NEW ROCKEFELLER ZONE

Barrier Against Trade Increased by Another House.

COSTS $200,000 A MONTH

But at Same Time John D. Is Picking Up Choice Realty at Bargain Prices.

John D. Rockefeller has bought the four story and basement dwelling house, on a lot 25x100.5 feet, at No. 18 West 54th street, from Elizabeth Milbank Cauldwell. Nichols & Hobbie and Horace S. Ely & Co. were the brokers. With this purchase Mr. Rockefeller now owns about five parcels in the street, and therefore he has extended the area surrounding the homes of himself and of his son which will be restricted for many years to residential purposes.

Attention was called in The Tribune yesterday to the fact that retail trade from Sixth avenue was slowly moving through the street. The premises at No. 31, for which overtures to lease were made earlier in the week, has passed, as expected, from residential to business. The lease obtained by Miss Anna Butler, a dressmaker, from Mrs. Frances N. Wolff, is for a period of five years.

Mr. Rockefeller indicated by the buying of the premises at No. 18 that retail business trade would have to step livelier if it expected to approach much nearer to Fifth avenue. He is spending at the present rate about $200,000 a month to establish his purpose.

A peculiar feature of the situation is that he is not paying high prices for whatever properties are offered for sale. In fact, he has obtained one or two parcels at bargain prices. This was due to the alertness of his brokers in learning at once the properties for sale and in making quick overtures to get them.

A typical transaction of this character was the purchase of the Kinney house, at No. 18. Mr. Rockefeller became the owner of it at many thousands less than the original cost of the building. How long he will be able to buy under such favorable conditions is a question which none of the real estate experts seems to be able to answer.

In bidding against Mr. Rockefeller it appears that the retail trade concerns desirous of invading the street have been anxious to get in at low level prices. Not one prospective business buyer, so far as can be learned, has made an offer for any parcel higher than that of Mr. Rockefeller.

BISCHOFF CASE UP AGAIN

Daughter-in-Law, Separated, Seeks Part of Estate.

The family dispute over the estate of Henry Bischoff, who was a banker and father of Justice Henry Bischoff, of the Supreme Court, was again in court yesterday on a motion before Surrogate Cohalan made by Mrs. Franklin J. Bischoff, the wife of another son of the testator, for an order directing the executors of the will of the banker to pay her $375 in lump and an allowance from one-fifth of the estate.

Mr. Bischoff left an estate valued at about $250,000. Of this he left the income of one-fifth, or about $50,000, to his son, Franklin J. Bischoff, who is a lawyer, or to his wife. The latter obtained a separation from her husband in 1904. She alleged that she was entitled to a share of the estate, and that her husband had not supported her since he left her. Mr Bischoff showed that although the court granted her only $80 a month alimony he had been allowing her $90 a month.

Mrs. Marie B. Gregson, a daughter of Mr. and Mrs. Franklin J. Bischoff, also made a claim on the estate. She said that she deprecated the continual litigation and strife, which was a shame to the family name of Bischoff, "of which a judge is the present able and representative head." Mrs. Bischoff also sought an allowance of $25 a month for Miss Bischoff, another daughter, who wants to study music, although she said this amount was grossly insufficient.

Mr. Bischoff, who opposed the application of his wife, said that she spent most of her income in unsuccessful litigation and that she has hypothecated part of her income with lawyers who have claims against her.

ARMY AND NAVY ORDERS.

[From The Tribune Bureau.]

Washington, July 25.

ORDERS ISSUED.—These army and navy orders have been issued:

ARMY.

Colonel HENRY C. DAVIS, coast artillery, to Army War College, August 1.

Second Lieutenant PATRICK J. MORRISSEY, 25th Infantry, to Fort Leavenworth, for examination for promotion.

Leaves of Absence.—Major ROBERT H. NOBLE, 12th Infantry, fifteen days; Captain FRED L. MUNSON, infantry, from relief Fort Leavenworth until September 19; First Lieutenant WILLIAM E. HALL, medical corps, one month and twenty days; First Lieutenant ALBERT T. RICH, 3d Infantry, one month and fifteen days on arrival in United States.

NAVY.

Captain A. G. WINTERHALTER, detached Navy Department; aid for material.

Commander B. C. DECKER, detached the Chester, home to await orders.

Commanders C. M. PRICE and E. H. CAMPBELL, Lieutenants (junior grade) L. J. GULLIVER, R. B. COFFMAN, R. S. GALLOWAY and C. C. KRAKOW, commissioned.

Commander E. S. KELLOGG, detached the Minnesota, August 31, to Naval War College.

Lieutenant BRADFORD BARNETTE, to the Tacoma.

Ensign T. N. ALFORD, detached the Ammen; to the Mississippi.

Midshipman A. C. ROBERTS, detached Naval Academy; to the New Jersey.

Boatswains H. DOUGHERTY and FRANK SCHULTZ, detached receiving ship at New York, to the Tennessee; Boatswain EDWIN CROUCH, detached receiving ship at Boston, to the Montana; Boatswain J. J. JOYCE, to the Montana.

