

AMAZING COST FIGURES ON WHICH LANDLORD SHENK SOUGHT RENT INCREASES

May Explain Why Many of the 525 Cases in One Court Were Never Heard.

JURY TRIAL AVOIDED.

Mortgages Exceed Assessed Valuation, Equity Less Than Rents—Queer Expense Bills.

Joseph Shenk, the millionaire landlord who was convicted of renting apartments in his houses for disorderly purposes and was sent to Blackwell's Island for a year, is the same Joseph Shenk who appeared before the Lockwood committee and was forced to admit his interest in apartment houses in which rent raising has been practiced.

At the time of his conviction in 1916, Assistant District Attorney Smith referred to Shenk as "the king of the Apartment House Vice Trust." Although the case was taken to the Court of Appeals by his attorneys, Morrison & Schiff, the landlord was compelled to go to jail four years after his conviction. At the Lockwood committee hearing, Assemblyman McWhinney called Shenk "king of the Profit-seeking Landlords."

Shenk also misapprehended himself into a dispossession by failing to pay a \$30,000 rental on another objectionable house in order to "get out of an undesirable contract." After the dispossession he retained possession of the property on Broadway, below Columbus Circle, on his own terms.

Companies owned by Shenk or with which he is affiliated were named by John P. Burns, Chief Clerk of the 7th District Municipal Court, as responsible for a large part of the congestion in that court. An impartial investigation of the records in that court showed 525 cases brought by the Shenk concerns against tenants in actions to jack up rents. Morrison & Schiff were attorneys in all these cases, with Samuel W. Dorfman trial counsel.

RAISED MORE ON MORTGAGES THAN ASSESSED VALUATION.

The very first rent cases on the docket of the court show one batch of six actions brought against tenants of the Shenk Realty and Construction Company in the houses Nos. 521 and 523 West 112th Street. The cases, Nos. 10641 to 10646, appear in the October, 1920, docket.

The tenants named are Hein, Walker, Griggs, Epstein, Edelman, and Dreyfus. Affidavits, signed by Minnie Shenk, wife of the real estate operator, showed the assessed valuation of each house as \$250,000. There were four mortgages on each house. In the case of No. 523 they totalled \$235,500; in No. 521, \$269,000. On a total assessed value of \$500,000, there were mortgages amounting to \$524,500. The purchase price—as stated in the affidavits—was \$585,000.

The Shenk Realty Company, which was able to raise \$24,500 more in mortgages than the assessed value of the property, had a capital stock of only \$5,000, according to the New York Co-partnership and Corporation Directory for 1921-1922.

Although the figures in these affidavits showed an equity in the property of only \$60,500—one-tenth the stated purchase price—the gross income on the two houses was sworn to be \$17,317.62, which is 29 per cent more than the equity. The disposition of the cases supported by the affidavits follows:

Table with columns: Case No., Date, Amount, Status. Rows include cases 10641-10646 and 10647-10652.

VITAL DATA IN COURT CASES STRANGELY MISSING.

The Klauer Realty Corporation, with a capital stock of \$25,000, has as directors Barnett and Samuel Klauer, manufacturers of No. 3 West 124th Street. Shenk testified before the Lockwood committee that he and Klauer were partners in the real estate business, and that as Shenk collected all the rents.

In the affidavits submitted to support increased rents against twenty tenants of No. 565 West 162d Street, interest charges were set forth without any supporting data as to size of mortgages or their rates of interest. It appears from these affidavits that there were mortgages to the extent of the odd number of \$300,917 on the property assessed at \$240,900 and bought at \$245,900.

In the actions, many decided against the tenants. There were no data found in the files of the court to support the affidavits. In the case of the first tenant, Mr. Posner, who was paying \$50 a month, the landlord demanded \$45, an increase of 50 per cent. This came to a jury trial and the jury decided that the old rent of \$50 must stand. That was the first and last jury trial of this or any other action begun by attorneys for Mr. Shenk and his allied companies.

Here are some of the other cases which were decided:

Table with columns: Case No., Date, Amount, Status. Rows include cases 10653-10658.

The first increase ordered amounted to 65 2-3 per cent, the second to nearly 60 per cent, the third 18 per cent, and the fourth 32 1/2. At the same time two more cases begun somewhat later in the same house were decided as follows:

Table with columns: Case No., Date, Amount, Status. Rows include cases 10659-10664.

