Dry Goods.

HUGHES, DUPUY & CREHANGE, IMPORTERS, No. 37 MAIDEN-LANE, have now in store their FALL IMPORTATION, to which they will receive constant additions during the season. It comprises in part a desirable and complete assortment of SILK NETS, FANCY COMBS and HAIR PINS, HEAD-DRESSES and ORNAMENTS, STEEL GOODS, SHAWL and SCARF PINS, BELT SLIDES, BUCKLES and CLASPS, DRESS BUTTONS, BRUSHES, GARTERS. ALSO, Boosey Accordeons, Violin Strings, Portemonnaies, Purses, Sax, Watch Guards, Steel Pens, Lorette Gilt and Fancy Jewelry, and the LATEST PARIS NOVELTIES. All of which they offer to the trade at the lowest market prices, and on the most favorable terms.

VULCANIZED RUBBER ELASTIC FABRICS.—The undersigned has now in store, at wholesale only, and is daily receiving from his factories in the United States and from the best manufactories abroad, large quantities Shirred Elastic Fabrics, embracing all made by connecting, weaving, braiding, sewing, or however united, including all Cloths, Webs, Tapes, Suspenders, Garters, Cords, &c., &c., and will grant License stamps with authority to manufacture or import and sell the Vulcanized Rubber Elastic Fabrics. All such stamps have a *fac simile* of my name—without which no goods can be legally vended in the United States, during the lifetime of Goodyear's Patent. HORACE H. DAY. Principal Warehouse, No. 23 Cortlandt-st., N. Y.

GREAT IMPROVEMENT in Ladies' and Children's HOOP SKIRTS.—Patent applied for.—Mme. DEMORESTS best watch-spring Steel Excelsior Skirts are made without sewing, clasping, weaving or gluing, and cannot slip on the spring or get out of order and are just what every lady requires—a skirt graceful in form, very durable, and cheap.—the Excelsior Skirt being much better than the best and cheaper than the cheapest. Mme. DEMORESTS, N. Y. Skirt Emporium, No. 387 Broadway, No. 370 Canal-st., and No. 258 Bowery. Best Woven Skirts, with 11 steel springs, retailed at $1; 15, 20, 25 and 50 springs, with hoops, in proportion.

SKIRTS.—We are now making the very best Woven Skirts, 12 spring, $1 31; 14-spring, $1 50, and 17-spring, $2. Dealers supplied with hoops, 9-sp $3 a doz.; 12 spring, $11, and 14 spring $14 a doz. Old Skirts made over. C. L. HARDING, Woven Skirt Factory, No. 281 Spring-st., near Hudson.

SOMETHING ENTIRELY NEW.—Ives's Patent Sleeve Buttons and Shirt Studs; also, Cuff and Collar Pins for Ladies, and Armlets for Children. They require no button-hole, do not unfasten, combine great beauty and utility. For sale, wholesale and retail, at the Gold and Silver Watch-Case Manufactory of JOHN H. GIFFIN, No. 57 Vesey-st., N. Y.

MME. DEMORESTS WHOLESALE and RETAIL NEW-YORK SKIRT EMPORIUM, No. 375 Broadway, and No. 370 Canal-st. Best Steel-woven SKIRTS at less than usual wholesale prices, 11-springs, $1; 15, 20, 25 and 50 springs in proportion, at least from 50 cents to $1 less than they can be found elsewhere. Call and examine.

THE "OPEN BUSTLE ECCENTRIC SKIRT." Improved Form (Cheap and Woven), of superior quality. C. A. MAXFIELD, No. 37 Forsyth, cor. Grand-st.

UNION SKIRT Co.—Manufacturers of the celebrated Eureka Skeleton and Woven SKIRTS. Also, every description of materials for Skirts. Salesroom, No. 2 Dey-st., cor. Broadway. W. C. VOSBURGH, sec'y.

SKIRTS at Mrs. FOSTER'S, No. 439 BROADWAY.—The most complete assortment of WOVEN, SEWED and CLASPED SKIRTS in the city, at low prices. Children's and Misses' Skirts from 20 cents to 75 cents, and Ladies' from 50 upward. Every style and extra size Skirts made to order. Mrs. F. gives her personal attention to orders.

351	CURTAIN MATERIALS. LACE CURTAINS. GILT CORNICES. WINDOW SHADES, &c. Wholesale and retail, at low prices at FERGUSON BROTHERS', Broadway.	351
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Boots, Shoes, &c.

AT JONES'S, Nos. 10 and 12 Ann-st.—A new style of SHOES and GAITERS at $2 50. Also French calf DRESS BOOTS at $4. Warranted satisfactory.

Wants.

AMERICAN BOY, 14 years old, WANTS a SITUATION in the COUNTRY, with an American family. He is a smart, active, and honest boy. He has to faithful good home and not wages, is desired for him. Call at No. 166 East 25th-st. Mrs. ROBBINS.

