TRAINING SHELVED TILL PEOPLE VOTE

House Military Committee Decides, 11 to 5, to Await Result of Elections.

ARMY BILL IS REPORTED

Provides for Force of 299,000 Enlisted Men and 17,700 Officers—Guard Benefits.

WASHINGTON, Feb. 25.—Meeting the demand of Republican leaders, the House Military Committee by a bi-partisan vote refused to-day to include universal military training in the army reorganization bill which will be reported formally to-morrow by Representative Kahn (Cal.), chairman of the committee. Sharp opposition to the reorganization programme is assured when the bill reaches the House floor, and it may be attacked earlier by a minority report.

In rejecting immediate consideration of the training plan the committee voted that it should become the subject of separate legislation to be framed by a "friendly" subcommittee of seven named by Mr. Kahn, with an agreement of the leaders that its consideration would not be blocked after a thorough inquiry had been made of the cost and economic effects. This investigation is expected to delay action until after the Presidential and Congressional elections.

With this disposal of universal training the committee voted 10 to 6 to report the reorganization bill, providing for a maximum peace time army of 299,000 officers and 299,000 enlisted men, including the Philippine scouts and unassigned recruits. No definite tactical formation of the army is prescribed, this being left discretionary with the President. This feature is among the principal causes of the sharp opposition by the minority.

Amendments to Be Offered.

Supporters of universal training purpose to offer amendments to force House action on the question, but opponents of the scheme hope to frustrate these attempts through parliamentary tactics. Republican leaders opposing the plan's appearance in the army bill included the members o fthe legislative steering committee, who based their objection principally on the ground that action should be deferred until the party's stand was outlined by its national convention in June. Four Democrats and seven Republicans were understood to have voted against a declaration in favor of training, with the plan to become effective in July 1, 1922. Five favored action now.

The reorganization bill recognizes aviation as a fourth arm of the army along with the infantry, cavalry and artillery, each service headed by a major-general. The tank corps is included in the infantry arm, and the chemical warfare service becomes a separate corps to conduct experiments in gases. Other new services, developed during the war, are rejected or consolidated in the older branches.

Liberal provisions for building up the National Guard are carried in the bill, including many of the recommendations advocated by guard officers. The reserve officers' training corps in schools and colleges, reserve training camps and the citizens' reserve are continued.

Even the supporters of the enlarged army were sceptical that it would soon become a reality. Some term it a "paper army." The combat strength is authorized to be 250,000. The infantry force is fixed at a maximum strength of 110,000 men and 4,200 officers, the cavalry at 20,500 and 950 officers, the field artillery at 36,500 men and 1,900 officers, the coast artillery at 36,000 men and 1,200 officers, and the air service at 16,000 men, including cadet flyers, and 1,514 officers.

Finance Department Created.

A finance department is established by the bill, its duties being strictly that of disbursing War Department funds. Purchase and transportation are placed in the Quartermaster Corps, but the business dealings of the department are placed in the charge of an Assistant Secretary of War. The general staff is excluded from "assuming or engaging in work of an administrative nature."

In fixing the various grades of officers the bill provides for only one general—the rank now held by John J. Pershing—and directs that the office "shall cease to exist when a vacancy occurs." Twenty-two major-generals are authorized and forty-six brigadiers. Nurses, included in the Medical Corps, are given relative rank with officers, but not the pay of the corresponding army grades, and chaplains are to receive relative pay but not rank. Promotions of officers are to be made from a single list, and those detailed to the technical corps are to remain permanently in those services.

Enlistments in the regular army are fixed at one or three years at the option of the recruit. Pay is fixed at $30 to $33 a month, with a provision abolishing the present laws for continuous service increases and substituting a flat ten per cent. increase in base pay for each five years of service.

Rebuilding of Guard.

The strength of the National Guard—one to each Congressional District—is unchanged by the bill, but recognition will be given companies of fifty until July 1, 1921, after which the minimum requirement will be sixty-five men. Original enlistments in the Guard would be for three years, with the reenlistment period being for one year, except that men who served in the army within the last two years may enlist for the one year period. Enlistment in the Guard Reserve would be for either one or three years under regulations prescribed by the Secretary of War. All equipment, including animals, would be furnished by the Federal Government, and regulations for paying members for weekly drills would be more liberal.

When the State troops are called into Federal service, as during the world war, their discharge from Federal service under the bill would not carry with it their release from State service. The chief of the military bureau would be a Guard officer of at least ten years service. His appointment would be for a period of four years, but his assistants would be Regular Army officers, assigned by the President.