These Marine Corps orders have been issued:

First Lieutenant L. W. T. WALLER, Jr., detached Marine Barracks, Norfolk Recruiting Depot, to Mare Island.

Second Lieutenant J. A. GRAY, detached Marine Barracks, Norfolk; to Marine Barracks, Puget Sound.

Second Lieutenant HARRY SCHMIDT, detached Marine Barracks, Guam; to the Philippines.

Captain J. S. TURRILL, detached naval prison, Portsmouth; to army service schools, Fort Leavenworth.

Captain A. S. WILLIAMS, detached Marine Barracks, New York; to army service schools, Fort Leavenworth.

First Lieutenant W. A. M'NEIL, detached Marine Barracks, Mare Island; to Marine Barracks, New York.

Second Lieutenant C. A. E. KING, commissioned.

MOVEMENTS OF WAR VESSELS.—These movements of war vessels have been reported to the Navy Department:

ARRIVED.

July 23—The Potomac, at Norfolk; the Lebanon, at Guantanamo.

July 24—The Quiros, at Hankow; the Cyclops and the Paducah, at Hampton Roads; the Ozark, at Washington; the Decatur and the Chauncey, at Shanghai.

SAILED.

July 24—The Sterling, from Newport for Boston; the Petrel, from Nipe Bay, Cuba, for Guantanamo; the Hector, from Sewall Point for Newport.

SUNDAY'S NEW-YORK TRIBUNE
Mailed anywhere in the United States for $2.50 a year.

URGED BROTHER TO DIE

When He Didn't Commit Suicide She Tries to Kill Him.

After making an attempt to kill her brother by holding a handkerchief saturated with chloroform to his nose while he was in bed asleep, Anna Neary was taken yesterday to Bellevue Hospital by Dr. Paterson, of the Reception Hospital, and placed in the psychopathic ward for observation.

The woman lived with her two sisters and brother at No. 165 East 79th street, where they maintained a small millinery establishment. Early yesterday morning the two sisters, Della and Agnes, were aroused by shrieks from their brother's room. They found their sister seated upon her brother's chest, attempting to hold him down with one hand while she applied the chloroform with the other. She was easily overcome by her sisters, who called Patrolman Birnham, of the East 88th street station.

According to the police, Anna has been suffering from melancholia for two months and has tried to persuade her brother to commit suicide. He tried to humor her, and told her he would end his life when away from the house, but she, not satisfied, insisted that he kill himself while at home. No charge was made against her.

SUNDAY'S NEW-YORK TRIBUNE
Mailed anywhere in the United States for $2.50 a year.

MARINE INTELLIGENCE.

MINIATURE ALMANAC.

Sunrise, 4:25; sunset, 7:21; moon sets, 1:58; moon's age, 12.

HIGH WATER.

	A.M.	P.M.
Hell Gate	5:53	5:50
Sandy Hook	6:40	6:27
Governor's Island	6:30	6:17

WIRELESS REPORTS.

The Patris, reported as 660 miles east of Sandy Hook at noon yesterday, is expected to dock Saturday forenoon.

The Baltic, reported as 650 miles east of Sandy Hook at 5:30 a m yesterday, is expected to dock Saturday forenoon.

INCOMING STEAMERS.

TO-DAY.

Vessel.	From.	Line.
*Tennyson	Rio de Janeiro, July 8	L & H
*Almirante	Kingston, July 20	U F Co
*Esperanza	Havana, July 23	Ward
*Baltic	Liverpool, July 18	W Star
Colorado	Mobile, July 19	Mallory
El Sigio	Galveston, July 19	So Pac
Camaguey	Havana, July 22	Ward
Buffalo	Hull, July 13	Wilson
Concho	Galveston, July 20	Mallory
C of Montgomery	Savannah, July 23	Savannah
Theridisa	Huelva, July 9	

SATURDAY, JULY 27.

*Caronia	Liverpool, July 20	Cunard
*Philadelphia	Southampton, July 20	Amer
*Alianca	Cristobal, July 20	Panama
Calabria	Naples, July 12	Anchor
Kansas City	Swansea, July 13	Bristol
Alamo	Galveston, July 21	Mallory
Patris	Piraeus, July 12	Greek

SUNDAY, JULY 28.

*Columbia	Glasgow, July 20	Anchor
*Gregory	Barbados, July 22	Booth
Roma	Lisbon, July 17	Fabre
Comus	New Orleans, July 23	So Pac
City of Savannah	Savannah, July 25	Savannah

*Brings mail.

OUTGOING STEAMERS.

TO-DAY.

Vessel.	For.	Line.	Mail closes.	Vessel sails.
Vigilancia	Nassau	Ward	12:00 m	3:00 p m
P Wilhem V	Hayti	RDWI	12:30 p m	3:00 p m
Hawaiian	Pto Mexico	A-H	—	12:00 m
Trafalgar	Havana, Cuban		—	
Antilla	Tampico	Ward	—	12:00 m

SATURDAY, JULY 27.

