SENATOR CUMMINS HITS AT RAILROADS

Iowan Cross-Examines A. P. Thom at Joint Congressional Inquiry.

ALL "OVERCAPITALIZED"

Intimates Roads Are Getting a Fair Return on Actual Investment.

WASHINGTON, Dec. 1.—Senator Albert B. Cummins was the principal cross-examiner to-day at the investigation in the railroad problem by the joint Congressional committee, interrogating Alfred P. Thom, appearing as the representative of the railway executive's advisory committee.

The Senator from Iowa intimated by a line of questioning that the roads are now getting a fair return on their actual capital. He suggested they were overcapitalized. When Mr. Thom took issue with this statement Senator Cummins inquired whether Mr. Thom had any knowledge of what the Interstate Commerce Commission had found as to the physical valuation under the La Follette act.

"Yes, and they are not accepted by the roads," replied Mr. Thom with emphasis. "There will be a serious contention that great elements of value were omitted in this valuation work."

Two Receiverships Are Cited.

"Do you think that the Missouri Pacific and the Rock Island are worth their present valuation?" asked Senator Cummins.

"I don't know; I was never on either line of railroad. What do you or I know about the value of these properties?" demanded Mr. Thom.

"Both roads show big earnings," replied the Senator.

"Yes, and both are in the hands of receivers," replied Mr. Thom. "It is my opinion that the railroads of the country, generally speaking, are not now overcapitalized when you take into consideration all the elements of value."

Mr. Thom went into an explanation that the actual value of the roads had gradually grown until it had overtaken the capitalization and cured the evil of "watered stock" on which Mr. Cummins was laying much stress. Mr. Thom made the declaration that there was no water in railroad capital.

In beginning his examination Senator Cummins said he was in favor of a substantial enlargement of the powers of the Interstate Commerce Commission. He at once launched into a line of questioning which was plainly directed to the purpose of putting on the roads the responsibility for failure to make extensions.

Mr. Thom Makes Admissions.

"We will have to rely on extensions of present systems," admitted Mr. Thom. "There is no inducement for new companies to build."

Mr. Cummins asked if when railroads wished capital for extension they consulted the investors. Mr. Thom said they always consulted representatives of the investors—investment bankers and brokers. He said that the failure of transportation facilities to measure up to needs was due to abnormal conditions brought on by war.

"How much is the new investment in railroads within the last few years; was it not six hundred or seven hundred millions?" Mr. Cummins asked.

Mr. Thom admitted that these figures were probably correct and then Mr. Cummins asked how much had been paid out in betterments.

Mr. Thom took figures from the reports made by the railroads to the Interstate Commerce Commission to show that the earnings in 1915 were $688,953,248 and revenues from securities $129,374,047, making a total of $818,327,295.

The roads paid out of this sum $465,540,666 for interest and $209,520,420 in dividends which, he said, left a balance of $145,266,209, which probably represented the amount expended for "betterments."

In this connection, Mr. Thom said, this was sufficient reply to Representative Cullop's statement of Wednesday that the railroads had paid "a billion dollars in dividends last year."

Roads Paid 7 P. C. on Capital Stock

Senator Cummins declared that the roads had paid 7 per cent. the last year on their capital stock.

"Admitting that to be true, it has no bearing on the present situation," replied Mr. Thom, who then explained that the European war had given an impetus to transportation needs and that conditions were abnormal and not a fair standard for measuring the future.

"Isn't it true that the roads have returned 6 per cent. on their capitalization on an average for the past five years?"

"I doubt that, Senator."

The early part of the hearing to-day was taken up by Representative Cullop, who insisted among other things that the officers of the roads drew too high salaries. Mr. Cullop said he had learned that 200 railroad presidents in the United States drew as high as $75,000 a year salary.

He insisted that they obtained their offices by favoritism. Mr. Thom dissented, saying most of them "rose from the ranks."

TEST SUIT SUSPENDED.

New York, Ontario and Western's Action Is Held Up.

In compliance with an agreement between the attorneys for the Government and the New York, Ontario and Western Railway Company, Judge Learned Hand of the United States District Court signed an order yesterday suspending all further action in the suit brought by the railroad to test the Adamson eight hour law until the United States Supreme Court has rendered its decision in the case of the Missouri, Oklahoma and Gulf Railway Company.

In the latter suit Judge Hook of the Federal District Court in Kansas City rendered a perfunctory judgment holding the law to be unconstitutional so that he might certify the case to the Supreme Court. All the other roads contesting the eight hour law will probably follow the lead of the New York, Ontario and Western in marking time until the highest court's decision is rendered.

Judge Hand ordered the New York, Ontario and Western to keep its books and accounts after January 1 in such a manner that if the constitutionality of the law is upheld, it can pay back to the employees affected the extra compensation due them under the statute.

STRIKE ACTION IS SUSPENDED.

N., C. & St. L. R. R. Employees Await Federal Mediator's Arrival.

