GOOD BOARD can be obtained in a first-class house with all the modern improvements in a desirable location near Broadway. Large, airy ROOMS, furnished or unfurnished, on second and third floors, will be let reasonably for the coming season to Gentlemen and their Wives or single Gentlemen. Apply at No. 34 Bleecker-st., near Broadway.

PARTIAL BOARD for two Gentlemen, and a fine, airy Room, neatly furnished, with a small, quiet family, can be had at No. 114 Bleecker-st., only two blocks from St. Nicholas Hotel, for $4 a week. Address Mrs. SPENCER.

PARTIAL BOARD, or FURNISHED ROOMS WITHOUT BOARD, can be had at No. 108 Grand-st., first block west of Broadway. Terms moderate. Location desirable.

PRIVATE BOARD for GENTLEMEN.—Two large and elegantly FURNISHED ROOMS with FULL or PARTIAL BOARD, also one ATTIC BEDROOM, can be obtained by applying soon at No. 32 Henry-st. The house is conveniently situated for those doing business down town; is large and airy, and lighted with gas. References required.

ROOMS and PARTIAL BOARD.—A Lady having more room than she requires, would be pleased to hire a portion of her house. No. 130 Hudson-st., corner Desbrosses-st. Bathing on the house. Dr. Robinson's cold water baths foot Desbrosses-st.

ROOMS for GENTLEMEN.—Gentlemen can obtain very pleasant ROOMS at No. 16 Tenth-st., in a private family. They are well furnished, and provided with Gas, Bath, &c. BREAKFAST and TEA, if required. References exchanged.

ROOMS to LET with BOARD at No. 132 Bleecker-st. The House has all the modern improvements and rooms furnished.

ROOM.—Wanted, in Brooklyn, by a single Gentleman, near the Wallabout or Fulton Ferry, a small ROOM, without board, in a private family, on moderate terms. Address H. G. A. Tribune Office.

SELECT BOARD in WILLIAMSBURGH.—ROOMS FURNISHED or UNFURNISHED, WITH or WITHOUT BOARD, can be had by applying at No. 117 South 5th-st. References exchanged.

SUMMER BOARDING.—Pleasant, like country, more convenient, and cheaper, on Broadway, corner 34th-st. and No. 679 6th-av. (Palace place.)

TO GENTLEMEN.—Agreeable ROOMS to LET; large and small; furnished or unfurnished; in suites or separately. Hot Cold and Shower Baths in the House. No. 27 Bond-st.

TWO VERY DESIRABLE ROOMS to LET with PARTIAL BOARD, and very pleasantly situated. Inquire at No. 28 Orchard-st.

TO LET—At No. 36 Vandewater-st., near Pearl-st., FURNISHED ROOMS for Gentlemen. Apply on the premises. References exchanged.

WANTED—A LARGE BEDROOM, or PARLOR and BEDROOM (adjoining preferred) with PARTIAL BOARD, in a small, quiet, private family, where few or no boarders are taken, for two young gentlemen. Location near Broadway, between Canal and 40th-sts. Address, stating location and terms, which must not exceed $40 to $41 per week, W. C., Box No. 1,167 Post Office. References exchanged. If suited would be permanent.

648 BROADWAY—LARGE and DESIRABLE SUITES OF ROOMS, with FRONT PARLORS, with FULL BOARD. Also TRANSIENT BOARD by the day.

Houses to Let.

A COUNTRY HOUSE to LET, or for SALE CHEAP—One hour's ride from the city, suitable for a LADY TO TAKE CHILDREN TO BOARD. Any respectable person may be furnished with all the necessaries for the occasion—no money required—by applying, postpaid, to J. J., No. 192 Canal-st., Post-Office.