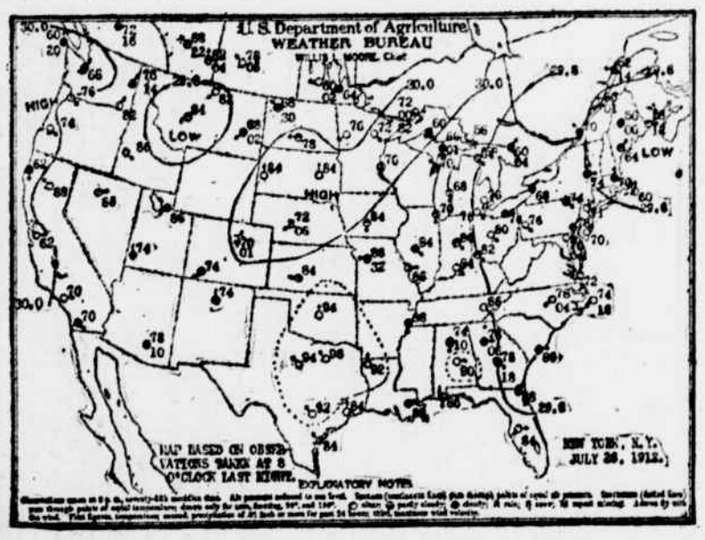
St Paul	Southampton, Am.		6:30 a m	9:30 a m
P F Wilhelm	Bremen	NGL	6:30 a m	10:00 a m
Olympic	Southampton	W S	6:30 a m	10:00 a m
K F Josef I	Azores, Aust.		10:00 a m	1:00 p m
Orotava	Bermuda	R M S P	8:00 a m	10:00 a m
Coamo	San Juan, NY & PR		9:00 a m	12:00 m
Saratoga	Havana, Ward		10:00 a m	1:00 p m
P Joachim	Colon, H-A		11:30 a m	2:00 p m
Panama	Cristobal, Panama		11:30 a m	3:00 p m
Zeeland	Antwerp, Red Star		—	10:00 a m
Caledonia	Glasgow, Anchor		—	9:00 a m
Minnehaha	London, At Tr.		—	9:00 a m
Niagara	Havre, French		—	3:00 p m
Czar	Libau, Russian		—	—
Sant' Anna	Naples, Fabre		—	3:00 p m
Huron	Jacksonville, Clyde		—	1:00 p m
Denver	Galveston, Mallory		—	1:00 p m
Nueces	Tampa, Mallory		—	1:00 p m
C of Montgomery	Sav, Sav.		—	3:00 p m

MONDAY, JULY 27.

Coppename	Para'o, RDWI		11:30 a m	3:00 p m
Onondaga	Brunswick, Clyde		—	1:00 p m

TRANSPACIFIC MAILS.

Destination and steamer.	Closes in N. Y. P M
Hawaii (via San Francisco)—Wilhelmina	To-day, 6:30
Hawaii, Japan, Corea, China (via San Francisco)—Shinyo Maru	July 29, 6:30
Guam, Philippines (via San Francisco)—U S Transport	July 31, 6:30
Hawaii, Fiji Islands, Samoan Islands, New Zealand, Australia (via Victoria)—Marama	Aug. 2, 6:30
Japan, Corea, China (via Tacoma)—Canada Maru	Aug. 2, 6:30
Japan, Corea, China, Philippines (via Victoria)—Empress of Japan	Aug. 9, 6:30
Tahiti, Marquesas, Cook Islands, New Zealand, Australia (via San Francisco)—Aorangi	Aug. 16, 6:30



THE WEATHER REPORT.

Official Record and Forecast.—Washington, July 25.—Pressure continues low east of the Mississippi River, but with no rain of consequence since Wednesday night, except local thunder showers in Virginia, North Carolina, Western Georgia and Northern Alabama. There were also light local showers in Western Missouri, Kansas, Western Nebraska, Colorado, New Mexico, Arizona and a few widely separated localities in the Northwest. It is generally though not decidedly cooler in the plains states, the central valleys and the upper lake region, and considerably warmer in the southern portion of the middle Atlantic states. In the South and Southwest high temperatures continue. There will be local thunder showers Friday and probably Saturday, in the Missouri Valley, the northern and central plains states, the Rocky Mountain region and Eastern Arizona, and local showers are also probable in the south Atlantic and east Gulf states. Over the remainder of the country the weather will be generally fair Friday and Saturday. Temperature changes will not be decided.

The winds along the New England coast will be moderate southwest and west; along the middle Atlantic coast, moderate west and northwest; along the south Atlantic coast, moderate, mostly southwest; along the east Gulf coast, light to moderate variable; along the west Gulf coast, moderate south; on the lower lakes, moderate, mostly northwest and north; on the upper lakes, moderate northwest and north, becoming variable Saturday.