BOOKKEEPER.—A respectable middle-aged Man, thoroughly acquainted with the routine of business, who was for several years principal Bookkeeper in a commercial establishment, wishes for a SIMILAR SITUATION, or any other wherein confidence may be required and in which diligence and integrity may render him an acquisition to employers. Large salary not so much an object as a comfortable, permanent situation. Reference to last employment. Address to A. Z., at The Tribune Office.

FRENCH TEACHER.—A French Gentleman, of respectable family and good education, and familiar with the French, German, and English languages, and partially so with Spanish, and who has had some years' experience in teaching the French language in this country, desires a situation as TEACHER of FRENCH, or FRENCH and GERMAN, in some College, Academy, or Public or Private School, or as PRIVATE TUTOR in some respectable family. Terms moderate. Testimonials simple. Will go to any part of the country if desired. Address M. E. B., Tribune Office.

INSTRUCTION.—A German Lady, Episcopalian, desires a SITUATION in a gentleman's family. Her course of instruction comprises the usual English branches, Music (in which she is proficient), Drawing, Painting and the German and French Languages, which she speaks and writes correctly. The best of references can be given. Address TEACHER, N. N., N. Y. Tribune Office.

NEW OFFICE.—U. S. SCHOOL AGENCY (1847), by E. H. WILCOX & SON, No. 167 Broadway. Many orders on hand; success certain in some form (to the party or order) filling all orders, vacancies and changes for school-keepers. No charge to pupils, nor to friends who procure orders. Patrons' meeting 9 to 12 and 1 to 4 o'clock.

WANTED—Six OPERATORS for Wheeler & Wilson's Machines, to work on shirts and shirt-bosoms; none but experienced hands need apply, who will be liberally paid. Also, a young Man to cut bosoms, and several smart Girls to fold and turn cuffs and collars. Apply to J. BALLIN, No. 3 Barclay-st., up stairs.

WANTED—In a Hat Cap and Millinery House, a SALESMAN, with a good acquaintance with country trade. Address HATTERSLY, at the Tribune Office.

WANTED—A BOOKKEEPER who understands double entry, is thorough and energetic, and able to adapt himself to general business. Address Box No. 2,780, with references.

WANTED—A situation, by a young Man 25 years of age, as ASSISTANT BOOKKEEPER in some first-class wholesale house. Salary no object; all that is wanted is a permanent situation. Address J. H. S., Tribune Office.

WE have one of the most valuable articles for every gentleman, for which we want AGENTS. It will be sent post paid for 25 cents in stamps. Address S. CLOUGH & Co., Providence, R. I.

Lost and Found.

LOST—On Monday, the 1st instant, a PROMISSORY NOTE drawn by Isaac S. Holbrook to order Wm. H. Mason, and by him indorsed, dated July 2, 1859, payable two months after date at the Bank of Commerce in New-York, for $5,840. All persons are cautioned against negotiating said note, as payment of the same has been stopped. The finder will please return said note to A. W. MORSE of Morse & Wolff, 60 Wall-st.

Chances for Business Men.

A RARE CHANCE for BUSINESS.—A nicely-selected stock of BOOKS and STATIONERY, together with a long LEASE of one of the best STORES for that business in New England, can be purchased on exceedingly favorable terms. The stand is an old one, and an excellent business is now being done. Prompt attention should be given to this advertisement, or a very rare bargain will be lost. Address W. A. Y., Boston Post-Office.

GRIST MILL and MANUFACTURING BUSINESS (connected) for SALE or EXCHANGE—Is adjacent to the city, replete with general milling machinery, and doing a good business. Communications for exchange must mention location and value of property offered. Address LEE, Tribune Office.

JOB PRINTING OFFICE FOR SALE—Located in one of the most thriving cities in the country, doing a first-rate business. Machinery consisted two Hoe and Taylor Cylinder Presses, Card Press and Hand Press. Terms easy. For particulars, address "Frank in," care of S. M. Pettengill & Co., Advertising Agents, No. 119 Nassau-st., New-York.

SOUTHERN MEN!—Please call and examine the new ANTI-FRICTION COTTON PRESS for both packing and compressing. Also, HAY, CIDER, CHEESE and TOBACCO PRESSES, all constructed under one patent. A. H. EMERY, C. E., Inventor, Room No. 67 Astor House.

$5,000 WANTED, in a new Manufacturing Business—the use of the money for a half interest—and the services of the best practical mechanic in this city. No charge for patents as the business will pay $20,000 per annum. Address MANUFACTURER, Tribune Office.

To Whom it may Concern.

NIGHT SCAVENGER.—JOHN DENNER, Night Scavenger. Orders left at No. 44 Chatham-st., or No. 194 East 14th-st., will be punctually attended to.

Cutlery, Hardware, &c.

CUTLERY, PLATED WARE, &c. American and English Ivory handled Knives and Forks, Knives only, Beef and Game Carvers, Table Steels, Silver-plated Forks, Spoons, Castors, &c.; Japanned Tea Trays and Waiters in great variety, and a large ASSORTMENT OF HOUSE-FURNISHING HARDWARE. For sale by CHARLES S. LITTLE & Co., No. 256 Broadway.