COTTAGES at RAVENSWOOD to LET.—Two roomy, convenient COTTAGES, with front yards and gardens in rear, at Lower Ravenswood, within two hundred yards of Astoria steamboat landing. Stages pass the houses every half hour from Astoria to Williamsburgh and Brooklyn. Apply to J. S. HARRIS, near the premises, or HARRIS & Co., No. 29 Peck-slip, New-York.

FURNISHED HOUSE to LET, or FURNITURE for SALE and HOUSE to LET.—Location very desirable, in the vicinity of St. George's Church, (Dr. Tyng's) and within two minutes' walk of the Clarendon Hotel. The family are about leaving for Europe. Possession given immediately. Apply to WILSON G. HUNT & Co., Nos. 30 and 32 William-st.

FURNISHED ROOMS to LET.—Also an OFFICE in a first-class House, with all the modern improvements—No. 110 4th-av., near 14th-st.

HOUSES to LET in BROOKLYN.—The two new, handsomely finished, THREE-STORY BRICK DWELLINGS on Rush-st., nearest to Kent-av.; also, one very neat THREE-STORY BROWN FRONT on Wythe-av., the fourth from Rutledge. All within five minutes' walk of ferry. Will be rented low to good tenants. Apply to R. W. LOWDER, No. 81 Wall-st., or to P. S. BURCHAN, Morton-st., first house from Bedford-av., Brooklyn.

HOUSE to LET—In 45th-st., between Broadway and 6th-av., and close to the Crystal Palace. Eleven Rooms, Croton water, and other modern improvements. Rent $800. Inquire of A. F. BOYLE, No. 521 Broadway, 4th floor, or of JAMES McLANE, 45th-st. Possession given immediately.

OFFICES to LET.—The UPPER PART of the BUILDING over Tuttle's Emporium, No. 545 Broadway, and opposite Appleton's, can now be rented on the most reasonable terms. There are thirty-four rooms, each having a grate, good light and ventilation. The large front room on the first floor having four large windows on Broadway, is the most desirable situation in the city for any light business. Apply on the premises to C. W. TUTTLE.

ROOMS, with STEAM POWER, to LET—Suitable for all kinds of manufacturing purposes, in the six five-story buildings, Nos. 211, 213 and 215 Centre-st., and Nos. 137, 139 and 141 Elm-st., between Howard and Grand-sts. The rooms vary in size from 25x25 feet to 135x25 feet. The rooms are well lighted and furnished with Croton water, water closets and gas pipes. Apply to W. A. ALLEN, on the premises.

ROOMS to LET, with STEAM POWER, 36x80—Well lighted, at the corner of Greenwich and Beach-sts., expressly adapted for light mechanical purposes. Also, smaller rooms, No. 308 Greenwich-st. FERRIS & FAHER.

ROOMS to LET, with STEAM POWER.—Apply to DIETZ, BROS., & Co., No. 154 William-st.

SECOND-STORY ROOMS and OFFICES to LET in APPLETON'S NEW BUILDING.—ROOMS and OFFICES of all sizes, suitable for all kinds of business, now ready for occupants, having been recently altered. They possess every convenience, and are located in the very best and most central position in Broadway. Apply to D. APPLETON & Co., Nos. 346 and 348 Broadway, corner of Leonard-st.

SARATOGA.—To LET, a STORE in SARATOGA for the summer season. The best location in the place, being nearly opposite the United States Hotel. Address B. BROOKS, Tribune Office.

STEAM POWER to LET—In light and airy Lofts in a new building in Cliff-st. Apply to J. C. HULL & SONS, No. 168 Cliff-st.

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'GM BAIZ.

STEAM POWER to LET.—LOFTS, with or without STEAM POWER. Apply to CHARLES M. SIMONSON, No. 181 Lewis-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. GAUDU, Engineer. Inquire on the premises.

TO RENT—On west side 6th-av., near 10th-st., the TWO NEW STORES, Nos. 121 and 123. Apply to R. G. PIERCE, corner Pine-st. and Broadway, under Metropolitan Bank.