WASHINGTON, Dec. 1.—G. W. Hanger, member of the Federal Board of Mediation and Conciliation, left to-night for Nashville, Tenn., to undertake settlement of differences between the Nashville, Chattanooga and St. Louis Railroad and its employees.

The railroad asked for mediation and representatives of the four brotherhoods, whose members have voted to strike unless their demands are granted, telegraphed to-day accepting the good offices of the board and agreeing to suspend action.

Officials of the board said no plan of action would be considered until after full information had been assembled.

SAYS UNIONS HURT EFFICIENCY.

New Haven R. R. Official Testifies Before U. S. Arbitrators.

Labor organizations have slowed the pace of railroad men, Charles H. Mottsett, division superintendent of the New Haven system at New London, told the Federal Arbitration Board yesterday. The arbitrators, under the chairmanship of Judge Charles B. Howry, are holding hearings at the Chamber of Commerce to consider the demands 5,500 switchmen have made on thirteen railroads for an eight hour day and increased wages.

Mr. Mottsett formerly was in charge of the Harlem River yards of the New Haven. Switchmen to-day are not as efficient as the switchmen of several years ago, because of a lack of proper spirit, he said.

"They work only to increase jobs," he continued. "They make no effort to work so the road can reduce its engines. They want to keep all the jobs they can going all the time."

"To what do you attribute the difference?" asked Prof. J. W. Jenks, one of the neutral arbitrators.

"To the labor organizations and to the fact that the men to-day seem to consider quantity instead of quality. In old days a foreman would report and recommend the discharge of a switchman who failed to do what was expected of him, but you never hear of such a thing to-day."

65 KILLED ON CITY STREETS IN A MONTH

November's Record Shows Increase of 19 Over Last Year —Motor Victims 42.

That street fatalities in the city are not diminishing was made evident yesterday by the reports of Police Commissioner Woods and the National Highways Protective Society for the month of November.

According to the police figures, there were 65 deaths in traffic accidents last month, an increase of 19 over November, 1915. Automobile accidents were responsible for the increase, passenger cars and motor trucks killing 42 persons last month, as compared with 18 a year ago.

The comparative figures are as follows:

	1916.	1915.
Railroad accidents	0	1
By electric cars	7	5
By passenger automobiles	19	11
By motor trucks	23	4
By motorcycles	1	0
By horse drawn vehicles	8	6
Falls from electric cars	0	2
Falls from other vehicles	2	3
Killed while stealing rides	0	3
In collisions between cars	2	0
In collisions between other vehicles	0	3
In runaways	0	1
In other street accidents	1	1
Totals	65	46

The National Highways Protective Society includes 64 deaths in its list of vehicular fatalities. Of these, 32 were children. According to its report, automobiles caused the death of 46 persons, trolleys 9 and wagons 9. This shows an increase in fatalities caused by automobiles of 17, by trolleys 3 and by wagons, 4, as compared with November, 1915.

On the streets and highways of New York State outside the city last month automobiles caused the death of 37 persons, trolleys killed 4 and 4 were killed by wagons. During the same period last year 26 were killed by automobiles, 2 by trolleys and 3 by wagons.

In New Jersey during November automobiles killed 26 persons, the same number as during the month of November, 1915. Trolleys and wagons caused the death of 4.

Six persons met their death in Jersey during the past month on highway-railroad grade crossings, and 9 in New York State.

Col. Edward F. Cornell, secretary of the society, says that during the first eleven months of 1916 363 persons were killed by automobiles, 74 by trolleys and 71 by wagons on the streets of New York city, as compared with 312 deaths by automobiles, 69 by wagons and 69 by trolleys in the same period of 1915.

DEMURRAGE RATES ADJUSTED.

Interstate Commerce Commission Tells of Car Shortage Relief Plan.

WASHINGTON, Dec. 1.—Formal announcement of the new adjustment of demurrage rates designed to release freight carrying cars more promptly from the hands of shippers and to meet, in part, the car shortage problem was made to-day by the Interstate Commerce Commission.

The commission's order directs railroads immediately to cancel all demurrage schedules recently submitted and which the commission had suspended on account of shippers' protests and authorizes filing of new schedules: "first, making no change in the present effective form of the weather rule or average agreement; second, providing for two days free time, exclusive of Sundays or legal holidays, and following rates of demurrage after expiration of free time: $1 for the first day, $2 for the second day, $3 for the third day and $5 for the fourth and each succeeding day; third, provided track storage charges shall remain in effect as at present except where the demurrage rate is $3 per day or more; fourth, provided further that these provisions be embodied in tariffs fixed to expire by limitation May 1, 1917; fifth, and provided that the carriers' demurrage schedules suspended in orders of November 15 and 29, 1916, are contemporaneously cancelled upon notice of this commission and to the general public by not less than three days filing and posting."

CALLS ORDINANCE A WEAPON.

Yonkers Judge Believes 15 Day Motorman Law Unconstitutional.

