POINTS TO BLUNDER IN DUAL DIPLOMACY

Meddling of Japanese Militants Blamed for Setbacks in Dealing With America.

TOKIO, March 3.—The alleged meddling of Japanese militarists in diplomacy is vigorously attacked by Count M. Soyeshima, a prominent member of the House of Peers, in the course of a contribution to the Japanese "Diplomatic Review," which is attracting considerable attention.

He affirmed that the cause of foreign misconceptions of Japan lies chiefly in the so-called dual diplomacy, which was the worst deterrent to Anglo-Japanese, Japanese-American and Chino-Japanese friendship. In the Count's opinion, "Japan's diplomacy has, even since the outbreak of the great war, been a continuous series of failure." He laments that there are no longer, or at least not now in view, men like the late Prince Katsura and the late Marquis Komura. It was these two great statesmen who, nearly twenty years ago, committed the country to the Anglo-Japanese alliance over the heads of some of the Elder Statesmen and others who were opposed to the idea at the time.

When the late war broke out the two statesmen had been gone for some time, and what followed was most disconcerting, in the view of Count Soyeshima. Had they been alive and in power they would have seen to it that the country was solidly united against Germany before they declared war on her. As it was, the Government could not prevent newspapers and magazines, scholars and military reservists, from talking and writing as if Japan were the friend of Germany and an enemy of the Allies. Unfortunately, those in power successively since those days have gone on blundering, knowing no better than to fish for cheap popularity.

Count Soyeshima thought the militarists' meddling in diplomacy and the German and Chinese propaganda were chiefly responsible for what he called "the present setback in Japanese-American friendship," though he believed that "America has to bear more than half the blame." He explained his last remark in this manner:

"The Anglo Saxons are a lovable race of people, but, speaking candidly, they are a people of excessive pride, this being especially the case with Americans, who may be said to have a weakness of being self-centred and self-willed. The forcing of Japan to open her doors, the annexation of Hawaii, the war with Spain, the anti-Japanese campaign in California, the lynching of negroes, the audacious movement in support of Irish independence, all come from self-centralization. This trait of the Americans accounts in no small measure for the present cooling of friendship between Japan and America."

"To do them justice, however, Americans are unsophisticated, sincere and strong willed, and where they are persuaded to trust Japan and England it will not be so very difficult a task for the three Powers to work in concert and maintain the peace of the world. To come to a real good understanding with America, however, Japan must have a right grasp of America's China policy."

The United States, the Count believed, was conquering China by education. Twenty years hence, he said, all the important Government posts in China will be occupied by Chinese of American education. Japan should prepare herself for the peaceful conquest of China by America, and to that end Japan's militarist policy must be discarded and her entire attitude toward China recast. He added: "Our policy toward China has been one of outrageous recklessness. The Imperial Foreign Minister, who caused the twenty-one demands to be presented to China, is said to have told a foreigner at the time that those were not the demands of the ministry, but of the military cabal. A government that must bow to the militarists can never be trusted by the nation."

JAZZ INTERESTS JAPAN MORE THAN LEAGUE

Infection of Frivolity Spreads Over Country.

While President Wilson's slogan, "Make the world safe for democracy," failed to accomplish its avowed purpose, the American jazz is making the world safe for dance maniacs just the same. Human beings are after all a frivolous bunch, and apparently take greater delight in the "shimmy" and fox trot than in a discussion concerning the world peace and democracy. At least, this is what is taking place among the people of the Mikado's empire.

The following is an extract of the report of the jazz maniacs in Nippon:

"Jazzing Tokyo, Yokohama and all the suburbs along the electric tram, jazzed to the jazzing music of the jazz band at the Kagetsuen (a fashionable hotel).

"Sunday night the jazz musicians, fortified by the latest in jazz music, jazzed for the jazziest crowd that ever attended the popular resort. They jazzed through serpentines and fox trots, fantastic trots, lazy trots and energetic trots, and all the latest trot tripping that can be danced to jazz music. All had heard of the new music and came to see if it was properly performed.

"Old jazzers said that young people were fine jazzers, with new wrinkles added to the jazz. Those who said they could not jazz at all were satisfied to listen to the jazzing efforts of the jazz band. At any rate, no one left the jazzing jazzy crowd until the last train came into the station with a red lantern hung in its eye."

