LETTERS TO THE EDITOR.

PURE COMB HONEY.

No Art Can Duplicate the Work of Bees.

To the Editor of The Tribune.

Sir: A recent article in The Tribune upon the subject of the adulteration of honey has aroused much interest among beekeepers. As a member of that body of American citizens, I have only praise for all efforts that are made to suppress this practice. However, there is always the danger that newspaper articles attacking the adulteration of honey will convey the impression to the general public that all honey on the market has been doctored in some way or other.

Now, I want to say emphatically that honey sold in the honeycomb, in wooden frames, or in "sections," as it is called in the trade, is always absolutely pure, and the public can buy it with perfect confidence. And I will tell you why this is so.

All honey gathered by the bees is deposited in little, minute hexagonal cells. After being evaporated by an action of the bee's wings to the proper consistency so that it will keep (otherwise it would sour), it is capped over by the bee with exceedingly delicate wax films. These are so delicate and the arrangement of their work to seal these little cells or miniature jars is so fine that a powerful microscope would be needed to follow the process of their mandibles while at work. So exceedingly delicate and fine are the walls of these cells that no discovery that man has yet made has been able to duplicate this exceedingly delicate operation.

Now, these minute cells are built on a foundation, usually made by the bees, of beeswax, but in order to save the bees this work, which is not so delicate, of laying the foundation for these cells of beeswax, machines have been invented that roll out in sheets pure beeswax and stamp on these sheets the base of these hexagonal cells. To show how very careful and accurate the bees are to carry out their designs of this work, again and again different compositions, such as paraffine, ceresin and other waxes have been worked into these flat sheets before they were stamped and given to the bees, but they have in every case refused to touch the wax so adulterated. So the foundation upon which these delicate cells are built must be absolutely pure as well.

A foundation is not a building; therefore, wax comb foundation, of which hundreds of tons are sold in the market every year to beekeepers, is not wax comb. The use of this wax comb foundation is twofold. First, it marks out in the little frames or sections the position in which the apiarist wishes his honey built; second, it supplies a foundation work for the bees, which saves considerable time at the height of the honey flow, when the bees need all their time to gather the nectar and work out the cells.

At the present time it is a demonstrated scientific fact that it is impossible to invent any machinery or process that would be so delicate in its work as to unite at the top edge of any of these cells a sealing that would adhere to the delicate edges in such a way as to seal the cells.

That honey is adulterated, and in great quantities, is an acknowledged fact, but the adulteration is done in the liquid form, and not when the honey is in the comb. The dealer has again and again tried to fool the public by taking some of these empty pieces of comb after the pure honey had been extracted by centrifugal force machinery, putting it in the centre of a glass jar and pouring the adulterated honey around it; and, like the old lie that is worse because it has a little truth in it, so is a jar of liquid comb honey with a honey comb in the centre. The public can be safeguarded, however, from the adulteration of the actual comb in the centre of this liquid jar, if they will, on opening the jar and pouring out the honey, do it in such a careful manner as to detect by close observation whether the capping of these cells has been disturbed or not. This can easily be seen with the naked eye.

A peculiar fact about honeycomb is that nature is so accurate in her methods that whether the bees be of Asiatic origin or from America or the Holy Land, by the most accurate microscopic measurement the cells will not vary a particle. We have two classes of cells that the bees build honey in. One is a drone cell and the other is a worker cell. These vary, of course, to some slight degree, but all the worker cells are alike and all the drone cells are alike, the drone cells being slightly larger in diameter.

The pure food laws of the various States have been a great boon to the beekeeper and are weeding out gradually a large percentage of the adulteration of all classes of honey, but where the individuals find themselves imposed upon, the honest apiarist would always advise their taking a sample to a pure food inspector. His name and address in any State can be found by writing to one of the leading newspapers. All the costs and work of the examination would be borne by the government of the State.

I am very glad to add that the offer of two of our leading journals of $1,000 for the discovery of any process or machinery that could produce comb honey in duplicate of that made by the bees has as yet failed, and, in the writer's mind, ever will fail, to be secured. WILLIAM A. SELSER.

Jenkintown, Penn., March 21, 1905.

CAUSES OF BOILER EXPLOSIONS.

Brockton Case Recalls Some Similar Ones—Finding Out Defects.

To the Editor of The Tribune.

Sir: In your report of the Brockton (Mass.) boiler explosion I notice that it is stated that an expert engineer of the Hartford Steam Boiler Inspection and Insurance Company says that "a crack in the lap seam of the boiler was responsible for the accident. It was practically impossible to detect the crack, as it was on the inside part of the lap running beside the rivets. The continued heating of the boiler tends to make the flat part round, like the rest of the boiler, causing a strain on the inside of the seam. This frequently causes a crack which is not possible to detect until it develops. It was one of those accidents for which no one is to blame."

