Literary News and Criticism

The Chinaman, Portrayed from Many Points of View.

CHINA AND THE FAR EAST. Clark University Lectures. Edited by George H. Blakeslee. 8vo, pp. xxii, 455. Thomas Y. Crowell & Co.

CHINA AS I SAW IT. By A. S. Roe. With thirty-nine illustrations. 8vo, pp. 331. The Macmillan Company.

The historical, economic and political literature of the new Far East has grown to such ponderous proportions that none but the specialist can hope to master it. Such a brief, informing survey of the whole subject as that given in "China and the Far East" will therefore probably not fail of a friendly reception by the interested layman, who may gain from it sufficient information to enable him to follow future developments with understanding. It is likely also that the book will lead him to more detailed study of some of the phases of the problem, wherefore it is to be regretted that it lacks a bibliography.

Of the twenty-two chapters from different pens of which the volume consists fifteen deal with China, her changing internal conditions, her status in world politics, her foreign trade, her diplomatic and commercial relations with the United States, etc. There is a clear exposition of Chinese monetary conditions by Professor J. W. Jenks. Major Eben Swift, U. S. A., writes of the country's new army, and Professor Harlan P. Beach treats of Christian missions there since the days of John of Montecorvino. Modern Chinese education, both at home and abroad, is discussed at length by Messrs. H. F. Merrill and D. Z. Sheffield, the latter informing us that "we need to guard against the misconception, which has its source in ignorance, that ancient Chinese learning is without present value, that while it has perhaps answered some good purpose in the past it has nothing to contribute to the present or future." All these writers unite in praising the admirable qualities of the Chinese and the vast scope of their possibilities, but all unite also in giving the impression that the future of China is as yet most uncertain.

An appreciative chapter on the Chinaman in Hawaii, by Mr. A. F. Griffiths, ends this part of the volume, its later contents being made up of articles on the relations between Japan and China and Japan and the United States by Japanese writers, and on the Japanese army by Major Swift, who estimates its present strength on a war footing at eight hundred thousand men, and adds some information on the navy as well. He, by the way, appends to his article a brief bibliography. Mr. T. F. Millard's paper on "The Need of Distinctive American Policy" deserves special attention.

Corea is the subject of the last three chapters. Professor George T. Ladd here assures us, on the authority of the Japanese Resident General, that the "open door policy in Corea has been from the beginning maintained by the Japanese government," and adds that he believes "this declaration understates the truth." The author of the article on Manchuria has another tale to tell of unfair Japanese competition. But he adds:

> Popular resentment against Japanese actions and lack of confidence in the quality of Japanese goods are steadily increasing, however, and these facts as well as the lack of Japanese capital, even in the face of government subvention, will in the long run tend to lessen the menace of Japanese competition to general foreign trade.

Miss Roe's book is exactly what its title proclaims it to be, a record of personal observation and experience. She travelled extensively in China during the years 1907 and 1908, and, in a chatty way, her gossip of daily happenings on road and river, in hostlery and mission station and Chinese house is rather pleasant reading, although she can tell us little that is new, coming, as she does, after so many others who have travelled and observed before her, and written books about what they have seen. Her chapters are composed of letters which she wrote home to England. Evidently she has had the good sense to print them unchanged, with the result that one can trace in them, as he goes on, the transition in her attitude from a great measure of "a certain condescension" to a better understanding of country and people. "China As I Saw It" tells of food and manners and customs, of the discomforts of transportation, of superstitions and religious rites, without much attempt at generalization, that pitfall of most travellers in foreign parts.

With the great problem of the awakening of China the author does not concern herself, except incidentally here and there, but she does suggest a hitherto neglected subject, the humor of the confusion of the new civilization with the old, which Sarah Jeannette Duncan saw in Japan some twenty years ago, and described so deliciously in "A Social Departure." Miss Roe merely indicates it in a passing reference:

> There is a certain pathetic side to this new craze in China for education and Western knowledge in any shape or form. Even the man who advertised that he could "teach the English language up to the letter G" probably did not lack for pupils.

At the end of her book the author pays tribute to the marvellous vitality of this ancient race, its energy, patience, perseverance, skill, economy and intellectual endowment. This conclusion is not drawn by her direct from her own observations, however; rather does she discover them to be corroboration of what more experienced observers have said. She agrees with the author of "Chinese Characteristics" that "China needs character and conscience," yet in her book there is no evidence of the lack of either of these qualities in the people with whom she came into personal contact.

RELIGIOUS BOOKS

Recent Studies in Mediæval and Modern Thought.

THE RISE OF THE MEDIÆVAL CHURCH AND ITS INFLUENCE ON THE CIVILIZATION OF WESTERN EUROPE FROM THE FIRST TO THE THIRTEENTH CENTURY. By Alexander Clarence Flick, Ph. D. 8vo, pp. xiii, 623. G. P. Putnam's Sons.

THE LIBERTY OF PROPHESYING. With Its Just Limits and Temper, Considered with Reference to the Circumstances of the Modern Church. By H. Hensley Henson. 12mo, pp. xi, 293. New Haven: Yale University Press.

EZRA STUDIES. By Charles C. Torrey. 8vo, pp. xv, 345. Chicago: The University of Chicago Press.

Professor Alexander Clarence Flick, of Syracuse University, presents in "The Rise of the Mediæval Church" the first volume in a series of historical studies, the second of which is to deal with the Reformation and the third with the modern Church. The forces producing the Papacy and the influence of the Roman communion upon the civilization of Western Europe are the chief subjects of the present work. The author provides generous bibliographies, and he is considerate toward the general reader in that he does not strive to be obscure or omniscient. With regard to St. Peter and the Church, Professor Flick says that the presence and death of the apostle in Rome may be accepted as an established fact. St. Peter's unique leadership, his activity in founding the Church at Rome and his naming of a successor who in time became the Pope may all be granted without involving the assertion that Christ chose Peter to be the head of a definite, divinely planned Church, or that the apostle, conscious of a great mission, went to the capital of the empire and there organized the only true Church on earth. The organization of the omnipotent hierarchy of the Middle Ages, developed from a handful of outlawed, persecuted Christians in Rome, miraculous as it appears, was but the inevitable product of recognizable conditions and forces. Measuring the influence of monasticism in Western Europe, the author is convinced that in spite of the injurious effects of its ascetic "world flight" it fulfilled a genuine need and performed an important service for civilization by extending rapidly the great humanizing and spiritualizing energies of organized Christianity. Professor Flick devotes a chapter to a period which he thinks historians neglect, the period, namely, of the pioneer activities of the Church, from the sixth to the tenth century, the age that witnessed the conversion of the British Isles, the Franks, the Germans, the Scandinavians and the Slavs.