CHINA IS PLANNING AIR MAIL SERVICE

Stations to Be Established at Principal Cities.

SHANGHAI, March 3.—Representatives of the aeronautical department of the Pekin Government were in Shanghai through the first weeks of the new year to arrange for the erection of an aerodome, and at that time it was announced that the proposed air mail service between Shanghai and the capital would be established by May 1.

Those actively in charge of the plans for the air mail service are Col. F. V. Holt, who was loaned to the Chinese Government by Great Britain and who holds the post of adviser to the aeronautical department, and Col Tcheng Hung, chief of military affairs of the aeronautical department.

Airdromes are to be established at Pekin, Tientsin, Tsinanfu, Huchowfu, Nanking and Shanghai, and a number of these were being erected in February. It is announced that if the air mail service proves successful after the first six months the aeronautical department will establish a passenger service from Shanghai to Pekin and it is also planned to establish air routes linking Shanghai and Pekin with Chunking and other centres in the remote interior in Szechuen province, and routes to Hongkong and to Canton also are being planned.

More Than 30 YEARS in Export Banking

INTIMATE KNOWLEDGE of the needs and habits of the people, acquired by years of experience and actual residence in the countries themselves, is essential when transacting business abroad.

23 Branches in South America
One Branch in Mexico
9 Offices in Europe

ANGLO-SOUTH AMERICAN BANK, LIMITED
New York Agency, 49 Broadway

The State Bank of the Portuguese Colonies
BANCO NACIONAL ULTRAMARINO
New York Agency, 93 Liberty St.

PARK-UNION FOREIGN BANKING CORPORATION
56 Wall Street, New York
BRANCHES AT
Shanghai Yokohama Tokio
San Francisco Seattle Paris

South Africa's Hardware Market

OVER 500 BRANCHES IN AFRICA

CONSIDERING South Africa as a market for American hardware, the Bureau of Foreign and Domestic Commerce of the United States Department of Commerce says:

"Since 1914 the United States has made substantial progress in supplying hardware to this territory, and the Bureau's investigators are of the opinion that, with proper care and attention to special requirements, much of the present trade can be retained and new and profitable lines developed."

One of the greatest single factors in building commerce with South Africa is the National Bank of South Africa, because of its 500 or more branch offices distributed among the important commercial centres of the territory, because of its intimate knowledge of methods and conditions, and because of its ample resources and facilities for handling business of this kind.

NATIONAL BANK of SOUTH AFRICA LIMITED
New York Office, 44 Beaver St. R. E. Saunders, Agent
Total Resources Exceed $430,000,000
BOMBAY LONDON ANTWERP

FEBRUARY RAILROAD DEFICIT $7,205,000

106 of 200 Lines Fail to Earn Expenses and Taxes, I. C. C. Reports.

A deficit of $7,205,000 was established by the railroads of the United States in February. At the same time 106 out of 200 roads reporting to the Interstate Commerce Commission failed to earn their expenses and taxes, according to tabulation of reports filed by the carriers.

In January the deficit, as adjusted, was $1,167,800, with 106 of 201 roads failing to make expenses and taxes. Of the 106 roads, 46 were in the Eastern, 16 in the Southern and 44 in the Western district. The 200 roads reporting in February represent a mileage of 235,562 miles.

As a result of the deficit the carriers fell short $63,804,000 of earning the amount which it was estimated they would earn under the increased rates fixed by the Interstate Commerce Commission in accordance with the transportation act. This act directed the commission to establish rates that would yield a return of 6 per cent. on tentative valuation fixed for ratemaking purposes by the commission.

Total operating revenues for February were $406,658,000, or a decrease of 4½ per cent. compared with those for the corresponding month in 1920, while total operating expenses were $385,878,000, or a decrease of 7½ per cent., compared with February a year ago. The net railway operating deficit, however, was reduced 56½ per cent. compared with February, 1920, at which time there was also a deficit of $16,561,000.