Now, the system of inspection as used by most boiler insurance and inspection companies is the hammer test. The difference in the sound enables the expert to detect a crack, and no crack, except in a boiler very full of tubes, would be out of reach of detection; those cracks are not caused by the continued heating as mentioned, but are started by drifting by boilermakers to bring the rivet holes together and excessive calking. The writer has been examiner of between three hundred and four hundred exploded boilers for the English Admiralty, also for the United State government and an insurance company, and never yet saw one in which the defect causing the explosion was not apparent, and which defect could not have been found by a competent inspector.

A boiler exploded in Allentown, Penn., about thirty years ago, two at Jewell's Mills, Brooklyn, about twenty years ago, and one in Cincinnati about 1886, all of which were insured by one boiler insurance company, and were due to defects which should have been discovered. In 1877 some boilers which had been insured by one company until then were examined by the inspector of another company with a view to their insurance by his company; the boilers were found to be thirty-four years old, of the "hognose" type, working at ninety pounds a square inch, and could have been smashed in at a dozen places by a good blow with a hammer, but they had been readily insured for years by the former company and not then declined by it. These boilers were condemned and new ones put in. BOILER INSPECTOR.

Brooklyn, March 21, 1905.

REPEATED MENINGITIS EPIDEMICS.

Records of Disease To Be Utilized by Present Commission.

To the Editor of The Tribune.

Sir: It is not generally understood that there have been repeated epidemics of cerebro-spinal meningitis during the last century. In earlier times, while there are records of numerous epidemics of various sorts from the Middle Ages on to the present day, the history of these epidemics as related by medical and lay historians is not definite enough to identify them positively with the more modern epidemics of meningitis. In a work on diseases of the army written in 1752, Sir John Pringle gives an account of a jail or hospital fever which in many respects resembles the cerebro-spinal meningitis of the present day. Early in the nineteenth century, especially from 1806 to 1816, there were epidemics in the United States and Europe which were exceedingly fatal and widespread. These recurred at intervals of from fifteen to twenty years, and were sometimes spread over both hemispheres, and at other times merely local.

The last great epidemic in Boston, in 1898, was carefully studied by three well known pathologists, Councilman, Mallory and Wright, and their findings published as a report of the Massachusetts State Board of Health. This report will be used as a model by the present committee of investigation. The history of all previous epidemics was carefully given, and the different characteristics of those which have been recorded. Much of the older works on the epidemics of the earlier part of the last century is still valuable as far as the symptoms of the disease are concerned, but of comparatively small value regarding the causes and methods of treatment.

The chief advance of the present generation of medical investigation has been in identifying a particular germ as the specific cause of epidemic cerebro-spinal meningitis. This is the so-called Diplococcus intracellularis meningitidis, which was described in 1887 by Weichselbaum in six cases of the disease. For a long time, though found in the inflammatory exudate in above 50 per cent of all cases of epidemic cerebro-spinal meningitis, it had not been possible to prove its connection with the disease by producing the same disease in animals by injecting a solution containing these same diplococci into their bodies. This, however, was accomplished during the recent epidemic in Boston, and the disease, with typical changes in the brain and spinal cord, was successfully inoculated in a goat by injecting a culture into his spinal cord. As is the case in many other diseases, the micro-organisms associated with the region that is inflamed are of great interest from a scientific point of view, but somewhat less so from the viewpoint of the family physician. In the first place, unless the fluid that is contained in the cerebro-spinal canal, which is the space between the vertebræ and spinal cord and the skull and brain, is drawn off by a hypodermic syringe it is not possible to get at the micro-organisms which are the cause of the disease. This procedure, while common in public hospitals, is not yet in general use among private patients outside, because it is painful and not devoid of danger.

The bacteriological laboratories know that it is extremely difficult to keep cultures of this germ alive. The history of cerebro-spinal meningitis proves that notwithstanding the severity of the disease in certain epidemics it has never been a disease as violently contagious as smallpox or diphtheria. For this reason up to the present day the boards of health have not found it necessary to isolate the cases or establish rigorous quarantine, because the cases of the epidemics rarely seemed to be directly traceable to other meningitis. In a map of Boston published with the report of the epidemic of 1898 the cases were widely scattered, and seldom more than one was found in the same house. Why this should be so is difficult to say.

The only new treatment of the disease is in the attempts to create some condition of immunity to the germ and its toxins by injecting diphtheretic antitoxin. This was reported as successful in a series of cases in one hospital, but has not been proved of very great value in the other hospitals of the city. But it is on this line that the work of the coming year, and particularly of the commission, is likely to be followed up. Even more than other forms of meningitis the epidemic cerebro-spinal meningitis is a general rather than a local disease, and only some method of general immunization can be followed with any reasonable prospect of success. W. B. NOYES, M. D.

New-York City, March 22, 1905.

"OYSTERS AND TYPHOID FEVER."

Difficulty of Reaching the Seat of the Trouble—Remedy Proposed.

To the Editor of The Tribune.

