STEAM POWER to LET.—The whole or a part of the TWO-STORY BRICK FACTORY, 100 feet by 50 feet, at Elizabethport, N. J. Apply to A'SM BAIZ.

STEAM POWER to LET.—LOFTS, with or without STEAM POWER. Apply to CHARLES M. SIMONSON, No. 181 Lewis-st.

STEAM POWER with well-lighted ROOMS to LET.—Well adapted for Mechanical or Manufacturing purposes. Apply to J. & G. H. WALKER, Nos. 180 and 182 Centre-st.

STEAM POWER.—ROOMS to LET with STEADY STEAM POWER, in the new buildings Nos. 7, 9 and 11 Canal-st., between Centre and Elm, running through to Walker-st. Apply to J. GUDU, Engineer, on the premises.

TO LET—In BROOKLYN, near Hamilton-av. Ferry, part of a GENTEEL RESIDENCE, occupied by a small family. The Rooms comprise front Basement, front and adjoining Bed-room in second, and front Room in third story. The Halls, &c., are furnished by the occupant, who is a neat tenant; will rent the whole for $175 from the present time till the first of May next. Gas in the house. Apply at No. 27 Woodhull-st.

TO LET—Country Residence, containing 11 rooms, 16 miles from the city, beautifully situated in a pleasant, healthy village; large garden; plenty of fruit; communication with the city daily via Railroad and stage. Inquire of ISAIAH KEYSER, No. 311 Bowery, from 10 to 12 o'clock.

TO LET—The SECOND STORY—Three Rooms and Back Basement—of House No. 18 3d-st. Rent $250. House cleaned throughout. Apply on the premises.

TO LET—STORE No. 8 Park-place, now occupied by us, with a lease for three years. Possession given immediately. LAMPORT, BLAKEMAN & LAW.

TO LET—A FRONT ROOM on the FIRST FLOOR, suitable for an office, No. 22 Greenwich-av., near 6th-av. For further information inquire on the premises before 10 A. M. and after 4 o'clock P. M.

TO LET—A good, light BASEMENT and good, light ROOMS, with or without STEAM POWER, in the ROSE HILL STEAM WORKS. Apply to JOHN E. BLISS, Builder, No. 122 East 29th-st., near 3d-av.

TO LET—To one or two Gentlemen a FRONT PARLOR and BEDROOM, No. 23 Greenwich-av., near 6th-av. Breakfast furnished if required. For further information inquire on the premises before 10 o'clock A. M., and after 4 o'clock P. M.

TO LET—The third story of that desirable building corner of Beekman and Gold-st, 100 feet long, and lighted upon three sides. Steam power, if desired. C. A. ALVORD, No. 29 Gold-st.

TO LET—A large and suitable BUILDING for a YOUNG LADIES' BOARDING and DAY SCHOOL, situated in West Morrisania, in a high, healthy and commanding position, contiguous to a village containing about 5,000 inhabitants, many of whom are desirous of having their daughters educated in a first-class school near home. To a person well qualified to conduct such an institution, the above Building will be leased at a very moderate rent, and every reasonable aid rendered to carry out the enterprise. For particulars, inquire of McGRAW & ALLENDORPH, No. 455 Broadway, or at the Land-office, Morrisania Village.

TO LET—On Broadway, west side, below Canal-st., three splendid SHOW-ROOMS, with front, cluster and rear lights, water, &c.; would let for light manufacturing purposes, offices, &c., to good tenants cheap. Apply to GROVER, BAKER & Co., No. 405 Broadway, up stairs.

TO LET—The DWELLING-HOUSE No. 162 West 21st-st., between 7th and 8th-avs. The House is three stories high, of brick, with high Basement, finished with Marble Mantles, Bath, Croton Water and Gas, with a large Yard. Inquire at the house, or of Dr. GLOVER, No. 4 Ann-st.

TO RENT—Two first-class STONE and BRICK HOUSES at NEW-BRIGHTON, Staten Island; replete with every convenience of Water Works, Dumb Waiter, Speaking Trumpet, Stables and Coach House, Garden Ground, &c.; commanding a most extensive view, surrounded by fine woods, and within five minutes' walk of the Ferry. For a family desirous of combining city with country life in one of the most delightful locations around New-York, this holds out great temptations. Apply to CHAS. K. HAMILTON, No. 74 Beaver-st., New-York.

TO LET—At STAPLETON, STATEN ISLAND, (between the lower Landings,) being the fourth House north of the Sailors' Retreat, the TWO-STORY and ATTIC BRICK HOUSE (painted brown) with FURNITURE, SIX LOTS of GROUND and CARRIAGE-HOUSE, for five months or for one or three years, with or without the Furniture. Inquire on the premises.

TO LEASE for a COAL-YARD, BREWERY or any other purpose, on south-east corner of Broadway and 20th-st., being 100 feet front by 130 feet deep. Apply immediately to R. G. PIERCE, corner Pine-st. and Broadway, under Metropolitan Bank.