During the six months the increased rates have been effective, having gone into effect on August 26, 1920, the net railway operating income of the carriers has totalled $218,311,800, which would be at the annual rate of return of 2½ per cent. on their tentative valuation. On the basis of an annual return of 6 per cent. it was estimated they would earn in that period $531,686,000. In the first four months of the increased rates, from September 1 to January 1, their net operating income was at the annual rate of 3.3 per cent.

Tabulations show that the roads in every district fell far short of receiving the amount estimated they would earn under the increased rates. Those in the Eastern district failed by 146 per cent., while those in the Southern fell short 96 per cent. and those in the Western district 91½ per cent. In the Southern district, the net operating income was at the annual rate of only three-tenths of one per cent. on their tentative valuation, while in the Western it was one-half of one per cent.

Complete reports from the Eastern district show that the operating revenues totalled $181,443,000, or an increase of 3.4 per cent. over that for February, 1920, while total operating expenses were $180,021,000, or a decrease of 7½ per cent. The net operating income, however, was a deficit of $9,750,000, which was an increase of 67 per cent. over what it was in the corresponding month last year, at which time there was a deficit of $29,527,000.

Reports from the Southern district showed that the operating revenues of the carriers there were $69,667,000, or a decrease of 9½ per cent., compared with those a year ago, while operating expenses totalled $64,890,000, or a decrease of 5 per cent., compared with those for February, 1920. The net operating income for the thirty-five class 1 roads in that district was $487,000, which was, however, a decrease of 90.6 per cent. under that of February, 1920.

With only the report from the Southern Pacific Steamship lines lacking, total operating revenues for the carriers in the Western district were $155,548,000, or a decrease of 10.3 per cent., compared with those for February a year ago. Total operating expenses were $140,967,000, or a decrease of 8.6 per cent., compared with February, 1920. Net operating income for the eighty-four roads reporting to the commission was $2,058,000, a decrease of 73.6 per cent., compared with that for February last year.

CAR MEN TO ARBITRATE.

Cleveland Union Fails to Reach Agreement.

CLEVELAND, Ohio, April 10.—Representatives of the Street Car Men's Union to-night agreed to arbitrate their differences with the Cleveland Railway Company after failing to reach an agreement in eight hours continuous negotiations to-day over the wage agreement which expires May 1. The street car company named its arbitrator several days ago.

The company demands a twenty per cent. wage reduction and abolition of the closed shop and of extra pay concessions under the working agreement. The time limit for arbitration expired at midnight to-night.

DELAWARE AND HUDSON R. R. TO REOPEN SHOPS

About 75 P. C. of Workers Expected to Return To-day.

Special Despatch to THE NEW YORK HERALD.

SCHENECTADY, April 10. — The car shops of the Delaware and Hudson Railroad Company at Colonie on the Schenectady-Albany trolley road and Green Island will reopen to-morrow morning with about 75 per cent. of the employees back to work. The company sees brighter business prospects and now has a lot of work which must be done.

The shops, which are the largest the company owns, were closed indefinitely on March 26.

WOMEN WORKERS TO MEET.

International Congress Called for Geneva Next Fall.

WASHINGTON, April 10.—Officers of the International Congress of Working Women issued a call to-night for its second gathering to be held in Geneva, Switzerland, next fall, one week prior to the convening of the International Labor Congress.

Mrs. Raymond Robins of Chicago was elected president of the first working women's congress, which was held in Washington.

CURRY BAILED FOR SHOOTING.

Detective Denies Aiming at Man His Bullet Killed.

Detective Joseph Brady of the West Forty-seventh street station signed a short affidavit yesterday charging Detective Philip Curry of Inspector Samuel Belton's staff with suspicion of homicide for the shooting of Daniel Ulino, a chauffeur of 320 East Twenty-seventh street early Saturday morning. Curry was held in $5,000 bail in West Side Court by Magistrate Francis X. McQuade, for a hearing April 18.

Ulino had driven Curry and a woman prisoner to the West Forty-seventh street station, and when they started to enter the station, fled west. Curry admitted firing some shots, but denied he aimed directly at the runner. Ulino was shot in the heart.

REVOLUTION IS SEEN IN OPEN SHOP DRIVE

Bishop of Michigan Warns of Plot to Crush Labor.