Sir: The editorial in your issue of yesterday upon the subject of "Oysters and Typhoid Fever" is a temperate and intelligent discussion both of the recent report of Dr. Soper, published in "The Medical News" about a month ago, and of the general subject. It deserves to be emphasized and impressed upon the public more than I fear it will be, under existing circumstances. I have given the subject considerable study, and feel bound to say that, while there is respectable medical authority for the claim that typhoid fever cannot be communicated by infected oysters the bulk and perhaps the weight of authority is on the opposite side of that position. Indeed, it is evident to the most casual reader of the newspapers that the affirmative view of the question is generally held by most editorial writers, and it would seem that it is no longer open to serious dispute.

But the difficulty of reaching the seat of the trouble is very great. In round numbers, the oyster business of New-York and its environs amounts to about 37,000,000 annually. This, however, is only a small proportion of the total business transacted here, for New-York depends not upon its own waters only, but receives and consumes from neighboring States, such as New-Jersey, Connecticut, Massachusetts, Maryland and Virginia, a still larger proportion of its supply.

It would be comparatively easy, I apprehend, to enact a law which should provide for a medical inspection of our own oyster beds by a competent inspector detailed from the State Board of Health to the Bureau of Shell Fisheries, which is a part of the Forest, Fish and Game Preserve, and clothed with proper powers to close infected beds or beds in danger of infection; but such legislation would be not only a discrimination against our own oyster growers and dealers, but it would be futile, so far as it afforded any protection to the general health. It would be obviously unfair to require oysters grown and offered for sale as the product of this State to be accompanied with a medical certificate of their purity, while permitting the foreign oysters to be brought here and sold in our markets without any certificate at all. It hardly needs be said that we have no power to inspect the oyster beds of other States.

My purpose in writing this letter is to suggest the following for the consideration of your readers: The danger of infected oysters does not arise mainly or oftenest from infected beds, though that does sometimes happen. The infection is more commonly due to the practice, all too common, of so-called "drinking" or artificially fattening oysters in supposedly fresh water after they have been removed from the salt water beds. This process takes only about five or six hours, and gives to oysters the white or grayish appearance which adds to their appetizing appearance and also to their salability. The process, however, adds nothing of substance to the oyster, for the "fresh" water taken in is of course nothing but bloat. But the danger of this practice is that only too often the so-called "fresh" water is some small creek or river near the salt water beds which is no better than an open sewer. The danger of infection in the original beds is really slight, for it is certain that an oyster will not thrive and grow to maturity in anything but pure salt water. Furthermore, the Bureau of Shell Fisheries, which has charge of the leasing of State lands for oyster growing, never knowingly leases or permits the use of lands in any way exposed to contamination.

What I have to suggest is, first, that the practice of "drinking" oysters be absolutely prohibited by law, and I would have this prohibition apply to all oysters offered for sale in this market, whether grown in New-York or elsewhere. Second, I would require by law that all oysters offered for sale here be accompanied by proper medical certificates of their purity, and exclude from sale all others.

The Interstate Commerce law is not in the way of either of these suggestions, because the proposed measures are for the protection of the public health.

This will doubtless prove a difficult and interesting programme. Have any of your readers anything better to propose? WILLIAM A. DAVIS.

New-York, March 20, 1905.

WHY NOT SMALL MEN FOR POLICEMEN?

To the Editor of The Tribune.

Sir: Is the employment of large men as policemen the most desirable? Should we not learn much from the Japanese? Their average height is five feet three inches. Would it be possible for men the size of those employed on the New-York force to accomplish what the Japanese have accomplished? Might not small, well developed men on a police force be able to do better work than large, stout men? These questions are suggested while speculating on the marvellous achievements of the little brown men and The Tribune's evident desire to improve the conditions of New-York's Police Department. Might not this experiment be tried? Appoint a number of men of Japanese stature on the force. Let it be known that those who gave the best account of themselves would be preferred. Then note the results. It is said by a writer on the Japanese that at one time the government considered the cultivation of large men. The information obtained regarding the relative endurance between the large and small men was not favorable to bulk and the plan was abandoned. The New-York police force is an army. Should it not be composed of the most effective units? DIMINUTIVE.

Hartford, Conn., March 20, 1905.

SHOT IN WIFE'S PRESENCE.

Man Hit by Brother, Police Say—Quarrel Over Woman's Support.

William Coyle, a silversmith, of No. 182 Skillman-st., Brooklyn, was shot at No. 34 East 29th-st. yesterday. His brother, Stephen M. Coyle, manager and treasurer of the Central Plating Company, is charged with the crime.

Nearly five hundred persons gathered in front of the building. Guests in the Martha Washington Hotel heard the shots and rushed to the windows. Coyle may die.

William Coyle separated from his wife three years ago, and since then she has been living with her two children at No. 611 East 137th-st. Coyle lived with his brother, in Brooklyn. Every Saturday Mrs. Coyle would go to the 29th-st. address and get $10 or $12 from Coyle.

Yesterday, it is said, Stephen, in paying off the men, proposed to give all the money due his brother to the wife. In the quarrel which followed the shot was fired. Mrs. Coyle was present at the time and sent for the police.

Stephen was immediately arrested. Mrs. Coyle refused to tell who fired the shot.