HYDE'S Patent GRIPPING WRENCH, Gibb's Patent Bench Clamp, our new Door Springs, Ratchet Bed Keys, Tool Case, containing 7 Tools, weight 7 oz., and Horse Cards, cheap and good, at wholesale, by GRAY BROTHERS, No. 89 Beekman-st.

INGOT COPPER, SPELTER, BANCA TIN, ANTIMONY, LEAD, SPELTER SOLDER, PIG IRON. For sale by JOHN W. QUINCY & Co., No. 98 William-st.

O. AMES & SON'S SHOVELS and SPADES. For sale by JOHN W. QUINCY & CO., No. 98 William-st.

Amusements.

CENTRAL PARK.

If the weather proves favorable the following pieces will be performed on the north side of The Ramble THIS EVENING, commencing at 4½ o'clock. There will be an interval of 15 minutes between the parts.

THE REVEILLE.

PART I.

1. Overture—"Tancredi" ..... Rossini
2. Polka—"Mitleiten" ..... Kuhner
3. Song—"Home, Sweet Home" ..... Bishop
4. Grand Festival March from "Tannhauser" ..... Wagner

PART II.

5. Selection from "La Fille du Regiment" ..... Donizetti
6. Medley—"Annie Laurie" ..... Downing
7. Andante—Introduction and Polonaise ..... Vessy
8. The "Marseillaise" ..... French National Hymn

PART III.

9. Quintet—"Fra mortale amo oppresso," "Lucia Miller" ..... Verdi
10. "Last Rose of Summer" ..... National Melody
11. The Anvil Chorus—"Il Trovatore" ..... Verdi
12. Selection from "Les Huguenots" ..... Meyerbeer

HARVEY B. DODSWORTH, Conductor.

WALLACK'S THEATER. Mr. H. L. BATEMAN, Manager. First Night of MATILDA HERON. First Night of the NEW AMERICAN TRAGEDY. First night of the Powerful Dramatic Company, among whom are Messrs. Setheri, Couldock, Wolcot Davidge, and Miss Josephine Orton, from the Howard Athenæum, Boston. Mr. H. L. BATEMAN respectfully announces that on MONDAY EVENING, Aug. 22, will be presented, for the first time, the New American Tragedy, entitled GERALDINE; Or, LOVE'S VICTORY. Whittle following cotemporaneous Distribution: GERALDINE DE LACEY ..... MATILDA HERON. David of Rothin (a Welsh bard) ..... Mr. Couldock. Amelric, Prior of St. Werburgh ..... Mr. Couldock. Hubert, the Crusader ..... Mr. Setheri. Gombo, the Earl's Jester ..... Mr. Walcot. Rene de Lacey ..... Mr. LeBaguoll. Hugo de Bernay (Earl of Chester) ..... Mr. Howard. Gervase, a steward ..... Mr. Davidge. Cuthbert ..... Mr. Bland. Edith de Lacey ..... Miss Josephine Orton. Joan ..... Mrs. Archbold. Crusaders, Retainers, Vassals, Attendants, &c., &c., &c.

WALLACK'S THEATER. LAST NIGHT OF MR. AND MRS. W. J. FLORENCE, WHO HAVE APPEARED TO A SUCCESSION OF CROWDED HOUSES. LALLA ROOKH EACH EVENING. DOORS OPEN AT 7½. COMMENCE AT 8 O'CLOCK.

BARNUM'S MUSEUM.—SUMMER DRAMATIC SEASON. SECOND WEEK of those graceful artists, the GALE SISTERS. SATURDAY AFTERNOON at 5 o'clock, and also EVENING at 7½ o'clock, second time of FATHER AND SON. Fancy Dance, by Mad'lle Juliette. Pas de Deux Floral, by the Misses Hannah and Adelina Gale. After which the RIVAL ARTISANS. Just received by the Mississippi Society Hall, a curiously interesting relic from the MOUNT OF OLIVES, immortalized in Scriptural History, in the shape of the GNARLED TRUNK of an ANCIENT OLIVE TREE—perhaps thousands of years old. The PYTHONIA, or Den of Serpents, now contains a whole family of Anacondas. Admission 25 cents. Children under ten, 13 cents. Parquet seats 13 cents additional.

WOOD'S MINSTREL BUILDINGS, Nos. 561 and 563 BROADWAY, near Prince-st. SELECT ETHIOPIAN MINSTRELSY, EVERY EVENING THIS WEEK. HORN, CHAS. WHITE and E. DAVIS APPEAR TOGETHER. To commence at 8 o'clock. Admission, 25 cents; Children under 10, 13 cents.