The open shop movement, according to the Right Rev. Charles D. Williams, Bishop of Michigan, who preached yesterday morning in the Cathedral of St John the Divine, is aimed to crush labor, right or wrong. But the attempt, he said, is as futile as sitting on the crater of a volcano.

"It will inevitably turn into a sudden revolution," Bishop Williams said, "because of the attempt to stifle equality of opportunity.

"Conservatism and reaction are prevalent in our country to-day. Business men are seeing red. They began seeing red with their drive on radicalism. They branded every one who had a progressive thought as a parlor Bolshevist and persons have been secretly arrested by paid spies on manufactured information and deported without cause."

Bishop Williams, in discussing Wilson's influence, said the former President will stand out in the perspective of history as the greatest seer and prophet of all times.

GREEKS HERE CHEER KING AND VENIZELOS

Thousands Celebrate 100th Anniversary of Revolution Freeing Their Country.

Thousands of Greeks in this city took part yesterday in celebrations of the hundredth anniversary of the revolution which brought about the freedom of modern Greece. Members of the League of Greek Liberals met in the afternoon in the Lexington Theatre, and the Royalist sympathizers gathered last night in the Manhattan Opera House. While the Royalists cheered for King Constantine and the Liberals gave a demonstration at every mention of the name of former Premier Venizelos, the sentiment of both meetings was the same. Each declared faith in Greece and implacable hatred of the Turk.

A thousand persons who arrived late at the Manhattan Opera House could not get in, as the place was crowded. Motion pictures were shown of King Constantine's return to Athens. The chief speaker was George Hresekos, a lawyer. Other speakers were Alexander Vouros, the new Greek Minister; Consul-Gen. Papayanopoulo and the Rev. M. Lazaris, pastor of St. Nicholas's Church, Fifty-fourth street.

Archbishop Meletios Metaxakis, who opened the Lexington Theatre meeting, described the revolution of a hundred years ago and declared that "Venizelos liberated four times as much territory as was set free in that revolution." The Liberals sent a cable to Venizelos expressing their regard.

Nicholas Murray Butler, president of Columbia University, described Venizelos as "a voice and a body raised up by Almighty God for the Greek people in the time of their need."

C. Sakellarakos and N. Caltchees also spoke. The Lexington Theatre meeting ended a three days' convention of the Liberals. Forty-five delegates from all parts of the United States were on the platform.

WOMEN VOTERS OPEN CONVENTION TO-DAY

1,000 Delegates Expected at Cleveland Gathering.

CLEVELAND, April 10.—Hundreds of delegates and alternates arrived here to-night to attend the second annual convention of the National League of Women Voters, which opens a week's session here to-morrow morning. Fully 1,000 delegates are expected to attend, representing the 2,000,000 members of the league.

To-morrow's session will consist of seven all-day pre-convention conferences open to delegates, alternates, visitors and the public. The list follows, with names of those presiding:

American citizenship, Mrs. Frederick P. Babley, Boston; child welfare, Mrs. Laure Brohn, Washington; election laws and methods, Mrs. Carrie Chapman Catt, New York; food supply and demand, Mrs. Edward P. Costigan, Washington; social hygiene, Dr. Valeria H. Parker, Hartford; uniform laws concerning women, Mrs. Catherine Waugh McCulloch, Chicago, and women in industry, Miss Mary E. McDowell, Chicago.

Mrs. Thomas W. Fleming and Mrs. Harry E. Davis to-day requested the league to take a definite stand for the enfranchisement of the colored women of the South.

PHILADELPHIA HAS 150,000 UNEMPLOYED

60,000 of Them in Branches of Building Trade.

PHILADELPHIA, April 10.—More than 150,000 workers are idle in this city, "but the peak of unemployment has not yet been reached," according to statistics compiled by the industrial relations committee of the Philadelphia Chamber of Commerce and made public to-night. Sixty thousand of the unemployed are in the various branches of the building trades, the committee said.

The committee's statement said: "Wages have suffered some decline. Among the cuts are 10 to 20 per cent. in the lumber business and its associated branches, 14½ per cent. in the metal trades, 20 per cent in tin plate and its allied groups, 12 per cent. to cabinetmakers and 25 per cent to leather workers. Employers in the building trades have served notice on their workers that the schedule after May 1 will call for a reduction in wages of 23.93 per cent."