AVOIDED JURY TRIALS BY SETTLING OUT OF COURT.

Two notable features stand out in the 525 cases found in the 7th District Court alone. Summons and notices were sent to tenants with the fictitious, stereotyped first name "John." The notation "real name unknown," disclosed the intimacy existing between those who paid the rent and those who got it in the Shenk-Klar houses.

The other dominant fact is that in every case where the tenants have demanded a jury trial the cases are either settled with no raise or with an increase of only a dollar or two, or the case is never brought to trial. In the 1920 action, affecting 21-112th Street tenants, the affidavit signed by Minnie Shenk had the mortgages in No. 523 totalling \$255,000. Early in 1921 the same house is involved in more cases. But in this off of particulars filed Mr. Shenk swears to mortgages totalling \$269,000. This is the amount his wife had set on the adjoining building, No. 521, a few months earlier.

Not only that but one of the four cases was of a tenant living in No. 521. Nevertheless, the same bill of particulars as for the three in No. 523 was submitted. Another curious fact is that, although the mortgages ran beyond the assessed valuation, depreciation in the bill of particulars is figured from the city's valuation and not from the alleged purchase price.

EXPENSE AND UPKEEP FIGURES MYSTERIOUSLY RAISED.

On the bill of particulars sworn to for No. 523, many of the figures in November, 1920, were raised from \$100 to \$1,000 in ink. The upkeep of elevator, for instance, was raised from \$200 to \$400. But the next year it appears at the original \$200. In the item of decorations, however, it is \$4,000 both times, having been raised in ink in 1920 from \$3,000.

Only 350 tons of coal were bought in 1920, while 550 were purchased in 1921. The 1920 price was \$12.50 a ton, the total amount was \$6,875. The 1921 price per ton was said to be \$12. But instead of making the multiplication correctly, the total cost of coal was figured at \$4,375. And while the gross rentals were said to be \$87,177.06 in November, by March they had shrunk to \$85,000. But the next year it appears at the original \$80,000. In the item of decorations, however, it is \$4,000 both times, having been raised in ink in 1920 from \$3,000.

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SOME LAPSES OF MEMORY IN SHENK TESTIMONY.

This matter of collections shows a direct contradiction of testimony given by Mr. Shenk before the Lockwood committee. There he swore his collection fees were but three per cent on the total amount of rent received. In the affidavits, however, they are five per cent, is the amount sworn to. Probably even more surprising than the comparison of the figures submitted for the 112th Street houses is that of No. 565 West 162d Street, where some of the same tenants previously mentioned were affected a year later.

Of the twenty-seven actions heard in November of 1921 all the papers are missing from the files of the court clerk's office, with the exception of two. There is no record anywhere of disposition of these cases. They are not on the trial docket nor are they on any other court record. Efforts of court attendants, who were surprised at their disappearance, failed to locate or trace the papers.

But the two papers that remain give plenty of material for comparison. In November, 1920, only interest amounts were sworn to, and as previously pointed out, the total interest was \$17,317.62. In 1921 the mortgages were said to total \$322,900, but the interest amounts set down for two of the three mortgages show that the sum of their principals should be \$196,050.

Although on the file specially noted in the affidavits, Klauer swears that total interest charges are \$11,425, the amounts actually specified add up to only \$11,013. If the interest is computed from the amounts set down for the mortgages the correct total would be \$18,770. The difference between this and the figure given—\$7,757—was on the fixed charges upon which a jury trial is supposed to predicate a fair rental.

COAL AND LABOR COSTS GROW IN BILLS OF PARTICULARS.

Some further interesting comparisons show the coal bill grew from \$2,100 in 1920 to \$5,460 in 1921; labor was \$50 more; unpaid legal bills, \$221; total collection and management rose from \$500 to \$2,428.94. This property is in the name of the Klauer Realty Corporation, for which Mr. Shenk testified he did all the collecting and managing.

Despite all these figures, 1921 showed a net over all expenses of \$683.22, against an alleged loss in 1920 of \$5,105.85. On this affidavit it was planned to raise rents, in some cases to the extent of 100 per cent, in order to obtain \$7,098.85 a year more from the property.