BUCKLEY'S SERENADERS. FRENCH THEATER, No. 563 BROADWAY. LAST NIGHT. SATURDAY, August 20, 1859. NEW SONGS, SOLOS, DANCES, ACTS, By the whole of this model Company of ETHIOPIAN COMEDIANS. Buckley's new Burlesque of the BOHEMIAN GIRL. Miss JULIA GOULD ..... st ..... ARLINE

PALACE GARDENS AND HALL.—THIS EVENING, Aug. 20, GRAND CONCERT, VOCAL and INSTRUMENTAL. THOMAS BAKER, Musical Director. Madame VON BERKEL, Miss LOUISA FRANCIS, Mr. D. MIRANDA, Herr LEHMAN, and Mr. W. LOTTI, will perform this evening. ARTHUR NAPOLEON, the greatest Pianist of the age, will perform in Sacred Concert to-morrow (Sunday) evening, Aug. 21. Admittance, 25 cents.

THIRTY-FIRST ANNUAL FAIR of the AMERICAN INSTITUTE.—The Managers announce that the Exhibition will be opened at PALACE GARDEN, in 14th-st., near the 6th-av., on Sept. 21, 1859. Articles for exhibition received from Sept. 15 until the 20th. Circulars can be obtained on application at the Office of the Institute, in the Cooper Building, corner of 8th-st. and 4th-av. By order of the Managers. DAVID R. JAQUES, Ch'n. WM. B. LEONARD, Cor. Sec'y. JOHN W. CHAMBERS, Rec. Sec'y.

STRANGERS should not fail to visit the chief attraction of the city—the famous DUSSELDORF GALLERY OF PAINTINGS. Open day and evening. No. 548 Broadway. Admission 25 cents.

PALACE GARDENS AND HALL! MISS AGNES SUTHERLAND favorably known as the "Scottish Nightingale," will make her first appearance at Palace Gardens on TUESDAY EVENING, Aug. 23.

THE GREAT DUSSELDORF GALLERY of PAINTINGS—Open DAY and EVENING; No. 548 Broadway. Admission 25 cents. Now visited by crowds of citizens and strangers.

Excursions.

EXCURSION to the FISHING BANKS.—The sea steamer CROTON, having been painted and refurnished, will commence her regular trips to the Fishing Banks on TUESDAY, 23d; THURSDAY, 25th; FRIDAY, 26th, and SATURDAY 27th—starting from Jones-slip at 7:45, Spring-st. at 8:30, Pier No. 4, N. R. at 9 o'clock. Fare for the excursion, 50 cents. Cotillion Band on board.

GRAND EXCURSION TO NEWPORT and PROVIDENCE.—Grand Reunion of the Sons and Daughters of Newport TUESDAY, Aug. 23d, 1859. Steamer Governor, French, commander, will leave Pier No. 6 North River, SATURDAY, Aug. 20th, at 4 p. m. Fare for the entire excursion TWO DOLLARS. No charge for berths. Tickets good to return the following week, leaving Newport Tuesday and Thursday at 7 p. m. L. KENNY, No. 25 Counties-slip.

IF you wish to enjoy a most delightful excursion trip, and take a view of the beautiful scenery of the East River, the public islands, with the improvements, Hell-Gate, &c., take the fast-sailing steamer ENOCH DEAN. See advertisement.

To Sportsmen.

J. B. CROOK, No. 50 Fulton-st., Manufacturer and Importer of FISHING TACKLE in all its variety. Cutlery, Powder and Shot, Nets, Seines and Fykes, &c. Repairing done at short notice. Established in 1837.

To Farmers and Others.

BONE MANURE. SAWINGS and GROUND BONE, for fertilizing purposes. CRUSHED BONE, expressly for Graperies. TURNINGS, for Cow-Hardening and Feeding. Warranted pure. For sale by CHRISTIAN SCHWARTZ, Factory East 53d-st., Office No. 56 Vesey-st.

MAPES' NITROGENIZED SUPER-PHOSPHATE OF LIME, suitable for Grain and Grass Crops, also for top-dressing Winter Grain and Grass in late Summer and Fall. Twelve lbs. of this Phosphate will equal in effect and lasting power 100 lbs. of Peruvian Guano.

	Per bag	Per ton of 2,000 lbs.
Nitrogenized Super-Phosphate of Lime	$4 00	$30 00
Mapes's Super-Phosphate of Lime	3 50	40 00
French Super-Phosphate of Lime	2 50	55 00

A can of the Nitrogenized Phosphate, together with a circular containing testimonials, etc., can be had, free of expense, on application to CHARLES V. MAPES, Mapes's Agricultural Implement and Seed Warehouse, Nos. 132 and 134 Nassau and 11 Beekman-sts., N. Y.

ON EXHIBITION at MAPES'S AGRICULTURAL IMPLEMENT and SEED WAREHOUSE, Nos. 132 and 134 Nassau-st., corner of Beekman, J. S. Lash's PLOW ATTACHMENT, intended to save the plow from breaking, as well as the team and plowman from injury when brought in contact with stone, stumps, or other impediments. State and County Rights for sale, by which manufacturers can realize a handsome profit.

PERUVIAN GUANO, In quantities to suit purchasers. For sale by A. LONGETT, No. 34 Cliff-st.