HARVEST SWIFT "AUTOS."

Captain Dillon's Men Take Four Speeders in Central Park.

Four speeding automobilists were arrested in Central Park yesterday afternoon. This is the result of Police Captain Dillon's crusade.

Rudolph Ruckert, of No. 166 West 79th-st., was taken at 89th-st., in the West Drive. He said he was on his way to the home of Horace M. Kilborn, cashier of the National City Bank, at No. 316 West 78th-st., to whom he was trying to sell the machine. Mr. Kilborn gave bail for Ruckert. Richard L. Earder, driver for William T. Graham, president of the American Can Company, living at the Hotel Plaza, was arrested at 68th-st., in the East Drive. Mr. Graham gave bail.

Peter Fogarty, who said that he was an automobile dealer, living at No. 315 West 100th-st., was taken at 107th-st., in the East Drive. Harold Gillette, who said he is a clerk, of No. 23 East 63d-st., was arrested in the West Drive, charged with not having a license number. The first three men were said to be running at from eighteen to twenty miles an hour.

A $2,750,000 REALTY DEAL.

METROPOLITAN LIFE SELLS PARKER BUILDING AND BUYS SEYMOUR HOTEL.

Plot, in 5th-ave. Section, Owned by Mrs. W. K. Vanderbilt, Jr., Sold—Nineteenth Ward Bank to Have Banking Office in 2d-ave.

John R. and Oscar L. Foley have sold for the Metropolitan Life Insurance Company, through Frank E. Smith, the Parker Building, at the southeast corner of 19th-st. and 4th-ave., a twelve story mercantile building, with penthouse. It has a frontage of 131 feet in 4th-ave. and of 159 feet in 19th-st. The property is at present leased for about $120,000 a year, and is occupied by some of the leading firms in the city, including the Brunswick-Balke-Collender Company, the Encyclopædia Britannica Company, the Detmer Woollen Company, the Judge Publishing Company and Kny Scheerer Company.

In part payment the Metropolitan Life has taken the Seymour apartment hotel, No. 44 to 0 West 45th-st., running through to No. 43 West 44th-st., a twelve story fireproof apartment hotel, being 80 feet in 45th-st. and 18.9 feet in 44th-st. This property is leased to one tenant at $60,000 a year, net. The lease has eighteen years yet to run.

The Seymour Hotel was built by Irons & Todd, and was sold by the Messrs. Foley to the present sellers two years ago. The Parker Building was sold by Mr. Smith about three years ago to the Metropolitan Life. The consideration in the two transactions amounts to $2,750,000.

Davis & Robinson have sold for Mrs. W. K. Vanderbilt, jr., a plot, 30x100 feet, on the north side of 51st-st., 222.6 feet east of 5th-ave. This is the last parcel to be resold of the original plot, 82.6x100 feet, which the same brokers sold to Mrs. W. K. Vanderbilt, jr., in 1902. The buyer will build a house for his own occupancy on the plot.

Collins & Collins have leased for the Rhinelander Real Estate Company a large part of the ground floor of the Manhattan apartment house, at the southwest corner of 86th-st. and 2d-ave., to the Nineteenth Ward Bank, at 57th-st. and 3d-ave., for a term of over ten years.

The business of the bank has grown so rapidly that as soon as extensive alterations can be made to the Manhattan Building the bank will open a branch there.

THE WEEK IN REALTY.

Two Big Deals in Vacant Land—Manhattan Active.

The last week in realty was marked by transactions affecting a fair number of choice parcels on Manhattan Island and two big deals in vacant land in the upper sections of the city. It appears from the reports of private sales made in the week in the Dyckman and Fort Washington Heights sections that the purchasing movements in those sections have quickly lost most of their vigor and that many speculators and operators who were active there have turned to the Jerome-ave. section of The Bronx, where they have already made some profitable deals. This invasion of the Jerome-ave. section, one of the most beautiful districts of this city, has naturally attracted widespread attention, and there some spectacular deals are expected to be perfected in the near future. A widening of the Jerome-ave. purchasing movement can hardly result in anything less than adding new life to those parts of The Bronx, where in the last five or six months large areas of vacant land have found an easy market. Few realty men will admit that the purchasing movements in the Dyckman and Fort Washington Heights tracts have lost any vitality. They do not deny, however, that few big sales of land in those sections have been made in the last two weeks and that the speculative purchasing movement is now noticeably strong in the Jerome-ave. section. "There is only a little lull in the Dyckman and Fort Washington Heights districts," said a real estate leader yesterday to a Tribune reporter. "When the weather becomes warm you will see hundreds of speculators and builders unusually active in those sections again."

The realty men who do not figure in the discussion as to the strength of various vacant land deals are those who ever find the attractions of choice parcels on Manhattan Island sufficient to occupy their time and money. The number of such men is large, and there is not a happier lot of persons active in real estate within the limit of this city than they. They are glad because the market for choice Manhattan parcels is excellent and shows signs of becoming even still better. Sales of choice Manhattan parcels were a feature of the market last week.