TO RENT or FOR SALE—At FORT WASHINGTON, on the line of the Hudson River Railroad, 9 miles from the City Hall, a HOUSE and two or more acres of GROUND. The house is 35 by 45, with a Piazza all around, and is in excellent order. On the place is a Vegetable Garden, a Flower Garden, Stable, and Ice House filled with ice. The house is but a few minutes walk from the Fort Washington depot, at which the cars stop six times a day, both going and returning. The situation is especially healthy, the water pure, and the scenery unsurpassed. Apply to C. S. SLOANE, No. 59 William-st.

TO LET—CHEAP! VERY CHEAP!!—A FIRST-CLASS THREE STORY BRICK HOUSE, worth $350 per year, owing to the lateness of the season will be let to a good tenant for only $175. It is finished in a very superior and elegant manner for a genteel and commodious private residence with gas, gas fixtures, &c., &c., &c. Address CHEAP RENT, Box No. 157, Tribune Office.

TO LET—Country Residence, containing 11 rooms, 18 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. 341 Bowery, from 10 until 2 o'clock.

TO LET.—A LARGE BUILDING, 24 by 50, three stories with basement situated in Port Chester, suitable for a manufactory. Apply to H. BULKLEY, No. 31 Wall-st.

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

TO RENT—Two first-class STONE and BRICK HOUSES at NEW-BRIGHTON, Staten Island; replete with every convenience of Water Works, Bench Water, 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, the holds out great temptations. Apply to CHAS. K. HAMILTON, No. 74 Beaver-st., New-York.

TO LET—At RAVENSWOOD, L. I., a very desirable COTTAGE HOUSE with about three acres of LAND. It is well shaded and abounds with Fruit of every description. It is within five minutes walk of the landing, and is accessible by boats and stages every hour in the day. For particulars, apply to J. C. MALLORY, No. 16 Wall-st.

UPPER PART of a FIRST-CLASS HOUSE to LET—Consisting of SECOND FLOOR, containing five rooms, with all the modern improvements—Gas and Croton. None but a small family need apply. Inquire of the owner, R. BONNER, on the premises, No. 235 West 26th-st., or during business hours, at No. 120 Nassau-st.

Real Estate for Sale.

AT PRIVATE SALE—The following LOTS, viz:
Five Lots on south side of 25th-st., 100 feet west of 6th-av.
Two Lots on north side of 26th-st., 250 feet east of 6th-av.
One Lot on south side of 32d-st., between Broadway and 5th-av.
Five Lots on north side of 37th-st., 100 feet east of 5th-av.
Five Lots on south side of 38th-st., 100 feet east of 5th-av.
Three Lots on south side of 45th-st., 175 feet west of 6th-av.
Eight Lots on south side of 45th-st., 400 feet west of 5th-av.
Five Lots on north side of 47th-st., 100 feet west of 6th-av.
Two Lots on north-west corner of 7th-av. and 57th-st.
Five Lots on north-east corner of 10th-av. and 66th-st.
Four Lots on south-east corner of 10th-av. and 66th-st.
One Lot on north-east corner of 10th-av. and 67th-st.
Three Lots on north-east corner of Avenue B and 13th-st.
For full particulars apply to BAKER & WEEKS, Auctioneers, No. 1 Metropolitan Bank Building, Pine-st., corner of Broadway.

A VALUABLE FARM for SALE, of 132 acres—80 acres tillable—situate about one mile from the flourishing village of Middletown Point, Norwalk County, New-Jersey, and three miles from Keyport, upon which are choice Peach and Apple Orchards, and a variety of Fruit Trees. Also, good Buildings. Terms easy. Part of the purchase money can be secured by bond and mortgage. Inquire of J. D. BEDLE, Attorney-at-Law, Middletown Point, or of HANS C. BIRKHOLM, on the premises.

