest of the sort of thing we are getting just now. The best cure for it is ridicule. It does little good to get angry about it. It can stand that. But if we make fun of it, that is something it cannot stand. By ridicule I mean the sort that has made *Punch* famous—ridicule so kindly and yet so powerful that the thing ridiculed is simply swept away. Americans always have prided themselves on their sense of humor. Let them try a dose of the kind of humor that *Punch* gives its readers in England. That is the way to drive out the evil spiritists."

MEDALS FOR BEST ESSAYS.

School Children of Nation to Be in War Department Contest.

Secretary Baker on May 5 will pin medals on the three school pupils of the nation who have contributed the best essays in a War Department contest, the terms of which are just announced. The subject is, "What Are the Benefits of an Enlistment in the United States Army?" More than 15,000 local prizes will be awarded, many of them medals, others cash prizes or merchandise. Business organizations are backing the competition. The three principal prize winners will enjoy a free trip to Washington with parents or guardians to meet Mr. Baker and receive the prizes.

The essays are limited to 400 words, and will be forwarded through army recruiting stations to a judging board consisting of Secretary Baker, Gen. John J. Pershing and Gen. Peyton C. March. The preliminary judges in the New York district include Charles E. Hughes and Nicholas Murray Butler.

ACCUSED OF GEM SMUGGLING.

Newman Is Brought Before Collector of Port.

Joseph P. Newman, salesman for C. B. Richard & Co., shippers, 29 Broadway, was charged formally with criminal smuggling yesterday after he had been taken before Byron R. Newton, Collector of the Port, for an interview. In ordering Newman's arrest Mr. Newton said the case was one of the most flagrant that had come to his attention.

Newman was arrested on the steamship Stavangerfjord, of the Norwegian-American line Tuesday by customs agents, who said they took from him thirteen diamonds valued at $10,000 concealed in fountain pens and a tube of tooth paste. R. M. Newman, an attorney of 20 Broad street, represented the accused.

BOND THIEVES SENTENCED.

Three Involved in $141,000 Robbery Get Prison Terms.

The members of the gang which relieved E. D. Levinson & Co., 52 Broadway, of $141,000 of Liberty bonds on September 19 last were sentenced by Judge Wadhams in General Sessions yesterday.

Leo Julofsky, who while serving as messenger to the firm actually stole the bonds, was sentenced to from three and a half to seven years in State's prison. His brother Milton and Arthur Miller who received the bonds will serve from a year and a half to three years, while Solomon Julofsky, the eldest of the brothers, received a suspended sentence, it having been shown at the trial that he had not profited by the robbery.

Held for Trial as Impostor.

Harry E. Spitzer, 23, of Pittsfield, Mass., was held for trial yesterday in Jefferson Market Court on a charge of obtaining several hundred dollars worth of wearing apparel from the Knox Hat Company, 452 Fifth avenue, while representing himself as Stallman Taylor, a wealthy member of the Yale Club. Bail was fixed at $1,500.

Bellevue Nurses Are Unpaid.

Nurses at Bellevue Hospital are fifty days behind in their pay, it was learned yesterday. No explanation of the failure of the municipal paymaster to arrive has been received at the hospital since the customary bi-monthly payments suddenly stopped in December.

$14,881,950 LIBERTY BONDS TO TREASURY

Large Portion Bought or Retired by Government.

Special to THE SUN AND NEW YORK HERALD.

WASHINGTON, Feb. 19.—Liberty's of $14,881,950 par value were bought, turned into the Treasury for tax payments or called during January. Nearly $3,000,000 of surplus earnings of the Federal Reserve banks of the country were used for that purpose, as was $7,391,700 paid by foreign governments on their obligations and $4,172,250 of war insurance premiums. The other bonds were turned into the Treasury in payment of estate and inheritance taxes.

Those operations were in addition to the general sinking fund operations, which are expected to reduce the national debt at the rate of $1,000,000,000. The total funded debt of the nation will soon be, therefore, under $25,000,000,000.