One of the best deals of this type reported in the week was the resale by Douglas Robinson, Charles S. Brown & Co., for Austen G. Fox, of the Dewsnap estate property, Nos. 1, 3, 5 and 7 William-st. (which the same company sold to him recently), to Isaac N. Seligman. The price paid was a substantial profit above that paid by Mr. Fox, which was understood to be about $400,000. The same company also sold to the same buyer last week the corner parcel at William and South William sts., a triangular lot, containing approximately 160 square feet, for clients of Anderson, Pendleton & Anderson. The sellers of this small lot held it at $100,000. It is said that Mr. Seligman will build a low building on the continued parcel to accommodate his banking offices, although no plans as yet have been drawn. Mr. Seligman paid about $600 a square foot for the triangular parcel.

Another transaction in choice Manhattan property, reported in the week, was the purchase by the National Arts Club, which owns and occupies No. 37 West 34th-st., through Ashforth & Co., of West 42d-st., the Samuel J. Tilden house, Nos. 14 and 15 Gramercy Park, one of the most famous dwelling house landmarks in this city. The owner of record is Charles D. Sabin, who married Miss Susie Tilden, niece of the statesman.

The buyer will convert the premises into a club and studio building by erecting a studio annex to the present structure. It will also continue to occupy its present home. It is understood that this project of the Arts Club is due to a large increase in the membership of the organization and a widening of the scope of its work. Mr. Tilden first bought No. 15 Gramercy Park, and in 1874 he purchased No. 14. He spent about $500,000 in remodelling the houses, the alterations to the dining room alone, finished in gilt, costing $40,000.

The improvements carried out by Mr. Tilden were planned with an eye to political contingencies. While the two structures were converted into one building, they were so remodelled that they could easily be transformed again into separate houses. The two front entrances were not altered. One was for everyday use; the other was occasionally found serviceable at political gatherings. Mr. Tilden occupied the premises during the larger part of his political life, and there scores of important political conferences took place. The house is a four story and basement dwelling, about 100 feet west of Irving Place. It has a frontage of 60 feet in Gramercy Park. The depth of the plot is 184 feet.

Still another important transaction last week was the sale by Phinney & Corsa, for the Mutual Mortgage Company, of the Hotel St. Margaret, a nine story fireproof apartment hotel, Nos. 129 and 131 West 47th-st., on a plot 40x100.5 feet. There were some other big deals in Manhattan property last week. The Century Realty Company sold to Charles T. Barney the Clark property in Broadway, from 49th to 50th st. The parcel has a frontage of 100 feet in Broadway, beginning 25 feet north of 49th-st., a similar frontage in 7th-ave., and a depth of 141 feet.

William T. Pigueron sold, through Isaac B. Wakeman, No. 28 West 15th-st., a ten story mercantile building, on a lot 25x103.3 feet, to an investor. He paid about $145,000 for the parcel. This is the fourth big mercantile building which has been sold within a week. A. Hollander bought, through Warren & Skillin, a six story elevator apartment house, with stores, at the northwest corner of 46th-st. and Lexington-ave., on a plot 100.5x40 feet. The parcel is opposite the proposed greater Grand Central Station site.

Henry N. Singhi sold the new six story apartment house No. 154 East 35th-st., on a plot 66x98.9 feet, for about $185,000, to a client of Francis B. Robert.

Plans were filed last week with Buildings Superintendent Hopper for a block of fifteen four story and basement dwelling houses to be erected on a plot, 302 feet front and 100.2 feet deep, on the north side of 85th-st., 150 feet west of Central Park West, for the Carlew Construction Company, of which James Carlew is president. Thirteen of the buildings will have 20 feet frontages and two 21 feet, the depth of all except three being 60 feet. The three will be 63 feet deep. Each house is to be a three story and basement rear extension structure, with façade of brick, with trimmings of limestone.

The two big deals in vacant land were the purchase of 350 lots near Van Cortlandt Park by the Hudson Realty Company and of 252 lots, comprising the Marianna A. Ogden tract, by a syndicate represented by David H. Taylor. The seller of the Ogden tract was the Washington Bridge Realty Company, of which William H. Chesebrough is president. John H. Berry was the broker in the deal. The Ogden tract includes 140 lots, bounded by Washington Bridge, Undercliff and Aqueduct aves., and on the north by the estate of Suzanna P. Lees; also the major part of the block bounded by Aqueduct-ave., Featherbed Lane and Plympton-ave.; also the block bounded by Plympton-ave., Featherbed Lane, Nelson-ave. and 172d-st.; also ten lots fronting 200 feet in Undercliff-ave. and 50 feet in Sedgwick-ave.

MANY LEASES MADE BY R. HURRY & CO.