The title of Jeremy Taylor's famous treatise on tolerance, whose "theory has reached us without the recommendation of his example," is adopted by Canon H. Hensley Henson for his lectures, at Yale in 1909, on the Lyman Beecher foundation, "The Liberty of Prophesying." The demand of the Church for a literal acceptance of the creeds on the part of the clergy is an attempt to secure by preliminary pledges a guarantee of the preacher's accurate theological thinking, and, seeing that theology is in continual flux, Canon Henson considers the demand irrational. What the Church must insist on taking from the preachers whom it commissions is the pledge of personal discipleship, and the preachers are themselves solemnly bound to make that pledge the test of their own sincerity in preaching. The difficulties besetting a religious teacher who ventures on interpretations at variance with prevailing fashions are not slight, and the author thinks that with all our supposed growth in tolerance there are few visible safeguards against outbreaks of persecution. Fanaticism is not a spent force, nor need we be surprised to see within a few years an occurrence of religious panic. The rank and file of Christian people, in England at least, are only beginning to realize the changes effected by the application of historical and literary criticism to the New Testament; but when they understand what is implied in that theological reconstruction, which is spoken about with so much confidence but with so little reflection, they will be vehemently disturbed. Then the familiar situation will have returned. There will be a short cut to popularity for any able preacher who chooses to make himself the mouthpiece of the popular fears and the apologist of the popular prejudices.

A contribution toward the reconstruction of Jewish history is made by Professor Charles C. Torrey, of Yale University, in his "Ezra Studies." In modern Biblical science the Babylonian exile has been given the central place and made the dominating factor in both the religious and the literary history of the Hebrews. A sharp division is made between the "prophetic" period ending with the exile and the "legal" period which followed, the latter being considered altogether inferior to the former. This, according to Professor Torrey, is a thoroughly mistaken conception. The development of life and letters and religion in Jerusalem, after the great calamity, continued to be a genuinely native development, in which foreign elements played, as they always had, a relatively small part. The religion of the people of Israel was more liberal and more spiritual in the fourth century than it had been in the fifth, and more so in the fifth century than it had been in the seventh.

MR. LANG ON ROOSEVELT

Can the Historian Be Both Truthful and Readable?

From The London Morning Post.

Mr. Roosevelt, in his Romanes lecture at Oxford, "spoke of many things," as the walrus proposed to do, and especially of why empires "go to the demnition bow-wows," in the words of a countryman of Machiavelli. Personally, from my own reading of history, I think that empires "go to the crows," in the Athenian phrase, because they are apt to bite off more in their early days than they can assimilate when they develop into democracies, as they mostly do. This was the opinion expressed by Alcibiades in a Romanes lecture of his own, reported, with manifest sympathy, by Thucydides.

Mr. Roosevelt touched a chord that woke a deeper and fuller response in my soul when he spoke of the nature of history and of how it ought to be written. If the facts reported by the historian be not facts, be not true, he said, then the book, however attractive and entertaining, is not history at all, though it may hold a respectable place on the crowded shelves devoted to fiction. This is very certain, but it is scarcely less true that, as Mr. Roosevelt added, if history be not entertaining it is not literature. Now, Mr. Roosevelt demanded from history that it shall play a double part, and be both true and diverting, both science and literature. If it is not "readable" it is not literature; if it is not true ("at least as far as it is able") it is not science. Though this be a view popular enough in itself, to construct a history both literary and scientific seems a task beyond the powers of modern intelligence. Mr. Roosevelt's demands try the historian too high. Nobody asks other scientific characters to be at once scientific and literary; and few ask other gentlemen of letters to be scientific. The algebraist, the chemist, the biologist (not that I know exactly what the biologist does), are not expected to be entertaining, and but few, and these deeply mistaken souls, expect the novelist to be scientific.

Perhaps the word "science" is too often used in a fallacious sense. People think of the exact sciences, and demand that history or anthropology shall come up to their mark and follow their methods. This can be done only in a very limited way, as Mr. Roosevelt remarked, in the case of biology and history. Man being "ondoyant et divers," and a thing of mystery, and easily upset by a glass of wine or a pair of eyes, cannot be treated like a mere mass of molecules. On the other hand, man is abundant in matter of anecdote, and anecdote makes history readable. Who is to decide as to what is readable? Gibbon used to be thought readable, despite the criticism of a royal duke. "What, another great volume, Mr. Gibbon, demmy!" To-day I suspect that few persons find the "Decline and Fall" readable; nor do I much doubt that many scientific historians deem it terribly unscientific. Nevertheless, Gibbon holds his place. "They cannot say but he has had the crown," even if his high animal spirits did induce him to make improper Latin jokes in his footnotes. It may be literary to indulge in his "solemn sneer" and copious irony, but scientific historians cannot approve. His excuse is that without an occasional frolic he could not have lived to walk into the garden one evening and congratulate himself that his task was done. Doubtless we may say of Gibbon that, considering how he lived while science had not reached the solemn serenity of her present self-satisfaction, he was a very fair historian.

The dilemma in which the historical Muse finds herself seems as if it should be no dilemma at all. She has to tell, as far as human imperfection permits, the truth about human affairs at a given time. Surely all true stories of human affairs are simply bound to be interesting; one would think that they cannot be dull. Consider the quotidian newspaper.

"To all men something, and to most men all," if we may slightly alter a line of Crabbe. Yet what is the newspaper but a large history of the events of a day? The narrative, in a respectable journal, is as true as the authors and conductors know how to make it. As far as it is true it is scientific history. But we cannot but remark with pain that the large public find those newspapers most readable which, to speak mildly, are least scientific; to speak in a vulgar style, are "awfu' leears." Manifestly mankind is, at heart, deplorably unscientific, and likes diverting and exciting untrustworthy matter far better than accuracy and moderation of statement and comment.