OHIO PRINTERS FAVOR 44 HOURS A WEEK

Unions Hold Semi-Annual Conference at Marion.

MARION, Ohio, April 10.—General sentiment of local unions in favor of supporting officials of the International Typographical Union in their insistence on establishment of the forty-four hour week in commercial print shops was reported by delegates attending the semi-annual Ohio Typographical Conference, which closed here to-day.

Prediction was made by delegates that while many plants having contracts which expire before May 1 would install the shorter work week, there would be some opposition to the plan and likelihood of strikes in some cases.

BRICKLAYERS REJECT CUTS.

CHICAGO, April 10.—Union bricklayers members of the Chicago Building Trades Council to-day rejected wage cuts of approximately 25 per cent. proposed recently by the Building Contractors Association. The council claims a membership of 53,000.

FISKE WARNS RAIL HEADS TO BE FAIR

Securities Association Is in Duty Bound to Deal With Labor Spokesmen.

Haley Fiske, president of the Metropolitan Life Insurance Company and a member of the executive committee of the National Association of Owners of Railroad Securities, informed A. H. Smith, president of the New York Central Railroad, in a letter given out yesterday, that some railroads are making a mistake in their attitude toward labor. Mr. Fiske's communication was in reply to Mr. Smith's letter to S. Davies Warfield, president of the association, taking exception to the position of the association's executive committee in conferring with representatives of railroad employees.

"Your assumption," Mr. Fiske wrote, "that in seeking a conference with the labor representatives, the most imporant element in the present problem, we were pretending to represent you or your board was quite unwarranted. We very frankly put our real position before these organizations and the public. We think the present truculent attitude of some railroad administrations toward the operative and the union a great mistake, which may lead to disaster, and that it is time that all concerned in the properties should show some conciliatory disposition, at least to the extent of endeavoring to get the point of view of labor, and to seek some method of negotiation to end the present impasse."

Mr. Fiske stated that the Metropolitan Life Insurance Company holds securities of the New York Central Railroad and its subsidiaries amounting to nearly $23,000,000 par value. In addition, it has on its books loans and agreements to loan more than $3,000,000 on bonds and mortgages upon real estate "to finance your operations in the neighborhood of your terminal."

"Altogether," he added, "our financial interest amounts to $32,000,000. This is about 15 per cent. of our total investment in railroad securities.

"Frankly, it disturbs us," Mr. Fiske added, "to have your board of directors say they represent in their dealings with the present condition of affairs the stockholder, without any recognition of the superior obligations of the railroad companies. It may very well be that as matters are now threatening the stock will become a rather negligible quantity; the bonds will never become so. Our interest in your company is a vital one. It is very disturbing to read that you are disposed to ignore this interest. It is even more disturbing to find yourself and the board resent any action on our part to protect our interests.

"We have seen no disposition on your part to recognize our interests or to consult with those who, in a sense, own your property. On the contrary, we have seen in the past rather violent antagonism to our effort to promote helpful legislation, which, now that it has been passed, some of your people are taking credit for. None of the railway managements has thought it wise to seek any counsel or to recognize in any way the serious situation in which we find ourselves. On the other hand you are objecting, if you will pardon us for saying so, in an offensive, not to say impertinent, way, to our endeavor to protect our own investments. We feel that we had a right to expect cooperation and help rather than opposition.

"And now that our confidence is over," the letter concluded, "we feel that we have accomplished much. In our opinion it is time that all of the interests—investors, administrators and operatives—get together, and that it is not a time for recrimination."

DEALS IN THE SUBURBS.

William Kerr Macdonald leased at Woodmere, unfurnished, the house on Club drive to William H. Berliner; also the house on Prospect avenue to Thomas Robins, Jr.; also the house on Walsh avenue to Priscilla Delano Watari; also leased, furnished, the house on Summit avenue to L. Minzie, the house on Oakwood avenue to B. Van Raalte, the house on Burton avenue to Mrs. Helen Langsdorf; also the house on Pine street to Z. Van Raalte, the house on Lafayette place to A. Van Raalte, house on Yale avenue to Irving De Muth; also the house on Prospect street to [illegible] house and plot to Katherine Dolle; also for Ethel Cornell her stucco house, plot and garage, to William Doolittle; also for Clarence Galston, the vacant plot corner of Cedar lane and Lafayette place.