TO LEASE for a MANUFACTORY, WORKSHOP or other purposes, on 4th-st., 100 feet east of 6th-av., a BUILDING, 25 feet by 70, with two full stories. Apply immediately to R. G. PIERCE, corner Pine-st. and Broadway, under Metropolitan Bank.

TO RENT—A good HOUSE and five acres of GROUND at TROGG'S NECK. Apply to HOMER MORGAN, Pine-st., No. 3 Metropolitan Bank Building.

THE SECOND FLOOR of HOUSE No. 179 29th-st., one door from 8th-av., to let, consisting of front and back parlors, with marble folding doors, Croton water, pantries, wardrobe bedrooms, &c.; will be let low to a small respectable family. Inquire as above.

TO RENT—The new four-story and basement BRICK HOUSE, No. 243 West 31st-st., between 8th and 9th-avs. Also, will be closed at a bargain, the three-story and basement HOUSE No. 129 West 45th-st., near Broadway. Apply immediately to R. G. PIERCE, Pine-st., corner of Broadway.

Real Estate for Sale.

A DESIRABLE FARM for SALE—Lying in the Township of Rahway, N. J., known as the "Col. Vanderbilt Farm," containing 80 acres, in a high state of cultivation, a good two-story House, and good out-houses; also, a good assortment of Fruit. Said Farm is within one hour and a half of New-York several times a day by railroad and steamboat. For particulars inquire of E. & J. T. CHAMBERLIN, No. 77 Robinson-st., New-York.

AT PRIVATE SALE—The two FOUR-STORY BRICK HOUSES, Nos. 110 and 112 St. Marks-place, (8th-st.) between 1st-av. and Avenue A. Lots 21 by about 103 feet deep. Houses 30 feet deep. For particulars and terms apply to COLE & CHILTON, No. 18 Nassau-st.

AT PRIVATE SALE—A beautiful little PLACE, of SIX ACRES, on the East bank of the Passaic River, about one mile east of Newark, N. J. Frame-house, Barn and Out-houses; also the STOCK upon the place, Horse, Cows, Wagons, &c., will be exchanged for property in this City, Brooklyn, or Newark. For particulars apply to COLE & CHILTON, No. 18 Nassau-st.

AT PRIVATE SALE—Three valuable LOTS of GROUND on the north side of 46th-st., between 9th and 10th-avs. For terms and particulars apply to COLE & CHILTON, No. 18 Nassau-st.

BROOKLYN LOTS.—For Sale, some fine, full, BUILDING LOTS, very desirable, on Stuyvesant-av., Bainbridge-st., (plank road,) and Chauncey-st.; on the grade, and one block from the Fulton-av. Railroad—fare four cents. Address, post paid, box 31, Post-Office, Brooklyn.

COTTAGE HOUSE, with about half an acre of GROUND for SALE, situated at West Morrisania, about 20 minutes' ride from 32d-st., on the Harlem Railroad, on high ground and within one minute's walk of the Melrose station. The House is nearly new, built by day's work, and contains 10 rooms, finished. The ground is well stocked with the choicest kinds of fruit-trees, grape-vines and shrubbery; there is an excellent well of water on the premises, and a Stable and Carriage-house. Apply on the premises, the middle one of the three Gothic Cottages on William-st., west of the railroad. Price $4,000, half cash.

COUNTRY RESIDENCE for SALE on the RARITAN.—An ELEGANT HOUSE, lately built with the best materials, and filled in with brick, 1½ miles from the New-Brunswick Depôt, New-Jersey, on the banks of the Raritan, and commanding a magnificent view. There are twenty acres of Land, part of which is handsomely laid out with ornamental trees, two orchards of choice Fruit, one in full bearing. With the property will be sold the FURNITURE, a COW, a HORSE and CARRIAGE, &c. For further particulars apply to H. MORGAN, No. 3 Metropolitan Bank Building, Pine-st. (1,621)

FOR SALE—A beautiful COUNTRY RESIDENCE, situated at HASTINGS, on the Hudson River, a few miles above Yonkers, about 22 miles from the City of New-York, and within three minutes' walk of the Hudson River Railroad Depôt and Steamboat Landing at that place—consisting of an elegant Cottage House and 2½ acres of beautiful Land, in a high state of cultivation, and surrounded by numerous splendid forest trees. The Cottage is built in excellent style, very tasty in all its arrangements, and contains ten rooms, kitchen and cellar. The House is completely furnished with handsome cottage furniture, all new last spring, with beds, bedding, &c., and everything complete for immediate use, which will be sold with the place if desired. On the premises there are a good Garden, new Barn, Stables, and a new Ice-House full of good pure ice. The property is in a very select and desirable neighborhood, and is every way suitable for a gentleman's country residence. For price and further particulars, apply to ANTHONY J. BLEECKER, No. 7 Broad-st.