The fifteen day ordinance, which forbids men without half a month's training to operate trolley cars in Yonkers, was held to be unconstitutional yesterday in the opinion of Judge Joseph H. Beall of the City Court. Instead of protecting the city and the carmen, he said, the ordinance is a powerful weapon in the hands of the traction companies, because it permits them to suspend service whenever they have labor troubles and make no effort to live up to their franchises.

In accordance with this ruling he dismissed Louis Schwam, a new motorman, arrested under the ordinance on complaint of Samuel Hoey, president of the carmen's union.

The Judge held the ordinance to be against the public welfare and also in conflict with the State railroad law.

Drug Syndicate Is Accused.

The American Druggists Syndicate in Long Island City yesterday was held for Special Sessions in the Long Island City police court charged with having impure foodstuffs in the plant. An inspector of the Health Department says he found fruits, nuts and syrups unfit for use.

LIVE STOCK MARKET.

BEEVES—Receipts, 230 head; 21 cars on sale. Steers slow and 10c. lower; bulls and common cows steady; medium and good cows slow and barely steady. The yards were not quite cleared at a late hour. Inferior to fairly prime steers sold at $8.75@9.70 per 100 lbs.; bulls at $4.50@7; cows at $3.55@6.25; tailends at $3.25. Dressed beef slow at 11@15½c. for city dressed native sides.

Newton & Co.—20 Va. steers, 1,267 lbs. average, $9.10 per 100 lbs.; 19, 955, $7.10; 3 bulls, 1,266, $6.10; 2, 1,110, $5.90; 5, cows, 896, $4.25; 3, 783, $3.25. Tobin & Shannon—28 Ky. steers, 1,023, $8; 23, 1,045, $8; 19, 801, $7.10; 1 bull, 1,320, $7; 2 cows, 1,045, $5.50; 2, 1,075, $5.25; 14, 1,027, $4.75; 6, 802, $4; 2, 975, $3.75; 3, 876, $3.60. Shamberg & Son—30 Va. steers, 1,223, $9.30; 20, 1,202, $8.85; 10, 1,107, $9.50; 3, 1,296, $8.25. S. Sander—20 Va. steers, 1,315, $9.70; 10, 1,265, $9.35; 18, 1,277, $9.15; 19, 1,246, $9.05; 17, 1,171, $8.65; 10, 1,134, $8.15; 9 cows, 1,150, $5.25, $64, $5; 20, $41, $4.10; 2, 995, $4. McPherson & Co.—20 Va. steers, 1,221, $8.75; 6 State, 830, $6.50; 5 bulls, various weights, $4.50@7; 4 cows, 1,145, $6.25; 8, 1,197, $6.20; 8, 1,012, $5.75; 2, 1,125, $5.60; 10, 988, $6.25; 4, 925, $4.75; 3, 1,007, $4.40; 15, 893, $4.05; 12, 958, $3.90; 2, 800, $3.75; 25, 914, $3.60; 14, 903, $3.55. Kerns Commission Co.—8 cows and bulls, various weights, $3.60@6.75.

CALVES—Receipts, 897 head; 412 on sale. Veals were steady but coarse and heavy; slow; the grassers offered were common; and most of them were likely to be held over. Common to prime veals sold at $9.50@14.50 per 100 lbs.; culls at $8@9.10. Common grassers at 4@5. City dressed veals steady at 17@21c. Country dressed at 16@19c.

SALES: Tobin & Shannon—42 veals, 142, average $14.50 per 100 lbs.; 7, 123, $11; 10, 131, $13.75; 15, 123, $11; 6, 85, $10; 2 culls, 150, $8. Newton & Co.—19 veals, 140, $14.50; 22, 150, $14.25; 4, 160, $10.50; 4, 95, $10; 2 fed calves, 340, $9; 36 Ohio, 270, $8.50. Kerns Commission Co.—76 veals, 149, $14.50; 6, 107, $9.50; 7 culls, 187, $9; grassers, 211, $5; 45 Indiana calves, 177, $6.30. McPherson & Co.—23 veals, 130, $14; 2, 100, $10. S. Sander—9 veals, 140, $14.50; 9, 114, $13; 2, 110, $10.

SHEEP AND LAMBS—Receipts, 6,590 head; 13½ cars on sale. Sheep were steady. Lambs held up with fair demand and the pens were cleared. Common to prime sheep sold at $5@7.50 per 100 lbs. Culls at $3@4.50; common to fairly prime lambs at $10.50@12.25; culls at $8@9. Dressed mutton steady at 11@14c. Dressed lambs at 16@18½c. Country dressed hothouse lambs at $10@11 per carcass.