For one man or woman who reads any work of history there are hundreds of thousands who revel in the least responsible record of yesterday's events. Then, when we come to the small minority who, now and then, do study—though under no compulsion—the history of the past we cannot be surprised that they like it to be livelier than, in accordance with scientific accuracy, it possibly can be. This is really their case. If you venture the critical remark that, in such or such a modern readable history, the facts are frequently fables, well educated persons answer, with impatience: "What does that matter? The book is good reading." I lately read a few pages of such a book, and really it seemed to me to contain more fables than is seemly. But I was told that this was wholly unimportant. For the life of me I cannot understand this frame of mind. For sixpence, at any bookstall, one can get a novel which is pure unmixed fiction and is much more readable than the most erroneous history that is more or less founded on facts. Why, then, should that history be thought pleasing and praiseworthy and why are its fables more readable than facts?

There are lengths to which even the patrons of the readable history dare not go. But why should they stop anywhere? If, for example, they find a narrative of the trouble of Mary Stuart and Queen Elizabeth very readable, because it contains a number of romantic events which never occurred outside of the fancy of Mr. Froude, why not go a step further? Why not make Mary perish by the hand of "her sister and her foe" in a duel with rapier and dagger; or why not accept the truth of a contemporary rumor that she escaped from Fotheringay by way of the chimney—and somebody else was executed? These incidents are quite as true as and more exciting than some tales which historians are now permitted to publish without rebuke or correction, because "they are so interesting." To growl at them is to be priggish and pedantic, and the figments are said to stimulate a love of study in the young. By continuing to act on these principles we may gradually fill the shelves allotted to history with novels, and not very good novels, for, gild the pill of science as you will, there is likely to remain a touch, an amari aliquid, distasteful to the young. A person who set out to write an entirely agreeable history of England, beginning with the Norman conquest, found himself unable to proceed. He could not in conscience deny that the battle of Hastings was not a victory for the English army; yet the fact was disagreeable and depressing to young students, dampening their interest. After turning over in his mind the propriety of making Harold revive in the arms of Edith Swan-neck, recover health and turn up as Hereward the Wake, the avenger of his country, the would-be historian renounced his task. Naturally a conscientious man, he could not bring himself to be interesting and agreeable at the expense of truth.

Yet many historians—readable historians—do in a milder way what this author could not persuade himself to undertake. Their only limit in the way of fiction is the generally known, the common memories of the schoolroom. They must not deny that Charles I had his head cut off, but, with Lombroso, they say that Henry VIII cut off the heads of his six wives, because at this point the general memory is rather hazy. In fact, the accurate historian is (as Mr. Roosevelt appeared, to this listener, to suggest) to accumulate large masses of facts, materials, to be handled later by an interesting and readable historian, who will give us his own literature blended with the science of his unreadable predecessor. More, if his work be science, it will be popular science, the mother of mischief. As Rasselas, Prince of Abyssinia, was convinced by his tutor "that no man can be a poet," so I am inclined to think that no man can be a historian.

MORE SUBWAY ENTRANCES

Additional Exits, Too, Where Platforms Are Lengthened.

For the purpose of providing additional exits and entrances for the stations in the subway where the platforms are being lengthened, the Public Service Commission yesterday sent a formal requisition to the Board of Estimate and Apportionment for the authorization of $490,000 in corporate stock. It was pointed out that congestion in the subway cannot be adequately met simply by lengthening the platforms so as to accommodate ten instead of eight car express trains and six instead of five car local trains, but that the ingoing and outcoming passengers must be properly distributed over this platform space by the addition of proper exits. Obviously, the letter to the Board of Estimate and Apportionment states, it would be much less expensive to construct these exits and entrances while the work of lengthening the platforms is under way.

The commission proposes to provide additional means of exit and entrance at the following stations: Atlantic avenue, Fulton street, Dey street, 14th street, the Grand Central Station, 110th street, 168th street and 103d street on the Broadway line and 149th street on the Lenox avenue division.

It is stated that the plans for the 168th street station provide for additional elevators there. The cost of the proposed improvements will be added to the cost of subway contracts Nos. 1 and 2, and will be a part of the amount upon which interest and sinking fund charges are required to be paid.

TWO-YEAR HIGH SCHOOL COURSE

Innovation Established by Chicago's Woman Superintendent.

Chicago, June 21.—For the first time in the history of the Chicago public schools a two years' course is to be offered in the high schools, beginning September 1.

The purpose of the abbreviated course is to check the tendency of school children to leave school upon graduating from the elementary schools, or eighth grade. Less than 1 per cent of Chicago's school children graduate from the high schools, the chief reason assigned being financial inability to complete the four years' course.

Mrs. Ella Flagg Young, superintendent of schools, investigated the subject for several months, and then recommended the establishment of a short course. The recommendation has been approved by the Board of Education.

THE NEW-YORK TRIBUNE'S RECORD OF REALTY TRANSACTIONS

RECORDED LEASES.

(With name and address of lessee.)

JUNE 21.

BLEECKER ST, 292 and 294; Albert M Gilday and ano to Frank A Perroty; 3 yrs from July 1, 1910; $5,900; address, 39 Christopher st.

2D AVE, 2146, store, etc; Giuseppe Labriola to George Leinecker; 5 yrs from May 1, 1911; $1,200; address, 2146 2d ave.

3D ST, 43 West; Margaret Brown to Leon Rothenberg; 3 yrs from March 1, 1910; $1,320; address, 43 West 3d st.

6TH AVE, 805, store; William Pollak to Laurseno Lizzarralde; 5 yrs and 1½ mos from July 15, 1910; $2,400; address, 805 5th ave.

7TH AVE, front one-half of top loft; Henry Harburger to Louis Courand; 3 yrs from June 15, 1910; $480; address, 160 West 24th st.

8TH AVE, 631; Libson Amusement Co to Abraham Lilenfeld trading as West Side Credit Co; 5 yrs 2 mos from July 1, 1910; $3,500; address, 531 8th ave.

10TH AVE, 329, store and basement; Mary A MacElhinny to Herman F Weber; 3 yrs from May 1, 1912; $1,800; address, 815 East 161st st.

23D ST, 435 West, 23x117.6x irreg, the lot; Mary M Sherman to Elinor G Waldo; 21 yrs from May 1, 1908, with option of renewal; taxes, etc, $500; address, 435 West 23d st.