A practical demonstration of how this bill of particulars works is seen in the fact that the 1921 gross income was \$231,385 more than 1920, according to the figures submitted. But

Society Women Get First Lesson at Waiting on Table At the Biltmore, Which They Will Take Over for a Day



MISS GERIE VIVE CLENDERINI, MISS LISA STILLMAN, MRS. ALLAN BLAKEWELL, MRS. JACK MEYER, MRS. E. STWING, MRS. JACKSON A. DYKMAN, MISS JOSEPHINE FLOOD, MRS. HOWLAND B. JONES, MRS. S. WALKER, MRS. A. H. HOBBS, MRS. H. M. BARBOUR.

SOCIETY WOMEN TO BE WAITRESSES AT THE BILTMORE

The net income was only \$3,731.10 more, or half that amount. The records show other similar increases and the files of the Fifth District Municipal Court, 96th Street and Broadway, contain a large number of Shenk and Klar cases. Their activities were revealed when John P. Burns, Chief Clerk of the Seventh District Municipal Court, named Mr. Shenk and his allied concerns among the men responsible for virtually all the rent cases in that court.

Members of Junior League Get First Lesson From Maitre Malnati.

Thirteen society young women connected with the Junior League got their first lesson at waiting on table today from Jean N. Malnati, maitre d'hotel at the Biltmore. These young women are part of the volunteer workers—500 in number—who will conduct the Biltmore Hotel on Feb. 29 for the benefit of the Society for the Prevention and Relief of Tuberculosis.

The debut—past and present—were faintly dressed in white uniforms, with robin's-egg blue aprons with shoulder straps, a vivid red belt and a jaunty red, white and blue cap. Maitre Malnati, it will be remembered, watched over the gastronomic inclinations of former President William Howard Taft in Europe on the George Washington. He pranced here and there today before a table laden with shiny linen and sparkling silver, dexterously making suggestions on the art of waiting on table.

The young women who prefer to take their lessons in the open listened to the admonitions of Jean in the Biltmore Gardens, on the second floor of the hotel. They were Miss Josephine Flood, Miss Genevieve Clenderini, Miss Lisa Stillman, Mrs. Jackson A. Dykman, Mrs. Howland B. Jones, Mrs. Samuel S. Walker, Mrs. Edward A. Hurd, Mrs. H. H. Stanton, Mrs. Frederick Barbour, Mrs. Allan Blakewell, Mrs. Jack Meyer, Mrs. Edmund S. Twining Jr. and Mrs. Wilby Richardson.

Society women will replace the employees of the Biltmore in every department, except the kitchen, room and bell services. Here are some of the suggestions which Maitre Malnati gave the young women: No jewelry of any kind should be worn in the dining room; white checks plainly in order to avoid mistakes; serve pickles with cold meats and boiled beef; serve mustard with beef and lamb; always use forks for fruits; finger bowls with lukewarm water must be put on the table before serving the demitasse; and not to be the same time. Put ash trays on sofa where guests sit; smoking; in clearing tables, begin with fruits, then coffee and saucers; do not carry more than ten glasses at a time.

FRANCE TO ATTEND GENOA CONFERENCE

Bound Under Briand's Action at Cannes, Foreign Office Statement Says.

PARIS, Feb. 2 (Associated Press)—France will be officially represented at the International Economic and Financial Conference in Genoa early next month.

FAKE 2-CENT STAMPS, FIRST IN 27 YEARS

Make Washington Stamp-eyed and Give Him Nose a Hook.

Counterfeits of the familiar two-cent postage stamp have appeared for the first time since 1895. One of the new counterfeiters came into the hands of a local collector today. It is an engraving of the first of the two-cent stamps issued by the United States government in 1847. The counterfeit is a reproduction of the original, Washington's head is shorter, the nose is hooked, the eyes seem to glaze upward, and the entire design is slightly different. The new counterfeit is said to be the work of a man who has been in the business of engraving stamps for many years.

WIDOW, BOILING IN KITCHEN WHILE GAS ESCAPES, DIES

Mrs. Edith O. Evans, forty, a widow, was killed last night by gas in the kitchen of her apartment on the fourth floor of No. 257 West 111th Street, when she dozed in a chair, unaware that a jet of the range was open. When John Marzullo, a boarder, and Patrolman McGuire called an ambulance the widow was found dead.

STOKES TESTIMONY CAUSES WIFE TO BLOSH VIVID RED

to stay in bed for an hour at a time—choking her. A. That didn't occur, but I know what she refers to. It is necessary for me to tell what actually occurred. Mr. Galtsburg? "I'm afraid it is," said the lawyer. Stokes then told of marital intimacies which caused his young wife to flush a vivid crimson and the crowded court room to sit in tense interest. "Mrs. Stokes did not want children," he said, "but I told her no woman could be happy without them."

