A GENTLEMAN and his Wife can be accommodated with BOARD and pleasant ROOMS at No. 27 Bleecker-st., near Broadway.

BOARD in HOBOKEN.—A desirable Home can be secured in a private family, located near the Ferry. Merchants doing business down town preferred. Apply at No. 15 Washington Terrace.

ROOMS.—Large Rooms on second and third floors, in a first-class House, in immediate vicinity of Madison square; family small, and of unexceptionable character. Address P. C. L., Madison-square Post-Office.

Houses to Let.

TO LET—With steady Steam Power, THREE FLOORS, 50x73 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 Hoistways, and are heated by steam. For particulars and terms, inquire of A. CAMPBELL, Rear of No. 63 Centre-st.

TO LET or LEASE—The extensive SOAP, CANDLE and STARCH FACTORIES, with Steam Engines, Boilers, Machinery and Fixtures, in prime order and ready for immediate use, also a large and convenient DWELLING-HOUSE, with Outhouses, Barn, Stables, &c., &c., situated on Newtown Creek, between Maspeth and Penny Bridges, Brooklyn, E. D., and about one mile from the junction of the East River with the creek, which is navigable for large vessels to the dock. The time by Flushing Railroad to 34th-st., N. Y., is 15 minutes, fare 6 cents, and to Fulton Market 30 minutes, fare 10 cents, and regular communication is had with the Williamsburgh Ferries by two lines of wages. These factories are susceptible of being converted to other business, and a good lease will be made (with as much land as would be wanted) to desirable tenants. Apply on the premises, or to LYLES, POLHAMUS & Co., No. 120 Front-st.

TO LET—The CHURCH in 24th-st., 100 feet east of 5th-av. Inquire of J. N. WELLS, No. 167 5th-av.

TO LET—The HOUSE No. 282 Fourth-st.; very pleasantly located on Washington-square. Inquire of WILLIAM A. COURSEN, No. 217 Broadway.

TO LET at LEASE—To a responsible tenant, the new and substantial BUILDING corner of 3d-av. and 21st-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. 330 Pearl-st.

TO LEASE—The UPPER PART of the 5-story white marble BUILDING No. 565 Broadway. Apply to WILLIAM TAYLOR, No. 565 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. 87 East 29th-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.

EXCHANGE for UP-TOWN LOTS.—A large Three-story and Attic English Basement HOUSE in the Seventh Ward, unencumbered. Parties communicating must state value and location of property offered. Address B. BENSEL, No. 241 Front-st.

FOR SALE A desirable RESIDENCE at Poughkeepsie, in a good healthy situation, commanding a fine view of the Hudson; premises fronting on the Liberty-st., 100 feet by 250 deep, with an exceedingly well built modern two-story frame house, 45 feet by 50, 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 Chilson'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. 63 Pine-st., N. Y.

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 new, 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. 523 Greenwich-st., New-York City.

FOR SALE—A very handsome, commodious, modern-built RESIDENCE, with Outbuildings, &c.; 20 acres of LAND; in an excellent neighborhood, within five minutes' walk of the Stony Creek Depot, N. J. For particulars inquire of HOMER MORGAN, No. 2 Pine-st., No. 3 Metropolitan Building, New-York.

FOR SALE—A valuable TRACT 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. 148 Broadway.

FOR SALE or EXCHANGE for good productive City Property, a very desirable COUNTRY RESIDENCE, situated 2½ miles from Croton Falls Depot, Harlem Railroad, in Putnam County, containing 101 acres of improved land. Buildings good, with plenty of fruit and shade trees. Must be seen to be appreciated. For information address J. F. FROST, Park-Place, No. 3 Broadway Bank Building.

FOR SALE—A beautiful place at NEW-ROCHELLE, 5 acres. House and grounds in perfect order. Has all kinds of fruit in proof. Apple trees have produced 400 barrels of choice fruit in good bearing seasons. Extensive water prospect—good boating and fishing. Cost $15,000, and will be sold at a bargain. Apply at No. 127 Bowery, corner Grand-st.