Steamers departing Friday for European ports will have moderate southwest and west winds, with fair weather, to the Grand Banks.

Forecast for Special Localities.—For New England, generally fair to-day and Saturday; no decided change in temperature; light to moderate west and northwest winds.

For Eastern New York, New Jersey, Delaware and Eastern Pennsylvania, generally fair to-day and Saturday; little change in temperature; moderate west and northwest winds.

For Maryland and the District of Columbia, fair to-day and Saturday; light to moderate west and northwest winds.

For Virginia, generally fair to-day and Saturday; light to moderate variable winds.

For Western Pennsylvania and Western New York, fair to-day and Saturday; moderate northwest and north winds.

Humidity.

8 a. m....57 1 p. m....51 8 p. m....56

Official observations taken at United States weather bureaus at 8 p. m. yesterday follow:

City.	Temperature.	Weather.
Albany	74	Cloudy
Atlantic City	70	Clear
Boston	70	Cloudy
Buffalo	68	Cloudy
Chicago	70	Clear
New Orleans	88	Cloudy
St. Louis	86	Clear
Washington	76	Clear

Local Official Record.—The following official record from the Weather Bureau shows the changes in the temperature for the last twenty-four hours, in comparison with the corresponding date of last year:

	1911.	1912.		1911.	1912.
8 a. m.	70	65	6 p. m.	73	73
6 a. m.	65	67	9 p. m.	70	69
9 a. m.	68	74	11 p. m.	67	68
12 m.	71	74	12 p. m.	66	—
4 p. m.	73	78			

Highest temperature yesterday, 80 degrees (at 2:20 p. m.); lowest, 61 (at 2 a. m.); average, 70; average for corresponding date last year, 70; average for corresponding date last thirty-three years, 74.

Local forecast: Generally fair to-day and Saturday; little change in temperature; moderate west and northwest winds.

SHIPPING NEWS

Port of New York, Thursday, July 25, 1912.

ARRIVED.

Steamer Orotava (Br), Bermuda July 23, to Sanderson & Son, with 242 passengers, mails and mdse. Arrived at the Bar at 1 p m.

Steamer Madison, Newport News and Norfolk, to the Old Dominion Ss Co, with passengers and mdse. Passed in Quarantine at 2:20 p m.

Steamer Monroe, Newport News and Norfolk, to the Old Dominion Ss Co, with passengers and mdse. Passed in Quarantine at 2:38 p m.

Steamer El Mar, Baltimore, to the Southern Pacific Co, with mdse. Passed in Quarantine at 2:38 p m.

Steamer Bowden (Nor), Port Antonio July 19, to the United Fruit Co, with 1 passenger and fruit. Arrived at the Bar at 7:30 p m, 24th.

Steamer Jos J Cuneo (Nor), Port Antonio July 19, to the Cuneo Importing Co, with 1 passenger and fruit. Arrived at the Bar at 4:30 a m.

Steamer Kentuckian, Puerto Mexico July 18 and Delaware Breakwater 24, to the American Hawaiian Ss Line, with mdse. Arrived at the Bar at 11:45 p m, 24th.

Steamer Saxonia (Br), Trieste July 6, Fiume 6, Messina and Palermo 9, Naples 10 and Gibraltar 14, to the Cunard Ss Co, Ltd, with 64 first, 291 second cabin and 373 steerage passengers and mdse. Arrived at the Bar at noon.

Steamer Californian, Puerto Mexico July 10 and Philadelphia 24, to the American Hawaiian Ss Line, with mdse. Arrived at the Bar at 11:45 a m.

Steamer Chesapeake, Baltimore, to the New York and Baltimore Transportation Co, with mdse. Passed in Quarantine at 5:32 a m.

Steamer Creole, New Orleans July 19, to the Southern Pacific Co, with passengers and mdse. Passed in Quarantine at 5:55 a m.

Steamer El Occidente, Galveston July 20, to the Southern Pacific Co, with mdse. Passed in Quarantine at 6:45 a m.

Steamer Jolanda Di Giorgio (Nor), Baracoa July 22, to the Atlantic Fruit and Ss Co, with 4 passengers and fruit. Arrived at the Bar at 2:35 p m.

Steamer Antillian (Br), in tow of wrecking steamer Relief, Turks Island July 20, to the White Star Line. Arrived at the Bar at 8:30 a m.

Steamer Conrad Mohr (Nor), Christiania July 6 and Shields 8, to David T Warden in ballast. Arrived at the Bar at 9:50 a m.

Steamer General Gordon (Br), Carbarien July 18 and Matanzas 20, to the Munson Ss Line, with sugar. Arrived at the Bar at 9:40 a m.

Steamer St Andrews (Nor), Sagua July 14 and Porto Padre 19, to Funch, Edye & Co, with sugar. Arrived at the Bar at 10 a m.

Steamer Prudentia (Br), Port Spain for Perth Amboy. Passed in Sandy Hook at 12:10 p m.