OPPOSES EXHIBIT OF VICTORY HALL PLANS

Should Not Be Included in Mayor's Competitive Display, Says Gen. Wingate.

Gen. George W. Wingate, president of the Victory Hall Association, Inc., has addressed a letter to Rodman Wanamaker, chairman of the Mayor's Committee on a Permanent War Memorial, protesting against the inclusion of the association's Victory Hall plans in the competitive exhibition to be conducted by the Mayor's committee.

The objective of the Victory Hall Association, Gen. Wingate writes, appears to be quite different from that of the Mayor's committee, and while the association is in sympathy with the committee's idea of a great war memorial to be erected by the public, the association has its own definite objective, which is for a great auditorium that will combine many features and will be at once an architectural and utilitarian acquisition.

The Victory Hall Association plans the erection of this monument in Pershing Square, the cost to be defrayed by public contribution. Besides a number of forums there are to be drill halls, rifle ranges, athletic departments and headquarters for the American Legion, club rooms and such. In working out its plans, Gen. Wingate says that the association has been advised by such organizations as the American Fine Arts Federation and the American Institute of Architects both as to the architectural plans and the site.

The public should not be confused, Gen. Wingate holds, into the belief that the association of which he is head is entering into any competition looking toward the ultimate prevailing of its plans. The association's enterprise is a separate one, and the General adds if the Mayor's committee should decide eventually upon some great monument, or a memorial bridge across the Hudson, the committee may count upon the hearty cooperation of the individual members of the Victory Hall Association.

Joseph Howland Hunt, president of the Municipal Art Society of New York, yesterday made public a letter he has sent to Aldermanic President La Guardia in opposition to proposed utilization of Pershing Square as a site for the proposed Victory Hall and indorsing President La Guardia's stand on the question.

TEACHERS COLLEGE REVIEWED

Progress of Lincoln School Shown in Education Report.

The Lincoln School of Teachers College, established two years ago, is the subject of the first instalment of the annual report of the General Education Board.

This year, the report says, the school has had twenty-seven regular and three part time teachers and five investigators. There are 184 pupils, as against 116 last year. The variety of work undertaken makes necessary a longer school day and school week than is customary. That many of the pupils find the work so interesting that they and their parents are willing to have it continued on Saturday morning is indicated by the fact that the Saturday percentage of attendance, which is optional, has been 57, 48 and 42 per cent., respectively, for each semester.

The report says: "At the end of two years it is obviously too early to pass judgment on the soundness of the school's aims and the efficiency with which these efforts are being made to realize these aims. It may, however, be fairly said that the entire staff is in a distinctly critical attitude toward the work of the school."

LUNCHEON FOR AGED READERS

Brooklyn "Eagle" Entertains Two Old Collaborators.

The management of the Brooklyn *Daily Eagle* gave a luncheon in the Chamber of Commerce, Brooklyn, yesterday, to two men intimately identified with its history, James N. Brewster, 95, of Coney Island, a reader for seventy years, and William H. Sutton, 90, editor of fraternal news and an employee since 1844. Both men delivered addresses, recalling the day when four men got the *Eagle* out on a hand press and when Walt Whitman was a star reporter.

Mr. Brewster, despite his age, visits the *Eagle's* city room at least once a week with tips on news stories.

FAMOUS HOTEL CLOSED.

The Elephant in Westchester County Yields to Prohibition.

The famous old Elephant Hotel, at Somers, in the northern part of Westchester county, which was erected more than 150 years ago, has been closed as the result of prohibition.

The hotel was first opened by Hackeliah Bailey, who brought the first elephant to this country and started out with the first circus that had an elephant and few other animals to exhibit under a little tent, which was pitched along the roadside. The hotel was the stopping place of Aaron Burr and several other notables.

Policeman Held for Assault.

On the testimony of three young women, who said they had witnessed an attack upon William J. Leader, 23, of 143 East Fifty-fifth street, by Patrolman Joseph L. Murphy and Probationary Patrolman Charles Homolka of the East Fifty-first street police station, the two officers were held in $500 bail yesterday for examination. Magistrate Ten Eyck also freed Leader of a charge of assault made by the policemen.