FOR SALE—A GREAT SACRIFICE.—A 3-story Basement and Sub Cellar Brick HOUSE, about half a mile from City Hall, Brooklyn. Neighborhood first-class, 250 feet from new line of horse cars on Atlantic-st. In perfect order, being newly painted and papered. Will certainly be sold. Call upon, or address I. J. VAN BEUREN, No. 398 Broadway, second floor.

LOCKPORT WATER-POWER.—The Lockport Hydraulic Company, having completed their hydraulic canal and other necessary structures for bringing the water, held by them under a grant from the State, into more extensive use, are now prepared to furnish sites and power for manufacturing purposes, on liberal conditions. They offer to make absolute sales of land and water, or to grant perpetual leases, reserving a moderate rent. The Lockport Water-Power combines many important and peculiar advantages. It is created by the flow of water from Lake Erie, as it passes around the locks and descends from the Erie to the Genesee Level. The fall at the locks is 57 feet, and the average fall from the hydraulic race to the lower level of the Erie Canal is 54 feet. The entire supply of water for the enlarged Erie Canal, from Buffalo to Seneca River, being a distance of 157 miles is to be drawn from Lake Erie, and the capacity of the channel has been made ample to secure this result. Careful computations by the State Engineers sanctioned by the Canal Board and authenticated by legislative documents, show that the quantity of water required to start from the foot of the locks at Lockport is 28,800 cubic feet per minute. Reserving 3,000 cubic feet per minute, the maximum required for lockage, there will remain a surplus of 32,800 cubic feet per minute to be discharged around the locks and applied to machinery on its passage from the upper to the lower level. This is deemed sufficient to produce 2,625 effective horse power, estimating the effect at 75 per cent of the whole power. The enlargement of the Erie Canal through the rock-cutting in the Mountain Ridge, which interrupted the water while the work was in progress, having been completed during the past year, the supply of water will hereafter be steady and uniform at all seasons. It is free from the variations of depth and freshet incident to natural streams, and is capable of convenient division and distribution. The location is favorable for many branches of manufacturing business. Lockport is an active and growing town, with a population of over 12,000, surrounded by a fertile and prosperous farming country. The Erie Canal and the Central Railroad (both of which are immediately adjacent to the Company's property) afford facilities for cheap and expeditious transportation throughout the year, and for supplying all necessary materials at the lowest rates. The Hydraulic Company have adopted a liberal policy, intended to encourage manufacturing skill and enterprise; and persons desiring to establish useful machinery will find satisfactory inducements. Arrangements have been made to furnish buildings and shafting at a cheap rent to mechanics of moderate capital wishing to employ all their means in active business and machinery.

Applications may be made to the undersigned, or to B. HOLLEY, Engineer, and THOMAS T. FLAGLER, Treasurer of the Hydraulic Company, Lockport. Eastern applicants are referred to Messrs. SAMUEL B. & JAS. F. RUGGLES, Counsellors at Law, No. 6 Wall-st., New-York, for full information in regard to the legal title and peculiar merits of the property.

July 29, 1859. CHARLES KEEP, Secretary.

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.

124TH-ST.—Must be SOLD immediately—A Three-Story FRAME HOUSE with one Lot of Ground. Apply to W. L. SEYMOUR, No. 19 Nassau-st., Room No. 5.

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. 15. 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.

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. 530 Broadway, or after Aug. 29 at the School.

FRENCH INSTITUTE for YOUNG GENTLEMEN, No. 48 East 24th-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 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 PROTESTANT BOARDING and DAY-SCHOOL for YOUNG LADIES, No. 32 West 18th-st.—Mrs. LEVERETT will reopen her School for the coming year on WEDNESDAY, Sept. 14. 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', No. 365 Broadway. Charges for board, washing, lights, fuel and tuition in all the English branches, $125 per School year. Superior advantages for Music and the other ornamental branches.