SALES: Tobin & Shannon—189 State lambs, 66 lb. average, at $12.25 per 100 lbs.; 246, 69, $12.15; 2, 105, $11.50; 10 sheep, 128, $6.50; 31, 171, $5.75; 11 culls, 61, $4. S. Sanders—187 State lambs, 68, $12.25; 232, 65, $12; 253 Ohio, 67 $11.90; 225, 67, $11.75; 12 culls, 33, $8; 1 sheep, 120, $7.50; 6 culls, 65, $2. Kerns Commission Co.—17 State lambs, 74, $12; 18, 74, $11.75; 3 Ohio, 71, $11.75; 21 sheep, 100, $7.50; 6, 115, $7. Newton & Co.—159 Vermont lambs, 80, $12.25; 133 Ohio, 81, $11.75; 63 Pa., 84, $11.75; 2 culls, 44, $9; 25 sheep, 102, $7.50; 3, 150, $4.25; 102, $3; 4 yearlings, 50, $9. J. G. Curtis & Son—223 State lambs, 73, $12.25; 60, 72, $10.50; 13 culls, 49, $8; 5 sheep, 108, $6.50; 3, 96, $5. J. Shamberg & Son—254 Buffalo lambs, 67, $11.90.

HOGS—Receipts, 4,060 head; 1 car on sale. Market lower, with light to medium weights selling at $9.25@9.90 per 100 lbs.; pigs at $8.75; roughs at $8.65. Country dressed hogs steady at 12@14½c.; roasting pigs at 15@18c.

Sales—Kerns Commission Company, 31 State hogs, 138 lbs. average, at $9.80 per 100 lbs.; 3 roughs, 230, $8.65; 9 pigs, 105, $8.75. Tobin & Shannon, 3 State hogs, 200, $9.90; 66, 110, $9.25.

Other Cities' Live Stock Markets.

CHICAGO, Dec. 1.—Hogs—Receipts, 42,000; weak at 10 to 15c. above Wednesday's average. Bulk, $9@9.65; top, $9.80; mixed, $9@9.60; heavy, $9.35@9.60; rough, $9.35@9.50; pigs, $6.25@8.20.

Cattle—Receipts, 10,000; firm. Native beef cattle, $7@11; Western steers, $6@10.50; stockers and feeders, $4.60@7.75; cows and heifers, $3.90@10; calves, $9.75@13.50.

Sheep—Receipts, 11,000; strong. Wethers, $8.25@9.10; ewes, $4.75@9.10; lambs, $9.00@12.70.

KANSAS CITY, Dec. 1.—Hogs—Receipts, 12,000; 5 to 10c. lower. Bulk, $9.25@9.75; heavy, $9@9.65; packers and butchers, $9.60@9.80; light, $9.15@9.60; pigs, $6.75@8.25.

Cattle—Receipts, 2,000, including 500 Southerns; steady to strong. Prime fed steers, $10.50@12.75; dressed beef steers, $7.50@10.25; Southern steers, $5.75@8.50; cows, $4.75@8.50; heifers, $6@10.25; stockers and feeders, no trade; bulls, $5.25@6.25; calves, $7@11.25.

Sheep—Receipts, 200; strong to 10c. higher. Lambs, $11.50@12.35; yearlings, $8.75@10; wethers, $7.50@8.75; ewes, $7@8.

ST. LOUIS, Dec. 1.—Hogs—Receipts, 12,700; 5@10c. higher; lights, $9.25@9.60; pigs, $7@8.50; mixed and butchers, $9.10@10; good, heavy, $9.80@10; bulk, $9.20@9.85.

Cattle—Receipts, 5,200; steady to 10c. lower; native beef steers, $7.50@11.75; yearling steers and heifers, $8.50@10.50; cows, $3.50@7.75; stockers and feeders, $5.30@7.50; Texas, quarantine steers, $5.50@8; prime Southern beef steers, $8@8.75; beef cows and heifers, $4.25@7.50; prime yearling steers and heifers, $7.50@9; native calves, $8@12.

Sheep—Receipts, 1,110; steady to 25c. higher; lambs, $7.50@12.50; ewes, $3.75@7.60; yearlings, $8@10.

PITTSBURG, Dec. 1.—Cattle, steady. Supply light; choice, $9@9.50; prime, $8.90@10.

Sheep—Higher; supply light. Prime wethers, $8.25@8.50; culls and common, $3.50@5; lambs, $8@12.25; veal calves, $12.50@13.

Hogs—Lower; receipts, 20 double decks. Prime heavies, $9.85@10; mediums, $9.55@9.60; heavy yorkers, $9.40@9.50; light yorkers, $8.85@9.10; pigs, $8.50@8.75; roughs, $8@8.25.

EAST BUFFALO, Dec. 1.—Cattle—Receipts, 500; active and steady.

Veals—Receipts, 850; active. $4.50@13.50.

Hogs—Receipts, 18,000; slow. Heavy, $10@10.10; mixed, $9.85@10; yorkers, $9.75@9.90; light yorkers, $8.75@9.50; pigs, $8.75; roughs, $8.75@8.90; stags, $7@8.