SUPER-PHOSPHATE OF LIME, BONE DUST, FISH GUANO. For sale by A. LONGETT, No. 34 Cliff-st.

SHARE'S PATENT COULTER HARROW—A new invention for pulverizing the ground effectually and covering grain uniformly. Call and see it at No. 45 Fulton-st., National Agricultural Implement Warehouse. TREDWELL & PELL.

TO SOUTHERN and WESTERN DEALERS.—MAPES'S AGRICULTURAL IMPLEMENT and SEED WAREHOUSE, Nos. 132 and 134 Nassau-st. and No. 11 Beekman-st., N. Y.—The stock includes all the improved forms of Plows, Farming Mills, Potato Diggers, etc. All kinds of Machinery for the culture of Cotton and Tobacco, Rice, and all crops. Ames & Son's Shovels, Hardware of various kinds. Seeds—Field, Garden and Flower; Garden Seeds raised expressly for this establishment, on the farm of Prof. Jas. J. Mapes. Fertilizers—Guano, Mapes's Nitrogenized Super-Phosphate of Lime. CHARLES V. MAPES, Nos. 132 and 134 Nassau and 11 Beekman-sts.

Insurance Companies.

AMERICAN LIFE INSURANCE and TRUST COMPANY.—NOTICE.—A DIVIDEND of FIVE DOLLARS PER SHARE will be paid to the Stockholders of this Company, or their authorized attorneys upon the production of their stock certificates at my office, No. 56 Wall-st., New-York, on and after the 15th day of Sept. next. Aug. 19, 1859. GEORGE F. TALMAN, Assignee.

Board and Rooms.

FIFTH-AVENUE HOTEL, ON FIFTH-AVENUE, at the Intersection of Broadway, opposite Madison square, NEW-YORK. TO BE OPENED AUGUST 23, 1859. This Location is the most desirable of any in the great Metropolis, being the most healthy, delightful, and central in the city, and very near and convenient to the Hudson River and Boston Railroad depots. The entire arrangements of the establishment are the result of mature study and experience, and render it the most comfortable and home-like Hotel in the world. All the improvements that comfort and convenience have suggested, have been introduced. Every precaution has been taken, during construction, to secure the positive safety of guests from the dangers of conflagration. Subdivision double brick walls extend from the rock foundation to the roof. All of the floors are double, and are separated by a layer of cement, making the entire structure fire-proof. Among other important improvements, in addition to the usual stairways, a VERTICAL RAILWAY is nearly completed, to convey guests from the first to the upper floors, upon a plan which admits of no possibility of accident. Lofty, spacious and continuous corridors, forming a promenade of eight hundred feet upon each of the six stories, give light and air in the highest degree to every apartment. A liberal space has been appropriated to public Drawing Rooms and Parlors, connecting which and the Dining Rooms there is a grand Promenade Hall. Suites of spacious Parlors, Chambers and Dressing Rooms, with all the modern conveniences, have been especially designed for the comfort of families, traveling parties and single gentlemen. An Exchange, containing the journals of the day and all the conveniences for commercial intercourse and business, has been added to the many other features of the Hotel, and there is a Telegraph Office connecting with all parts of the country. Billiard and Chess Rooms, of the most approved style and appointments, are provided for the use of guests and the public. The Furniture, and every article of use in the establishment, have been expressly designed and manufactured for the FIFTH-AVENUE HOTEL. All communications for apartments, or upon any business connected with the house, please direct to FIFTH-AVENUE HOTEL, in order to insure immediate attention. The entire organization of this Hotel has been under the direction of Mr. PARAN STEVENS, proprietor of the Revere and Tremont Houses in Boston, and Battle and Point Clear Houses in Mobile. It will afford the undersigned much pleasure to see you on your next visit to our city. With much respect, Your obedient servants, HITCHCOCK, DARLING & Co.

Summer Retreats.

BOARD WANTED on the HUDSON RIVER.—A gentleman and family, consisting of wife, two children, and nurse, desire first-class BOARD for the remainder of the season, at a pleasant Boarding house on the east side of the Hudson River, not far from New-York. They wish liberal accommodations, and are willing to pay for them. References exchanged. Address Box No. 1,679 P. O., New-York.

SUMMER BOARDING at SARATOGA.—Families desiring Private Board may find superior accommodations, spacious, cool and quiet rooms, ample and shady play grounds, at reasonable rates, two minutes' walk from Congress Spring, by applying immediately at TEMPLE GROVE HOUSE, Saratoga Springs, New-York.

Houses to Let.

A HOUSE to LET at SOUTH ORANGE, N. J.—Furnished, if required.—New Modern HOUSE, containing 12 rooms, with six acres of Land; also, Garden and Barn; beautiful location; very healthy; near depot; constant communication. Immediate possession. Hard water for rent, with small respectable family. Apply to DEERING, No. 31 Cortlandt-st., N. Y.