Renwick C. Hurry & Co. have made the following leases, for a term of years in each instance: For Benjamin Altman, the store and basement in the building No. 285 5th-ave., northeast corner of 30th-st., 25x100 feet, in conjunction with George R. Read & Co., to J. H. Strauss, the art dealer, now at No. 398 5th-ave.; for the Safety Folding Bed Company, to a well known photographer, the first and fifth lofts at No. 1,160 Broadway, as galleries; the second loft in the same building to Lanz & Presser, as manicure parlors, and offices in the same building to Frank Stark, shirt manufacturer; for Mrs. Caroline Barry, in conjunction with the John H. Dye Company, the four story and basement brownstone high stoop dwelling house No. 41 West 16th-st., 21x92 feet, to Louis Ferdinand Delenne, for hotel purposes; Mr. Delenne has under lease from the John Jacob Astor estate the four story dwelling house Nos. 50, 52 and 54 West 17th-st. and No. 43 West 16th-st., and from the O'Reilly estate the dwelling house No. 45 West 16th-st. On May 1 the lessee of these properties will unite the parcels and make extensive alterations to the premises. The six dwelling houses under lease to Mr. Delenne, on a plot 66x184 feet, will be called the Maison Delenne.

For Minnie V. Telfair, the five story stone front building No. 32 West 25th-st., 25x100 feet, for business purposes, to Leonard L. Hill, for a term of ten years; the lessee will remodel the property; for George Busse, the second floor to Pierre Rousseau, of No. 236 5th-ave., hairdresser, and the third floor in the same building to the Misses Gyves; the rear store and basement at No. 6 West 28th-st., to Notara Brothers for office purposes; the parlor store in the same building to William Morris, vaudeville enterprises; for Mrs. Clara May, the parlor store to E. L. Short, merchant tailor, at No. 12 West 29th-st.; for Mrs. Lena Silberman, the parlor store at No. 9 East 30th-st., to Nicholas Martin, antiques; the store and basement at No. 11 East 30th-st. for Robert Plym to J. S. Jones, merchant tailor; for George R. Read & Co., the transfer of the lease of David Bendann to the building No. 365 5th-ave., on the new Altman store site, to Benjamin Altman. Mr. Bendann's lease on the premises negotiated by the former firm only last August was for a term of seven years. The assignment of the lease now gives Mr. Altman possession of the entire block front on the easterly side of 5th-ave., between 34th and 35th sts.

Also leased the store and basement No. 1,014 Amsterdam-ave., southwest corner of 150th-st., to Henry Dietrich, shoes, and the store and basement No. 2,110 Amsterdam-ave. to John F. Fajen, confectionery, and for H. R. L. Edgar the five story building No. 47 East 28th-st., 22x75 feet, to Richard Nolan, who will alter the property for business purposes.

TO ENLARGE TELEPHONE EXCHANGE.

Plans have been filed with the Building Bureau for the enlargement of the three story telephone exchange building, at Nos. 171 and 173 East 79th-st., by the addition of a four story annex, 102 feet deep, on the west of the present structure, which is to be raised one story in front. The remodelled building will have a frontage of 41 feet, with an ornamental façade of pressed brick and trimmings of limestone. The cost of the improvements is estimated at $65,000 by the architects, Eidlitz & McKenzie.

THE STURTEVANT CHANGES HANDS.

John Martin has sold to Mayer S. Auerbach, through J. Romaine Brown & Co., the Sturtevant, a seven story apartment house, No. 147 to 151 West 35th-st., on a plot 68x98.9 feet. The site is 200 feet west of Broadway.

SALE OF THE HUNT BUILDING.

A. S. Lamphear has sold for E. A. Talmage the Hunt Building, a five story structure on a plot 75x75 feet, at the southeast corner of West Broadway and Park Place. The building is No. 51 to 55 Park Place.

A WEST 15TH-ST. LOFT DEAL.

The new ten story loft building, No. 28 West 15th-st., on a lot 25x103.3 feet, which abuts the ground of the Van Buren house, in 14th-st., has been sold by Robert M. Fulton for a Mrs. Potter.

Mr. Fulton has also sold for a Mr. Weeks No. 587 3d-ave., a five story flathouse, on a lot 20x100 feet.

TO ERECT BIG BUSINESS BUILDING.

Mayer S. Auerbach has bought Nos. 291 and 293 7th-ave., two four story buildings, on a plot 40x100 feet, between 26th and 27th sts., through E. H. Ludlow & Co., from Isaac Epstein. He will erect on the site a ten story business building.

WOMAN LEASES SOUND BEACH HOTEL.

Shaw & Co. have leased the Kathmere, at Sound Beach, Conn., to Miss Holland, who will run the house as a first class hotel.

The same firm has resold for W. A. Charles No. 48 West 128th-st., a three story and basement brownstone dwelling house, 18x39.11 feet, to Harry C. Williams.

COLUMBUS-AVE. BLOCK FRONT SOLD.

Pocher & Co. have sold for Louisa Minturn the five story apartment house No. 181 to 189 Columbus-ave. and No. 76 West 68th-st., 100 feet in the avenue by 30 feet in the street, together with the three story and basement private dwelling house No. 776 West End-ave., on lot 18x100 feet.