Mme. Clemenceau Sails.

Mme. Jacquemaire Clemenceau, daughter of the former Premier of France, who sailed yesterday for Havre by the French liner Rochambeau, said her lecture tour had been successful and that she thanked the American people for their generous hospitality. Twelve French war brides, most of whose husbands were at the pier to see them off, also sailed by the Rochambeau for brief visits to their old homes.

TENANTS PURCHASE HOUSE ON HEIGHTS

Pay Profit to Operator Who Has Not Yet Taken Title to Property.

INVESTOR BUILDERS BUY

Bulk of Market Now Consists of Medum Sized Transactions by Investors.

Tenants in the Mecklenburg, a six story elevator apartment, at 3551 to 3559 Broadway, southwest corner of 146th street, have formed a corporation and purchased from the Stars and Stripes Realty Company, Charles Galewski president, the building at that address. Charles S. Nissen, head of the syndicate, has agreed to pay Mr. Galewski a profit for his contract, which does not expire until April. Then the newly formed corporation will take title from Simon Sicheil and Carl Rosenberger, who contracted to sell to Mr. Galewski about two weeks ago. Robert J. Fox, a tenant in the building and an attorney, is the legal adviser of the buyers, and Charles A. DuBois, also a tenant, negotiated the deal. There are twenty-seven apartments and seven stores, and so far more than half the tenants have joined the syndicate, with the probability that before title is taken others will come in. The building returns a gross rental of about $36,000. Mr. DuBois said that it is anticipated through an advance of about 20 per cent. the tenants' syndicate will be enabled to reduce the mortgage by about $5,000 a year, obtain a 6 per cent. return on their equity and a dividend varying with the cost of maintenance. Fifteen of the present leases expire next October and twelve the following year.

Investor-Builders Buy.

Earle & Calhoun sold for No. 220 West Seventy-first Street Company, to Joseph and Anthony A. Paterno, the three dwellings, 54x100, at 216 to 220 West Seventy-first street, for improvement with a nine story apartment house containing suites of three and four rooms. Almost directly opposite Anthony A. Paterno is erecting a similar structure, 50 per cent. of which is already leased from the plans. Davis, Symmes & Schrieber were the attorneys.

Buy and Lease in Fifth Avenue.

Nivien Realty Company, C. M. Noble treasurer, leased from Edward S. Rothchild, president of the Republic National Bank, for twenty-one years at an aggregate rental of $1,113,000 the six story building, 30x100, at 537 Fifth avenue, adjoining the five story building at 535, also 30x100, recently acquired by the Nivien company, for about $575,000.

Architect Leases Building.

John H. Scheier, architect, has leased the three four story buildings at 749 and 751 Sixth avenue, and 102 West Forty-third street for a term of twenty-one years from March 1, from Mary Fitzsimmons. The property was recently reported leased, but Mr. Scheier gave the original lessees a profit and has assumed the responsibility. He will extensively alter the premises and will occupy the upper part. The premises fronts 50 feet in the avenue and 22 feet in the street.

Sale in Vesey Street.

Bryan L. Kennelly sold for the estate of John H. Zur Lage to the Bartholdi Michaels Sons Company, Inc., 108 Vesey street, a four story building, 22x75, adjoining the northeast corner of West street.

Other Buying on the Heights.

Charles S. Kohler, Inc., sold for Frank F. Schimpf to Ennis & Sinnott, Inc., 558 and 560 West 184th street, two five story flats, 37.6x75 each, renting for $15,000.

George Kean & Co. bought a five story apartment, 25x100, at 514 West 170th street, and a six story apartment, 44x100, at 518 West 134th street.

Ennis & Sinnott purchased the three story dwelling, 16.6x100, at 515 West 149th street, through Charles A. DuBois.

E. E. Thomas and Thomas R. Crawford sold 18 Sylvan place, a two story dwelling, 19.8x34.6.

J. S. Maxwell sold for Louis Schlechter 506 West 135th street, a six-story apartment, 45.10x700, renting for $14,000 and held at $100,000.