ITALIAN CABINET, OPPOSED, RESIGNS

Government Faced Precarious Situation at Convening of Parliament To-Day.

ROME, Feb. 2.—Premier Bonomi announced the resignation of the Cabinet in the Chamber of Deputies this afternoon.

The Ministry at an early hour today found itself in a precarious situation as it faced the convening of Parliament. The Democrats, upon whom the Government had counted for 150 votes, had passed to the opposition over night, while the Fascists and the Nationalists maintained their strong opposition. The Catholic party remained firm for Premier Bonomi, however, as did also his own small group of Reform Socialists.

GASOLINE MILEAGE IS DOUBLED BY NEW USE OF TELLURIUM

General Motors Chemists Find Way to Increase Fuel Power 100 Per Cent.

DAYTON, O., Feb. 2.—Discovery of a tellurium gasoline compound, which increases automobile mileage 100 per cent over present gasoline fuel, was announced at the research laboratories of the General Motors Company here today.

CHARGES BANKERS PLOT EXPLOITATION OF HAYTI

Singar Arbitrator Says They Are Trying to Force \$1,000,000 Loan.

WASHINGTON, Feb. 2.—New York financial interests are trying to saddle Haiti with a \$1,000,000 loan which the Latin American republic does not want and which is intended to exploit the country further, Prof. Pierre Hudicourt, member of the Permanent Court of Arbitration of The Hague, charged today.

POLICEMAN ARRESTS LANDLORD IN AUTO

Beyer Failed to Display New License Plate.

Louis Beyer, a real estate operator of No. 53 West 118th Street, was fined \$5 by Magistrate Frederick B. House in Traffic Court today on a charge of failing to display the 1922 license plate on his automobile. Beyer happened to be the landlord of the man who arrested him, Patrolman Frederick Ricker, of the West 125th Street Police Station, whose rent Beyer wanted to raise \$5 last October.

BAD HOUSING AID IN SPREADING 'FLU'

This Is Proved, Says Copeland, in Fact that Manhattan Exceeds in Cases.

Health Commissioner Copeland, in discussing the health situation in the city to-day, said: "While we are sorry there are so many cases still the material reduction in deaths reported indicates the disease is not rapidly invading the community nor is it as fatal as in former years. It is a conspicuous fact that Manhattan appears to be leading the brunt of the disease, and undoubtedly to the bad housing conditions in this borough. The combined population of Bronx and Brooklyn is far in excess of the population of Manhattan, while the numbers of combined reported cases of influenza in Bronx and Brooklyn is much less than Manhattan."

"I am fearful that the bad weather to-day may have its effect on the development of additional cases," influenza and pneumonia cases and influenza deaths reported to the Health Department to-day, showed a decrease as compared with the cases and deaths reported yesterday. Pneumonia deaths reported to-day were sixty-six, the same as yesterday. Today's influenza cases were 559, compared with 1,052 cases reported yesterday. Today's pneumonia cases were 181 against 249 cases yesterday. The influenza deaths to-day were eight, a decrease of twelve under the deaths reported yesterday.

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Harvard Dental School Head Wants Sale of Sweetmeats to Them Stopped.

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VATICAN TO PUNISH SWIFTLY ANY LEAK ON PAPAL ELECTION

Journalist Caught Trying to Buy Way Into Conclave as in 1903.

ROME, Feb. 2 (Associated Press).—Major excommunication and instant dismissal from the Vatican household is the penalty which will be inflicted upon any person in attendance at the Conclave, if found guilty of imparting information concerning its deliberations or votes to persons outside before the result is officially announced. Cardinal Gasparri, the Camerlengo, served notice to this effect to-day to all concerned.

PRINCESS MARY'S HOME REDECORATE

Chesterfield House Being Fitted With Large Ballroom—Many Dances Planned.

LONDON, Feb. 2.—Chesterfield House, the future London home of Princess Mary and Viscount Lascelles is in the hands of the upholsterers. The interior is being entirely redecorated and a beginning has been made with the great ballroom, which is being regarded.

Both the Princess and her fiancé are keen to occur, and after the honeymoon a series of private dances is to be given at Chesterfield House. Princess Mary's boudoir will be partly furnished with her own art treasures from Buckingham Palace.