All colleges and universities having a two year physical training course would be entitled to a reserve officers' training corps, but it would be required that the corps unit have at least 100 men. Regular officers, preferably those on the retired list, would be in charge of these units. Schools, public or private, not having the reserve officers' training corps, would be entitled under the bill to the services of an officer instructor of the corps numbers 100 pupils over 14 years old.

The Secretary of War also would be authorized to maintain reserve officers' training corps camps for not longer than six weeks in a year, and the graduates would be eligible for appointment as reserve officers.

OIL LAND LEASING BILL BECOMES LAW

President Signs the Measure Which Will Throw Open Over 6,700,000 Acres.

5 P. C. OF OUTPUT TO U. S.

Secretary of the Interior May Accept Either Cash or Product in Payment.

WASHINGTON, Feb. 25.—President Wilson signed to-day the oil land leasing bill.

The total area of oil lands thus thrown open for lease is estimated at more than 6,700,000 acres, while proved coal lands under Government withdrawal total approximately 30,000,000 acres, with 29,000,000 acres still to be classified. Phosphate lands are estimated at 2,700,000 acres, with sodium and other mineral deposits equally as extensive.

California, with 1,189,200 acres of withdrawn oil and gas lands, and Wyoming, with 1,151,629 acres, lead the other States in the extent and richness of their oil deposits. Of the six additional States containing Government oil lands made available to lease under the bill, Louisiana, with 467,000 acres, and Arizona, with 230,400 acres, are considered to have the most valuable deposits.

The Utah and Montana oil areas are estimated at more than 1,000,000 acres each, but much of this land, Government experts say, comes under the "doubtful" classification. Colorado contains 222,000 acres and North Dakota 84,894. In addition to these oil resources vast areas of oil shale lands in Colorado, Utah and Wyoming are made available for exploitation.

The naval reserve oil lands in California and Wyoming are not made available for public leasing under the bill unless the President shall so prescribe. The total area in California is 68,000 acres, and that in Wyoming 30,000 acres.

In withdrawn coal lands North Dakota leads the other twelve States with more than 11,000,000 acres, although its deposits are not considered as valuable as those contained in the 2,800,000 acres of Colorado, which are appraised by the Government at an average of $75 an acre, the highest valuation for Government coal lands in any State.

The 7,238,515 acres in Wyoming get the next highest appraisal of $53 an acre, the total valuation of nearly $400,000,000 being the highest for any State. Other States with extensive coal lands are Utah, with 1,069,800 acres; Montana, with 5,782,216 acres, and New Mexico, with 665,565 acres.

Idaho ranks first in Government phosphate lands, with a little more than 1,000,000 acres, and Wyoming second, with 900,000 acres, these deposits also being considered the richest. The areas in Florida, Montana and Utah range from 100,000 to 300,000 acres.

Authority for the administration of the oil leasing law is placed with the Secretary of the Interior. On oil lands the leasing rate will be 5 per cent. of the oil produced, and this may be demanded in oil or cash, as the Government may elect.

For this year at least the Government is expected to collect its royalties in oil.

John Barton Payne, chairman of the Shipping Board, who soon is to become Secretary of the Interior, recommended recently this course to the Interior Department so the Shipping Board would be assured of an oil supply at fair prices. When he takes over the Interior Department Mr. Payne is expected to carry out his own recommendation in the matter.

SAYS PORT CHARGES HURT EXPORT TRADE

Dr. MacElwee Warns of Graft In Present System.

Excessive port charges and expenses of one kind and another, together with plain graft, all crippling American export trade, may make it impossible for American manufacturers to capture the markets once dominated by Germany, Dr. R. S. MacElwee, assistant director of the Bureau of Foreign and Domestic Commerce, so informed the members and guests of the American Manufacturers Export Association at their luncheon yesterday at the Hotel Commodore.

"Charges and expenses at this port are so great," Dr. MacElwee said, "that many grades of goods are shut out. The market range of the cheaper articles is limited by the cost of transportation. Before the war Germany, and to some extent England, furnished the world with many things of comparatively low cost, yet amounting in the aggregate to many millions of dollars of trade in a year. The United States has made an earnest bid to capture the market, but these articles are on the margin of profit that may be turned one way or another by expensive transportation charges.

"What is bothering merchants and manufacturers is excessive terminal costs, undoubtedly very much more in New York and other American ports than in Hamburg, Bremen, Rotterdam and many other Continental ports. These expenses are exorbitant and should be reduced.

"In the other class cartage expenses are excessive. There should be no trucking at New York in export trade. The present system is worse than criminal; it is silly. There certainly is something rotten in the port of New York. Both high cartage costs and waiting time amount to 25 to 40 per cent. of the value of the goods and are loaded down with graft. Perhaps 20 per cent. of the cartage charges in New York are graft."