GREENLEAF FEMALE INSTITUTE, On Brooklyn Heights, No. 106 Pierrepont-st., corner Clinton. ALFRED GREENLEAF, A. M., } Principals. EDWARD E. BRADBURY, A. M., }

This first-class Institution will reopen September 12, with rare facilities for the thorough and accomplished education of Young Ladies. For circulars, &c., apply as above.

HIGHLAND ACADEMY,—Newburgh, N. Y., Dependents: English and Classical, Modern Languages, Drawing and Painting, Vocal and Instrumental Music. The year is divided into three terms of 14 weeks each, commencing Sept. 6, 1859. References: Rev. John Brown, D.D., Newburgh; Hon. J. W. Brown, Justice Supreme Court, Newburgh; Rev. John Forsyth, D.D.; Hon. Nath'l Jones, Newburgh; Hon. John Slosson, Judge of Superior Court, New-York; William E. Warren, esq., Deputy Controller, City of New-York; William Fullerton, esq., 61 Wall-st, New-York. Send for a Circular.

WM. N. REID, Principal and Proprietor.

JOHN MACMULLEN'S CLASSICAL, FRENCH and ENGLISH SCHOOL, No. 989 Broadway, corner of 28th-st., reopens on MONDAY, Sept. 5. Miss SARAH SEDGWICK (formerly of 9th-st.) conducts the Primary Department with her well-known ability. Circulars at Crowen'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. 10 GRAMERCY PARK, EAST 20TH-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 sound, 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 personal happiness as well as moral and intellectual improvement of those committed to their care.

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 6th of September, at No. 2 and 19 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.

MONTICELLO ACADEMY, in Monticello, Sullivan county, N. Y., near the New-York and Erie Railroad. School opens Sept. 21 and continues forty two weeks. Board, room, fuel, and lights, $126 per year. Thorough instruction in all English and mathematical branches, classics, modern languages, music, painting, and drawing. For catalogues apply to the Principal. REV. I. H. NORTHRUP.

MESSRS. LESPINASSE & DE LASSALLE'S FRENCH BOARDING AND DAY SCHOOL, Nos. 119 and 121 Clinton place, reopens September 5.

New scholars are admitted only under 14 years of age. The English branches are taught by English gentlemen. The scholars of the Classical Department have been admitted into year with distinction to Columbia College. The department of very young boys is under the maternal care of Mrs. LESPINASSE. The morality of the boys belongs to the best French families.

MRS. MEARS-BURKHARDT'S FRENCH AND ENGLISH BOARDING AND DAY SCHOOL FOR YOUNG LADIES, Nos. 32 and 36 West 15th-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 bookstores of Rice Lockwood & Son, No. 411 Broadway, and the music store of C. Breusing, No. 701 Broadway.

MADAME NAPOLEON'S FRENCH AND ENGLISH BOARDING AND DAY SCHOOL FOR YOUNG LADIES, will reopen on MONDAY, September 12. Circulars can be obtained at the institution, No. 180 Clinton-st., South Brooklyn.

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

MRS BOND will reopen her SCHOOL, No. 180 West 26th-st., between 7th and 8th-ave., on Sept. 6. Private instructions given, if desired. A vacancy for music pupils, with privilege of practice.

MISS SPALDING would respectfully inform her friends and the public that her BOARDING and DAY-SCHOOL for YOUNG LADIES at Elizabeth, N. J., will RE-OPEN on TUESDAY, September 13.

MRS. GIBSON, No. 38 Union Square, New-York, will re-open her BOARDING and DAY SCHOOL for young ladies, on WEDNESDAY, September 14.

MME. F. REICHARD'S French and English BOARDING and DAY-SCHOOL for young ladies, No. 22 West 22nd-st., will RE-OPEN on THURSDAY, Sept. 15.