Steamer Almirante (Br), Santa Marta July 16, Cartagena 17, Colon 18 and Kingston 20, to the United Fruit Co, with 74 passengers and fruit. Arrived at the Bar at 5 p m.

Steamer Philadelphia, La Guayra July 13, Puerto Cabello 16, Curacao 18 and San Juan 20, to Bliss, Dallett & Co, with 30 passengers, mails and mdse. Arrived at the Bar at 10:58 a m.

Steamer Huron, Jacksonville July 22 and Charleston 23, to the Clyde Ss Co, with passengers and mdse. Passed in Sandy Hook at 9:10 p m.

Steamer Windber, Philadelphia for San Francisco. Passed in Sandy Hook at 9:10 p m.

Sandy Hook, N J, July 25, 9:30 p m—Wind south-southwest; light breeze; clear; light sea.

SAILED.

Steamers Adriatic (Br), Liverpool; Cleveland (Ger), Hamburg; Koenigin Luise (Ger), Bremen; Santa Rosalia (Br), Montevideo; Hesperus (Ger), Flushing; Fedora (Aust), Cadiz; Magaro (Br), Trinidad; Jefferson, Norfolk and Newport News; Jamestown, Norfolk and Newport News; City of Atlanta, Savannah; Nueces, Galveston; Clan Macleod (Br), Cape Town; Marengo (Br), Hull; Principe di Piemonte (Ital), Naples via Boston; Mexico, Havana; Arapahoe, Charleston and Jacksonville.

STEAMERS AT FOREIGN PORTS.

ARRIVED.

Boulogne, July 25, 10 a m—Nieuw Amsterdam (Dutch), New York via Plymouth for Rotterdam.

Sydney, N S W, July 21—Sonneberg (Ger), New York via Cape Town, etc.

Bombay, July 24—Kabinga (Br), New York via Cape Town, Algoa Bay, East London, Port Natal and Laurenco Marques; Freiburg (Ger), New York via Algiers and Aden for Calcutta.

Lyttleton, July 23—Anglo-Saxon (Br), New York and Norfolk via Port Natal, etc.

Montevideo, July 23—Hyanthes (Br), New York.

Wellington, July 23—Neidenfels (Ger), New York via Cape Town, etc.

Verdon, July 25—Orthamme (Br), New York for Blaye.

Taku Bar, July 22—Baron Ardrossan (Br), New York via Algiers and Sabang.

Colombo, July 20—Wartburg (Ger), New York via Algiers for Batavia.

Barcelona, July 21—Buenos Ayres (Span), New York via Cadiz for Genoa.

Hankow, July 21—Baron Jedburgh (Br), New York via Sabang and Shanghai.

Rio de Janeiro, July 21—Byron (Br), New York.

SAILED.

Queenstown, July 25, 2:35 p m—Majestic (Br) (from Southampton and Cherbourg), New York.

Cebu, July 24—Induna (Br), New York.

Shields, July 24—Diamant (Ger), New York.

Port Natal, July 23—Melbourne (Br) (from New York and Norfolk via St. Vincent, C. V.); Earl of Douglas (Br) (from New York), Fremantle, etc.

Algiers, July 23—Nunima (Br) (from Limni), New York.

Barbados, July 24—Magdalena (Br) (from New York via Kingston, Colon, etc), Southampton; Cavour (Br) (from Santos), New York.

Sabang, July 24—Karonga (Br) (from New York via Algiers, etc), Singapore; Indramayo (Br) (from Yokohama, etc), Boston and New York.

Para, July 23—Stephen (Br), New York.

Victoria, Brazil, July 23—Scottish Prince (Br) (from Santos and Rio de Janeiro), New York.

PASSED.

Perim, July 25—Drachenfels (Ger), Calcutta and Colombo for Boston and New York.

Sagres, July 24—Italia (Br), New York for Naples and Genoa; Cowrie (Br), New York for Port Said.

ELEVEN LOTS IN CONVENT AVE. SOLD

Parcels Between 131st and 133d Streets To Be Improved with Apartment Houses—$800,000 Building Loan.

MARSHALL ESTATE GETS BACK PROPERTY AT AUCTION

Apartment houses will be erected on the eleven lots in the Convent avenue section purchased by Elias A. Cohen from various owners yesterday. The property bought is between 131st and 133d streets, facing the Convent of the Sacred Heart. The size of each parcel obtained and the seller's name follow: A plot 100x100 feet was bought from the Metropolitan Improvement Company, Francis M. Jencks, president; a parcel, 50x100 feet, from the executors of Jacob Lawson; one lot, 25x100 feet, from Robinson & Gammie, and a plot, 125x100 feet, from the estate of Edward Maguire. George Ranger was the broker.

$800,000 Apartment House Loan.