COUNTRY RESIDENCE for SALE in EAST-CHESTER, WESTCHESTER COUNTY, Sixteen miles from the city, ten minutes' walk from New-Haven Railroad, and Pelhamville Station. A new TWO STORY GOTHIC RESIDENCE. The House contains 11 Rooms, plenty of closets, 2 wings, piazza in front, replete with every convenience; large Barn and Carriage House, Ice House filled, Wash House, Fowl Houses, Summer House, fish pond, running stream water; situation delightful, on a ridge of high land; salt water flowing in the rear. Contains four acres of Land under cultivation; Garden planted with 800 choice fruit and forest trees; house surrounded with flowers, shrub and shade trees. Terms easy; 75 per cent. of the purchase money can remain on bond and mortgage for a term of years. For further particulars inquire of MORRIS EARLE, No. 97 Front-st., N. Y.

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 $4,200, half cash.

COUNTRY RESIDENCE for SALE on the RARITAN.—An ELEGANT HOUSE, lately built with the best materials, and filled in with brick, 14 miles from the New-Brunswick Depot, 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. (1,021)

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.

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 Port Morris' Landing, about fifty rods from Port 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.

FARM for SALE.—Must be sold by the 15th of June, a FARM of forty acres, beautifully situated on the Bay at NORTH PORT, L. I. As a spot for a gentleman's residence, it is unsurpassed; also is a good place for a ship-yard. For further information apply to Mr. JOHNSON, carpenter shop, No. 24 Grove-st., or to HENRY J. SCUDDER, No. 66 Wall-st.

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

FOR SALE—In the pleasant and healthy Village of Morrisania, a TWO-STORY HOUSE and LOT. The House is strongly built and commodious; a good well of water in the garden. Part of the purchase money can be left on bond and mortgage. Apply to Mr. MILLER, Agent, near the hotel in the village, or to JAMES FILL, Washington-sq., cor. 12th-st.

FOR SALE CHEAP—A HOUSE and TWO LOTS, in NEW-BRUNSWICK; Lots 40 by 120 feet each. Barn and other out-buildings. Price 2,600. Terms easy. Also, TWO good TRUCK FARMS, near NEW-BRUNSWICK. Inquire of MYRON E. TANNER, Real Estate Broker, No. 239 Broadway, Room No. 17.

FOR SALE—A HOUSE, in first-rate order, and about four acres of excellent land; good water, a variety of fruit trees, stable, carriage-house, &c.; situated in Westchester County, on the highway that leads from Sing Sing, about 3½ miles distant. For particulars apply to JOSEPH BAILEY, on the premises, or address JOHN BAILEY, Stamford, Conn. Will be sold very cheap, and a part of the purchase money may remain on Bond and Mortgage.

FOR SALE AT WHITE PLAINS, Westchester County, N. Y., 25 miles from this city, a COUNTRY PLACE of 15 acres, near the Harlem R. R., late owned by Thos. G. Gates, artist, deceased. The DWELLING HOUSE is a fine one, surrounded with shade trees, orchard, &c. The BARN and OUTBUILDINGS are in good order. Price, $2,000. Possession may be had immediately, together with the FURNITURE and STOCK, if desired. This place is pleasant and healthy village, very convenient to city. Sixteen passenger trains run daily. Any one desiring a healthy, quiet, and retired country place, will be pleased with the above. Apply to ALFRED E. BEACH, at the People's Patent Office, No. 16 Nassau-st., near Fulton, N. Y.

FOR SALE CHEAP—A FINE FOUR-STORY BROWN STONE BASEMENT HOUSE, containing all the modern improvements; Croton water, Bath, Gas, &c.; the Carpets and Gas Fixtures included. Price for the whole $8,000; one-half can remain on bond and mortgage. Inquire of S. P. TOWNSEND, No. 32 Nassau-st.