65TH ST, 134 West; J Ida L Hurlbut to Tyrrell's Hygienic Institute, Inc; 4 yrs from May 1, 1909; $2,100; address, 134 West 65th st.

146TH ST, 452 and 456 East; two houses Harvard Realty and Construction Co to Fannie Offerman; 3 yrs from July 1, 1910; $6,600; address, 452 East 146th st.

RECORDED TRANSFERS.

(With name and address of purchaser.)

JUNE 21.

MANHATTAN.

AVE B, 287, 20x60.8; 5 sty tenmt; Charles Wynne to Agnes O'Connor, b and s; June, 1910; $100; address, 286 St Nicholas ave.

AMSTERDAM AVE, 2226, 37.6x100; 6 sty apt; Louis Rosenberg et al to Conrad Saner; all liens; June 20; $100; address, 2266 Amsterdam ave.

BROADWAY, 1989, 28.1x118; 2 sty brk; 67th st, 129 West, 25x75.5; 5 sty brk; Ellie L Toplitz to Friend Hoar (mtg $103,700); June 15; $100; address, 55 Liberty st.

SAME PROPERTY; Friend Hoar to Hamilton Carhart (mtg $123,700); June 15; $1; address, 347 West 51st st.

BEDFORD ST, 88, 24.10x68.8; 4 sty brk; Gustave J Dohrenwend to Lena Michel (mtg $5,000); June 17; $1; address, 145 West 85th st.

ELIZABETH ST, 170, 19.3x53; Teresa Gidari to Francesco Gidari; ½ part (mtg $8,000); January 11; $100; address, 192 Elizabeth st, New Rochelle, N Y.

EAST BROADWAY, 47, 25x75.5; 5 sty bus; Henry M Mayper to Mendel Epstein (mtg $37,000); all title; April 30; $1; address, 831 9th ave.

GOUVERNEUR ST, 66, 19.11x49.7x irreg; 4 sty brk; Edwin W Halsey to Charles W Hunter; June 1; $1; address, Roseland ave, Caldwell, N J.

HESTER ST, 194 and 196, s e cor of Baxter st, 50x irreg; 6 sty brk; Henry Iden and ano, trus, to Otto Lorence and ano; June 17; $70,000; address, 125 Mangin st.

LEXINGTON AVE, s e cor of 131st st; frame machine shop; runs s 155.10 ft to n s approach to 3d Ave Bridge x e 360x n 119.3 to bulkhead line of Harlem River x n w 87 to s s 131st st x w 281 to beg; Lexington ave, n e cor of 131st st, runs n 54 to grant of lands under water x n e 83.9 to bulkhead line Harlem River x s e 166.5 to n s 131st st x w 186 to beg; with wharfage, cranage, etc; Park Row, 121 and 123; 3 sty bus, 30x64.6; Park Row, 131 to 137, 72.10x54.6; three 2 and 3 sty bus; Morris ave, old, e s, 30 ft s of 160th st, 20x100; with all title to strip bet old and new lines of ave; Acre Realty Co to Crex Realty Co; all liens; June 15; $100; address, 206 Broadway.

MADISON AVE, 1843; 3 sty dwg, 17.7x83; Mary C Mennie to Anna Ingerman; q c; June 13; $1.

MADISON AVE, 1843; 3 sty dwg, 17.7x83; Ada M Smith and ano, extrx, to Anna Ingerman; June 20; $14,000; address, 27 East 95th st.

MACDOUGAL ST, 139; 4 sty tenmt, 24x86; Peter Alpi to Angelo Alpu (mtg $1,800); June 17; $100; address, 139 Macdougal st.

OLIVER ST, 45; 5 sty tenmt, 25x100; Marie Lorenzo to Lizzie Friend; all liens; June 20; $1; address, Room 608, 320 Broadway.

RIVERSIDE DRIVE, 155, 23x100; Edward Goldschmidt, exr, etc, to Charter Construction Co; June 16; $100.

SAME PROPERTY; Ruth and Mariam S Lowrey to same; May 25; $100.

RIVERSIDE DRIVE, 156, 24x100; Lucy E Norton to same; June 18; $100; address, 198 Broadway.

VARICK ST, 101; 3 sty brk, 63.6 ft n of Watts st, 21x80x irreg, with rights to alley; Varick st, 103 West, 84.6 ft n of Watts st, 21x67; Robert A Beatty to Jacob Kottek (mtg $15,000); June 18; $100; address, 58 East 61st st.

WEST END AVE, 828; 5 sty apt, 20x55; William H L Lee to Frederick W Fieder, jr (mtg $15,000); June 20; $1; address, 551 West 16?th st.

SAME PROPERTY; Frederick W Fieder, jr, to Akron Building Co (mtg $19,000); June 23; $100; address, 198 Broadway.

9TH ST, 218 East; 4 sty brk, 21x75; Jennie M Beattie to the Sun Construction Co (mtg $19,000); June 20; $100; address, 1400 5th ave.

9TH ST, 217 to 223 East, cor Stuyvesant st; 5 sty apt, 90.5x39.9x irreg; James L Plimpton, by committee, to Millie Segal; all title; Jan 20; $107,250.

SAME PROPERTY; Millie Segal to Hebrew Technical Institute, a corporation (mtg $75,000); June 21; $100; address, 34 Stuyvesant st.

21ST ST, 141 West; 3 sty dwg, 19x98.9; Franklin Trust Co, trustee, to Philip Krauss; June 20; $27,845; address, 336 East 156th st.

21ST ST, 137 and 139 West; two 3 sty dwgs, 39x98.9; Joseph H Choate to same; June 16; $100; address, 336 East 156th st.

34TH ST, 311 to 321 West (Manhattan Opera House), 125x197.6; Oscar Hammerstein to City Real Estate Co (mtg $550,000); April 26, 1910; $1; address, 176 Broadway.

35TH ST, 41 West; 4 sty brk, 18.9x98.9; Anna C Gruver to Irvin J Messinger et al; ¼ part (mtg $29,000); June 21, — per cent; $1; address, Room 916, 140 Nassau st.

45TH ST, 531 West, 5 sty tenmt, 25x100.5; Nathan Lehrhaupt et al to Jennie Albert; all liens; June 20; $100; address, 621 Broadway.

64TH ST, 232 East; 6 sty brk, 25x100.5; Fannie Mandel to Harry Hellinger; all liens; June 21; $100; address, 320 Broadway.