Moore, Schutte & Co. sold the five story apartment at 511 West 145th st., 33.4x100, for Morris Kraus.

I. Portman bought from Alonzo L. Tuska two five story apartments at 511 and 517 West 178th st., 42.6x100 each.

Dwellings in Demand.

Wm. A. White & Sons sold for Edward S. Trezevant the four story dwelling, 20x102.2, at 19 West Seventy-fourth street to Herbert Abraham.

Wm. A. White & Sons sold to Foot & Martin the four story dwelling with elevator on lot 20x100 at 48 West Fifty-sixth st. for the Gustavus Sidenberg estate.

Alfred M. Rau purchased the five story dwelling at 18 West Fifty-fifth street from Mandelbaum & Levine through Leo Salomon.

Houghton Company sold the four story dwelling at 59 West Seventieth st., 20x100.5, for Elise H. S. Mabon.

Sharp & Co. sold for the Harax Construction Company the five-story altered dwelling, 22x100, at 57 West Eighty-sixth street.

Fred J. Feuerbach sold to A. Hardiman the three-story dwelling at 504 East Eighty-seventh st., 20x100.

Slawson & Hobbs sold for Mrs. Edwin D. Tucker, 308 West 104th st., a four story dwelling, 20x100.

Harris, Vought & Co. resold for James W. Bulmer 156 East Eighty-first street, a three story dwelling, 20.8x104.4.

Frederick M. White purchased for his residence the four story dwelling, 25x100.5, 20 East Sixty-fourth street, from Henry P. Goldschmidt. Earlier in the week Mr. White's business associate, W. R. Peters, bought a residence at 6, on the same block.

Mrs. E. R. Adee has sold 129 East Thirty-fifth street, a four story dwelling, 20x74.

Charles Wynne and Louis H. Low sold to the West Beach Realty Company 215 West Twenty-second street, a three story dwelling, 16x80, through Dwight, Archibald & Perry.

Buyers in Harlem.

Max N. Natanson sold to Edward Helms 57 to 59 East 112th street, a six story tenement, 40x100, through M. Fine.

James H. Cruikshank purchased from the Emigrant Industrial Savings Bank the three stoory dwelling at 2108 Madison avenue, 20x80, through Harry Sugarman.

Manheimer Brothers sold for the Yank Real Estate Corporation the five story apartment, 32.6x111, at 61 East 117th street.

James Henry and George W. Brettell sold for the estate of Emma Clark the dwelling, 17.6x100, at 61 East 124th street.

Goodwin & Goodwin sold for C. D. Henriques and resold to Rose Klein the three story dwelling at 14 West 120th street, 18x136.

Other Manhattan Sales.

J. N. Kalley & Son sold for A. B. Venino to Irving Bruns 456 West Fortieth street, a four story business building, 26x100; also for St. Mark's Protestant Episcopal Church the ground at 339 Washington street, 25x60, under lease, improved with a five story business building, to G. H. Stege. The leasehold has about three years to run.

Frederick Brown bought through Ashforth & Co. from Borden and William H. Owen the six story building at 18 East Twenty-third street, 25x100.

E. A. Turner sold for John W. Sterling of London, England, through George W. Church, attorney, 7 East Thirtieth street, 21x82, adjoining the proposed sixteen story Backer Building, on Fifth avenue, between Thirtieth and Thirty-first streets. Mr. Turner will alter the property into a six story building, with stores and apartments.

Witty Realty and Construction Company, Inc., represented by Stone & Schleimer, attorneys, sold through Louis Friedel to a client of Charles S. Rosenthal 105 and 107 Eldridge street, a four story loft and store, 50x100, formerly the Ninth precinct police station. The seller purchased it from the city about three years ago.

Farmers Loan and Trust Company, acting for the late William Waldorf Astor, sold through Hiram Rinaldo and Charles H. Schulman the two four and one five story buildings at 94 Bowery, northwest corner of Hester street, 75x100.