OCEAN INSTITUTE for SALE or EXCHANGE.—Main building 40x60 feet, 4 stories and basement; wing 30x52 feet, 3 stories; 4½ acres of ground, fine fruit and shade trees. New York 36, Long Branch 3, Steamboat Landing 4, Railroad Depot 2 miles. Price $5,500. Address C. COTHREN, Ocean Port, N. J.

PARKER and BERTHET'S SCHOOL, No. 23, East 2d-st., corner of Broadway, will re-open Sept. 12. Pupils are prepared for college or the counting-house. All the modern languages are taught by native professors, and in one department French is always spoken. There is a primary department under an experienced female teacher. Circulars at Lockwood & Son's Bookstore, No. 411 Broadway.

ROCKLAND FEMALE INSTITUTE, NYACK, on the Hudson.—The next term will begin Sept. 5. The Annual Catalogue and Circular are just published, and may be had of Messrs. Clark, Austin & Smith, No. 3 Park-row; T. J. Crowen, esq., Broadway, corner of 4th-st.; or by addressing L. D. & C. F. MANSFIELD, Principals.

RUTGERS FEMALE INSTITUTE.—Its 82d Term opens 12th Sept. Stages will continue to convey pupils to and from the Institute. Boarding Pupils received into the family of the Principal. For Circulars and further information apply at the Institute, Nos. 204, 206, and 208 Madison-st. JOHN M. KREBS, D.D., President. HENRY M. PIERCE, A.M., Principal.

ROGERS'S RURAL RETREAT, for DEMENTED INVALIDS.

This establishment, instituted for the private accommodation of persons suffering from chronic and temporary derangement, is intended to be a calm and quiet home, where a soothing and kindly course of treatment will be scrupulously pursued.

The Proprietor, having had fourteen years' experience in the State Lunatic Asylums and Hospitals of New-York, Ohio, California, and other States, is peculiarly fitted for attendance upon such a class of patients.

Boys and youths suffering from mental derangement induced by injurious habits have hitherto engaged a large share of his attention, and have been treated by him with marked success. He has also had a thorough experience in traveling with patients, both by sea and land.

The Institution is most romantically situated on Glen Cove Harbor, is surrounded by a large and handsome locust grove, and affords the most delightful facilities for sea bathing.

For terms, address DAVID ROGERS, Glen Cove, L. I.

SCHOOL and HOME EDUCATION.—French and English Classical and Commercial BOARDING and DAY SCHOOL, with the play-ground and gymnasium attached, Nos. 47 and 49 West 26th-st., between Broadway and 6th-av. Mr. LOUIS ERNST takes charge of a limited number of boys only.

THE SPINGLER INSTITUTE—UNION-SQUARE and FIFTH-AV., corner 34th-st. MURRAY HILL.—This Institution, commenced in 1849, has occupied successively locations in Colonnade row, Lafayette-place, Washington-square and University-place.

The present spacious edifice on Union-square was erected for it twelve years since, and which avariose appointments—Library, Philosophical and Astronomical Apparatus, Laboratory and Works of Art—involved an investment of not less than Eighty Thousand Dollars.

In addition to the above, to meet the increasing wants of the Institution, the celebrated mansion and grounds (six lots), on the 5th-av., corner of 34th-st., Murray Hill, have now been purchased with special reference to the accommodation of the higher classes—candidates for graduation, and young ladies wishing to pursue an advanced course in general reading, History, Literature, Languages, Music, and Art.

At Union-square special attention will be given to the other classes of the Collegiate, the Academic, and the Primary Departments, preparatory to their promotion. For the convenience, however, of those residing near either location, the same provision will be made at each for pupils of every grade and class.

The privileges and courses of Instruction will be almost identical, under the same supervision, and to a great extent conducted by the same teachers, so that parallel classes will be only sections of the same, and the seniors at Commencement will graduate together. Interesting lectures and exercises, at either place, will sometimes be shared by the members of both sections of the classes for whom they are intended.