FOR SALE—A new First Class THREE STORY HOUSE, 25 feet front by 40 deep, finished with a very high brown stone basement, has sub-cellar, heaters, gas, marble mantles, court yard in front, admirably located in Williamsburgh. Will be sold low or exchanged for a bond and mortgage. Amount required, $4,500; the balance can remain. Inquire of CHARLES R. MILLER, No. 195 Broadway.

FOR SALE or to Let, at Tarrytown, a NEW TWO STORY and BASEMENT HOUSE, with an apple orchard of 60, with a spring of water brought into the basement, contains ¾ acres, three-quarters of a mile from the depôt, having a fine view of the Hudson River. Apply to A. JONES, Saddler.

FOR SALE—A nice HOUSE and LOT on Monroe-st., near Gates-av., Brooklyn. The House is new, and three stories, and well finished. Lot 20 by 100. Terms easy to a responsible party. Inquire of A. H. LUND, No. 5 Peck-slip.

HUDSON-PARK, 40 minutes from the City, comprises 100 acres, beautifully situated, half a mile above H. R. R. Station at Spuyten-duyl 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 a gentleman's residence, 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 6 per cent. for a term of years. A road from the Point or Railroad Station is now being made through 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, 54 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, at a cost of 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, now 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. *Now is the time to secure bargains, purchasers who will improve.* Apply to J. PICKERSGILL, or WM. PHILLIPS, No. 4 Broad-st., New-York.

SECURE ONE of these DESIRABLE LOTS in CLARENCEVILLE, L. I.—Only $100, payable in installments of $5 per month.—A second drawing of these 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 near the village. The streets are all graded, wide and planted with beautiful ornamental trees; already 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, and 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.

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 & LEGGETT.

Instruction.

A LADY experienced in TEACHING MUSIC, can attend to a few more Pupils. Terms moderate. 276 Walker-st.

FRANKLIN ACADEMY—BOARDING-SCHOOL for YOUNG GENTLEMEN, at Sing Sing, Westchester Co., N. Y. J. NILES, Principal.
Circulars with BARNES & Co., No. 51 John-st. and JAS. MONTGOMERY, Jr., No. 78 Front-st., N. Y.

TARRYTOWN INSTITUTE.—Circulars containing Terms, References, View of the Institute and Andre Monument, can be obtained by addressing A. NEWMAN, Principal.

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 BARGAIN.—A new SEVEN-OCTAVE PIANO, made of good material and in the best manner by a journeyman intending to leave the city, may be had extremely low for cash. Apply at No. 625 Broadway.

A BARGAIN.—A beautiful $325 rosewood PIANO-FORTE for SALE for $230; superior tone, 7-octave, patent iron frame, with all modern improvements, round corners, seldom used but to new; 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 2 o'clock for two days.

CRYSTAL PALACE PREMIUM PIANOS.—"The Piano of McDONALD BROS. is an excellent instrument, new, ingenious and meritorious." 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 $260; 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. 349 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 $450. 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 & REED ORGANS for sale. SAFFORD & BRO., No. 349 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 obtaining in tuning, also of power, breadth and sweetness of tone. SECOND-HAND PIANOS taken in exchange for new ones. PIANOS also sold payable by installments, 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 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.

REMOVAL.—J. & C. FISCHER have removed their WAREROOM from No. 178 Greenwich-st., to their new Manufactory, Nos. 243, 245, 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 best Modern Improvements, made under their own supervision, and warranted to stand any climate. Also, Pianos with the Æolian attachment. PIANO-FORTES TUNED, Repaired, or taken in Exchange.

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.

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. GROVESTEEN & TRUSLOW,
Prices moderate. No. 505 Broadway, adjoining St. Nicholas Hotel.

$1,000.—SPLENDID PIANO for SALE.—NO FORTE recently on exhibition at the Crystal Palace, and pronounced one of the best instruments in New-York, will be sold at a bargain. Also two lower priced PIANOS, a MELODEON and SERAPHINE. M. L. SHELDON, No. 85 Nassau-st.