George S. Runk sold for Lewis Bock the northwest corner of Lexington avenue and Ninety-first street, a three story house, with garage, to Dr. Daniel P. Morse.

Maurice Wertheim sold for L. Napoleon Levy 288 Lexington avenue, a four story dwelling, 24.6x84, to an architect, who will remodel it for his own occupancy.

Arthur Lyon sold through Victor Freund & Son to Jerome J. Wilson the five story flat, 17.2x100, at 885 Third avenue.

E. A. Polak Realty Company, Inc., sold for the James Gaffney Construction Company a plot, 50x205, in the south side of Hillside avenue, 250 feet east of Broadway, to the Norton Construction Company, which acquired recently the adjoining 150 foot plot for the erection of an apartment house.

I. Portman resold through Harvey B. Newins, Inc., 210 West Twenty-ninth street, a three story building, 25x100, to Samuel Greenstein.

W. Barnes, M. Weinstein and H. Goldman are directors of the No. 34 East Twenty-first street Company, incorporated at Albany Wednesday for the purpose of taking over the four story building at that address. Title is held by Joseph H. Stern & Co.

The four story building, 35.4x40.3x irregular, at 28 and 30 East Twelfth st. has been resold by the Burden Realty Company to William Briet through Spear & Co.

Ames & Co. resold the tenement at 243 West Twenty-seventh st, 25x98.9, to Linder Bros.

Harry N. Kohn sold to Raffaele Esposito 438 West Forty-fourth st, a four story single flat, 28x100.5.

S. Morrill Banner bought from the B. U. D. Realty Company the plot, 185x100, at 304 to 316 East Forty-fifth st., with seven old four story tenements, 90 feet east of Second ave.

Maurice V. Freund resold to Timothy Murphy 209, and to Ellen Cahill 211 East Forty-eighth st., two three story buildings, about 35x100, recently acquired from Harriet Jones through Victor Freund & Son. W. S. and A. S. Katzenstein were the attorneys.

Leonard J. Carpenter, with Huberth & Huberth, sold 313 and 315 West Fifty-ninth street for Mrs. Lillian L. Remsen.

John Lucker sold for Emma Weiss to Ferdinand Penner the five story flat, 25x102, at 540 East Eighty-sixth st.

The St. Joseph Roman Catholic Church bought from A. Frankie the five story tenement, 25x100, at 424 East Eighty-seventh st., adjoining St. Joseph's School, at 418 to 422.

George Kean & Co. bought two six story apartments at 11 and 15 West 108th st., 75x100.

Sharp & Co. were the brokers in the sale of the apartment at 403 West 115th st., reported recently.

Edward N. Crosby & Co. sold for the Peerless Candy Company the five story apartment at 541 West 125th street, 25x100.

Apartments Leased.

Ames & Co. leased apartments in 126 West Thirty-fourth street to Louis M. Hakary, Wynne Ferguson, Misses G. and C. Fellowes and Robert W. Stewart.

Other Realty Reports.

V. H. Vreeland sold in Astoria the six family flat at 187 Academy street for Jacob Staebler and the two family house at 163 Prospect street for Richard Clare to Parker & Hackett.

Pease & Elliman leased furnished for the summer season the property of A. J. Fraser on "The Hummocks," at Larchmont, N. Y., to Arthur M. Sidenberg.

F. C. Sauter sold 154 acre farm at Manor, L. I., for the Title Guarantee and Trust Company.

George Howe sold the residence of Mrs. Jennie Kelleher at 49 Wellin avenue, Larchmont, N. Y., to Samuel P. Donnellan.

J. F. McKean sold for H. O. Sniffen his residence on Court street, White Plains, N. Y., to Dr. A. D. Hequenbourg.

Misses Nash & Kennedy sold a half acre plot in the Emily O. Bubler property at Scarsdale, N. Y., to Harry G. Hughes of New York.

Scarsdale Estates, Robert E. Farley, president, sold a plot in the Greenacres section of Scarsdale, N. Y., to Mrs. A. L. Johnstone of White Plains.