William A. White & Sons have placed for a term of years a building and permanent loan of $800,000, at 6 per cent during construction and 5 per cent thereafter, on the premises at the northwest corner of 68th street and Madison avenue. An eleven story apartment house is now being erected on the site, fronting 100 feet on the avenue and 120 feet in the street. The property was acquired last May, through Pease & Elliman, for a syndicate organized by Herbert Lucas, the architect. The late Henry G. Marquand and daughters occupied for a number of years the three houses recently demolished.

Marshall Heirs Again Owners.

In a foreclosure proceeding enacted in the salesroom yesterday the large holding of the Alfred Marshall estate, comprising the northeast corner of Seventh avenue and 37th street, a plot 98x244 feet, which has figured in several transactions, the latest to a syndicate which intended to erect a tall hotel, reverted back to the original owners. The property was knocked down by Joseph P. Day for $702,210 to the plaintiffs, Florence M. Taskin and others, who sued William H. Bryan et al. to recover a mortgage indebtedness of $459,000. The Equitable Life Assurance Society holds a first mortgage of $500,000.

WEST SIDE SALES.

J. C. Hough & Co. and J. B. English have resold for Edmund K. Jordan to Margaret C. Magan the three story and basement dwelling house No. 154 West 48th street on lot 18.9x100.5 feet. Mrs. Magan has been accumulating a plot at that point for a year through the above brokers. She owns Nos. 148, 150 and 152, adjoining, and with her latest purchase controls a frontage of 75 feet between Sixth and Seventh avenues.

The Duff & Brown Company has resold for J. M. Schwartz the plot 50x100 feet, north side of 179th street, 100 feet east of St. Nicholas avenue. The same brokers sold the plot last week for Isidore Oshlag to Mr. Schwartz.

Samuel G. Hess purchased fom Louis Thompson Brush Nos. 302 and 304 West 87th street, two three story dwelling houses, and from Mrs. Elizabeth S. Kirby No. 306, the combined properties making a plot 50x100.8 feet.

Ennis & Sinnott have bought from Eva Haymann the plot 20x100 feet on the south side of Academy street, 100 feet west of Post avenue. The deal was negotiated by Moore, Schutte & Co.

East Side Sales.

McCarthy & Fellows have sold for Francis W. Young the five story flathouse No. 156 East 28th street, on lot 25x98.9 feet, 100 feet east of Lexington avenue.

John H. Loscarn has sold for Caroline Cahn No. 302 East 88th street, a five story tenement house, on lot 25x100.8 feet, to August Collet for investment.

Edward Brums bought from Jacob Doniger Nos. 1339 and 1341 Avenue A, two five story flathouses, on plot 50x100 feet, between 71st and 72d streets.

Sales in The Bronx.

Kurz & Uren have sold for a client to a Mr. Cammeyer three lots on the south side of 157th street, 100 feet east of St. Ann's avenue.

Alexander Selkin sold for the Wilgus Realty Company No. 1039 Hall Place, a two story dwelling house, on lot 28.1x105.6 x irregular, near 167th street.

REALTY NOTES.

The Duff & Brown Company has been appointed agents of Nos. 719 and 712 West 179th street.

Thomas J. O'Reilly obtained for the Paterno Construction Company, Dr. Charles V. Paterno, president, a first mortgage loan of $120,000 at 5 per cent for five years on the Prince Monaco apartments, at Nos. 227 and 229 West 109th street, from the New York Life Insurance Company.

A building loan of $200,000 has been obtained by the Hazel Real Estate Company from the City Real Estate Company on the new apartments being erected on 212th street, 300 feet west of Amsterdam avenue.

The Hedden Construction Company has been given the general contract for the erection of Fernald Hall, a nine story dormitory structure of granite and brick for Columbia College, designed by McKim, Mead & White.

The Pine Street Company has been incorporated with a capital of $150,000, with the following directors. Philip J. Goodhart, Norbert Heinsheimer and John J. Griffin, to take over the twelve story office building Nos. 27 and 29 Pine street, recently auctioned in a foreclosure proceeding brought by the United States Realty and Improvement Company.

E. H. Fanshawe was the broker in the sale of the Miss Dana Seminary property at Morristown, N. J., to the Wilson Academy.

NEW POLICE STATION.

Plans have been filed for a station for the 37th Precinct police on the north side of 123d street, 350 feet west of Seventh avenue, having a frontage of 49 feet and a depth of 95.11 feet, with a façade of brick and limestone trim. It will be equipped with modern accommodations and a garage with a turntable for automobiles. Beverly S. King, architect, has estimated the cost at $110,000.

BROOKLYN SALES.

Burrill Brothers sold for the Joseph H. Horowitz Realty Company the three story American basement dwelling house No. 617 3d street, near Prospect Park West.

Thomas Martin sold for Rose McCusker to Carl J. Bjorklund the two family frame house No. 242 46th street.

Ferdinand Naporano purchased from Hyman Alexander the four story apartment house No. 644 President street, on a plot 26x100 feet. The buyer is an investor.

William G. Morrisy sold for a client to William H. Rommell No. 454 East 21st street, near Clarendon Road, a two and a half story detached frame dwelling house, on plot 80x105 feet.