Sheep and Lambs—Receipts, 5,000; active. Lambs, $8@12.50; yearlings, $6.50@10; wethers, $5.25@8.75; ewes, $4@5; mixed, sheep, $8@8.25.

TO BUILD THEATRES.

The Fried-Giffing Contracting Company has the general contract for the playhouse and office building which the William Fox Realty Company will erect on the site of the former Dewey Theatre, at 126 to 138 East Fourteenth street, through to 123 to 135 West Thirteenth street, at a cost of about $300,000.

A general contract has been awarded to H. Davis for the erection of a one and two-story theatre and stores at the northwest corner of Westchester and Forest avenues, Bronx, for the Orpheum Theatre Company (M. Borschleiner president) as owner.

MECHANICS' LIENS.

Manhattan.

46TH ST, 112 W—Joseph Tino & Co, inc, agt Charles Goely, owner; Angelo Di Hendetto, contractor $89.15
82D ST, 41 W—Joseph Tino & Co, Inc, agt Greyccurt Realty Co, owner; Lowey & Polstein, Inc, contractor $61.60
144TH ST, 26-24 W—Rudolf Seus agt James McLaughlin, owner; Frank Seery, contractor $50
PLEASANT AV, 319—Louis Greenberg agt Giovanni Savarese et al, owner; Aaron Eckshtat, contractor $122.42
144TH ST, 26-24 W—John Viviani agt James McLaughlin, owner; Frank Seery, contractor $200.56
2D AV, 2255—John Viviani agt E D Farrell Estate, owner; Frank Seery, contractor $445
3D AV, 1081-1089—Keit Lumber Co agt Katherine S Galbraith, owner; Geo G Wilson & Co, Inc, contractor $513.89
150TH ST, 557 W—Lorraine & Posner, Inc, agt Samuel D Davis Construction Co, owner and contractor $978.24
BROADWAY, 1741—Elevator Repair & Supply Corp agt Jane E Taetonto, owner; Frank Seery, contractor $347.40
22D ST, 23 E—Epstein Wrecking Co, Inc, agt W Irving Van Wart, owner; August H Hilters & Co, contractor $80
8TH AV, 810—Hull, Grippen & Co agt Andrew Murphy, owner; Frank Seery, contractor $271.06
2D AV, 2255—Hull, Grippen & Co agt Edw D Farrell's heirs, &c, owners; Frank Seery, contractor $75.30
102D ST, 61 E—Sam S Glauber, Inc, agt Meyer Cohen, owner; Abraham Glaser, contractor (renewal) $418.14
AUDUBON AV, n w cor 190th st—Giuseppe Panarello et al agt J R Building Co, Inc, owner; Giuseppe Gallo & Giuseppe Laquidara, contractors $1,209.98

Bronx.

235TH ST, s e cor of Carpenter av—Church E Gates & Co, Inc, agt W M Realty Co, owner and contractor $402.03
150TH ST, 260 E—Jacob Lieberman agt Anthon Lukasey, owner and contractor $75.75
TELLER AV, 1051—Charles Sussman agt Anna M Beck, owner and contractor $55
WESTCHESTER AV, 620 to 626—Salvatore Naccarato agt Elizabeth Wright, owner; Fred Carl, contractor $176.25
WESTCHESTER AV, 620 to 626—Salvatore Naccarato agt Elizabeth Wright, owner and contractor $300

SATISFIED MECHANICS' LIENS.

Manhattan.

86TH ST, 128 to 140 E—Charles Greffrath Co agt Gramercy Building Co et al; May 4, 1916 (by bond) $129.75
PARK AV, w s, block front between 55th & 56th sts—J L Keating Co, Inc, agt 420 Park Av Co et al; Aug 31, 1916 ..... $967.20
PARK AV, 420 to 428—Lawrence Kurzyser agt N Y State Realty & Terminal Co et al; Sept 28, 1916 ..... $11,224.61
PARK AV, w s, block front between 55th and 56th sts—Gorman & Lees, Inc, agt N Y C & H R R R Co et al; Sept 24, 1916 ..... $121.38

WEST SIDE LOFTS SOLD TO OPERATORS

Big Building on 27th St. Taken by I. R. Jacobs, Who Once Owned Site.

VULCAN INS. CO. A BUYER

Purchaser of Site for William St. Building—Demand for Small Flats.

One of the most interesting transactions of recent weeks was consummated yesterday when title to the twelve story loft building at 158 to 164 West Twenty-seventh street was transferred by the Kinson Realty Company to the Directors Realty Company, I Randolph Jacobs's company. The building, one of the largest in that section, covering a plot 88x98.9, 100 feet east of Seventh avenue, is assessed at $378,000 and was held at $450,000. The brokers, Cutner & Lipset, report it to have been an all cash transaction.

The feature of the transaction is found in the fact that Mr. Jacobs owned the land on which the structure stands, and sold it in 1912 to James Fogarty and Hubert McClellan, who put up the structure and now sell the land with the new building on it back to Mr. Jacobs. The structure is said to be rented for a total of $47,000 a year, and because it is near the Twenty-eighth street station of the new Seventh avenue subway it is expected to remain fully rented. Cutner & Lipset will be managing agents.