James J. Kelley sold an eight room house and 100 foot plot on Grove street, Tarrytown, N. Y., to Miss Florence L. Libbey through Chauncey B. Griffen & Co.

FLORISTS LEASE.

The rear half of the ground floor of the old Greenhut building on the east side of Sixth avenue, Eighteenth and Nineteenth streets, aggregating 21,160 square feet, has been leased by the Big Store Realty Corporation, represented by Robert E. Simon, to the Wholesale Florists, Inc., who will use the space for a wholesale flower market, with booths and a central arcade. At present the florists are scattered through West Twenty-sixth and Twenty-eighth streets. The space released by them will be taken up by the rapidly increasing furrier centre which has been established there. Directors of the florists' incorporation are: Horace E. Froment, president; Edward C. Horan, treasurer; James K. Allen, Patrick J. Smith and others. Horace S. Ely & Co. were the brokers.

OWNER OF THORLEY'S REACQUIRES LEASE

Pays Profit to Lessee of Fifth Avenue Corner.

E. E. Smathers, owner of Thorley's "House of Flowers," at the northwest corner of Fifth av. and Forty-sixth st., reacquired possession of the property yesterday from the Tiffin Products, Inc., which took it over last June for twenty-one years at an annual rental of $50,000. Through Brett & Goode Mr. Smathers took back the lease at a considerable profit to the lessees. Brown-Wheelock Company, Inc., represented the Tiffin Products, Inc.

George Gascoigne, agent for Mr. Smathers, announced yesterday that negotiations are on for leasing the property, together with 1 West Forty-sixth st., at a rental of $75,000. Brett & Goode, who are also acting as brokers, declined to divulge the identity of the interests seeking the property. Mr. Gascoigne also stated that Mr. Smathers was considering the advisability of improving the site with a modern store and office building. The lease held by Thorley does not expire until next May.

MARKET FOR BRONX FLATS HOLDS FIRM

Operators Deal in Many Residential Properties.

Daniel H. Jackson sold to Theodore Fishberg 978 East 165th st., a five story apartment, 45x100, through George Meyer; also to Lillian Hoff a vacant plot of five lots, 129x100, at the southwest corner of Barker av. and 203d st. through Henry Hoff.

Leitner, Brener & Leitner sold to the Fulton Wendover Construction Company the five story apartment, 35x100, on the northwest corner of Vyse av. and 173d st.

Duo Company sold to a client of Williamson & Bryan the five story apartment at 794 Home st., 33x115.

Henry Cahn sold through J. Fiapler 845 Beck st., a five story apartment for thirty families, 60x100, to J. Weis.

Thomas J. O'Reilly sold to Jacob Newmark for the Emigrant Industrial Savings Bank the four story tenement, with stores, 27.7x95.9, at 3711 Third av.

Charles M. Setlow purchased from the Elf-Rich Realty Corporation 1038 Lowell street, a ten family flat, 39x100.

Robert M. Bush & Co. sold for Mrs. Bessie L. C. Deichler of Philadelphia 444 East 147th street, a twenty-five family tenement.

Meister Builders, Inc., purchased three three story frame buildings with stores, 50x100, at 1733 Washington avenue from Mrs. Fanny Malbach through J. Herzog.

A. Cahn sold for Peter Gavin the two family dwelling 828 East 169th street.

Meister Builders, Inc., resold to John Gallen 377 and 379 Ford street, two two story frame dwellings, through R. F. Woodward & Son.

A. Cahn sold for M. Towet the three story house with store, 18x71, at 930 East 169th street.

Delafield Estate sold to J. J. Hamilton a parcel of land adjoining his holdings at Fieldston, Riverdale, through George Howe.

COMMERCIAL LEASES.

Manheimer Bros. leased for the Eastern Fur and Hair Company the four story building, 19x75, at 344 Seventh avenue, to Pollack & Tatarsky, restaurateurs; also store and basement at 203 West Twenty-ninth street to Berger Bros., furriers.