AMERICAN LINER WELCOMED.

South American Ports Good Hosts to Moccasin Crew.

The Munson liner Moccasin, formerly the Hamburg American steamship Prinz Joachim, returned yesterday from her first South American trip with thirty-four cabin passengers, including James R. Beard of the South American Cable Company and Carlock Hawk of the American Seamen's Institute. Capt. Rose and his officers were entertained by business men of Buenos Aires, Montevideo and Rio, who hoped the United States would establish the trade routes to South America advocated by her shipping interests.

The officers said that some of their hosts had declared that the only other time the Stars and Stripes had been seen flying over an American bottom, according to local traditions, was in 1848, when the Pacific Mail Steamship Company sent the California, a sidewheeler, around the Horn to establish trade with the Pacific coast.

French Imports Still Increase.

PARIS, Feb. 25.—Imports into France in January amounted to 2,062,200,000 francs, an increase of 482,000,000 francs over January, 1919. The exports were 722,889,000 francs, an increase of 374,938,000 francs over January of last year.

NEW INCOME TAX OFFICE.

State Comptroller to Use Municipal Building.

Charles L. Craig, City Comptroller, has granted permission to Eugene M. Travis, State Comptroller, to use the collection department of the receiver of taxes, first floor, Municipal Building, Manhattan, as an additional office for State income tax returns. The office is to be opened primarily for the convenience of the 100,000 city employees, but will be open to the general public also.

Comptroller Travis will transfer a part of his Albany staff to New York city to aid at the main office, 120 Broadway. Branch offices are located at 189 Montague street, Brooklyn; 161st street and St. Ann's avenue, The Bronx, and 2 North Washington street, Jamaica, L. I.

MRS. BRASHER'S WILL CUTS OFF DAUGHTER

Unworthy to Share in Million, Reads a Second Codicil.

Two codicils attached to the will of Mrs. Martha M. Brasher, widow of William M. Brashear, a wealthy oil manufacturer of Brooklyn, filed yesterday for probate, revoke a legacy of $10,000 and abolish a trust fund of $40,000 originally provided for her daughter, Mrs. Louisa Bain. The first codicil dealt with the trust fund. The second read:

"For good and sufficient reasons, after mature deliberation, I revoke the bequest of $10,000 given to my daughter, Louisa Bain, she having proved herself unworthy of any consideration from me for her past acts and conduct." The codicil stipulated, however, that William B. Clayton, one of Mrs. Bain's sons, should receive the $10,000.

Mrs. Bain was formerly the wife of Col. Bertram T. Clayton, a former Representative, who died in service in France. They were divorced in 1902 and soon after Mrs. Clayton married George Bain, an insurance broker of East Orange, N. J.

The estate of Mrs. Brasher was estimated at $1,000,000. The Church Charity Foundation of Long Island receives one-half of the estate as an endowment for its Home for the Aged. The residue, with the exception of paintings, bronzes and other art objects left to the Brooklyn Institute of Arts and Sciences, is distributed among relatives and friends.

Health Service Survey in Missouri.

ST. LOUIS, Mo., Feb. 25.—Extension surveys are being made by the United States public health service of school and home conditions of children in several sections of Missouri. It is expected to result in medical supervision of schools and the establishment of health centres where deficient children may receive medical attention.

SALVATION ARMY BUYS IN BROOKLYN.

Intends to Improve Ashland Place Site—Other Deals.

Salvation Army purchased 143 to 147 Ashland place, Brooklyn, three three story dwellings, 45.3x77.10, abutting the Hanson Place M. E. Church and in the same block with the Brooklyn Academy of Music. The buildings are to be demolished at some future date and a large structure erected on the site. One of the houses is to be used as a temporary quarters for officers of the organization. The property is diagonally opposite the Flatbush avenue depot of the Long Island Railroad.

Berkshire Realty Company, Inc., Joseph G. Haft president, resold 2104 and 2114 Caton avenue, corner Kenmore place, Brooklyn, two four story apartments, 129x135x irregular, with thirty-nine apartments, renting for $30,000. Max Hereth and S. Barnett were the brokers.

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

Charles Partridge sold the two story residence at 4512 Avenue M, Brooklyn, for Milton Adams.

Bulkley & Horton Company sold 1466 Dean street, a two story two family dwelling, 20x127.9, for Dr. Wood.

O. E. Allard and J. J. Levey sold 1020 Ditmas avenue, Brooklyn, a stucco and shingle bungalow, 40x100.

Baffa & Dixon, with Jacquatein & Kahn, leased for the Bush Terminal a one story brick building at Forty-sixth street, between First and Second avenues, Brooklyn, to the Great Eastern Veneer Panel Company for three years.