71ST ST, 332 West; 3 sty dwg, 18x100.5; William F Harnett to Mary C Donnelly; Aug 17, 1909; $1; address, Room 18 E, 220 Broadway.

76TH ST, 305 West; 4 sty dwg, 21x76.1; Catharine B Guernsey to Rawson Underhill; June 21; $1; address, 7 Wall st.

77TH ST, 502 to 524 East; 300x102.2; interior lot at c l of blk bet 76th and 77th sts and 173 ft e of Ave A, 50x41.5x irreg; George Colon to Open Stair Tenement Co (mtg $82,800); June 20; $100; address, 81 East 125th st.

84TH ST, 274 West, 3 sty dwg, 16.8x52.2; Sophie R Eaton and ano to Alice H Hamilton; q c; June 2, 1909; $1; address, 274 West 84th st.

89TH ST, 212 East, 5 sty apt, 25x100.8; Bernhard Polinsky to Anna M Breunich (mtg $12,500); b and s; party first part reserves life estate; May 25; gift; address, 212 East 89th st.

100TH ST, 63 East, 5 sty apt, 30x100.11; Henry M Mayper to Mendal Epstein; all title; all liens; April 30; $1; address, 831 9th ave.

112TH ST, 238 and 240 East; 6 sty apt, 40x100.11; Simon Harris to Solomon Harris (mtg $43,250); Feb 9; $100; address, 133 West 113th st.

115TH ST, 19 and 21 West, 6 sty apt, 45.8x100.11; Gussie Farowich to Daniel Cohen (mtg $51,000); June 20; $100; address, 143 West 111th st.

122D ST, 403 East; 4 sty brk, 20x100.11x irreg; Harris Hyman to Hattie B Hyman (mtg $7,500); June 10; $1; address, 113 Ludlow st.

127TH ST, 145 and 147 West; 6 sty apt, 50x99.11; Grand Investing Co to Esther Geiger (mtg $75,000); May 25; $100; address, 305 Grand st.

SAME PROPERTY; Esther Geiger to Martha Trauborer (mtg $75,000); May 25; $100; address, same as above.

131ST ST, 247 West, 3 sty dwg, 18x99.11; Albert H Hastorf et al, exrs, to Harry Hastorf; June 1; $11,000; address, 247 West 131st st.

142D ST, n s, 300 ft e of Willis ave, 25x100; Herman H Baumann to Agnes Viggers (mtg $13,000); June 1; $100; address, 160 Broadway.

THE BRONX.

ANTHONY AVE, n e cor 176th st, 184x irreg; Alfred Freund and ano to 176th Street and Anthony Avenue Improvement Co (mtg $44,000); all liens; April 12; $47,100; address, Anthony ave, cor 176th st.

BEACH AVE, e s, 148.11 ft s of 157th st, 25.5x160.7; Bessie Lehr to Isidore Levy; q c; March 10; $1; address, 832 Broadway, Brooklyn.

SAME PROPERTY; Isidore Levy to Daniel Harris (mtg $4,600); March 12; $100; address, 71 East 92d st.

BRYANT AVE, e s, 150 ft n of Jennings st, 50x100; Anna Trinner to Samuel Lyttle; June 20; $100; address, 301 West 118th st.

BROOK AVE, w s, 125 ft n of 170th st, 25x99; Margaretha Von Sayzen to Tuben Realty Co (mtg $2,000); June 21; $100; address, 19 East 4th st.

BELMONT AVE, n e cor 181st st, 80.8x51.9; John Violante to John Violante Realty Co (mtg $5,000); June 16; $100; address, 667 East 181st st.

CLINTON AVE, e s, 264.4 ft n of 181st st, 49.7x145.2; Samuel Geller to Fannie Kleinhaus; June 20; $100; address, 1126 Walker ave.

COLUMBUS AVE, s e s, at n s 209th st, 39.11x100; Frances Keegav to Helen R De Moya (mtg $17,500); Dec 29, 1909; $100; address, 49 Liberty st.

CLINTON AVE, e s, 313.11 ft n of 181st st, 16.8x145.2; same to Frances Buser (mtg $3,500); June 20; $100; address, 1126 Walker ave.

FINDLAY AVE, s e cor 165th st, 94.7x185.2; Auguste M De Peyster to the Mountain Construction Co; all liens; April 9; $100; address, 133 Nassau st.

GRISWOLD PL, n s, Lots 21, 23 and 24, map of 58 lots of Griswold estate; John T Paine to Almon W Griswold; $1,312; address, Hancock, N H.

GRISWOLD PL, n w cor Fieldston rd, Lot 17 to 20, same map; same to same (mtg $2,463); June 21; $1; address, same as above.

HUGHES AVE, 2127, s w cor 181st st, 17.10x95x irreg; Harry Cahn to Curtiss P Byron (mtg $4,500); June 16; $100; address, 15 William st.

HOLLAND AVE, s w cor Bartholdi st, 2 lots; Sebastiano Rizzo to Antonino and Salvatore Fiscella (mtg $6,000); June 20; $100; address, Room 16G, 220 Broadway.

JEROME AVE, 1866, 18.6x103.2x irreg, with all title to strip between old line Central ave and new line Jerome ave; Ida L Strahman to Mabel D Edwards (mtg $3,500); June 18; $100; address, 1866 Jerome ave.

LOT 424 to 426, map 1,275 of Lohbauer Park; Tuben Realty Co to Margaretha von Salzen; June 21; $100; address, 19 East 4th st.

LOT 223, map Lohbauer Park; Charles J Tibinger to Frank Posipil (mtg $455); June 11; $1; address, 685 Morris Park ave.

PLOT AT THROG'S NECK, adjoining lands of Wood, Cooper, Briggs & Ferriss, —x—; Caroline Gorham to Mary A Hyland and ano; June 11; $100; address, 4 New st.

ROBBINS AVE, w s, s ½ of lot 168, map of Wilton, etc; 25x417.8; Mary Poidow to Florence Smith; June 14; $1; address, 107 West 109th st.

TIFFANY ST, w s, 158.8 ft s of 167th st, 30x100; Johanna McElvanney to John O'Leary; March 30; $100; address, 991 East 167th st.

WALLACE AVE, s e cor Bartholdi st; 2 lots; Antonio Fiscella to Sebastiano Rizzo; June 15; $100; address, Room 16G, 220 Broadway.