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. 232 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 consult their interests by examining the recent decision of the U. S. Court, *stopping the use of Singer's Sewing Machines* (so called) in Massachusetts. Printed copies may 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 not or more stitches 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 NAUGATUCK SEWING MACHINE Co. "
DORCAS SEWING MACHINE Co..... "
J. B. NICHOLS.....Boston, Mass.
J. W. BEAN..... "
N. HUNT..... "
HOOD, BATTELE & Co.....Worcester, Mass.
Messrs. WOODBRIDGE, KEENE & 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 taking licences.
ELIAS HOWE, Jr., Patentee of the
Original Sewing Machine, No. 35 Hanover-st., Boston, and No. 305 Broadway, New-York.—May 1, 1854.

CRYSTAL PALACE FIRST PREMIUM SEWING MACHINES.—No Machine heretofore offered for sale can compare with these now manufactured and sold by the Avery Sewing Machine Co., No. 491 Broadway. The simplicity of their construction, obviating their liability of getting out of repair, the practicability of the stitch, and their durability, render these the only practical Machines offered to the public. Besides, the Patent for these Machines is free from the legal controversy in which almost all others are involved, which fact is of great consideration to purchasers. Those in want of a first rate article, the cheapest and best, will do well to call before purchasing elsewhere. Orders punctually attended to. Address
THOMAS B. LACEY, President Avery Sewing Machine Co.,
No. 491 Broadway, New-York City.

HOUSE WARMING and VENTILATING WARE ROOM, No. 406 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.

MACHINISTS and CARPENTERS' TOOLS—Engine and Hand Lathes, Iron Planing Machines, Drills, Mortising and Tenoning Machines, Wood Planers, &c., constantly on hand and for sale by LEONARD & WILSON, No. 60 Beaver-st. and No. 109 Pearl-st.

MACHINE WORK executed with accuracy and dispatch, on moderate terms, by competent workmen and first-class tools. Apply at the MACHINE WORKS, No. 139 Elm-st., 3d floor.

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

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. 105 Broadway.

SUMMER STOVES, &c.—HOUSEKEEPERS' HARDWARE.—A large assortment of the best kinds for sale low, by WILLIAM CLARKE & Co., Nos. 9 Carmine-st., 200 and 370 6th-av.

Furniture, &c.

ALWAYS READY.—FINE CABINET FURNITURE, HOUSEKEEPING GOODS and FANCY DECORATIONS.—B. S. ROUGH calls the particular attention of purchasers to his new and extensive warerooms, the marble building No. 56 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, Oil Cloths, 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.

DESKS! DESKS!! DESKS!!!—Double and single Counting house Desks, from $3 to $50; Office Desks of every variety from $5 to $100; Office Chairs and Stools from $6 to $10; Pigeon hole Cases from six to fifty holes; Office Tables from $10 to $40; at the Office Furniture Store, No. 55 Ann-st. Desks for Banks and Offices made to order.

ENAMELED FURNITURE.—Buyers of this fashionable style of furniture are solicited to examine our stock at the salesroom and factory of S. H. WARWICK, 324 Water-st., where alone it can be had of Baldwin. N.B.—The trade and shippers supplied as usual.

FURNITURE WAREHOUSE, NO. 314 BROADWAY, GOTHIC HALL.—TUNIS MORRELL invites the public to give him a call when in want of FURNITURE. His stock and facilities are very extensive for good Furniture, and that made to great advantage by old established manufacturers. Elegant Rosewood Suites Parlor Furniture, beautiful Enameled Furniture, desirable Dining-Room Furniture, with every article needed in furnishing complete in my line. Satisfaction given to every purchaser. Brooklyn or any other reasonable distance delivered free of charge.

FURNITURE—ROJAS & Co., COMMISSION MERCHANTS and MANUFACTURERS at Wholesale and Retail. Warerooms 467 Broadway, N. Y. Factory, Elizabethport, N. J.