Harvey B. Newins, Inc., sold for the Clay Smith Company a factory at Fourth avenue and Thirty-second street, Brooklyn, at one time occupied by the Breneman Shade Company.

Realty Associates sold 81 South Sixth street, Brooklyn, a three story store and flat, 20x41.6x52, to Bernhard Berkman; also 26 Siegel street and 17 Leonard street, a three story frame building, 25x45x75, to Mike and Dora Cohen, through Julius Small.

John F. James & Sons were the brokers in the sale of the Williamsburg Trust Company building, 391 Fulton street, Brooklyn, reported yesterday.

BRONX TRANSACTIONS.

Goldblatt Company with H. Mandelsohn sold for the Cortez Holding Company 604 East 141st street, a five story apartment, 50x100.

Isaac Lowenfeld and William Prager purchased from John Mangin 1911 Prospect avenue, a five story apartment, 50x100, through Alfred A. Krueger.

William J. Gabel sold for Elizabeth T. Ringe the four story double flat, 24x80, at 2087 Decatur avenue, adjoining the corner of 180th street.

Goldblatt Company through Charles Siegel Levy sold for John A. Bowen 67 West 169th street, a three family house, 20.6x80.

J. L. Van Sant resold 568 Walton avenue, a two story dwelling, 20x93, to Katherine A. Mahoney through George Costar and C. C. Dean.

J. Clarence Davies sold for Patrick Murphy 873 East 162d street, a five story twenty family apartment, 40x100.

J. Clarence Davies leased for Katherine Rogers to Archibald F. Somerville 4242 Park avenue, near Tremont avenue, a two story brick factory, 25x150.

Cahn & Cahn bought 2106 to 2110 Valentine avenue, three two family houses, from I. Miringoff, through A. Marmer.

AUCTION RESULTS YESTERDAY.

[AT 3208 THIRD AV.].

By George Price.

SOUTHERN BOULEVARD, 1474, e s, two story dwelling, 18.8x100; sold to Charles Kautze $3,350

NEW BUILDINGS.

Manhattan.

BROAD ST, s e cor Front st, for a 12 story office, 22x79 Carl Platou Realty Co, to South William st, owner; Shape,Ready & Peterkin, Inc, 220 W 42d st, architects $450,000

CENTRAL PARK, 150 ft e of 66th st entrance, for a 1 story wagon shed, 33x37—City of N Y, owner; T E O'Brien, 240 Centre st, architect $5,000

Bronx.

BYER AV, s s, 219 ft n of 180th st, two story hollow tile, 27x55; one story hollow tile garage, 22x24; Samuel Berruan, 27 W 29th st, owner; Lubooth & Lubooth, 11 Court st, Brooklyn, architects $5,500

WEBSTER AV, w s, 149 ft n of 198th st, one story brick factory, 218.6x100; the Tremont-Webster Bldg Co, owner, August F Schwarzler, 1052 Boston road, president; F J Schefich, 4168 Park av, architect $90,000

WEBSTER AV, e s, 25 ft s of 204th st, one story brick garage, 100x100; Mary T Grace, 2550 Grand av, owner; Donnigan & Ormsby, 501 E 149th st, architects $35,000

SEVERAL DEALS IN FIFTH AVENUE ZONE

Office and Store Buildings Included in the Transactions—Other Reports.

John R. & Oscar L. Foley and William S. Baker sold for the estate of Andrew J. Connick the eleven story office and showroom building at 244 Fifth avenue, located twenty-eight feet south of the southwest corner of Twenty-eighth street, held at $450,000. The new owner is the 210 West Fifty-sixth Street Corporation, representing Mandelbaum & Lewine. The building stands on a plot 31.1x100 and was erected for the late Mr. Connick for his tailoring business some years ago by Richard Deeves and is considered one of the finest buildings of its type in the city.

Lease in Fifth Avenue Zone.

An interesting deal was concluded yesterday in the leasing of 3 East Forty-eighth street, a five story structure, 25x100, by the Brett & Goode Company for George Gascoigne, who recently purchased the remaining portion of the Redfern, Inc., lease on the building, to Joseph P. McHugh & Sons, dealers in furniture and interior decorations, for eleven years, with possession March 1. It is understood that the lease is at a rent of $20,000 per annum net, which represents a substantial increase over what Redfern, Inc., paid Mrs. Ida B. Flower, the owner. Herbert Gulick Company represented Mr. Gascoigne in the sale of the Redfern lease. Joseph P. McHugh & Sons will occupy the building upon their removal from their present location at 7 and 9 West Forty-second street.