PARK-ROW—STORE to LEASE.—The modern-built five-story Store No. 22, opposite the Fountain, to LET, with front and rear entrances, hoisting, &c., &c.

TO RENT—An English Basement four story HOUSE, No. 54 9th-st., between 5th and 6th-avs., containing all the modern improvements. Will be rented to a private family. Rent $1,200. Possession given immediately. Apply on the premises, or to D. APPLETON & Co., Nos. 346 and 348 Broadway.

TO LET—With steady Steam Power, THREE FLOORS, 50x75 feet in the building now being built on the south-west corner of Pearl and Elm-sts. These rooms each have 25 large windows, and will be as light as any rooms in the city built for manufacturing purposes. They are well adapted for printing offices, as there is connected with them a Fire-proof Vault for the storage of plates (built expressly for that purpose). These rooms have two Steam Hoisting-wys, and are heated by steam. For particulars and terms, inquire of A. CAMPBELL, Rear of No. 13 Centre-st.

TO LET—The three-story HOUSE No. 305 West 27th-st., with all modern conveniences, suitable for a genteel family. Is now being painted throughout and put in perfect order. Apply to GEO. WARNER, office People's Insurance Company, No. 66 Wall-st., or on the premises from 11 to 12 o'clock.

TO LET at LEASE—To a responsible tenant the new and substantial BUILDING corner of 3d-av. and 51st-st., suitable for any respectable business or residence. The use of four Lots inclosed adjoining the building can be had. Apply to JAS. KELLY, No. 350 Pearl-st.

TO LEASE—The UPPER PART of the 5-story white marble BUILDING No. 555 Broadway. Apply to WILLIAM TAYLOR, No. 555 Broadway; or to JOHN TAYLOR, No. 365 Broadway.

Houses and Farms Wanted.

WANTED.—A GENTLEMAN wishes to HIRE a STABLE, with Stalls for 3 Horses, Carriage room, Closets, &c. Persons having such an one to let will apply to WM. P. ESTERBROOK, Builder, No. 57 East 28th-st.

Real Estate for Sale.

A SPLENDID COUNTRY SEAT for SALE about an hour's ride from the City, and near one of the most thriving villages on the Hudson River. The grounds are beautifully decorated and tastefully laid out, and those by the house are covered with the choicest fruit and ornamental trees. The house is first-class, with all modern improvements except gas. As no one will buy without seeing the premises, further description is useless. Apply to M. L. SEYMOUR, No. 19 Nassau-st., Room No. 5.

A NEW BRICK GOTHIC VILLA—With the Out-buildings complete, on about 6 acres of LAND. Also, one PLACE, HOUSE, BARN, &c., on about 4 acres, and several desirable VILLA SITES, from 4 to 40 acres each—all possessing great advantages of situation—would be sold, with immediate possession, on easy terms, or exchanged for well-located City Property. Address or call on the owner, at Newburgh, N. Y. I. R. CARPENTER.

BEAUTIFUL COUNTRY RESIDENCE FOR SALE.—The valuable and attractive estate, known as the residence of the late Dr. SAMUEL B. WOODWARD, situate near Fort Hill, Northampton, Mass., and adjoining the elegant country residence of Jacob Sieglmaier, esq. It contains about five acres of finely cultivated land, handsomely laid out, and abounding in choice fruit and shade trees and shrubbery. The dwelling house is large, well arranged and very convenient. It is provided with furnace, bathing-room, &c. The out-buildings are ample and convenient. The above is one of the most desirable estates in Northampton. It is centrally located, and within a few rods of the railroads, which communicate several times daily with the cities, and with the country in all directions. A rare chance is here offered to a family wishing to retire from the city and purchase a handsome country residence, not only on account of the above enumerated inducements, but for the reason that it will be sold for a price considerably below its real value. Besides the above, the subscriber has for sale several other estates and farms in Northampton and vicinity—some very valuable. Apply to A. W. THAYER, Real Estate Agent, Northampton, Mass.

BROOKLYN.—For SALE cheap or EXCHANGE for a good FARM, a most desirable HOUSE and twelve LOTS of GROUND, replete, in the pleasantest part of the city. Part can remain on bond and mortgage. Apply on the premises, to R. E. MOSS, Gates-av., near Franklin-av.

FARM at HOOPER, Broome Co., New-York, containing 96 acres of very choice valley land, lying between the Erie Railroad and Susquehanah River. Large house, barns, and tenant-house. Farm well fenced, and finely adapted for a dairy farm. For particulars apply to W. L. SEYMOUR, No. 19 Nassau-st., Room No. 5.

FOR SALE—A GRIST MILL and FARM, in Morris County, New-Jersey, three miles from the Morris and Essex Railroad depot at Madison. The Mill is brick, has two runs of Burr stones, is in perfect order, with excellent water power. The Farm contains 116 acres good Land, with about 12 acres of Oak Timber upon it. For particulars apply to GUS. J. THEBAUD, esq., at No. 133 Nassau-st., New-York, or at Madison, New-Jersey, to E. BEAUPLAND.