WILLARD AVE, s s, 375 ft w of 4th ave, 25x150; Thomas J Ford to Chauncey O Middelbrook (mtg $2,000); June 18; $100; address, 1901 Bathgate ave.

145TH ST, s s, 150 ft w of St Ann's ave, 25x

Continued on ninth page.

BILLINGS BUYS MORE HEIGHTS PROPERTY

Purchases Large Plot at Auction of Bedford Estate Realty—Sale Realizes $206,000.

MIDTOWN LOFT BUILDING SOLD FROM PLANS

C. K. G. Billings purchased, yesterday in the Vesey street salesrooms at the sale of the Bedford estate realty, which was conducted by Joseph P. Day for heirs, eight lots on the easterly side of Fort Washington avenue for $63,000.

The ground is almost opposite his home, on Fort Washington avenue. The property extends back 500 feet on the northerly end and about 400 feet on the southerly end. Mr. Billings has been adding to his holdings in the section for several years.

There were thirty-three lots in the offering, which realized a total of $206,000.

Virginia L. Zérêga, an heir, obtained the largest proportion. She bid $7,000 each for two lots on Broadway, facing Naegle avenue, 54.4 feet north of Bennett avenue. She also obtained nine lots in the rear of Mr. Billings's purchase fronting on Broadway for $52,200; four lots extending from Bennett avenue to Broadway, 45.10 feet north of Watkins place, for $12,800; two lots on the west side of Bennett place, opposite Watkins place, for $1,700, and two plots on Fort Washington avenue, paying $16,000 for one and $30,000 for the other.

Two lots on Riverside Drive south of Fort Washington avenue were sold for $6,600 to Alberto Hemphill.

A client of Morris H. Hayman has purchased from Frost, Palmer & Co., from the plans, for John E. Olson, the twelve story loft building to be erected at No. 127 to 131 West 25th street, on a plot 75x98.9 feet, between Sixth and Seventh avenues.

The plot has been excavated and plans have been drawn by F. R. Zobel for the new building, which is to be completed by next February. The plot was sold some time ago for various owners to the Kaywood Realty Company and resold by them for the realty company to Mr. Olson. The present transaction involves about $500,000 and marks the ninth operation of this character for the block.

Mrs. M. Graham has sold to Henry M. Miller the four story building No. 233 Seventh avenue. The property adjoins other holdings of Mr. Miller, at Nos. 229 and 231 Seventh avenue. On the site he is to erect a large building next year.

MRS. SAGE FORECLOSES.

Justice Giegerich in the Supreme Court yesterday granted a judgment of foreclosure of a mortgage held by Mrs. Russell Sage on the property at 117th street and Lenox avenue, owned by William and Geraldine Broadbelt. The mortgage is for $17,000, and was made to secure a loan made on November 4, 1901, and to run for three years at 5 per cent. The interest brings the amount now due up to $17,970.37. The mortgage was turned over to Mrs. Sage as executrix of the will of her husband. Justice Giegerich ordered a public sale of the property at a date to be fixed later.

NEW COMPANY INCORPORATED.

The Dudley Construction Company, recently organized, received its incorporation papers from Albany yesterday. I. N. Phelps Stokes is president of the company and Dr. B. Farquhar Curtis vice-president. The company, which is capitalized at $2,100,000, accumulated the westerly block front on Park avenue from 82d to 83d street for the purpose of erecting a coöperative apartment house, which will be the largest of its kind in the city. The project will probably be started this fall on the south half of the plot, and the remainder of the block will be incorporated when the leases expire, next May.

NEW TEN STORY APARTMENT.

The Rutgers Construction Company (Adelstein & Avrutine) is having plans drawn for a ten story apartment house to be erected on the plot, 70.11x100 feet, at the northwest corner of Seventh avenue and Cathedral Parkway, which was recently acquired from Samuel Barkin. It will be the tallest apartment structure east of Amsterdam avenue and north of Central Park.

M'ALPIN LEASE CLOSED.

Horace S. Ely & Co., who were the brokers in the transaction, report that final papers have been signed for the leasing of the McAlpine property at Broadway, 33d and 34th streets, to the Greeley Square Hotel Company.

BRONX REALTY OWNERS COMBINE

Justice Giegerich approved yesterday the incorporation of the Central Bronx Real Estate Owners' Association, which set forth various objects. The organization will be a sort of union or federation which will work for the protection and promotion of the real estate interests and to enforce the rights of the owners. They will oppose and take measures to prevent the enactment of unjust and pernicious legislation, and also will try to encourage the enactment of laws beneficial and equitable to the owners of real estate.

THE PRIVATE SALES MARKET.

MANHATTAN.

PARK PLACE—The estate of W. S. Chrystie has sold No. 10 Park Place, a five story store and loft building, on a lot 25x75.4 feet, to F. W. Woolworth, who recently acquired a plot at the southwest corner of Broadway and Park Place, on which he is going to erect a twenty story building. The latest purchase is to protect the light and air of the new structure.

ST. NICHOLAS AVENUE—Robert M. Grant has sold the plot 52x74x irregular, on the east side of St. Nicholas avenue, 25 feet north of 166th street.

ST. NICHOLAS AVENUE—The H. G. Realty Company, Harry Guttmann president, sold the six story elevator apartment house at the northwest corner of St. Nicholas avenue and 174th street, on a plot 100x125 feet, to Frederick Britsch, who gave in part payment a plot 129x135x irregular, at the northwest corner of St. Nicholas avenue and 153d street.

11TH STREET—The Douglas Robinson, Charles S. Brown Company sold for David Lapsley No. 50 West 11th street, a three story and basement dwelling house, on a lot 21.8x94.10 feet. The buyer will occupy.

71ST STREET—Earl & Calhoun have sold for Eliza T. Wray, of Highland Mills, N. Y., the five story single flathouse No. 115 West 71st street, on a lot 25x100.5 feet.

93D STREET—Pease & Elliman have sold for Mrs. A. Regan No. 262 West 93d street, a four and one-half story American basement dwelling house, to a client for occupancy.

THE BRONX.

TINTON AVENUE—The Roth Construction Company, Henry Roth, president, has sold the new five story flathouse, on a plot 37.6x85 feet, on the east side of Tinton avenue, 150 feet north of Westchester avenue, to an investor.