NEW WEST END FLAT?

That another large building operation is projected for West End avenue is indicated in the forming of the 915 West End Avenue Corporation yesterday at Albany and in the sale of the dwelling at 917 West End avenue. The property at 915 West End avenue is a dwelling at the centre of a 100 foot plot at the southwest corner of the avenue and 105th street. The adjoining house at 917 was sold last October to an unnamed buyer by Walter J. Donovan. A plot of half the block front from 104th to 105th street would take in the houses at 911 to 919 West End avenue, 911 being owned by Mary Mitchell, 913 by Nettie Ingersoll, 915 by John G. Morrison, and 919, the corner, by Magdalena Doelger. The company formed at Albany yesterday is capitalized at $1,000 and has for directors Robert C. Ryder, John Van Harder and Frank D. Hagan.

VULCAN INS. CO. THE BUYER.

The Vulcan Insurance Company, now at 89 Fulton street, will be the owner and principal occupant of the tall building which will be erected on the plot at 130 to 134 William street, between John and Fulton streets, which was sold on Wednesday by Stanley I. Cohen. It is one of the oldest companies in the fire insurance zone, and its present location is just around the corner from its new site.

WEST SIDE APARTMENTS SOLD.

WEST 178TH STREET—John P. Kirwan & Sons have sold for Mrs. C. V. G. Roeser the five story apartment at 203 West Seventy-eighth street, on plot 40x100, to an investor for all cash. The building was built by Gune & Grant in 1891 and is assessed this year at $60,000. It was held at $65,000.

WEST 115TH STREET.—Bret L. Haskins, vice-president of the Chatham and Phenix National Bank, has purchased from Margaret T. Monahan of Brooklyn for investment the six story Colonial apartment house at 415 West 115th street. The structure occupies a plot 66.8x100.11, 150 feet west of Morningside Drive. In part payment Mr. Haskins gave 2252 Bassford avenue, a four story modern flat, on plot 25x74.9, between 182d and 183d streets. Varick D. Martin was the broker.

WEST 76TH STREET.—When Jacob Axelrod sold the twelve story apartment house at the northeast corner of Broadway and Eighty-eighth street he took not only the Sonema apartment, at the northeast corner of Broadway and Fifty-fifth street, from the Schwarzwalder estate, in payment, but also gave 24 West Seventy-sixth street, a four story and basement dwelling, on lot 25x102.2, near Central Park West.

WEST 14TH STREET.—Pauline Chequay has sold the dwelling at 233 West Fourteenth street to a client of the Durose Company. The house is four stories above a basement and fronts 25 feet on the street. The lot extends back 120 feet. The property is separated by a single parcel from the Church of Our Lady of Guadeloupe and the Convent of Our Lady of Peace, which extends through to Fifteenth street.

LAFAYETTE STREET.—Robert F. Bonsall has sold for Charles C. Doscher the four story and basement building at 245-7 Lafayette street. The new owner will use it for his business. The building stands on a plot 49.11x99.1 between Spring and Prince streets. It is flanked by the quarters of Engine Company 20 and Public School 106.

SALE OF BROOKLYN FLATS.

Myer Levinson has sold the two four story flats at 2113 and 2115 Dean street, each on lot 26.8x107, for the Bond and Mortgage Guarantee Company.

TO SELL BANK'S PROPERTY.

Banking Superintendent Richards has asked Justice Kelby in the Supreme Court for permission to sell the Erreger tract in Jamaica, which consists of sixteen and a half acres divided into 250 lots and which belongs to the Union Bank. He informed the court that the buyer will take thirty-five lots every three months and pay $125,000 for the tract. The depositors' committee offered no opposition.

BUYS MORE OYSTER BAY LAND.

Cocks & Willets have sold to Sterling Postley thirty-eight acres of the Sammis farm at Oyster Bay, L. I. This tract adjoins Mr. Postley's present holdings in that locality.

HOMES FOR HYDE PARK, L. I.

The Robert E. Farley Organization has sold for the Glens Falls Trust Company plots at Nassau Haven, its new development at Hyde Park, L. I., to C. W. Weddle and Chester A. Stobough. The purchasers are planning to erect several houses.

WAMPAGE POINT SUMMER HOME

Pell & Tibbits have sold a new Colonial waterfront property at Wampage Point, L. I., to Mrs. Gibbs of New York for a summer residence.

NURSERY AT MANHASSET.

The property of August Millang, consisting of about thirteen acres fronting on the North Hempstead turnpike at Manhasset, L. I., has been sold to H. White of New York. The owner will start a nursery on this property in the spring. The price paid was a little less than $16,500. L'Ecluse, Washburn & Co. were the brokers in the sale.

BROKER IN WEST END SALE.