The Halloran Agency sold for James D. Tullis to Fred B. Behnfalk the Colonial dwelling, with garage, on the north side of Mitchell avenue, between Whitestone avenue and Parsons avenue, Flushing, 80x150.

Charles R. Reeve sold to R. S. Harnsberger the Renwick property on Hillside avenue, Short Hills, N. J., consisting of twelve rooms, and plot 100x300; also sold to H. W. Bluhm the Andrew S. Hegeman home at Short Hills, N. J., on the Farley estate tract, consisting of ten rooms, with half acre plot. Gaston L. Chanler purchased at Short Hills, N. J., a Colonial home of fourteen rooms and three acre plot. E. L. Prior purchased the home of Mr. Hugh L. Dowling at Short Hills, N. J.

Mrs. C. M. Murdoch and Arthur S. Hawley rented furnished for the summer the home of Willard Fisher on Park avenue, Larchmont, N. Y., to Wesley V. E. Terhune of New York; for Mrs. Mary E. Hentz her home on Summit avenue to Arthur L. Dreyfoos; for S. G. Ellis his stone and stucco house in Larchmont Park to Louis Rosenberg of New York; also rented unfurnished the property of Mrs. Beatrice Y. Seix in Addison avenue to Clifford de P. Appleton.

Charles D. Ferry, president of the Ferry Hat Manufacturing Company, has bought a large plot on the westerly side of Lenox road from the Summit Estates Company in Summit.

The sales were negotiated through the Eugene Jobs-H. F. Beck Company.

The Kandie Head Rest Company of Newark has purchased the building at 260 Mulberry street from the Taylor Candy Company through Feist & Feist.

Briarcliff Realty Company leased, furnished, for the season the residence of Dr. I. A. Jackson at Briarcliff Manor, N. Y., to A. J. Newbury of this city. The same company sold a lot on State road at Briarcliff to C. H. Schuman, who is putting up a business building with apartments.

Robert B. Stoutenburgh of Newark, N. J., sold for Jacob L. Schwarz, Abram Meyer and Jacob Schloss of Newark, N. J., the Hamilton office building on Main street, Hackensack, N. J., to George H. Lefkowitz of Paterson. The same broker sold at public auction the one family dwelling on Main street, Chatham, N. J., to L. W. Becker of Newark for $6,500.

Louis Schlesinger, Inc., leased the second floor in 29 Congress street to the Bretscher Manufacturing Company. The same brokers sold the three story brick dwelling, 28x100, at 94 Court street, for the estate of William P. Field to Max Henry; also the vacant plot at the northeast corner of Scheerer avenue and Hunterdon street for Henry B. Rogers to Neil Mackay and the vacant plot, 50x129 at 12 and 14 Leo place for Ernest Fischer to Ralph Krasny.

CHEAPER BUILDINGS ARE STILL FAR OFF

Expert Says Constructon Costs Can't Go Much Lower—Warns Against Delay.

According to S. W. Straus, head of S. W. Straus & Co., the preponderance of spring activity in the building field is in the form of residential work, which has assumed such proportions that the season offers hope for considerable relief in the housing situation.

"The only adverse factor at present," says Mr. Straus, "is found in the reiteration of the argument that building work should be held back until there are further price recessions in all the elements of construction, including labor. In many parts of the country labor has voluntarily accepted slight decreases in wages and building work is proceeding smoothly. It is a significant fact, however, that in many instances where strong pressure has been brought to bear with a view to forcing labor to accept reductions it has met with vigorous resistance on the part of the labor element.

"One fundamental law of human nature is that mankind can be happy and contented only under progressive conditions; that standards of living must continually grow better with the advancement of civilization and education, and that men, particularly in America, will not go backward. These fundamentals are as solidly founded as the law of supply and demand. Those who are looking for stabilization at greatly lower levels than the present are, therefore, overlooking the human equation, which is the chief factor in the present building problem in this country.