FOR SALE—A beautiful FARM, containing 86 acres of choice LAND, situated in MIDDLESEX COUNTY, New-Jersey, about two miles from the Metuchen station, on the New-Jersey Railroad. The land is in a high state of cultivation, six acres being timber, and the balance in meadow and tillable land. The place is well watered, with an abundance of fruit trees, &c. On the premises are a good dwelling house, barn and all the necessary out-buildings, all of which are in excellent condition. The distance from New-York is 27 miles, and can be reached in 1½ hours by Railroad, cars running several times a day. For price and further particulars apply to ANTHONY J. BLEECKER, No. 7 Broad-st.

FOR SALE—Within fifteen minutes' walk of Greenwich Station, New-Haven Railroad, TWO COTTAGE DWELLINGS with GARDEN-PLATS. Prices $2,300 and $3,000. Possession the 1st of June next. Apply to B. PECK, Jr., near the premises.

FOR SALE—A COUNTRY RESIDENCE, with FIVE ACRES of highly CULTIVATED LAND, new Dwelling and Outhouses, Fruit and Ornamental Trees, Flower Garden, &c., situated in Westchester County, 1 of an hour from the city, and 10 minutes' walk from the Harlem Railroad Depôt. Price $5,000; $2,500 cash, balance bond and mortgage. Address H. M. W., Tribune Office.

FOR SALE—Two LOTS, 25x100, on north side 26th-st., between Broadway and 6th-av. Apply to A. J. BLEECKER, No. 7 Broad-st.

FOR SALE at NEW-HAVEN, CONN.—The valuable RESIDENCE of JOHN C. SANFORD, delightfully situated on Hillhouse-av. The House is substantially built of brick, and stuccoed; commodious and tasteful in its apartments. The extensive Grounds are shaded by stately Elms, and beautified with Shrubbery, Fruit and Ornamental Trees. The property will be sold entire or divided, as the purchaser may wish. For information, apply to ROLLIN SANFORD, No. 159 Maiden-lane, N. Y., or to Mr. HENRY HUGGINS, Broker, New-Haven.

FOR SALE—A COUNTRY RESIDENCE, forty minutes from 32d-st. by Harlem Railroad. Dwelling large and convenient, kitchen attached, fine well of water and pump near the door. Lot 50x268 feet 8 inches; fronts two streets; beautifully situated; 70 fruit and shade trees on the lot. Those wishing a complete country home will stop at the Melrose Station and ask the keeper to direct to No. 266 Prospect-st., where they will see its beauty. The owner will give further particulars. Also for sale, THREE LOTS adjoining, each 50x176 feet.

FOR SALE or EXCHANGE for IMPROVED CITY PROPERTY—Near Elizabethtown, N. J., on the old road to Newark, adjoining the seat of R. T. Hainer, Esq., five acres of LAND, upon which there is a stylish two-story-and-a-half COTTAGE HOUSE, consisting of twelve rooms, one of which is a bathroom. Fine Soft Water from a Well has been introduced into the kitchen, which is also furnished with one of Beebe's Ranges, with forty-gallon boiler. There is also a fine BARN, with CARRIAGE and WAGON-HOUSE attached; an ice-house, filled; a Hen-house, Wood-house, Cow-house, Crib, &c., &c. The situation is perfectly healthy, and the neighborhood unexceptionable. Apply on the premises, or to W. R. POWELL, No. 42 John-st., New-York.

FOR SALE or to LET—A HOUSE, BARN and PLOT of GROUND, in West Farms, on the corner of Chester-st. and the Old Post-road, opposite Oliver's place. The House is in good repair, and now being painted; handsomely located and well adapted for a boarding-house. For further particulars, apply to J. H. THORNE, No. 162 Walker-st.

FOR SALE—Or will be EXCHANGED for Property lying near the City, a Story and Half COTTAGE and FOUR LOTS of GROUND, on the south side of 31st-st., between 4th and 5th-avs. Well deep and good, and under cultivation. Price $4,000, of which $2,200 can remain on mortgage to suit purchaser. Inquire of HOMER MORGAN, Esq., No. 3 Metropolitan Bank Building; or of JOHN GREVES, on the premises, after 7 o'clock, P. M.

FOR SALE—Two LOTS on 6th-av. and north-west corner of 53d-st., size 25.1x100. Apply to A. J. BLEECKER, No. 7 Broad-st.

FOR SALE or to LET—That splendid BLOCK of GROUND containing 5 or 6 acres rich Land, with the large MANSION HOUSE and OUT-OFFICES, between 149 and 150-sts., 7th and 8th-avs. Choice Fruit Trees, Grape Vines, Flower Garden, &c. Fishing and Bathing near by. Scenery picturesque and location perfectly healthy. Apply to R. BUTLER, Shoe and Leather Bank, cor. of John and William-sts., or to J. WARD, Jr., cor. 12th-st. and 6th-av.

FOR SALE—With immediate possession, the HOUSE and LOT No. 46 West 29th-st., between Broadway and Sixth-av. It is in good order and has all the modern improvements. Price, $11,000. D. SHEPHERD, No. 9 Trinity Building, first floor.