These four parcels were sold by the same brokers to the Reserve Realty Corporation, and Heynemann & Jessuran were associated as brokers. The parcels No. 181 to 189 and No. 191 to 199 Columbus-ave. comprise the entire block front.

JOHN W. GATES A BUYER.

Christopher Schierloh and Daniel J. McDonald have sold the five story four family flathouse No. 325 West 44th-st., 25x100 feet, for Donatus Rieger to John W. Gates. This property has been owned by the seller for fifteen years.

INCREASES HIS 40TH-ST. HOLDINGS.

F. R. Bain, who recently bought the Banks house, No. 10 West 40th-st., has purchased Nos. 6 and 8 West 40th-st. He now controls a frontage of 65 feet in the street. Frothingham & Moore were the brokers.

TO IMPROVE EDGECOMBE-AVE. PLOT.

Sugarman & Lewis have sold for Lowenfeld & Prager to Barkin & Gellich a block front in Edgecombe-ave., between 163d and 164th sts., being 223 feet in Edgecombe-ave., 128 feet in 163d-st. and 115 feet in 164th-st. This plot is ready for improvement. The buyers intend to erect high class apartment houses on the site. Sugarman & Lewis now have two offices. Their old office is at No. 116 Nassau-st., and their new office at No. 2,010 Amsterdam-ave.

W. PETERS & CO. IN MANY DEALS.

William Peters & Co. have sold for B. Busch to R. M. Andrews a plot, 75 feet west of Honeywell-ave., 50x75 feet, running through from 181st-st to West-st.; for J. Cohen to Mrs. S. Goarg a two family dwelling house on the north side of Columbus-ave., 50 feet east of Louise-st., being lot No. 175, Hunt estate; for M. Peters to E. Thornton a cottage on the south side of Morris Park-ave., 100 feet east of Adams-st.; for M. Adler to the Adamant Real Estate Company three lots, 25x118 feet each, on the north side of 180th-st.; 75 feet east of Mohegan-ave.; for Mrs. M. Forsberg to a client two lots on the south side of Columbus-ave., 25 feet east of Columbus-ave.; to Mr. Knauf, two lots on the east side of Filmore-st., 200 feet south of Morris Park-ave., and for Mrs. M. Forsberg to a client a lot, 25x100 feet, on the east side of Taylor-st., 300 feet south of Morris Park-ave.

TRANSACTIONS IN REALTY.

Du Bois & Taylor have sold for Mary E. Shepard to a client for occupancy the three story and basement Indiana limestone front dwelling house No. 592 West 152d-st., on lot 16x75 feet.

J. Clarence Davies has sold for the Kountze estate five lots on the east side of Walton-ave., 125 feet north of 179th-st., 125x100 feet, to the Russell Realty and Improvement Company, which has resold the lots; also sold for the Kountze estate to John W. Cornish the plot 89x104x72x100 feet, on the east side of Walton-ave., 120 feet north of Burnside-ave., and 150x100 feet on the west side of Walton-ave., 133 feet south of Burnside-ave., both of which parcels he has resold at a profit for Mr. Cornish; also sold for the Kountze estate the northeast corner of Burnside and Walton aves., 100x100 feet.

John Wynne has bought from the Phelps estate Nos. 119 and 121 West 96th-st., two five story flathouses, 50x88x100.11 feet.

The Palisade Realty Company has sold to James Quinlan No. 164 West 96th-st., a five story double flathouse, on lot 29x100.8 feet. Samuel C. Steinhardt was the broker.

Paul Halpin has bought from the City Real Estate Company the plot, 50x220x53x202 feet, on the east side of Broadway, 130 feet north of Sherman-ave.

J. Romaine Brown has sold, through Kehoe & White, the plot, 50x150 feet, on the west side of Broadway, 150 feet north of Hawthorne-st.

John J. Cody has sold for William Seggie the northwest corner of Amsterdam-ave. and 161st-st., two three story buildings, on lot 24.11x100 feet.

Solomon May has resold through J. Arthur Fischer the five story building No. 109 West 38th-st., on a lot 20x98.9 feet, adjoining the Telephone Exchange.

The Hudson Realty Company has sold to David J. Fox and Sidney H. Herrman the four four story dwelling houses No. 2,382 to 2,388 7th-ave., on a plot 80x80 feet. This is part of the property purchased by the Hudson Realty Company a short time ago from the Equitable Life Assurance Society.

H. J. Kantrovitz and Marcus Kohner have resold for Hauben Binder & Baum to Abraham D. Weinstein, No. 233 to 249 East 110th-st., nine dwelling houses, on a plot 150x100.11 feet. The buyers will erect four six story apartment houses, with stores.

The Bronx Realty Exchange has sold for Herman Unger to a Mr. Pabst No. 1,414 Crotona-ave., a two family detached house.