China Concern Leases.

Gilman, Collomore & Co., retailers of china and glassware, have taken a long term lease of the seven story building to be erected by Burton S. Castles at 15 East Fifty-sixth street on the site of the former Gouverneur Kortright residence. They are now located at Fifth avenue and Thirtieth street and expect to get possession of the new building by July 1. The structure will occupy a lot 25x100. It was designed by Charles E. Birg, architect. The lease is understood to be for a term of twenty-one years and calls for an aggregate net rental of about $500,000.

Jewellers Purchase Corner.

Abel Brothers, jewellers, purchased from the Broadway-John Street Corporation, Elias A. Cohen president, 16 and 18 Maiden lane, corner of Liberty place, which was partially destroy by fire some time since. The buyers are now located in the property to be taken over by the Lawyers Mortgage Company for its new home. It is understood that Abel Brothers will alter the existing building, adding another story. A. H. Mathews was the broker.

Estate Sells in Warren Street.

Max Marx and Mose Goodman purchased from the estate of Joseph Hammersly the five story loft at 55 Warren street, through to 55 Murray street, 25x175. The property was held at $140,000 and is at present occupied by the Columbia Graphophone Company, which will remove to its new building at Fifth avenue and Thirty-fourth street as soon as alterations are completed. These comprise the raising of the present structure to a height of nine stories. The Columbia Trust Company will remain as tenants of the lower portion of the building. Weschler & Kohn, attorneys, represented the buyers.

Downtown Transactions.

Van Boskerck estate sold to Frederick Brown through the Charles F. Noyes Company the five story building with sub-basement at 166 William street and 41 and 43 Beekman street, covering a plot of 2,500 square feet. Tyler & Tyler represented the seller and Julius H. Zieser the buyer as attorneys.

James S. Anderson & Co. sold 177 Pearl street, a five story building, for the Monson Real Estate Company to John Bingham & Co., printers.

Millard Shroeder bought from William G. Mennen 22 and 24 Jones street, a six story building, 41x100. M. S. & I. S. Isaacs and Bertrand Marks, attorneys, represented the buyers and sellers respectively.

Realty Sales Specialists sold the police station at 105 and 107 Eldridge street, a four story building, 50x100, for Witty Brothers to Thierer Brothers.

Realty Sales Specialists sold for H. and S. Witty to Mrs. E. Wiener 58 Eldridge street, a six story and loft, 23x86.

E. Sharum bought from Griffon Holding Corporation 177 Prince street, a six story loft, 25x95.6, through H. L. Sonand.

Remodelled Houses Sold.

Electus D. Litchfield, who recently purchased a group of dwellings in East Sixty-eighth street, sold to Mrs. Winston Hagen 242, a newly remodelled American basement dwelling; also through Mrs. Gerrit Smith 240, adjoining a similar building, to Francis Danforth.

Another Rumor of Sale.

Rumors were revived yesterday to the effect that the Standard Oil Company has bought the sixteen story Hudson Building at 32 Broadway, which occupies the site between the Standard Oil Company's headquarters at 26 Broadway and the skyscraper at 42 Broadway, which they purchased early this week from the Lower Manhattan Realty Company. The Hudson Building fronts 54 feet on Broadway and 40 feet on New street. It has a depth of 197.7 feet on its northerly line.

Buyers for Other Dwellings.

Ennis & Sinnott sold 156 West Seventy-third st., a four story dwelling, 19.1x100, to Caroline S. Wilkinson through Leroy Coventry.

Slawson & Hobbs sold for the estate of Bettie Rothfeld 163 West Seventy-second st., a four story dwelling, 20x102.2.

Victor Freund & Son, Inc., sold for Leoine Bois to Adolph De Mau the four story residence at 232 East Fiftieth st., 20x100, also the two story dwelling, 18.9x70.5, at 320 East Fifty-first st.

J. L. Van Sant resold to Charles M. Porcher for occupancy 138 West 122d st., a three story dwelling, 17.4x100, through Shaw & Co. and Porter & Co.

Charles A. DuBois sold for Mary Owen Borden and William H. Owen, Jr., to Morris Goldberg the three story dwelling, 15x116.6, at 516 West 149th st.

Geo. R. Read & Co. sold through Duff & Brown Company for the estate of Evelyn S. Hastings of Brockport, N. Y., 464 West 144th st., a four story dwelling, 20x100.

The three story dwelling, 20x100.5, at 61 West Ninety-second st, has been sold by Maris Widmayer.

Pease & Elliman sold for S. Frank to W. B. Harris the three story dwelling, 16x100, at 119 East Ninety-fifth st.