FOR SALE—One LOT on north side 20th-st., near 1st-av. Apply to A. J. BLEECKER, No. 7 Broad-st.

FOR SALE—Three LOTS on 10th-av., commencing at corner of 56th-st., 25x100. Apply to A. J. BLEECKER, No. 7 Broad-st.

FOR SALE—TWENTY-TWO ACRES of LAND, beautifully situated near, and in full view of the East-River within a quarter of a mile of Fort Morris' Landing, about fifty rods from Fort Morris Railroad Depôt, and about nine miles from the City Hall, would make a desirable location for Gentlemen's residences. Price, $1,000 per acre. Apply to D. B. WINTON, No. 5 Tryon-Row, opposite the City Hall.

FOR SALE—A beautiful COUNTRY RESIDENCE at RYE NECK, Westchester County. Can be had at a bargain—$500 cash; or would EXCHANGE for FURNITURE. Apply to WHITE, No. 165 Elm-st.

FOR SALE at a SACRIFICE—Five three-story and basement BRICK HOUSES and LOTS on Lee-av., corner of Ross-st., Brooklyn, ten minutes' walk from the Peck-slip Ferry. Terms very liberal. Also three HOUSES on 7th-av. and one on 12th-st., New-York. Apply to J. PECARE, No. 163 Hester-st.

FOR SALE—FIFTY VERY DESIRABLE BUILDING LOTS in East-Morrisania, ranging in size from one-eighth of an acre, to two acres, will be sold cheap; Terms of pay favorable. Apply to D. B. WINTON, 5 Tryon-Row, opposite the City Hall.

FOR SALE—FOUR VALUABLE LOTS, Situated near the High Bridge, on the east side of the Harlem River; said Lots range in size from one acre to eight acres, each Lot having a portion of Water-Front; Terms favorable. Apply to D. B. WINTON, No. 5 Tryon-row, opposite the City Hall.

FOR SALE—SIXTY BUILDING LOTS, well Located in East-Chester village, having a view of the Sound, will be sold cheap on Liberal Terms. Apply to D. B. WINTON, No. 5 Tryon-row, opposite the City Hall, or to ANDREW GEORGE, near the premises.

HUDSON-PARK, 40 minutes from the City, comprises 160 acres, beautifully situated, half a mile above H. R. R. Station at Spuytendyvil Creek. Some of the sites on this property afford extensive and picturesque views, unsurpassed by any on the Hudson River. The property is offered in lots from half an acre to 10 acres. It is intersected by broad avenues, rendering every part easy of access. Restrictions to prevent nuisances or the erection of buildings of an inferior class will be contained in all conveyances of this property. As a convenient and desirable location for gentlemen's residences, it is considered superior to any other in the vicinity of the city that is now offered for sale. Fifty per cent. of the purchase money can remain on bond and mortgage at 5 per cent. for three years. A road from this property to Yonkers, and extensive improvements upon the same and in the neighborhood are in progress. For maps and further information, apply to D. B. WINTON, No. 5 Tryon-row, opposite the City Hall.

LOTS for SALE—At the Beautiful Village of GOODWATER, on the Long Island Railroad, 5½ miles from Williamsburgh ferries; 7 miles from South Ferry, Brooklyn. There is a Railroad Station at this location, which is reached in half an hour. Twelve trains pass daily—the expense five cents each trip. Omnibus Lines also run to within a few minutes' walk of the place. It is high, dry, and very healthy. The neighborhood is first class. This property, which is offered at Low Prices and Easy Terms, is fast rising in value. It combines many advantages which commend it to the notice of Respectable Families, and of Gentlemen doing business in New-York. *No money required from purchasers who will improve.* Apply to J. PICKERSGILL, or WM. PHILLIPS, No. 4 Broad-st., New-York.

OAKLAND LOTS.—A few for sale at No. 1 Murray-st. These Lots are about three miles from Fulton Ferry, just off the Fulton-av. stage route. A railroad will be in operation shortly, when the fare will be only four cents. For particulars, call at the office, No. 1 Murray-st. Terms easy. M. & H. S. SMITH.

N. B.—Two HOUSES and LOTS, 50 by 105 feet, at Mount Vernon, for sale on easy terms. Price $1,000 each.

SECURE ONE of those DESIRABLE LOTS in CLARENCEVILLE, L. I.—Only $100, payable in instalments of $5 per month.—A second drawing of those beautiful lots will soon take place. Clarenceville is without exception the handsomest suburban village of New-York—only 5 miles from Brooklyn, and accessible to New-York by the Long Island Railroad in half an hour. Several lines of stages, also, continually run past this village. The streets are all graded, wide, and planted with beautiful ornamental trees; and a number of houses are already built and in course of erection. The place is also well supplied with public pumps, having the purest water. In addition to all these advantages, the subscriber having two new and beautiful houses in Clarenceville, they will be drawn for by the subscribers to Lots, and the fortunate drawers will get a House and Lot at the mere price of the lots. Altogether, this is a chance to get a home cheap so near the city seldom to be met with, and all that is asked is a personal examination of this property before purchasing elsewhere. For that purpose, free excursions to the property will be made every Thursday, at 3 P. M., and tickets can be had at the office of the undersigned. J. PECARE, No. 163 Hester-st.