Sigmund Solomon, as attorney for Hyman Alexander, sold No. 644 President street, a four story apartment house, on a lot 26x100 feet, to Ferdinand Naporano.

LEASES.

The Emmet Realty Company has leased considerable space in the Emmet Building, Madison avenue and 29th street, to H. L. Gwalter & Co. This firm has been doing business for the last twenty-five years in the old Broome street district. Arthur E. von Osterman negotiated the transaction.

Thomas J. O'Reilly leased stores No. 2842 Broadway to the Devonshire Wine and Liquor Company for ten years; No. 2848 Broadway to Vincent Benedetti & Co. for ten years; second floor to Francis E. Fuller for ten years; also offices to Jacob Gordon, and to the Crescent Realty Company, F. A. Holmes, president, and Frank Peters for five years; also store No. 2869 Broadway to the Standard Pure Foods Stores, Incorporated, for nine years; also in the building southwest corner of Broadway and 110th street office to William A. Burr & Co. and the Rapp Consolidated Company for five years.

H. C. Senior & Co. leased the dwelling No. 63 West 38th street for Rachel Friend, Ida Sykes and Caroline Goldsmith to Elizabeth M. and Margaret D. Hart.

The McVickar-Gaillard Realty Company has leased space in the motor mart at 62d street and Broadway to the Remy Electric Company for a term of years.

ROCKAWAY PARK SALES.

The Rockaway Park Realty Company reports sold at Rockaway Park, for Frank E. Gallagher, his house, corner of Sixth and Triton avenues; for Mrs. J. P. White, 40x100 feet, on Fifth avenue; for Albert Lyons, 60x100 feet, on Tenth avenue, and to W. C. Ormond, a plot 100x100 feet, corner of Lincoln and Washington avenues.

The H. Richter Realty Company sold for George Hauser to J. MacKenzie two lots on West End avenue, about 100 feet from Newport avenue, Rockaway Park.

PERKINS LEASES ESTATE.

George W. Perkins has leased through Pease & Elliman from the estate of William H. Jackson a camp in Gilpin Bay, Upper Saranac Lake, located about four miles from Saranac Inn. The camp is considered one of the most attractive in the vicinity, the building being of rustic construction, in keeping with the surrounding woods. Included in the property are launch and boat houses, equipped with motor, sail and row boats.

BUYS SOUTHAMPTON TRACT.

Braddin Hamilton has bought a tract of nine acres of land at Southampton, Long Island, fronting on the ocean, and is having plans prepared for the erection of a summer home there. Mr. Hamilton has been a summer resident of Newport for many years.

PROGRESS CLUB ROOF GARDEN.

A roof garden is to be erected on the home of the Progress Club, at the north corner of Central Park West and 88th street, from plans by Henry B. Herts.

IN THE AUCTION MARKET.

The following transactions were recorded yesterday in the Real Estate Exchange salesroom, Nos. 14 and 16 Vesey street:

By Herbert A. Sherman.

109TH ST, 127 East, n s, 225 ft e of Park ave, 25x100.11; 5 sty tenmt and stores; sold to the plaintiff for $18,000.

By Joseph P. Day.

7TH AVE, 501 to 509, n e cor 37th st, 98.9x244; 2 sty garage; sold to the plaintiff for $102,210.

HOUSTON ST, 497 to 501 East, s s, 80 ft e of Goerck st, 40x75; 7 sty loft and store bldg; sold to the plaintiff for $25,091.

29TH ST, 308 and 310 East, s s, 141.8 ft e of 2d ave, 41.8x98.9; 6 sty tenmt and stores; sold to the plaintiff for $42,500.

121ST ST, n s, 350 ft w of Amsterdam ave, 25x100.11; vacant; sold to the defendant for $10,000.

WEST END AVE, 54, s e cor 63d st, 25.5x100; 5 sty tenmt and stores; sold to the plaintiff for $16,000.

At the Bronx Exchange:

*By Joseph P. Day.

CONCORD AVE, s w cor 142d st, 20x100; 2 sty dwg; adjourned to August 8.

RECORDED LEASES.

(With name and address of lessee.)

JULY 25.

BROOME ST, 444, front store; R Gernsheimer to Western Union Telegraph Co; 4 yrs from Feb 1, 1912; $1,980; address, 195 Broadway.

BERGEN AVE, 518 to 526, cor store; Jennie Rosenbaum to Fred J Frasch, jr; 10 yrs from July 1, 1912; $2,100; address, 760 St Ann's ave.

CORTLANDT ST, 45, basement; George O Glendening to Ethemeos Caparelevis and sno; 3 yrs from July 15, 1912; $1,200; address, 127 Washington st.

LUDLOW ST, 139, store and basement; Ross Rosenthal to David Gottlieb; 3 yrs from March 1, 1913; $732; address, 139 Ludlow st.

WEBSTER AVE, 2458, store floor; Virginia Milite to Abe Sorkin; 5 yrs from July 16, 1912; $264; address, 456 East 108th st.