Victor Freund & Son, Inc., sold for Morris Lee to Bridget Munns the two story dwelling, 18.9x70.5, at 320 East Fifty-first st. W. S. & A. S. Katzenstein were the attorneys in the transaction.

Emma Schoenfeld sold 115 East Ninety first street, a three story dwelling, 15x100.8.

The Brown-Wheelock Company, Inc., sold for Mrs. T. H. Powers Farr 47 West Thirty-seventh st., a 20 foot dwelling, to A. A. Hageman.

B. Walter Campbell sold for Thomas P. Howley the two story dwelling, 16 feet by 104 feet 11 inches, at 510 West 153d street.

Nail & Parker sold for the Equitable Life Assurance Society, 242 and 269 West 139th street and 203, 233, 267, 269 and 271 West 138th street, three story dwellings, each 17x99.11.

Lease in Nassau Street.

James S. Anderson & Co. leased 82 and 84 Nassau street, a six story building, 52x100, for William M. Martin to Benjamin H. Kaufman. The brokers will continue to be agents of the property.

Other Manhattan Sales.

Tucker, Speyers & Co. and M. Salmon sold for Elizabeth F. Castles, J. W. Castles and Frances C. Francis a six story loft, 25x99, at 153 East Twenty-third street.

Max N. Natanson sold through S. E. Osserman to A. H. Atterbury the Leander, a six story elevator apartment at the northwest corner of St. Nicholas avenue and 150th street, 112x102x irregular.

The seven story apartment building, 54.9x100.11, at 211 West 101st street has been sold by the Commercial Exchange Bank to the Wildor Realty Company.

Victor Freund & Son, Inc., sold for Leon Sobel to John K. Tatosian the five story factory at 612 East Eighty-third street, 25x76.

J. K. Holly sold for Minnie B. Wood, Lillie E. Rohe and Otto J. Betz to the Manport Realty Company the six story apartment, 40x90, at 952 and 954 Eighth avenue, with an extension, 20x100, to 243 West Fifty-sixth street. Kendall & Herzog, attorneys, represented the sellers.

O'Reilly & Dahn sold for Philip J. Meinhardt the southeast corner of Eighth avenue and 138th street, a five story apartment, 25x100.

Oscar Tschirky of the Waldorf-Astoria sold 113 Lexington avenue, a three story building, 24.8x60.

Joseph F. Meits sold 716 and 718 Lexington avenue, two four story buildings, 40x70, for Harry Aronson to James Brannan.

Lawyers Mortgage Company sold to Meyer Kaplan, through a Mr. Ratzner, the four story flat, 23x80, at the northwest corner of First avenue and Seventeenth street.

Jacob J. Tabolt sold for D. J. McDonald the five story building at 420 West Forty-second street, 25x100, to Thomas Wilson of Stroh & Wilson, tenants.

S. I. Golied, A. and C. A. Dovas have formed the 334 West Forty-second Street Corporation to take over the five story building, 25x98.9, at that address. The owner of record is the Milblanche Realty Corporation.

Bender & Schiller bought from the Lawyers' Mortgage Company 2186 Second avenue, a six story apartment, 54.1x100, through Jacob Rappaport.

Morris Kempner sold for the Lawyers Mortgage Company to Margaret Roberts the five story flat, 26x100, at 2268 Second avenue.

Kleiner & Kleiner repurchased the four five story flats, each 25x100, at 611 to 619 West 204th street, from the Welworth Holding Company.

Hiram Rinaldo has sold for the Wesley Holding Company, Inc., and Hyman Hein to Moses Kinzler 500 West 170th street, southwest corner of Amsterdam avenue, a five story apartment house, 37.6x100, held at $70,000.

Isaac Lowenfeld and William Prager purchased through Arnstein & Levy 511 and 519 West 169th street, two six story apartments, 50x82 each.

The 215 West 148th Street Realty Corporation, with A. H. Brown, L. and F. G. Dinkelspiel directors, has been formed to take over the five story flat, 37.5x99.11, at that address, near Seventh avenue. Title to the realty is held by Anna Reilly.

The four story flat, 16.8x100.11, at 162 West 121st street, has been sold by Max Hirsch.

John R. Davidson sold for the Reliant Holding Company the five story flat, 37.6x100.11, at 69 West 107th street, to Morris Shulman.

Pease & Elliman have sold for the Weser estate 164 East Eightieth street, a five story apartment, 30x102.2, to Joseph G. Abrahamson.

Oscar D. and Herbert V. Dike sold 225 East Sixtieth street, a four story building, 20x100.5.

Nail & Parker sold for the Elizabeth Realty Company 263 West 137th street, a six story elevator apartment, 45x87x99x irregular.