"Now is the time to build, not only because it is good business judgment to do so but also because it is within the range of rightful humanitarian impulses and motives.

"Efforts to readjust the industry on a basis of lower prices will simply delay the needed programme, widen the gap between supply and demand and therefore tend to defeat the very purpose in view. We have progressed a long way since 1914. Great changes have taken place and particularly so in the hearts and minds of men. A nation of people like ours will not march backward over seven years of time. Stabilization in the building industry, therefore, cannot be expected at much if any lower levels than those that now rule. Holding back building in the hope of forcing constant revisions downward will simply add to present perplexities, bring a halt to activities now getting under way and force higher rents, with the attendant social unrest."

BRONX TRANSACTIONS.

Charles Weber sold for Helena Bank 65 Southern Boulevard, a five story double flat, 25x100, to Joseph Cismielewski, an investor; also for Mary Diegmann 539 East 150th street, a five story double flat, 25x100, to H. D. Waltemade.

Simrud Holding Corporation sold to Louis Israelson the one story taxpayer and ten stores on the west side of Grand Boulevard and Concourse, 240 feet south of 188th street. D. C. Cornell was the broker.

Eugene J. Busher Company, Inc., sold for John Fink 273 and 275 East 156th street, a three story dwelling, 50x103, to Nicola Turturro.

Richard Dickson sold for Henrietta Hassloch premises at 307 East 158th street, 18.36x100.

Schwab & Co. sold the five story new law apartment at 856 Dawson street, 40x100.

REALTY JOTTINGS.

Barnett & Co. were the brokers in the sale of 30 East 117th street for Mary Kearney.

Cusack Company and Frank Reilly were the brokers of the sale at 280 West 119th street, a five story apartment.

HOTELS AND RESTAURANTS.

Hotel Bretton Hall
Broadway, 85th to 86th St.
NEW YORK
Subway Station at 86th Street Cor. Elevated Station—Two Blocks—86th St.
Largest and Most Attractive Midtown Hotel, Convenient to All Shops and Theatres.
Exceptionally large, quiet rooms with bath and spacious closets, giving all the comforts and advantages of the best N. Y. city hotels at reasonable rates.
RESTAURANT OF HIGHEST STANDARD AT ATTRACTIVE PRICES.

Europe.

PARIS HOTEL MONTREAL
37 Rue d'Hauteville, near the Grand Boulevards. Greatest comfort. Telephone in every room.

LATEST REPORTS FROM REAL ESTATE MARKET

Firms Lease Buildings on Lower West Side.

E. S. Willard & Co. leased for the Wendel estate 67 and 69 Washington street for a term of years to Hatem Brothers, exporters and importers, for their own occupancy. The deal involved about $100,000. The same brokers also negotiated a lease for the United Cigar Stores Company of the southeast corner of Washington and Cortlandt streets for a term of years to Hatem Brothers for about $50,000.

Feist & Feist leased for Scull & Malone the property at 88 and 90 Washington street, Newark, with a frontage of about sixty feet on Washington street, through to 9, 11, 13 Bleecker street, to F. J. Hare of Baltimore, Md., and W. Carpenter of this city. Extensive alterations will be made to the property, which will be occupied as salesroom and service station for Prestolite storage batteries. Scull & Malone were represented by Fred Wherry of Pitney, Hardin & Skinner.

MISCELLANEOUS LEASES.

E. Tanenbaum Corporation, with Charles S. Kohler, Inc., rented the corner store at 920 Columbus avenue and 105th street to Max Amster, cigar dealer.

John J. Fleming leased to former Borough President George McAneny, Leonard G. McAneny and E. S. Bacon a portion of the fifteenth floor in 111 Broadway, and to the Johnson-Wright Company, Inc., 2,000 square feet of space in 70 Malden lane; also with Brown, Wheelock & Co., the south wing of the seventh floor in 45 William street, to George F. Taylor & Co., importers and exporters, and to H. H. Gallinger & Co., investment securities, the ground floor at the southwest corner of Pine and William streets.