THE CONSTRUCTION of the BROOKLYN CITY RAILROADS, now going on, together with the great Water Works Improvement, (to be built at East New-York at a cost of $4,500,000,) make EAST NEW-YORK and UNIONVILLE LOTS the most desirable for the investment of capital of any other property in the United States. East New-York adjoins the City of Brooklyn; has churches, schools, stores, &c., and is famed for the unrivaled beauty and advantages of its location. It is as easy and cheap of access (at all hours) as 50th-st. Terms of payment easy. Free excursions MONDAY and THURSDAY. Apply to CHAS. R. MILLER, No. 195 Broadway.

TO MANUFACTURERS.—For sale, (price $1,500) the three-story and basement BRICK BUILDING, 50 feet deep, on the north-west corner of 50th-st. and 6th-av., with a lease of the ground for 8 years at $200 a year and tax. The building cost nearly $7,000. A part of the purchase money can remain on bond and mortgage. Inquire of FOWLER & FRANKLYN, No. 71 25th-st., near Broadway.

VALUABLE REAL ESTATE for SALE.—SIX LOTS on 1st-av., between 23d and 24th-st. Inquire at the office of the Empire Iron Works, foot of East 23d-st. SLOAN & LEGGITT.

$4,000 ONLY for a FARM, containing about 25 acres of most excellent land, situated in Westchester County, 21 miles from this city, and but 2½ miles from Tuckahoe Depôt, Harlem Railroad, and 3 miles from Hastings, North River. For a summer residence this location is unsurpassed by any in this State; from the premises you have a complete view of seven counties, the Palisades, North River, Long Island Sound, &c. The buildings consist of a comfortable Farm-house, Barn, Sheds, a good stone well of water, an Apple Orchard of 100 trees, beside 40 trees such as Peach, Plumb, Cherry, &c.; the farm well fenced with good stone fence; neighborhood good. E. DE MOTTE, No. 17 Spruce-st.

Instruction.

C. GORRIN, PROFESSOR of the SPANISH LANGUAGE, has REMOVED to No. 117 DECATUR-PLACE, (7th-st.)

FRANKLIN ACADEMY—BOARDING-SCHOOL for YOUNG GENTLEMEN, at Sing Sing, Westchester Co., N. Y. J. NILIS, Principal.

Circulars with BARNES & Co., No. 51 John-st., and JAS. MONTGOMERY, Jr., No. 75 Front-st., N. Y.

PROF. A. BASSET is about organizing NEW CLASSES in FRENCH and SPANISH for Ladies and Gentlemen MORNING, AFTERNOON and EVENING at his residence, No. 116 4th-av., near 12th-st., where he has lately removed. Please to take notice, those persons who are about traveling into Europe, will find it much to their advantage to take a few lessons in FRENCH previous to their departure.

PRINCETOWN ACADEMY, Schenectady County, N. Y., eight miles from Schenectady and 19 miles from Albany.—The SUMMER TERM of this Academy will commence June 6, and continue 14 weeks. The institution is new, admirably arranged, and of sufficient capacity to accommodate 300 boarders of both sexes. It is commodious, one of the most extensive and beautiful landscapes in the State, making it one of the most healthy and desirable summer residences. Twelve Professors and Teachers give instruction in the departments of Classical, Mathematical and English education; in the French, German, and Spanish languages; in Vocal and Instrumental Music; in Drawing, and the various styles of Painting, &c. Whole expenses per term of 14 weeks, for board, furnished room, fuel, washing, and tuition, $75. Tuition at extra rates. Students conveyed free of expense at the commencement of each term, from Schenectady and Albany.

Prof. GILMOUR will be at the Irving House on WEDNESDAY and THURSDAY, May 24 and 25, and from 10 A. M. to 4 P. M., and will be happy to give any information concerning the Institution.

Rev. DAVID TURNER, A. M., } Principals.
Rev. JAS. GILMOUR, A. M., }

PENMANSHIP.—Mr. M. S. PAINE who has taught WRITING so successfully in Brooklyn four years, has opened commodious rooms at No. 357 Grand-st., New-York, for class and private instruction, AFTERNOON and EVENING. Brooklyn writing rooms, No. 106 Fulton-st., open every EVENING, and every SATURDAY and FRIDAY EVENINGS. As a splendid penman and skillful teacher, Col. Paine has no superior. [Newport Daily News.

SINGING in CLASSES.—Mrs. SEGUIN, at the urgent solicitation of numerous friends, has determined to form a CLASS, of a limited number, for the purpose of VOCAL INSTRUCTION, in view of which she has imported from London a full and complete assortment of Hullah's celebrated Instructions, whose method is the only one now adopted all over the Continent of Europe. For particulars apply at her residence, No. 9 St. Clement's-place, Macdougal-st., near 4th-st.