Derschuch & Co. were the brokers in the sale of 560 West End avenue, recorded on Wednesday. The buyer owns the adjoining apartment house.

WHITE PLAINS PLACE SOLD.

Griffen, Prince & Ripley have sold the residence of the late John Newland on Broadway, White Plains, N. Y., to Dr. H. T. Kelly of White Plains, who will occupy it after improvements are made. The house is a frame dwelling on a plot of about one acre and contains fourteen rooms. It was held at $35,000.

NEW DWELLING AT SCARSDALE.

The Scarsdale estates has sold two plots on the New York post road, in the Murray Hill section of Scarsdale, to Andrew J. Thomas of New York city as a site for residence of the Italian school.

BUYERS OF NEW JERSEY HOMES.

William H. Schoonmaker of Montclair has sold the residence on the east side of Douglas road, near Lincoln street, Glen Ridge, to C. E. Smith of Newark. The house contains ten rooms, two bathrooms and conservatory. The sale was made through F. M. Crawley & Bros. of Montclair.

S. S. Walstrum-Gordon & Forman have sold for the Smith-Singer Company to Dr. Howard Miller of Brooklyn a modern home on an acre plot located on the north side of Highwood avenue, Glen Rock, N. J.

AUCTIONEERS RECEIVE WELLS.

Members of the Real Estate Auctioneers' Association at their annual meeting yesterday at the Vesey street salesroom reelected all of their officers. James L. Wells is president, William F. Redmond vice-president and treasurer, and Hugh D. Smyth, now treasurer, has been elected secretary. The executive committee now is composed of Joseph P. Day, chairman; Samuel Goldsticker, Bryan L. Kennelly, Henry Brady and Lewis Phillips.

DEMAND FOR BUSINESS SPACE.

Leases Show Continued Revival in Older Sections.

Spear & Co. have rented to Ritchie & Cornell the second loft in the old Greenhut Building, at the corner of Sixth avenue and Eighteenth street, for offices and the cutting of clothing.

George R. Read & Co. have rented the fifth floor at the southeast corner of Sixth avenue and Fourteenth street to the E-Z Walk Manufacturing Company; store at 11 East Thirty-first street to S. Stessaro, and with Daniel Hirdsall & Co. the second loft in 103 Fifth avenue to Fuld, Traube & Co.

Carstein & Linnekin have leased the store and basement at 133-7 East Sixteenth street to Elmer & Amend; space at 221 Fourth avenue to the Plymouth Rubber Company, and in the same building space to Edmund Schwartz; at 840 Broadway, with Spear & Co., the fifth loft to Kantor Bros.; spaces at 320 Fifth avenue to Joseph Burrenp, and at 347 Fifth avenue to the Grand Rapids Brush Company, C. I. Hudson & Co., and the British American Importing Corporation.

Cross & Brown Company has leased the store at 1593 Broadway to M. D. Randall; at 127 Grand street, a loft to P. & M. Greenberg-Marcus Company; at 2-4 Lafayette street, a loft to Dispatch Press.

Pease & Elliman have leased the parlor floor in 44 West Fifty-seventh street to Charles Gordon, and in the same building part of an upper floor to Mrs. Regina F. Cattadori.

Charles F. Noyes Company has leased a floor at 41-45 Lafayette street to W. C. & C. J. Friedlander; space in 284-6 Pearl street to J. E. Videl & Co.; a loft at 320-322 Pearl street to American Chocolate Mould Company, and a floor at 59 Ann street to Gabriel Bove.

Henry Brady has rented at 131 Bowery the second and third floors to the United Furniture Company for a term of years.

M. & L. Hess have leased the tenth floor at 5-7 East Sixteenth street to the Kovar Company; the seventh floor at 151-3 West Nineteenth street to the Esco Waist Company, and with Benjamin Englander the fourth floor at 151-3 West Nineteenth street to the Reliance Waist Company.

J. Clarence Davies has leased for a term of years for the Suffeld Realty Company to American Snap Fastener Company the three story brick factory on the west side of Whitlock avenue, 86 feet north of 144th street.

Ames & Co. have leased the sixth loft at 130 West Twenty-eighth street to Herman Weng for manufacture of cloaks and suits; to Kalmon J. Smith the fifth loft in the same building for the manufacture of dresses, and to J. Silverstein & Co., the second floor for dress manufacture; the second floor at 6 West Twenty-ninth street to A. Goldstein & Co., furriers, and the fifth floor in the same building to the Original Hand Embroidery Company, manufacturer of laces; at 11 East Twenty-second street the fifth loft to Harry Handin and Simon Holleb, furriers; the fourth loft to Ryer & Cashel, dealers in upholstery trimmings; the second floor to Edward Schuberth & Co., music publishers, and the third loft to the Rodgers Company, importers.

RENTS EAST SIDE HOUSE.