Other Recent Leases.

Cushman & Wakefield, Inc., leased floor in the National Association Building, at 23 to 31 West Forty-third street, to the Brokaw-Eden Company.

Joseph F. Seitz leased for the Day estate store and basement in the southeast corner Third avenue and Sixtieth street for ten years.

William S. Anderson Company, Frank Knapp president, rented for Mrs. Estelle Hasberg to Mrs. Rose Simpkins the dwelling, 16.8x102.2, at 244 East Seventy-second street.

Frederick Fox & Co., Inc., leased to the Fifth Avenue Gift Shop, for the Pennsylvania Railroad Company, southeast corner of Fifth avenue and Twenty-eighth street; for the Penn Arcade Realty Company, from plans, store in 146 West Thirty-fourth street.

Sales in Queens.

Rickert-Brown Realty Company sold to John J. Dempsey a 20 foot two story dwelling in Ditmars avenue, between Lawrence and Chauncey streets, Arleigh, for $10,000.

Lewis H. May Company sold for the S. & L. Construction Co. two dwellings on the east side of Hudson avenue, Edgemere to M. Spero.

Staten Island Sale.

J. A. Savadel sold a two story dwelling on Targee street, Stapleton, Staten Island, to Mrs. Bucuska.

Real Estate Notes.

Haggstrom-Callen Company have been appointed managing agents of the two five story apartments at 356 and 358 West Fifty-first street.

John Constable Moore, for fourteen years the senior member of the firm of Moore & Wyckoff, will remove his office to 60 East Thirty-fourth street March 1.

Upper Manhattan Property Owners Association will hold its seventh annual banquet Saturday evening, March 6, at the Hotel Astor. The guests and speakers invited include Gov. Smith, Bainbridge Colby, Nicholas M. Butler and Abram I. Elkus.

Victor Freund & Son, Inc., were the brokers in the sale of 612 East Eighty-third street and 232 East Fiftieth street.

Title to the Ford Motor Company's plant in Long Island City passed yesterday to the Goodyear Tire and Rubber Company, which recently purchased it through Joseph P. Day.

E. R. Allen, formerly with the Brooklyn *Daily Eagle*, is now with Bulkley & Hor on Company, Brooklyn.

Justice Bijur of the Supreme Court has appointed Abraham Oberstein receiver of rents of 2129 Lexington avenue.

ALTERATIONS.

Manhattan.

BROADWAY, 426, to a five story loft & store; I Tabor & Sons, 85 Eldridge st, owners; B W Dorfman, 26 Court st, Brooklyn, architect $6,000

BROAD ST, 91, to a 4 story loft & stores—R Cohen, 8 Broadway, owner; H J Norlen, 772 Broadway, architect $8,000

4TH ST, 247 W, to a 3 story dwelling—S Wainwright, Rye, N Y, owner; S E Gage, 28 E 40th st, architect $7,000

8TH AV, 216 & 218, to two 3 story dwellings & stores—L Raufastz, 252 7th av, owner; J H Friend, 148 Alexander av, architect $5,000

8TH AV, 306, to a 4 story stable—M Midecoursel, Paris, France, owner; J P Reiger, 154 Nassau st, architect $9,000

57TH ST, 19 W, to a 4 story dwelling—F McLaughlin, 115 W 57th st, owner; Greenberg & Leibitzig, 303 5th av, architects $70,000

Bronx.

PALISADE AV, w s, 1037 ft n of 254th st, 2½ story brick dwelling, 75x60; Max Kops, 120 E 16th st, owner; George Dreer, 110 W 30th st, architect $20,000

NASSAU HOTEL AT LONG BEACH SOLD

Noted Resort Bought by Proprietor of The Breakers at Atlantic City.

The Nassau Hotel at Long Beach, one of the best known summer resort hostelries in the vicinity of New York city, has been bought by Joel Hillman, owner and proprietor of The Breakers at Atlantic City. Mr. Hillman will operate the hotel under his personal management next season. He is registered at the Hotel Pennsylvania and the contract for the purchase will be signed in a few days.

The Nassau Hotel was erected in 1909 by Westinghouse, Church, Kerr & Co., Inc., of 37 Wall street, of which Paul D. Cravath, the lawyer, is one of the directors. It has been owned by the company continuously, but has been under several managements since it was opened. It contains 300 guest rooms and 150 additional rooms and a large dining room. It is said that Mr. Hillman has agreed to pay close to $1,000,000 for the property.

Helen L. Forrester sold her estate at Elm Point, Great Neck, L. I., to Thomas Curry of New York city through Harvey Craw and Warren Murdock.