COLLEGE AVENUE—Shaw & Co. have sold to a builder for improvement six lots at the southeast corner of College avenue and 170th street, and three lots abutting on Findlay avenue.

MOSHOLU PARKWAY NORTH—D. W. Pattison has sold the plot 50x100 feet on Mosholu Parkway North, 25 feet east of Kossuth Place.

IN THE AUCTION ROOMS.

The auction sales held yesterday at the Real Estate salesrooms, Nos. 14 and 16 Vesey street, resulted as follows:

By Joseph P. Day.

RIVERSIDE DRIVE, Broadway and Fort Washington ave, 33 lots; trustees' sale, to close Bedford estate; lots on Broadway sold for from $5,650 to $6,500 each, on Fort Washington ave for about $8,000 each and on Bennett ave for $850 each.

8TH AVE, 2915, 25x100, 5 sty tenmt; trustees' sale; sold to Leonard Weil for $21,100.

BROADWAY, w s, 690 ft n of 188th st, 37.10x100, vacant, vol sale, and Bennett ave, e s, 654 ft n of 188th st, 37x100, vacant, vol sale; both sold to Ennis & Sinnott for $6,250.

BROADWAY, w s, 590 ft n of 188th st, 50x100.5, vacant; vol sale; sold to E Feldman for $7,100.

BENNETT AVE, e s, 604 ft n of 188th st, 50x100, vacant; vol sale; withdrawn.

BENNETT AVE, e s, 554 ft n of 188th st, 50x100, vacant; vol sale; sold to A Edwards for $1,800.

BENNETT AVE, w s, 654 ft n of 187th st, 37.10x204, vacant; vol sale; withdrawn.

BENNETT AVE, w s, 595 ft n of 187th st, 50x206, vacant; vol sale; withdrawn.

BENNETT AVE, w s, 545 ft n of 187th st, 50x208, vacant; vol sale; withdrawn.

70TH ST, 508 East, 37x100.5, 6 sty brk tenmt; withdrawn.

GIRLS COME TO SEE AIRSHIP

Police Pick Up Runaway Pair from Coney Island.

Seized by "wanderlust," two little girls, who gave their names as Helen Brenner, of No. 2815 West 17th street, and Rosie Fox, of No. 2861 West 17th street, Coney Island, were found wandering about at Greenwich and Vesey streets early yesterday morning by Policeman Gleason.

When asked where they lived, one of them replied: "We have walked a long distance and we are tired. If you will tell us how to get back home we will go there." Gleason found that they had left their home in Coney Island on Monday afternoon and had walked to Manhattan. He took them to the Fulton street station, where they said they had read much about airships and had come to see one. The police gave them some sandwiches and pie, while Lieutenant Devery sent word to Coney Island.

ROUGH RIDERS ELECT OFFICERS.

The Rough Riders' Association held a meeting yesterday afternoon to elect officers, with the following result: David Goodrich, New York, president; Colton Reed, New York, secretary and treasurer; Lewis Maverick, San Antonio, Tex., first vice-president, and Eugene Waterbury, Des Moines, Iowa, second vice-president. The next reunion will be held in Arizona two years hence.

JOHN GARFIELD A MONITOR

Headmaster Taft Denies Story of Expulsion of Boys After Escapade.

Watertown, Conn., June 21.—Headmaster Horace D. Taft, of Taft school, emphatically denied to-day that any students had been expelled for decorating the new soldiers' monument in an unseemly manner last Sunday night.

He also said that John Garfield, son of James R. Garfield, former Secretary of the Interior, and grandson of President Garfield, had nothing whatever to do with the escapade. He added that young Garfield will be back in school next year as a monitor, a position of honor granted only to those students whose deportment is exemplary. The school has closed for the year, only those taking examinations remaining. Three boys were sent home to take their examinations there instead of at the school—Harry Crocker, of San Francisco; Daniel Andrews, of Cleveland, Ohio, and Austin Dunham, of Hartford.

REAL ESTATE FOR SALE OR TO LET
WESTCHESTER COUNTY.

A REMINDER OF SOLID FACTS

You do not have to guess a puzzle to reap the benefits of our wonderful bargains. There is no puzzle to them. The problem has been solved by giving you a home ready to move in and one you can carry and pay the same as rent.

OUR SPECIAL OFFERS:

5-Room House and Bath, 50x100 Land; Price, $3,000—$200 Down
6-Room House and Bath, 50x100 Land; Price, $3,350—$300 Down
7-Room House and Bath, 50x100 Land; Price, $4,350—$400 Down
2-Family House, 2 Baths, 50x100 Land; Price, $4,800—$500 Down

$15 MONTHLY
$25 M'thly

These homes have all modern improvements and must be seen to be appreciated. Situated 40 minutes out in Westchester County, in a town of 6,500 inhabitants, with lighted streets, Fire and Police Protection, Schools, Stores, Churches. One mile from the finest boating, bathing, fishing in the East, have a train service of 60 trains daily. New York trolley running through the property; reasonably restricted. You may raise your chickens and have country life with city conveniences and still go to your work daily and be your own landlord. Before purchasing elsewhere call in with all parties interested and go up and look them over.

THE HALLEY LAND AND IMPROVEMENT COMPANY, 103 PARK AVE., Cor. 41st St., NEW YORK CITY.
Open daily from 9 A. M. to 5 P. M. Monday and Wednesday 9 A. M. to 9 P. M.

PHILIPSE MANOR ON THE HUDSON. One mile unobstructed river frontage; 30 modern residences near completion. Address PHILIPSE MANOR CO., Philipse Manor, New York.

NEW JERSEY.

Grantwood, N. J.
OPPOSITE GRANT'S TOMB, N. Y.
BUILDER'S SACRIFICE.
MUST SELL THIS MONTH
Substantial Model Brick Homes,
7 rooms, reception hall and completely tiled bath rooms; hardwood trim, beautifully decorated; parquet floors; finest open sanitary plumbing; gas and electric lights, cabinet gas ranges, steam heat; must be seen to be appreciated; will be sold on any reasonable terms; monthly payments if desired.
Ralph H. Reid, Builder, Edgewater, N. J.
Telephone business hours, 267 Cliffside.
Telephone residence, 203 Cliffside.
To reach property (via 42d St. Ferry) take Palisade trolley car to Lafayette ave., Grantwood, then walk 3 blocks west and half block south to the houses. Via West 130th St. Ferry, take Paterson trolley car to Anderson ave., Palisade, walk south to Lafayette ave., then west 2 blocks and south a half block to property.