FOR SALE—A FARM of 100 acres, two miles west of Newburgh. For particulars inquire of SCOTT FOSTER, No. 325 Greenwich-st., New-York City.

FOR SALE—A very handsome, commodious, modern-built RESIDENCE, with Outbuildings, &c.; 2½ acres of LAND; in an excellent neighborhood, within five minutes' walk of the South Orange Depot, N. J. For particulars inquire of HOMER MORGAN, No. 2 Fire-st., No. 5 Metropolitan Building, New-York.

FOR SALE A desirable RESIDENCE at Poughkeepsie, in a good healthy situation, commanding a fine view of the Hudson; premises fronting on South Liberty-st., 100 feet by 250 deep, with an exceedingly well built modern two-story frame house, 45 feet by 51, containing ten good sized rooms, closets and bath-room, front and back stairs, kitchen, with range, water pipes, &c.; gas, box ventilators in the walls and marble mantles throughout; a good dry cellar under the whole, with Summer kitchen and Challen's furnace; garden well stocked with fruit trees in bearing; also a variety of ornamental trees and shrubs. Tenant house in the rear and a good supply of spring and rain water. Apply to MARY SMART, on the premises, or to JOHN W. MASON, No. 65 Pine-st., N. Y.

FOR SALE—A valuable FRACT of LAND, situate in Elk County, Pa., near the line of the Sunbury and Erie Railroad. Also, Lands in Sullivan County, Pa. Apply at the office of the Homestead Company, No. 186 Broadway.

HOMES for ALL.—A company consisting of substantial and respected families from the Northern States will leave New-York for the table lands of Tennessee, on SATURDAY, Aug. 20, by steamer to Savannah. Westerners desirous of joining them, will please address immediately, and furnish us with particulars of their wants, means and preferences, that the best possible provision may be made for them. Address FRANCIS W. TAPPAN, President, or JOHN C. UNDERWOOD, General Agent American Emigrant Aid and Homestead Company, No. 186 Broadway, New-York.

TO EXCHANGE, for a moderate COUNTRY SEAT, a first-class HOUSE, with STORE, not far from Fulton Ferry, Brooklyn. Price, $4,500. A good Mortgage for $2,000, due in one year; the balance in good paying stock. R. G. PIERCE, No. 18 William-st.

TO EXCHANGE—A neat COTTAGE at Jamaica. Good double House, with 10 rooms; Barn, Carriage House and Shed; good Well of soft water; one Acre of Ground well laid out. Location perfectly healthy. Trains stop within a few rods of the house. Apply to W. L. SEYMOUR, No. 19 Nassau-st., Room No. 5.

WESTERN LANDS and TOWN PROPERTY.—The undersigned, having recently returned from the West, is prepared to sell, very low, some of the choicest Farm Lands and Town Lots in Iowa and Nebraska. Among which are 25,000 acres mostly in Southern and Central Iowa, and entered very early. Also lands in 4th meridian of the State. Also, 100 of the choicest lots in each of the original entries of Omaha and Sioux Cities. Portions of the above property will be Exchanged for Merchandise or first-class Real Estate in this city, and Farm Lands at the East or in this vicinity. Also to enter with Land-Warrants, the choicest lands in Nebraska, within a few miles of the Missouri River, or to make time sales. R. G. PIERCE, No. 18 William-st.

Instruction.

ALONZO FLACK, A. M., Principal of the HUDSON RIVER INSTITUTE at Claverack, Columbia County, N. Y., offers BOARD and TUITION for $120 per year. TERM OPENS Sept. 13. MALE and FEMALE.

"AMER. SCHOOL INST.," 346 B'way, N. Y., and 609 Chestnut-st. Phila.—Schools supplied with competent Teachers; also, with pupils, and Teachers with positions. References: Dr. Lowell Mason, Hon. Theo. Frelinghuysen, LL.D. Superior Music Teachers wanted. SMITH, WOODMAN & Co.

ARMENIA SEMINARY (established 1835) Rev. D. GAGE, A. M., Principal.—First-class Boarding School; Male and Female. Advantages: Healthy location, ease of access, thorough instruction from experienced teachers. Unsurpassed in Music and Painting. Fall Term of 14 weeks opens August 25. Board and Common English, $33. For circulars, &c., address the Principal, or GEO. W. CENTER, Armenia, Dutchess Co., N. Y.

A. R. WOLFE'S BOARDING SCHOOL for Young Ladies, West Bloomfield, N. J.—The Academic Year commences Sept. 13. For Circulars address the Principal.

BOYS' BOARDING SCHOOL at LITTLE FERRY, BERGEN CO., N. J.—This School is situated on a large farm, and designed for young lads under 13 years of age. Location very healthy; accessible several times daily by railroad or stage. Terms $150 per year (no extras). Pupils received any time. For Circulars, address A. B. WINANT, Principal.

BUSINESS WRITING Easily Learned.—Mr. DOLDEAR, No. 609 Broadway, guarantees, by his system of hand-training, to remove all stiffness or trembling from the most cramped hand and to give a rapid, elegant, business style. Terms, $10; with Book-keeping, $15.