WEST ST, 23, store, etc; Abr Gabriel to Domenico Curcio; 3 yrs 4 mos from July 1, 1912; $1,360; address, 23 West st.

173D ST, 551 East, store and basement; Milling Realty and Construction Co to Joseph S Gross; 4 yrs 10 mos from July 1, 1912; $1,020; address, 551 East 173d st.

RECORDED TRANSFERS.

(With name and address of purchaser's attorney.)

JULY 24.

Manhattan.

AMSTERDAM AVE, w s, 25 ft s of 179th st, 75x100; Charles E Heitman to Debenture Corporation of New York (mtg $87,000); all liens; June 27; $1; address, 534 5th ave.

ALLEN ST, 97, 25x87.6; David Marks et al to Minnie L Simon, 416 West 122d st; all liens; May 31; $26,500; attorney, Samuel D Shwitzer, 359 Broadway.

AVENUE C, 205, 25x70; Max Schwartz to Charna Pohl, 57 Norfolk st (mtg $12,500); all title; July 5; $1; attorney, Morris Lebowitz, 135 Forsyth st.

AMSTERDAM AVE, s w cor 176th st, 119.10x100; Henry Falk to Henrietta Falk, 1358 43d st, Brooklyn; ½ part (mtg $180,000); July 12; $1; attorney, Joseph Sapinsky, 35 Nassau st.

AVENUE B, e s, 71 ft n of 10th st, 23.5x95; Rachel Fedak to Rosie Rothstein, 122 West 114th st (mtg $17,000); July 23; $1; attorney, H L Roth, 1402 Broadway.

BURLING SLIP, 15, 19.11x45.7x20x44.10; W N Bayles to William J Matheson, Lloyd's Neck, Long Island; July 28, 1906; $1; address, 184 Front st.

CHERRY ST, n s, 163.3 ft w of Montgomery st, 24.11x98; Sarah Epstein to Sarah R Epstein, 451 Grand st, admx (mtg $16,000); all liens; July 23; $1,200; attorney, Alexander A Mayper, 115 Broadway.

CLINTON ST, 175, 25x100; David Marks et al to Minnie L Simon, 416 West 122d st; all liens; May 31; $25,000; attorney, Samuel D Shwitzer, 309 Broadway.

CONVENT AVE, w s, 50 ft s of 133d st, 150x100; John S Lawson et al, exrs, Jacob Lawson, dec'd, and Metropolitan Improvement Co to Elias A Cohen, 49 West 113th st; b and s; June 14; $45,500; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

CHRYSTIE ST, 184, 25x100; Nathan Leibow to Taube Abramovitz, 125 Lewis ave, Brooklyn (mtg $36,000); July 24; $100; attorney, Abr Brill, 261 Broadway.

MADISON AVE, 1853, 17.7x83; Philip Schlachetzky to Israel Schlachetzky (mtg $14,000); Oct 6, 1908; $100; address, 1853 Madison ave.

MADISON AVE, 816, 20x irreg; Henry G Ward to Galbraith and Marquand Ward, 816 Madison ave; July 18; $1; attorney, George Waddington, 37 Wall st.

PLEASANT AVE, 308, 20.10x98; Annie M Keenan to Realty and Brokerage Co, 165 Broadway; July 23; $100; attorney, Robert B Knowles, 165 Broadway.

PLEASANT AVE, 310 to 314, e s, 50.5x98; 117th st, 508 East, s s, 25x100.10; same to same; July 23; $100; attorney, same as above.

RIDGE ST, e s, 206 ft n of Delancey st, runs e 100x n 44x w 23x n 4x w 77 to st x s 48 to begin (re mtg); Jacob Kottek et al to Ridge Holding Ct, 141 Broadway; July 24; $100; attorney, Lawyers Title Insurance Co, 160 Broadway.

SAME PROPERTY; Ridge Holding Co to Jacob Reitman, 161 Ludlow st (mtg $71,000); July 24; $1; attorney, same as above.

ST MARK'S PL, 105 and 105½, n s, 37.6x97.5; Jacob Reitman to Charles I Weinstein Realty Co, 141 Broadway (mtg $35,000); all liens; July 16; $1; address, 141 Broadway.

ST NICHOLAS AVE, 724, 19.6x100; Harry B Davis et al to Greystone Holding Co, 52 Broadway; July 24; $100; attorney, H B Davis, 52 Broadway.

ST NICHOLAS AVE, e s, 308.9 ft s of 145th st, 100x100; Julia Keelan to Kirby Construction Co, 135 Broadway (mtg $168,000); July 10; $100; attorneys, Weschler & R, 185 Broadway.

SAME PROPERTY; Kirby Construction Co to George Mayer, 1249 Amsterdam ave (mtg $168,000); July 24; $100; attorneys, same as above.

2D AVE, e s, 39 ft n of 30th st, 19x60; Nelson Smith, jr, to