BEAUTIFUL STOCK AND DAIRY FARM.—240 acres; Morris County, N. J.; excellent dwelling, outbuildings; streams and springs; stone road. JAS. W. LENT, Agency, Bernardsville, N. J.

SUMMER HOMES—ONE HOUR FROM NEW York; near Deal Lake; only 10 minutes' walk to ocean; 180 trains daily. For particulars apply STORMFELTZ - LOVELEY - NEVILLE CO., 30 Church St., New York.

FOR SALE.—TWO FAMILY HOUSE, ALL improvements, 95 Hancock ave., between Bower and Griffith sts., Jersey City Heights. Inquire owner.

LONG ISLAND.

THE GUIDE BOOK
for investors and homeseekers on Long Island will be sent FREE UPON REQUEST to any address in Greater New York. Send post card to Headquarters for LONG ISLAND ESTATES, 146 East 34th St., New York. Houses, Lots, Plots, Water Fronts, Summer Homes, Farms, Acreage, etc., on Easy Monthly payments. Five years' credit given if required.
MONEY TO BUILD IF NEEDED.

New House for Sale
AT WOODMERE, L. I.
Was built for owner's occupancy. Contains large living room, sun parlor, dining room, kitchen, laundry; five master's and two servants' bedrooms, three baths; hot water heat. Photo and full particulars from J. L. PHIPPS, 432 Fifth avenue. Tel. 6066 Murray Hill; or Woodmere, L. I. Tel. 1353 L. Far Rockaway.

WESTBURY. — INCOMPARABLY BEAUTIFUL, healthful, accessible; choice lots, $450; adjoining schools, churches, depot; money to build; agents wanted. WESTBURY TERRACE, 115 Broadway.

BEAUTIFUL SHADED LOT, 25x120 ON MAIN avenue, $900. SUMNER M. SMITH, 70 Grove st., Elmhurst, L. I.

BOROUGH OF BROOKLYN.

FOR SALE—LOT 20x100, ON 59TH ST., BEtween 21st and 22d aves., Brooklyn, N. Y. Write to Jacob Nilsson for information, Mills Hotel, 7th ave., 36th st., New York.

REAL ESTATE AT AUCTION.

AUCTION SALE, SATURDAY, JUNE 25, Of 200 CHOICE LOTS in
JAMAICA
on premises at 2 P. M.
SPECIAL TRAIN from Flatbush Ave. Depot, L. I. R. R. (Terminal Brooklyn Subway Express), on day of sale at 1:30 P. M.
Send for Booklet and Railroad Tickets.
BRYAN L. KENNELLY, Auctioneer,
156 BROADWAY, NEW YORK.
WILLIAM P. RAE CO.,
180 Montague St., Brooklyn.
Jamaica Office, Opp. L. I. R. R. Sta.

Joseph P. Day
Auctioneer.
31 NASSAU ST., N. Y. CITY.
Private Sales Dept.

REAL ESTATE.

WRITE DEAN ALVORD CO., 111 Broadway, for booklets showing most desirable BUNGALOWS, SUBURBAN, COUNTRY, SEASHORE HOMES.

COTTAGES TO LET.

TO LET—SUBURBAN COTTAGE, FURnished if desired; high location; fine view; large grove. Z. H. BOAK, 28 California ave., Middletown, N. Y.

REAL ESTATE FOR SALE OR TO LET
WESTCHESTER COUNTY.

CITY HOTELS.

HOTEL BRISTOL
122-124 West 49th St.,
NEAR BROADWAY.
NEW YORK.
Under new management; a most convenient location with all lines of transportation, all theatres and all the best shops within easy walking distance; beautiful rooms with running water; rooms with bath, and two rooms with bath to rent unfurnished on lease, $300 to $900 per year.
TRANSIENT RATES.
Single rooms
$1 PER DAY AND UP;
single room and bath,
$2 PER DAY AND UP;
two rooms and bath,
$3 PER DAY AND UP.
INSPECTION INVITED.
T. E. TOLSON.

HOTEL Martinique
BROADWAY,
32D AND 33D STS.,
HERALD SQUARE
DURING SUMMER MONTHS
offer several Suites of Parlor, bedroom and bath, for 2 persons.
AT $4.00 PER DAY
Parlor, two bedrooms and bath, for 2 persons.
AT $6.00 PER DAY
WALTER CHANLER, JR., Mgr.

MORTGAGE LOANS.

INVESTORS, ATTENTION!
5½% interest on mortgage loans. Principal and interest guaranteed. Title insured by Westchester and Bronx Title and Mortgage Guaranty Company. I will invest for you sums from $300 to $3,000. For particulars HENRY Y. HALLEY, 103 Park Ave., N. Y. City.

LARGE SUMS TO LEND ON DOWNTOWN OR CENTRAL PROPERTY, BELOW 96TH ST.
J. G. ZACHRY & CO.
32 Nassau St. Tel. 1308—John. Established 1887.

UNFURNISHED APARTMENTS.

ELEGANT APARTMENT TO RENT
50x90; 11 rooms and 2 baths; $2,750
784 FIFTH AVE.
Apply on premises or your own broker.

THE BELNORD
B'way, Amsterdam Ave., and 86th to 87th St.
W. H. DOLSON & CO., Agents,
527 Columbus Ave.

BACHELOR APARTMENTS
135 EAST 34TH ST., COR. LEXINGTON AV.
Choice corner apartment, three rooms and bath. Rent $540 yearly; service included. Also apartment, 2 rooms and bath, $480.
ASHFORTH & CO., 11 E. 42D ST.

TO LET FOR BUSINESS PURPOSES.
Brooklyn.

LOFTS With POWER
COR. CLASSON and WILLOUGHBY AVS., BROOKLYN. OWNER on premises. 60x90, 50x100, and up to 60,000 square feet; LIGHT ALL SIDES; HEAT, ELEVATOR. NEW BUILDING. SPRINKLED. LOW INSURANCE. NEAR SHIPPING TERMINALS. INS. RATE LESS THAN 10c. PER $100. Splendid location to get help.