Her wedding ring will be made of London gold obtained from a small mine in Wales, which also produced the gold for Queen Mary's wedding ring. The bride's "going away" hat is being made at Luton, from the finest Dunstable straw, by one of the very few hand platters left in that district.

LUCKY STRIKE!

You remember Ben Franklin and his key. The lightning helped him invent electricity! A lucky strike for him!

When we discovered the toasting process six years ago, it was a Lucky Strike for us. Why? Because now millions of smokers prefer the special flavor of the Lucky Strike Cigarette—because

It's Toasted* which seals in the delicious Burley flavor. And also because it's Guaranteed by The American Cigarette Co.

DIED. ROBERTMAN, On Jan. 31, after a short illness, at his residence, 714 Jefferson Ave., Brooklyn. HAZEL B. DEVERAUX ROBERTMAN, Funeral services will be held at Calvary Episcopal Church, Bushwick Parkway, between Grove st. and Greene ave., on Friday evening at 8 o'clock. Rev. Dr. Williams officiating. Burial in the cemetery, 10 A. M. Automobile cortege.

FUNERAL DIRECTORS. When Death Occurs Call FRANK E. CAMPBELL "The Church Church" Inc. (NON-PROFITABLE) Broadway at 66th St.

LOST, FOUND AND REWARDS. LOST—OF ABOUT \$100.00. BUCKINGHAM THEATRE, WEDNESDAY EVENING, JAN. 25, 1922. A COAT OF BLUE WOOL, COME WITH DIAMONDS. REWARD: JAMES H. WALKER, 10 WALL ST., TELEPHONE RECTOR 4140.

Notice to Advertisers. Display advertising type copy and return orders for either the week day Morning World or the Evening World must be received by 2 P. M. Friday. Copy containing negatives to be made by the World must be received by Thursday noon. The Sunday World must be received by 1 P. M. Friday. Copy containing negatives to be made by the World must be received by Thursday noon. The Sunday World must be received by 1 P. M. Friday. Copy containing negatives to be made by the World must be received by Thursday noon. The Sunday World must be received by 1 P. M. Friday. Copy containing negatives to be made by the World must be received by Thursday noon.

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Gasparri Announces Severe Penalties as Cardinals Prepare to Vote.

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The Cardinal's instructions came after the reported discovery that one newspaper correspondent had practically completed arrangements to don a waiter's uniform, and for a large monetary consideration had induced a designated waiter to allow the journalist to enter the Conclave in his stead. The correspondent is said to have first opened negotiations with a barber, but this plan was abandoned, it was reported, because it was feared his unskilled tonorial efforts might prove dangerous for the Cardinals.

Cardinal Gasparri's arrangements to prevent a leakage of news are most severe. He is determined to avoid a recurrence of circumstances that attended the conclave of 1903, which elected Pius X., when the exact number of votes of each ballot was immediately known outside the Vatican. Austria's veto against Cardinal Rampolla, who was a candidate at that time, also was printed the same evening it happened.

Cardinal Gasparri's orders conclude by stating that any party or parties found implicated in any attempt to illegally obtain news prematurely will be tried by Vatican justice before Mgr. Samperi, moderator of the palace, who, under extra territoriality rights of the Vatican is empowered to administer civil and criminal justice.

The celebration of mass in the Sixtine Chapel, with prayers for the enlightenment of the Cardinals in their choice of a new Pope, will be the public ceremony attended by the Cardinals before entering the conclave. Cardinal Vanutelli, dean of the Sacred College, officiated.

The attendance was restricted to the Cardinals, the officers of the Swiss Guard and the members of the Vatican household. A photographer who contrived to gain entrance to the chapel was ejected, taken to the commissariate of the Vatican and expelled from the premises.

The fifty-two Cardinals who are in Rome went into seclusion last night, and when the great oak barrier at the entrance of the Courtyard of St. Damaso was closed they were cut off from communication with the outside world until their sacred task is done. The first ballot probably will not be taken until Friday morning. The balloting is not expected to consume more than two days.

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Other public bequests include \$100,000 each to the Children's Hospital and the Boston Museum of Fine Arts and \$200,000 to the Massachusetts General Hospital.

The town of Acton receives \$25,000 as a permanent fund in memory of Mr. White's mother, the income from which is to be spent only in aiding the poor. Employees of the Potter Drug and Chemical Corporation and its subsidiary, Robinson & Bros., Inc., receive \$100 for each year of service.

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