CLASSICAL and ENGLISH SCHOOL, No. 20 East 31st-st.—JAMES WEIR MASON. Term commences Sept. 13. Personal Instruction by the Principal, and thorough drilling in the English branches. Circulars and further information at CARTER'S Bookstore, No. 350 Broadway, or after Aug. 29 at the School.

FRENCH and ENGLISH BOARDING and DAY SCHOOL, No. 26 West 38th-st., Near 5th-av. Mrs. WILLIAMS will reopen her School on WEDNESDAY, Sept. 14. An omnibus will be provided for pupils residing at a distance.

FLUSHING INSTITUTE, FLUSHING, L. I.—The Fall Session of this Boarding School for Boys will begin WEDNESDAY, Sept. 7. For circulars address the Principal, E. A. FAIRCHILD.

FRENCH INSTITUTE for YOUNG GENTLEMEN, No. 48 East 26th-st.—BOARDING and DAY SCHOOL. CLASSICAL and COMMERCIAL will be reopened on SEPT. 15. Fifteen teachers are connected with the institution. Prospectus to be had containing full details, the names of the pupils and of their parents during the last four years. There is a Primary Department. Prof. ELIE CHARLIER, Director.

FRENCH PROTESTANT BOARDING and DAY-SCHOOL for YOUNG LADIES, No. 52 West 12th-st.—Mlle. LEVERETT will reopen her School for the coming year on WEDNESDAY, Sept. 7. A punctual attendance of the pupils is particularly requested. Application may be made to Mrs. L. personally or by letter, at the above address.

GALWAY LADIES' SEMINARY, Galway, Saratoga County, N. Y., the Rev. D. W. SMITH, Principal. The next School Year of this Institution will commence on WEDNESDAY, Sept. 7. The Principal, or one of the Professors, will be in the city on Tuesday, the 6th, to accompany young Ladies to the Institution via the Troy steamer. Catalogues may be had, and full arrangements made, at RICE & ANDREWS'S, No. 385 Broadway. Charge for board, washing, fuel and tuition in all the English branches, $125 per School year. Superior advantages for Music and the other ornamental branches.

JOHN MACMULLEN'S CLASSICAL, FRENCH and ENGLISH SCHOOL, No. 930 Broadway, corner of 20th-st., re-opens on MONDAY, Sept. 5. Miss SARAH SEDGWICK (formerly of 9th-st.) conducts the Primary Department with her well-known ability. Circulars at Crowell's, No. 699; Christern's, No. 703, and Lockwood's, No. 411 Broadway. Arrangements made for Boarders.

MISS HAINES respectfully informs her friends and the public that her School, No. 19 GRAMERCY PARK, EAST 21ST-ST., Will commence on TUESDAY, Sept. 20. A punctual attendance of her pupils is requested. Those who have confided their daughters to Miss HAINES in past years, may be assured of her continued desire and, as she trusts, increased ability to impart to her pupils a substantial, useful and accomplished education. She has the aid of teachers of acknowledged talent and it will be their united aim to contribute, as much as possible, to the present happiness, as well as moral and intellectual improvement of those committed to their care.

MRS. MEARS-BURKHARDT'S FRENCH AND ENGLISH BOARDING AND DAY SCHOOL FOR YOUNG LADIES, Nos. 32 and 30 West 45th-st., Below 5th-av., N. Y., Reopens on THURSDAY, Sept. 15. Mrs. MEARS BURKHARDT will be at home, to receive parents and guardians who may wish to confer with her, on and after Sept. 5. Circulars may be obtained on application as above, as also at the bookstore of R. Lockwood & Son, No. 411 Broadway, and the music store of C. Breuning, No. 701 Broadway.

MRS. TRUE'S BOARDING and DAY SCHOOL for YOUNG LADIES, at Mount Vernon, N. Y., will open its Fall Term Sept. 5. No better situation for study and real cultivation of the mind will be found than in this "quiet retreat." For circulars address Mrs. F. W. TRUE, Mount Vernon, Westchester Co., N. Y.

MISSES MARSHALL'S BOARDING and DAY SCHOOL for YOUNG LADIES, No. 141 West 38th-st., between 7th and 8th-avs., will reopen on MONDAY, Sept. 12.

MESDAMES CHEGARY & PREVORT respectfully inform the public and the parents of their pupils that their school will be reopened on THURSDAY, September 15, at No. 70 Madison-av., corner of 26th-st. The Preparatory Department, carefully organized last year, will be conducted on the same plan, preparing fully the pupils to enter studies of the upper school.

MRS. OKILL will REOPEN her BOARDING and DAY-SCHOOL for young Ladies on WEDNESDAY, the 4th of September, at Nos. 8 and 10 Clinton-place. Mrs. O. will be in the city on and after the 1st of September, to receive applications. Previous to that time, letters addressed to her residence will be received by her.

MESSRS. LES