Joseph Hamerschlag, Jacob Hirsh and Max Marx have bought from Charles Robinson Smith through James N. Butterly, the plot, containing about thirty-two lots, on the west side of Broadway, 201.83 feet north of 234th-st., fronting 205.50 feet on Broadway and 189.55 feet in Kingsbridge-ave. The same men have also bought, from Fred M. Denton, the plot on the east side of Kingsbridge-ave., 400 feet north of 234th-st., 124x140x62x20x62.6x130 feet.

N. W. Herbst and N. Grossman have sold for Charles N. Siegel to Grossman & Feldman No. 328 East 74th-st., a five story building, on a lot 25x102.2 feet.

Louis Lese has sold to Schlesinger & Fenichel, for improvement, the plot, 50x100 feet, on the north side of 105th-st., 80 feet west of Park-ave.

Samuel Grossman has bought the plot, 100x100 feet, on the south side of 101st-st., 100 feet east of 1st-ave., from Kidansky & Levy.

Montgomery & Seltz have sold No. 310 East 65th-st., a three story dwelling house, on a lot 18.9x100.5 feet, for Bertha Kaufman.

Grossman & Passon have sold to a firm of builders the northeast corner of Hamilton Place and 141st-st., a plot 123x100x108x irregular.

Charles Hibson & Co. have sold for Andrew S. Fraser the four story tenement house No. 741 2d-ave., on a lot 24.8x165 feet.

Davis Elsler and Samuel Gross have bought from Jacob Kingenstein the two six story tenement houses Nos. 322 and 324 East 112th-st., on a plot 50x100 feet.

Charles Sergansky has bought and resold No. 254 East 122d-st., a three story dwelling house on lot 14x75 feet.

Barnett & Co. have sold for a Mr. Sachs the southeast corner of 153th-st. and 5th-ave., a five story double flathouse, with stores, on lot 25x100 feet.

Louis Lese has bought from the Webb estate, through George Prettell & Sons, No. 112 to 116 East 127th-st., three three-story dwelling houses, on plot 50x99.11 feet.

The Cruikshank Company has sold for the Cohn-Baer-Myers-Aronson Company the plot 75x100.5 feet on the south side of 63d-st., 150 feet east of Amsterdam-ave.; also for Catherina Gippert, No. 177 West 63d-st., a three-story dwelling house, on lot 16.8x100.5 feet.

Charles Griffith Moser & Bro. have sold for John J. Mahoney the southwest corner of 9th-ave. and 202d-st., a plot 99.11x100 feet.

Samuel A. Hamel has bought from Ella Reed Andrews No. 465 West 166th-st., a five story double flathouse, on lot 25x100 feet.

Schmeidler & Bachrach have sold to Edward Rubin the plot, 75x100 feet, on the east side of Amsterdam-ave. 236 feet north of 167th-st.; also sold to Charles I. Weinstein the plot, 145x100.11 feet, on the north side of 109th-st., 100 feet east of 5th-ave. The purchaser will erect three six story tenement houses on the site. They have also sold the five story tenement house No. 313 East 48th-st., on lot 25x100.5 feet.

William Wolff's Son has sold to David Mann No. 315 East 59th-st., a four story dwelling house, on lot 25x100.5 feet.; also sold to L. Subison, No. 206 East 75th-st., a four story dwelling house, on lot 19.7x102.2 feet; to Dr. L. Stein, No. 226 East 79th-st., a three-story dwelling house, on lot 17.11x102.2 feet; and to a client, Nos. 434 and 436 East 79th-st., two three-story frame dwelling houses, on plot 33.4x102.2 feet.

The Fleischmann Realty Company has bought from Judge Barnard the block, 306x250 feet, bounded by Jerome-ave., 193d-st., Kingsbridge Road and Morris-ave.

James Bleecker & Son, have sold for the Haskins estate the plot of twenty-four lots, covering the block front on the west side of Jerome-ave., between 193d-st. and Kingsbridge Road, and extending through to Davidson-ave. The Jerome-ave. frontage is 364 feet.

The plot of twenty-two lots, at the northeast corner of Aqueduct-ave. and 181st-st., running through to the old line of Macomb's Dam Road (now closed), has been sold.

E. Osborne Smith & Co., in conjunction with McRickard & Co., have sold three lots on the east side of Jerome-ave., 175 feet north of Cameron Place.

D. Sylvan Crakow has bought from James Corbett the plot, 50x100 feet, on the north side of 159th-st. 150 feet west of Courtlandt-ave. John Frees was the broker.

Louis Lese has bought through Williamson & Bryan from L. Hyman the northwest corner of Courtlandt-ave. and 156th-st., a plot 100x100 feet. Also from James Corbett through John Frees the southeast corner of Melrose-ave. and 162d-st., a plot 70x100 feet, and through John Frees the southwest corner of Courtlandt-ave. and 158th-st., a plot 100x100 feet.

D. Sylvan Crakow has bought through Leo Mosauer two plots, each 50x160 feet, on Washington-ave., between St. Paul's Place and 171st-st.

James J. Etchingham has sold for James O'Brien to Henry Engelman, jr., the lot, 25x100 feet, on the east side of Morris Park-ave., 75 feet north of