Albert B. Ashforth, Inc., leased offices in 1457 Broadway to Lee Kugel and the Doctors Service Corporations, Inc., and in 114 Liberty street to Peter J. Candeau, Jr.; also lofts in 469 Fourth avenue to the Berozim Company and in 28 West Twenty-eighth street to Morris Silverstein & Bro. The same broker rented offices in the Knickerbocker Building, Broadway and Forty-second street, to Louisville & Nashville Railway, Norfolk & Western Railway and Southern Railway.

J. Arthur Fischer leased store in 70 West Thirty-seventh street to Nickiforidis & Stefano for a luncheonette.

M. Rosenthal Company leased to Rosman & Vogel top floor in 139 West Twenty-fourth street; to the Waltham Dress Company, sixth floor in 134-136 West Twenty-fifth street; to Harry Davis, first loft in 230 West Twenty-ninth street; to J. Perrin, tenth floor in 1261 Broadway.

Douglas Gibbons & Co. rented for the Forty-second street and Madison Avenue Corporation the remodelled building at 23 East Forty-first street to George T. Stockham.

Duross Company leased to Caciappo & Stefano the sixth loft in 124 West Eighteenth street and the three story house at 430 West Eighteenth street to Mary Daley.

Thomas J. O'Reilly leased the second floor in 140 Sixth avenue to the California Wine Association of New York, Inc.

Tankoos, Smith & Co. leased in the Gotham National Bank Building, Columbus Circle, offices on the tenth floor to Samuel Geneen.

Charles F. Noyes Company leased the ground floor, second floor and basement of 81 Pine street to Gabriel J. Fajardo; part of the second floor in 126-128 Maiden lane to F. C. Suarez & Co.; a portion of the sixteenth floor of 170 Broadway to H. H. Robertson Company, and with George R. Read & Co. a portion of the fourth floor of 25 South William street to Neil Pearce & Co., Inc.

A. N. Gitterman leased the second floor of 14-16 East Fortieth street and through to 13 East Thirty-ninth street for a term of ten years. The tenant is the Safe Cabinet Company of Marietta, Ohio.

M. & L. Hess, Inc., leased space on the thirteenth floor in the Hess Building at 354-360 Fourth avenue to Johnston & Co.; also to Risk, Moody & Robinson, Inc.; Goodin Mills Company, Roy-Andrews Company, James Risk & Co. and also to M. B. Well & Co., Cross & Brown representing the tenant.

Leon S. Altmayer and Chr. Volzing & Son leased a maisonette apartment of seven rooms and bath in the building at 183 East Ninety-fifth street to Edward Fitzsimmons.

Chr. Volzing & Son and Leon S. Altmayer leased to the St. Francis Laundry store in the building at the northeast corner of Lexington avenue and Eighty-sixth street.

Douglas Gibbons & Co. rented an apartment to Robert T. Woodruff at 145 East Fifty-second street.

Loans of $1,800,000 on Theatres.

The American Bond and Mortgage Company of Chicago and New York has underwritten a bond issue for Loews, Inc., for the erection of two new theatre buildings at Eighty-third street and Broadway and Broad and New streets, Newark. The first mortgage bond issue is for $1,800,000, maturing in from one to twenty years, and the rate of interest is 8 per cent. The building in Newark will include in addition to the theatre three stores and two floors above for offices.

Place $166,000 Loan on Apartment

Brooks & Momand have placed first mortgage loan of $166,000 for the Alphos Realty Company, Inc., on its property at the southwest corner of Fort Washington avenue and 176th street, a six story elevator apartment house, 100x150.

IN THE BROOKLYN MARKET.

R. A. Schlosing sold for Henrietta Hemeke the two family brick residence at 307 Cornelia street to Tillie Muller for occupancy; also for William Dahl the six family brick tenement house at 428 Bleecker street to George Palubinskas and others for investment.

I. Salzberg sold for P. Connelly to S. Firestone the three story and store building, 20x100, at 5516 New Utrecht avenue.

ART SALES.

To-day & To-morrow, Apr. 11th & 12th
WILL BE THE CONCLUDING SESSIONS OF THE
FRANK BOWLES Sale of Antique & Modern FURNITURE
By order of Smyth, Haggerty & King, Attys., at
SILO'S Fifth Ave. Art Galleries 40 East 45th St. S. W. Cor. Vanderbilt Ave.
James P. Silo & Son, Auctioneers.
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