Lewis L. Rosenthal Company leased for the Grammas Sweets Candy Company stores at 133 West Thirty-third street, 2 Church street, 2863 Third avenue, 63 Nassau street and the entire building, 25x75, at 765 Sixth avenue to the Lerner Waist Company (the last named lease was for ten years); also the entire building, 25x100, at 631 Eighth avenue to the Madison Blouse Company.

S. Osgood Pell & Co., represented by G. M. Mable, leased for the Partola Manufacturing Company 113 to 121 West Twentieth street, a five story building, containing approximately 64,000 square feet, to the Graphophone Company for its wholesale business.

Hirsch & Friedman leased for S. Strauss & Co. in 118 Madison avenue the fifth floor to J. Heimowitz & Sons and the top floor to Joseph H. Samuels.

Charles F. Noyes Company leased offices in 170 Broadway to Alexander Feldenheimer and Arthur Jacoby, Marcel M. Mirabeau and the International Freighting Corporation.

BROOKLYN TRANSACTIONS.

The Y. M. C. A. bought the dwelling, 50x160, at the southwest corner of Kenmore place and Church avenue, Brooklyn, as a site for a new home for the Flatbush branch.

F. C. Sauter sold the three story dwelling at 636 Tenth street, Brooklyn, for the Title Guarantee and Trust Company to Frances A. Phillips.

Baffa & Dixon sold the two and a half story dwelling, 22x90, at 282 South Fourth street, Brooklyn, for Jacob Brcter.

McInerney Klinck Realty Company sold the three story business and apartment building, 21x100, at 1008 Flatbush avenue, Brooklyn, for Diedrich Scheffer.

B. F. Knowles Company sold 504 Jefferson avenue, near Lewis avenue, Brooklyn, a two story residence, 20x100, for C. L. Merkile.

Berkshire Realty Company, Inc., purchased from John F. Melbrook three four story apartments, 100x100, at 221 to 225 Eighth avenue, Brooklyn.

Daniel H. Jackson bought through J. T. Mulligan a plot of about eleven lots on Ocean Parkway and Avenue T, through Fifth street, Brooklyn, from the Brooklyn Jockey Club.

Bulkley & Horton Company sold 1191 Bergen street, Brooklyn, a three story one family dwelling, 17x100, for Mrs. Anna L. Wise.

Otto C. Boden, Jr., purchased from the Krilipp Realty Company two three family dwellings, 25x80 each, at 3342 and 3344 Decatur street, Brooklyn.

Charles Partridge sold the three story double dwelling, with two stores and four apartments, at 853 St. John's place, Brooklyn, for Jacob Schruder; also the two story two family dwelling at 187 Sterling street for Paul A. Farrell.

Charles C. Stelle sold the two story dwelling at 198A Bergen street, Brooklyn, to Axel and Anna Lindquist.

INTERESTING DEVELOPMENT.

Plans are under way to form the nucleus of a new society neighborhood in the south side of Sixty-eighth street between Second and Third avenues. Electus D. Litchfield, architect, purchased twelve old fashioned houses opposite the Schermerhorn properties in the north side of the street and will alter them into the modern American basement type in accordance with the tastes and wishes of buyers. A number of sales have already been made. One of the attractions is the new "Sports Club," which is to be established in the next block at the corner of Second avenue. Mr. Litchfield was aided in assembling the properties by Duff & Conger, Theodore Kavanaugh and Willis Ray. These old dwellings were built by the late John D. Crimmins.

BUILDING LOAN PROCURED.

Lawrence, Blake & Jewell procured a building loan of $350,000 from William Henry Barnum & Co. for the erection of a twelve story office building at 113 and 115 Broad street, the southeast corner of Front street. The plot contains about 5,000 feet. Sarl Platon, an exporter and importer, is the owner. The general contract for the construction has been awarded to the Owners Improvement Company. Shape, Bready & Peterkin are the architects. Work will start at once, and it is expected that the building will be ready for occupancy November 1, 1920. The deal involves $800,000, including land and building.

AUCTION RESULTS YESTERDAY.

AT NO. 14 VESEY STREET.