J. Albert Johnstra sold the dwelling, 30x100, at 174 Chestnut street, Flushing, for James Webb to Margaret Hein.

I. Harry Walker of Worthington Whitehouse, Inc., sold for Henry W. Warner six and one-half acres at Mill Neck, L. I., to a New York client, who will improve the property.

Douglas L. Elliman & Co. sold for Mathew Eaton eight acres, with farmhouse and other improvements, in the town of Stamford, Conn., near the Woodway Country Club, to Charles Willard Young.

The Blagden estate and Deer Park at Saranac Inn, N. Y., has been purchased by John L. Severance of the Standard Oil Company's Cleveland offices.

Burke Stone, Inc., sold for Henry T. Farrar two lots on Young avenue, Pelhamwood, N. Y., to John E. Konba.

Residence of Frederick B. Shipp at 12 Myrtle street, White Plains, N. Y., has been sold to E. E. Seeley of New York city through George Howe.

$135,000 AUCTION SALE.

At the auction sale held in the Brooklyn Real Estate Exchange salesroom last Tuesday night a total of $135,000 was realized for twenty-five parcels, including dwellings, flats and business properties. The Jere Johnson, Jr., Company was the auctioneer.

ART SALES. ART SALES.

THIS DAY (Thursday) at 2 o'Clock
The Magnificent Art Property, Expensive Furniture and Personal Effects
AT FORCED PUBLIC AUCTION BY ORDER OF
Lady Atherton-Donchen
From the Donchen Palace, England,
AT THE
BROADWAY ART GALLERIES, Auctioneers
1362 Broadway (at 36th Street)
COMMENCING THIS DAY (THURSDAY)
and Two Following Days at 2 o'Clock.
Descriptive Catalogues.
Sale Conducted by Mr. H. VAN BRINK.

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HOTEL CHELSEA
West 23d Street, at Seventh Avenue
ABSOLUTELY FIREPROOF
Room with adjoining bath, $2.50
Room with private bath, $3.00
Suites, $5 up.
Special rates by month, season and year; open fireplaces; high ceilings; unusually large rooms; spacious closets.
Luncheon 65c
Dinner $1.00
Cafeteria Attached.
Colored map "B" of New York mailed free upon application.

Washington, D. C.
GRAFTON HOTEL
EUROPEAN PLAN
Room with running water, $2.00 per day
Room with Private Bath, $3.50 per day
AMERICAN PLAN
Room with running water, $6.00 per day
$30 per week. For two, $55 per week
Room with Private Bath $7.00 per day
$45 per week. For two persons, $70 week
Suites of Parlor, Bedroom and Bath.
Summer Season—Saranac Inn, in the Adirondacks. Cottages for Rent.
HARRINGTON MILLS, PROPRIETOR.

RESORTS.

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Favorable weekly rates. Open all year. Folder. G. N. VINCENT, Boonton, N. J.

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ATLANTIC CITY, N. J.
An American Plan Hotel of Distinction and Real Comfort
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HOTEL and COTTAGES
on the Beach, ATLANTIC CITY, N. J.
CONVENIENT TO ALL AMUSEMENTS
Sea Baths. Diet Kitchen. Orchestra
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"Plumb on the Boardwalk"
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Virginia Avenue at Boardwalk.
American and European Plan. Hot and cold sea and fresh water baths. Sun parlor and every comfort. Open all year.
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GRAND ATLANTIC,
Virginia av., near beach and all attractions; capacity 800; a strictly modern hotel; private baths, running water in rooms, elevator, &c.; notable table; $4 up daily; special weekly; bus meets trains. Booklet. W. F. SHAW.

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Pennsylvania Ave., close to Beach and Steel Pier, central location, always open. Capacity 300. Private baths, running water in rooms, elevator, etc. Winter terms. Booklet. Albert H. Darnell

Let us make you feel at home in the "City of Robust Health."
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Ocean End Virginia av. Capacity 250. Elevator, private baths, &c.; always open.

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Virginia av. and Beach; capacity 350; private baths, running water, elevator, &c.; American plan, $4 up daily; spec wkly. Bklt. SAMUEL ELLIS, Owner. N J COLLINS Mgr.

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Ocean End Michigan av. Always open. Every appointment. WM. H. HOOD.

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300 bedchambers with private baths (fresh and sea water). High class orchestra, cafe, grill, &c. French chefs. Golf privileges. Autos meet trains. Booklet. Open all year.
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Unusually attractive during Winter and Early Spring Seasons. Luxurious lobbies and restful sun parlors. Charming afternoon musicales with complimentary tea service, and evening concerts. A palatial residence for those seeking rest and recreation. Sea water in all baths.
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