TARRYTOWN INSTITUTE.—The Summer Term commences the first of May. Circulars containing particulars, terms, references, view of the Institute and Andre Monument, can be obtained of C. SHEPARD & Co., No. 152 Fulton-st.; E. H. WILCOX, No. 263 Broadway; E. J. OLSSEN, No. 705 Broadway, and No. 262 Fulton-st., Brooklyn, or by addressing A. NEWMAN, Principal.

THE IRVING GRAMMAR SCHOOL—Has been removed from its former location in 14th-st., to a very spacious and airy Room, No. 694 Broadway, east side, between 19th and 20th-sts. Boys are received of any age above six years. N. DUNN, A. M., Principal.

WRITING $1—PEOPLE'S CLASS.—Bad writers be of good cheer, for Mr. DOLBEAR, No. 639 Broadway, corner of Houston-st., will form a new $1 CLASS this day and evening. Mr. D. has now seven splendid rooms, with prices graded to suit all tastes and conditions. This is the largest Writing Academy in the World. Bookkeeping, Arithmetic and German. Terms reduced.

Piano-Fortes.

A. W. LADD & Co.'S CRYSTAL PALACE PREMIUM PIANOS.—Just what every purchaser wants can be found at No. 441 Broadway, viz: "A remarkably good instrument at a low price." See the official award of the Crystal Palace prizes to A. W. LADD & Co. LINCOLN & THOMPSON, Sole Agents, No. 441 Broadway, between Howard and Grand-sts.

A RARE BARGAIN.—A very beautiful $325 rosewood PIANO-FORTE for SALE for $245; superior tone, 7-octave, patent metallic frame, round corners finished back; been used but ten weeks; perfect every way; fully warranted by celebrated makers. The owner is going to Mexico. It can be seen at No. 14 Walker-st. from 9 till 1 o'clock, and from 3 till 5 o'clock.

CRYSTAL PALACE PREMIUM PIANOS.—"The Piano of McDONALD BROS. is an excellent instrument, new, ingenious and admirable." See official awards. An assortment of superior toned 7-octave PIANOS, at the lowest manufacturers' price, for cash. Also, 1 second-hand 7 octave for $190; 1 do. for $220; 1 do. for $200; 1 6-octave for $85; all warranted. Apply at the warerooms, No. 292 Bowery. McDONALD BROS.

CRYSTAL PALACE PREMIUM PIANO-FORTES—For sale by T. H. CHAMBERS, No. 385 Broadway, Manufacturer.

G. & H. BARMORE offer at their Manufactory and Warerooms, No. 548 Bleecker-st., corner of Charles, an assortment of elegant PIANO-FORTES, with the metallic frame and reverse bridge, and all other modern improvements.

HARMONIUMS for CHURCHES, LECTURE-ROOMS, &c.—First Premiums at the World's Fair, both in London and New-York.—These instruments have equal power, sweetness and variety, and are capable of producing all the effects of a moderate-sized Church Organ. They are afforded at less than one-fourth the price, and are in elegant rosewood cases. They have from 8 to 12 stops, and vary in price from $200 to $350. The above price includes the packing and shipping. For sale only by WILLIAM HALL & SON, No. 239 Broadway, opposite the Park.

MELODEONS.—GOODMAN & BALDWIN'S PATENT ORGAN or DOUBLE BANK MELODEONS. S. D. & H. W. SMITH'S CELEBRATED MELODEONS. In power, brilliancy and sweetness of tone, these two makes excel all others, as they are the only ones tuned in the equal temperament. Melodeons of all other styles. The largest assortment in the city. HORACE WATERS, Publisher and Dealer in all kinds of Music Merchandise, No. 333 Broadway.

NEW PIANOS for SALE or RENT, from the best makers of Boston and New-York. NICHOLS'S REED ORGANS for sale. SAFFORD & BRO., No. 339 Broadway.

PIANOS! PIANOS! PIANOS!—ELY & MUNGER, Manufacturers and Dealers, beg leave to call the attention of purchasers to their extensive and varied assortment of PIANO-FORTES, comprising all the different styles of cases, and warranted equal to any in the United States for durability, and consequently for trying in tune—as also of power, breadth and sweetness of tone. SECOND-HAND PIANOS taken in exchange for new ones. PIANOS also sold payable by instalments, to suit purchasers. New and second-hand PIANOS of all sizes, to let by the month or quarter. Cash paid for SECOND-HAND PIANOS. ELY & MUNGER, No. 321 Broadway.

PIANO-FORTES.—R. GLEN & Co. have removed their Piano-Forte Manufactory and Warerooms from No. 194 Fulton to No. 89 Spring-st., two doors east of Broadway.

PIANOS.—NOTICE—HALL'S CELESTIAL PIANO-FORTES.—These improved instruments will be ready for the public on the 1st of June; after which date we shall be prepared to supply customers, musical artists and professors. Dealers and amateurs are invited to call at our warerooms and give this wonderful invention a trial for themselves. ELY & MUNGER, No. 321 Broadway.