By Joseph P. Day.

HUDSON ST, n e cor Le Roy st, 23x59.6, 4 sty bldg, sold to Clinton Realty Co for $15,100.

LEXINGTON AV, 779-781, s e cor 61st st, 49.5x74x irreg, two 3 sty and b dwlg, sold to T J McLaughlin and Joseph Gordon Realty Co for $71,000.

MT VERNON, N Y, 366 N Fulton av, 75x109.6x irreg, 2½ sty frame dwlg, sold to B J Kraft for $17,000.

18TH ST, 419 E, n s, 25x92, 5 sty tnmt and strs, sold to F J Knobloch for $9,600.

62D ST, 246 W, s s, 20x100.5, 5 sty flat, sold to I Roth for $12,450.

70TH ST, 176 W, b s, 19x77.2, 4 sty and b dwlg, sold to R Vollhart for $22,000.

116TH ST, 151 W, n s, 17x80, 4 sty bus bldg, sold to B J Kraft for $13,400.

118TH ST, 448-450 E, s s, two 3 sty and b dwlg, each 17x75.7, sold to John F. Juhasz for $11,400.

By Henry Brady.

40TH ST, 548 W, 5 sty tnmt and strs, 22.1x74.1, sold to Gustav Halpesin for $9,300.

AT NO. 3208 THIRD AV.

By Henry Brady.

EASTCHESTER ROAD, n w cor Jarreth pl, 95x75.8x95x76.6, sold to the plaintiff for $5,000.

By Charles A Berrian.

FERRIS PL, 1457, w s, 315.6 ft s of Westchester av, 37.8x144.7x37.7x141.3, sold to M D Curry for $6,615.

ALTERATIONS.

Manhattan.

BROADWAY, 315, to a four story store and offices; A Silver, premises, owner; B H & C N Whinston, 2 Columbus Circle, architects $5,000

23D ST, 69 W, to a four story offices and store; L Schwartz et al, 564 E 149th st, owners; B H & C N Whinston, architects $4,000

36TH ST, 42 W, to a four story dwelling and store; 42 West 36th St, Inc, 736 Bway, owner; C M Straub, 1477 4th av, architect $15,000

39TH ST, 10 E, and 40th st, 16 and 18 E, to a twelve story offices; 16 East 40th St, Inc, 42 Bway, owner; J C Holman, 101 Park av, architect $35,000

49TH ST, 126 W, to a 5 sty dwlg; F Hirsch, 390 Broadway, owner; G & E Blum, 505 5th av, architect; $9,800.

NEW BUILDINGS.

Manhattan.

31D ST, 131 W, for a 6 sty lofts, store, &c, 25x98, Sidem Building Co, Inc, 30 E 42d st, owner; Sommerfeld & Steckler, 31 Union square, architects, $60,000.

Bronx.

The following plans have been filed with the Bronx Bureau of Buildings:

LEGGETT AV, n w corner Whitlock av, 1 story brick garage, 75x179; John Jordis, 772 Dawson st, owner; Wm Koppe, 633 Intervale av, architect $40,000

MEAD ST, n s, 48 w Unionport rd, 2 story frame dwelling, 28x26, and 1 story frame garage, 24x20; Christian Allard, on premises, owner; Henry Nordheim, 1941 Fowler av, architect $8,000

MORRIS PARK AV, s w corner Becker av, 2½ story frame dwelling, 16x27½; Frieda E Kendahl, 2238 Powell av, owner; G W Kibitz, 800 E 179th st, architect, $4,000

180TH ST, n s, 232 e Alexander av, 2 story brick factory, 25x100; Aug J Ludgren, 431 College av, owner; Chas Schaefer, Jr, 285 Courtlandt av, architect ... $10,000

ART SALES.

TO-NIGHT AT 8:15
CONTINUING
TO-MORROW (SATURDAY)
at 8:15 P. M.

Note: The Small Miniatures, Silk Arras and other objects will be sold To-morrow (Saturday,) Feb. 21, Commencing at 3:30 P. M. in

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