NEW PAPER HANGINGS.—THOMAS JONES, No. 361 Grand-st., corner of Suffolk-st., New York, Manufacturer and Importer of PAPER HANGINGS, is constantly receiving all the new varieties of WALL PAPERS and DECORATIONS, from the most eminent manufacturers in Europe, with the best styles of American productions, such as satin, satin-de-chine, moids, and fresco styles of painting, for private residences, hotels, public buildings, banking-houses, offices, &c., &c., at prices that will defy competition. The best Paper Hangers are employed, and all work warranted.

IRON FURNITURE—Entire new Designs and beautiful Finish. A new establishment just in operation, have entered into an arrangement with the subscriber to dispose for them their FURNITURE, consisting of about twenty different kinds of Bedsteads, Settees, Hall Stands, Work Stands, Cribs, Chairs, Mirrors, Tables, &c., &c., at very low prices.
TUNIS MORRELL, No. 314 Broadway.

LOOKING-GLASS and PICTURE FRAMES.—The subscribers having made new and important improvements in their machinery, are now enabled to furnish the trade with the above articles of a quality far superior to any that may be obtained in any other establishment in the Union. Their friends and the trade in general would therefore find it to their decided advantage to give us a call before purchasing elsewhere. All orders received by mail or otherwise attended to at the shortest notice. We have competent hands to fill all orders with that promptness which can only be depended on by purchasing at the establishment.
J. & E. DAVIS, successors to
JAMES A. SPERRY, Nos. 273 and 274 5th-st., N. Y.

PORTABLE and EASY CHAIRS of every kind for Camp, Cabin, Gardens, Verandas &c. The trade supplied.
S. HARRISON & SON, Manufacturers,
No. 356 West 24th-st., Bloomingdale, and North River.

RATS—RATS—RATS!—OLIVER'S PATENT SELF-SETTING REVOLVING RAT-TRAP is the only Trap that deserves the majority of those old night prowlers that have been too wide awake for all other Traps. These ingenious Traps may be had at No. 25 Fulton-st., basement store. OLIVER also manufactures Trellis Wire work for Vines and Creepers, Wire Bordering for Gardens, Sieves, Riddles, Coal, Sand and Gravel Screens, Bird Cages, &c., &c.

REFRIGERATORS, ICE BOXES, &c.—At the Factory, No. 504 Broadway, Gothic Hall, basement. Inquire in the Furniture Warehouse, first floor. N. B.—Price as low as any in the city. $3, six sizes, $1 each size name; also wire door from $8; also an extra opposing, &c., from $12, six sizes.
TUNIS MORRELL.

SCHOOL FURNITURE.—The subscriber invites the attention of Committees, Teachers, and others, to his improved DESKS and CHAIRS; also, Teachers' Desks and Chairs, Tables, Chairs with book-baskets attached for interscholars, Book-cases, Book Pockets, &c., at his Factory, No. 21 Grove-st., where he is constantly manufacturing the above articles. Bank and Counting House Desks made to order.
R. PATON.

Building Materials.

ENCAUSTIC TILES for Floors of Churches and Public Buildings, and for Vestibules, Halls, Conservatories, Dining Rooms and Hearths in Dwellings. These Tiles are of an almost infinite variety of patterns, and very hard and strong, and are in use in the best houses in all parts of the country.
Also, Garnkirk Chimney Tops, suited to every style of architecture, and recommended in Downing's work on country houses and by architects generally. For sale by
MILLER, COATES & YOULE, No. 279 Pearl-st.

ROOFING SLATES, of superior quality, and of Permanent Colors, both Purple and Green.—A large assortment of the various sizes constantly on hand. J. W. AUDUBON,
Superintendent Hyderdike Slate Yard, West-st., foot of Troy.

Watches, Jewelry, &c.

GOLD VEST CHAINS.—
GOLD CURB VEST CHAINS.....$ 9 to $ 45
GOLD WOVE VEST CHAINS..