PIANO-FORTES and MELODEONS.—The undersigned take pleasure in announcing to their numerous friends and the public generally, that they have leased and refitted the well-known Ware-rooms heretofore occupied by E. G. Bradbury, and will keep constantly on hand a large and splendid assortment of the very best PIANOS to be found in the market, to which the attention of purchasers is most respectfully invited. Second-hand PIANOS for sale and to rent. G. F. BRISTOW, MORSE & Co., 423 Broadway.

PRINCE & Co.'S MELODEONS—Of every variety, from $45 to $150, suitable for the parlor, lecture-room, lodge-room or small church. Believing them to be better in tone, more durable and better finished than those of any other make, we have accepted the agency, and keep for sale only those manufactured by Prince & Co. WM. HALL & SON, No. 239 Broadway, opposite the Park. Sole Agents for Prince & Co.'s celebrated Melodeons.

PIANO for SALE—A very handsome BOUDOIR PIANO-FORTE, French make, imported last year. Inquire at No. 45 Dominick-st.

P. LYNCH, No. 559 Broadway, near Prince-st., offers for sale, very cheap, a large assortment of new and second-hand PIANO-FORTES, in plain and ornamental cases.

REMOVAL.—J. & C. FISCHER have removed their WAREROOM from No. 175 Greenwich-st., to their new Manufactory, Nos. 245, 247, 247 and 249 WEST 27TH-ST., between 9th and 10th-avs., N. Y., where they intend to keep on hand a large assortment of PIANOS, with all the latest improvements, manufactured under their own supervision and warranted to stand any climate. Also, Pianos with the Æolian attachment. PIANO-FORTES TUNED, Repaired, or taken in Exchange.

REMOVAL.—LIGHTE, NEWTON & BRADBURY'S FIRST-PREMIUM WORLD'S FAIR PIANO-FORTES.—The unprecedented demand for our Instruments has compelled us to again enlarge our business, and in consequence we shall remove from No. 22 Canal-st., to No. 421 Broome-st., (between Broadway and Elm-st.) on the 29th of May next, where we shall open the most extensive wareroom in the city.

WORLD'S FAIR PREMIUM PIANO-FORTES.—The public are invited to call and examine our splendid assortment of PIANO-FORTES—among them those truly elegant instruments which received THREE PRIZE MEDALS at the WORLD'S FAIR, and which were pronounced by the Jury the best on exhibition. Having lately greatly enlarged our manufacturing facilities, we trust we shall be enabled to keep pace with the rapidly increasing demand, and fill all orders with promptitude. Prices moderate. GROVESTEEN & TRUSLOW, No. 565 Broadway, adjoining St. Nicholas Hotel.

Machinery, &c.

BUTCHER & READ, Manufacturers of Sheet Lead, and Lead Pipe, Brass, Iron and Copper Pumps, Closets, Copper Boilers, Bath Tubs, Iron Sinks, all sizes. Plumbing in all its branches, No. 252 Water-st., four doors from Peck-slip.

CAUTION.—All persons making, using, or selling SEWING MACHINES, not made or sold by the following Licensees, will commit their fair rights by examining the recent decision of the U. S. Court, *stopping the use of Singer's Sewing Machines* in the United States Circuit Court in Massachusetts. Printed copies can be had free, at my office, or by mail by forwarding a postage-stamp. *My claims will be legally enforced* against all persons making, selling, or using Sewing Machines, by whatsoever name called, having *one or more needles* with the eye near the point, for the purpose of passing a loop of thread through the article to be sewed, unless purchased of my Licensees, viz:

WHEELER, WILSON & Co.	New-York.
GROVER, BAKER & Co.	"
A. BARTHOLF	"
A. B. HOWE	"
AMERICAN MAGNETIC SEWING MACHINE CO.	"
DORCAS SEWING MACHINE CO.	"
J. S. NICHOLS	Boston, Mass.
J. W. BEAN	"
N. HUN	"
HOOD, BARTELL & Co.	Worcester, Mass.
Messrs. WOOLBRIDGE, KEESE & MOORE	Lynn, Mass.

Charles A. Durgin has no longer a licence to make, use or sell Sewing Machines under my patent. It has been revoked and surrendered.

No persons will be licenced who infringe the patents of other Licensees; and an advance payment of $1,000, on account, will be invariably required of those applying for licences.

ELIAS HOWE, Jr., Patentee of the Original Sewing Machine, No. 55 Hanover-st., Boston, and No. 305 Broadway, New-York.—May 1, 1854.

GWYNNE'S PATENT REACTION CENTRIFUGAL PUMP and FIRE ENGINE.—Adapted to any situation; unlimited in power; certain in action; permanent in use; and, withal, so low in cost that they are rapidly superseding all others. Call and be satisfied of these facts at the office and warehouse of UNION POWER COMPANY of U. S., No. 53 Broadway; removed from No. 24, opposite present stand.