Pease & Elliman have let furnished for Mrs. Jeremiah P. Robinson her residence, a three story and basement dwelling at 111 East Sixty-fifth street, to Beverly Robinson; for Mrs. E. S. Rothschild, the three story and basement residence at 471 West End avenue, between Eighty-second and Eighty-third streets, to Richard Ware of Washington, D. C.

The Delafield estate has leased for Mrs. H. S. Bowen an English type residence, Rockledge, on Waldo avenue, The Bronx. The house will be occupied by Prof. and Mrs. Henry R. Seager of this city.

The Houghton Company has leased to Martha M. Shearer the four story and basement dwelling at 54 West Eighty-seventh street for Henry S. Hendricks.

J. K. Moors has leased the dwellings at 322 West Fifty-eighth street for Dr. H. Moeller to Harriet E. Stevens; at 342 West Fifty-eighth street to Phoebe Reihl, and at 336 West Fifty-eighth street to Jane Monroe.

The Houghton Company has leased for Jessie I. Bartlett the four and a half story American basement dwelling at 326 West End avenue to Yuditha Gaylord for a term of years.

HOME FOR NURSES PLANNED.

Plans have been filed with the Manhattan Bureau of Buildings for the construction of a seven story fireproof nurses' home in the rear of the present building of the New York Eye, Ear and Throat Hospital. It will be located on the north side of Sixty-third street, 150 feet east of Third avenue, having a frontage of 125 feet and a depth of 100.5 feet. York & Sawyer, the architects, have estimated the cost at $275,000.

NEW REALTY CORPORATIONS.

G. M. Pearson & Co., Manhattan; capital, $7,500; directors, Gifford M. Pearson, Celia C. Wippman and Leslie C. Lockhart.

Three Hundred and Two Central Park West, Manhattan; capital, $5,000; directors, Louis Kramer, Joseph E. Goldberg and August Bargende.

West Islip Realty Company, West Islip; capital $20,000; directors, Robert R. McCurdy, Edwin Thorne and Alfred Wagstaff.

Clinton Avenue Realty Company, Bronx; capital, $10,000; directors, Anton Erdman, James H. Davidson and Fred Behm.

Federated Taxpayers Association, Manhattan; capital, $500; directors, David J. Markowitz, Homer R. Scoville and Della E. Rose.

915 West End Avenue Corporation, Manhattan; capital, $1,000; directors, Robert C. Ryder, John Van Harder and Frank D. Hagan.

A. M. Realty Company, Manhattan; capital, $1,000; directors, Rose Israel, Esther L. Miggins and Lloyd Bick.

Bertel Construction Company, Manhattan; capital, $2,000; directors, Morris M. Rubenstein, Leo Kraus and Rose Block.

TRANSACTIONS RECORDED.

TRANSFERS.

(With name and address of lender and attorney. If attorney's name is omitted address party of first part.)

Downtown.

(South of Fourteenth street.)

WATER ST, 25.5x718x25.1x721—Rebecca Witherell and ano to Wm J Norris, 182 President st, Bklyn, Nov 28; atty, Lawyers T & T Co, 160 Bway $100
WATER ST, 290-90¼, 20.6x60.2—Louis Cimeo to Dinah, his wife, 390½ Water st, b and s, Sept 25; atty, Fannie C Brothers, 86 New Jersey av, Bklyn $1
JEFFERSON ST, 48—Lena Henderson to Jacob Henderson, 604 W 125th st, mtg $11,500, June 17, 1913; care Louis Eisenberg, 74 Bway $1
NEW BOWERY, e s, at w s James st, runs s w 3.6x e — to w s James st x n 2.6 to beg—gore—City of N Y to Church of St James at New Bowery and James st a l q c, Nov 6; atty, N F Walsh, 37 City Hall place $1
CLINTON ST, 176, 25x100—Theo I Sturtz to Lizzie Sturtz, 3 W 104th st, mtg $33,200, all liens, b and s, Nov 28; address Samuel Sturtz, 198 Bway $1
SHERIFF ST, 52, 25x100—Hannah Garfunkel to Geo J Roll, 9 Rockview Terrace, North Plainfield, N J, mtg $16,500, all liens, Nov 28; attys, Deyo & B, 111 Bway $100
6TH ST, 217 E, 23.5x90.10; 6th st, 219 E, n s, 271.10 e 3d av, 23.6x90.10—Ruthenian Greek Catholic Church of St. George to Ukrainian National Alliance of N Y C, mtg $22,000, all liens; atty, Daniel Bayton, 299 Bway $1
AV C, e s, 27.6 s 12th st, 25x63—Magdalene Dern to Carl Muller, 895 E 179th st, b, all liens, Oct 11; atty, W J McAllister, 120 Bway $100
13TH ST, 6-10 E, 75x102.3—Butterick Publishing Co to Fairchild Press, N Y C, mtg $75,000, Nov 28; atty, Lawyers T & T Co, 160 Bway $100
9TH AV, s e cor, runs e to w s Hudson st xs 102x w 32.6x s 25.9x w 100 to av x n 128.10 to begin—J