HOUSE WARMING and VENTILATING WAREROOM, No. 66 Broadway, N. Y.—We invite the attention of builders and the public generally to our splendid assortment of House Warming, Ventilating and Cooking Apparatus, comprising several new patterns of FURNACES, RANGES, &c., combining economy, durability and efficiency. We are prepared to warm and ventilate in a superior manner all classes of public and private buildings upon the most reasonable terms. A complete assortment of every article in our line constantly on hand, and for sale wholesale and retail. Rippowam Company. GEO. L. CANNON, Agent.

HENRY ESLER & Co., STEAM ENGINE and BOILER BUILDERS, Atlantic Docks, Brooklyn, have on hand and nearly completed, the following High Pressure, Horizontal Engines, viz: two 50 horse power, one 25 do., one 20 do., one 15 do., four 10 do., two 6 do. Also, BOILERS of all descriptions constantly on hand, which they offer for sale upon as reasonable terms as can be purchased elsewhere. Address No. 1 Broadway. New-York, April 21, 1854.

IRON RAILING WORKS.—IRON RAILING of every variety, of Wrought and Cast Iron, and the celebrated IRON RAILING. WICKERSHAM'S PATENTED WIRE FENCE, for Prairies, Railroads, Farms, Lawns, Gardens, &c., at $2 per rod. IRON BEDSTEADS, CRIBS, FURNITURE. The second edition of "New Phase of the Iron Manufacture," containing designs, explanations, and prices of the above articles, forwarded by addressing the subscriber. JOHN B. WICKERSHAM, Warerooms Nos. 312 Broadway, Works Nos. 55, 55, 57, 59 and 61 Lewis-st., New-York.

STEAM ENGINE for SALE and BUILDING to LET.—To LET the large and convenient BUILDING, formerly occupied by H. R. Dunham & Co., at the foot of West 33d-st., suitable for Manufacturing purposes. Possession immediately. Also, for Sale or to Let, the STEAM ENGINE, BOILER, SHAFTING, &c., &c., in the building. Apply to WM. BROWNING, No. 361 Washington-st., corner of North Moore-st., New-York, or of WM. BURDON, No. 162 Front-st., Brooklyn.

STEAMBOAT BOILERS—New, 5½ feet wide, 18 feet long, ordinary main and return flues. For sale by HOGG & DELAMATER, foot West 13th-st.

SODA WATER APPARATUS.—WILLIAM GEE, No. 58 Fulton-st., New-York, manufacturer of the Premium Self-acting Generators and Bottling Machines. Also, every description of apparatus either for drawing or bottling.

WROUGHT-IRON PIPE.—The American Tube Works, 45th-st., near 10th-av., New-York, are now manufacturing TUBING, from one-eighth to two inches, and are prepared to fill orders for any quantity. They will also put up STEAM-PIPE for heating manufactories and public buildings.

Cutlery and Hardware.

KEYSER'S HOUSE-WARMING FURNACES, for all classes of Houses, the best in use as to quality of heat, simplicity and economy of fuel. Also, COOKING RANGES, STOVES and House Furnishing Articles. JOHN H. KEYSER & Co., No. 398 Broadway.

SUMMER STOVES, &c.—HOUSEKEEPERS' HARDWARE.—A large assortment of the best kinds for sale low, by WILLIAM CLARKE & Co., Nos. 9 Carmine-st., 280 and 370 8th-av.

Furniture, &c.

ALWAYS READY.—FINE CABINET FURNITURE, HOUSEKEEPING GOODS and FANCY DECORATIONS.—D. S. HOUGH calls the particular attention of purchasers to his new and extensive warerooms, the marble building No. 76 Beekman-st., four doors below Gold-st., where may be always found the largest, choicest, rarest, richest and most complete assortment of everything pertaining to housekeeping, as Furniture of every description, style and price; Carpets of all kinds and grades; Clocks, Beds, Blankets, Bedding, Mattresses, Oil Paintings, Pier and Oval Glasses, China, Dinner and Tea Sets, Cutlery, Silver Ware, elegant Mantle Decorations, Clocks, &c.; and, in addition, a multitude of articles both useful and ornamental, all of which will be sold cheap for cash. All goods warranted to give entire satisfaction.

ENAMELED FURNITURE.—Buyers of this fashionable style of furniture are solicited to examine the stock at the salerooms and factory of S. H. WARWICK, No. 62 White-st., three doors west of Broadway. N. B.—The trade and shippers supplied as usual.

FURNITURE! FURNITURE.—At the splendid Warerooms, No. 767 Broadway, a very large and splendid assortment of Cabinet Furniture of the finest quality, for city and country trade, consisting of Rosewood, Oak, Walnut, Mahogany Libraries, Wardrobes, Secretary, Bookcases, Etageres, Parlor Furniture in suites, covered in French Satin, Brocatelle or Velvet; Bedsteads, Dressing-Bureaus, Washstands, Marble-top Center, Pier, and Fancy Iron Tables, Cribs, Hatstands, Sewing Chairs, Rocking Chairs, corner Etageres, Iron Bedsteads, Patent Rocking Crad