The Autumn Session at Union-square will commence on WEDNESDAY, Sept. 14; at Murray Hill, on WEDNESDAY, Sept. 21.

The expenses at Murray Hill will necessarily be somewhat greater than at Union-square.

Applications for circulars, or for admission, may be made personally at either place, or by letter addressed GORHAM D. ABBOT, Principal, Spingler Institute, New-York.

THE VAN NORMAN INSTITUTE—An ENGLISH and FRENCH BOARDING and DAY SCHOOL for YOUNG LADIES, Nos. 3 and 5 West 38th-st., Murray Hill, two doors from 5th-av., will re-open on the 14th of September next. The spirit, aims, and practical life of the School, may be learned from its prospectus, to which attention is earnestly invited. For full information, references, &c., apply for prospectus to the Rev. D. C. VAN NORMAN, LL.D., Principal.

THE FALL TERM of the SUBSCRIBER'S SCHOOL for Boys in Poughkeepsie, will open on MONDAY, Sept. 5. For particulars apply to D. A. WOODWORTH, esq., Publisher, No. 110 Nassau-st., N. Y. J. V. PETTEE, A. M., Principal.

THE MISSES ROHR and MRS. TUFFS WILL RE-OPEN THEIR FRENCH and ENGLISH BOARDING and DAY SCHOOL, No. 23 West 32d-st., near 5th-av. On MONDAY, Sept. 19.

THE Misses DELANEY'S BOARDING and DAY SCHOOL for YOUNG LADIES and MISSES, No. 5 Washington-st., Brooklyn, will open MONDAY, Sept. 4. Terms—Board, tuition in the English branches, with French and Music, $250 per annum, payable semi-annually, in advance.

THE FALL SESSION of the POUGHKEEPSIE (N. Y.) COLLEGIATE SCHOOL opens on the 2nd of August. A first-class Boarding School for boys. For circulars address C. B. WARRING & OTIS BISSEE, Successors to Charles Bartlett.

WM. H. LEGGETT'S CLASSICAL FRENCH AND ENGLISH SCHOOL, No. 126 Broadway, corner of 19th-st., will be reopened on MONDAY, Sept. 12. Circulars at the School, Lockwood's, No. 411 Broadway; Crowen's, No. 699 Broadway; or at Mr. L.'s, No. 273 10th-st.

$32 50.—ASHLAND INSTITUTE and MUSICAL ACADEMY, Catskill Mountains. Students (either sex) received any time. Particulars of W. Suffield, esq., 239 Water-st., or Rev. H. J. Fox, A.M., Ashland, N.Y.

Musical Instruments.

A LARGE STOCK of BARMORE'S celebrated Piano PIANOS, pronounced unrivaled by the judges, and warranted in all respects at their Manufactory and Warerooms, No. 343 Bleecker-st. A splendid Piano for $125—a decided bargain. G. & H. BARMORE.

ALBERT WEBER.—Dealers are invited to examine the best stock of Piano-Fortes in the city, each warranted for three years, at the lowest wholesale prices, for cash or satisfactory paper, at the manufactory, No. 150 West Broadway, near Canal-st.

A. H. GALE & Co., PIANO-FORTES, No. 107 East 12th-st., invite attention to their NEW SCALE PIANOS. Guaranteed to give entire satisfaction.

BIBLE HOUSE PIANO WAREROOMS.—Improved new scale Tuckers' PIANOS at $200, $250, and $300. T. H. CHAMBERS, Bible House, astor place.

CHICKERING & SONS, MANUFACTURERS OF GRAND, SQUARE, and UPRIGHT PIANOS. Warerooms, No. 694 Broadway.

C. & Sons have been awarded Thirty-five Prize Medals for the superiority of their manufacture for the last 35 years.

ALSO—FOR SALE: MASON & HAMLIN'S SUPERIOR MELODEONS AND HARMONIUMS, For Parlors, Churches, Vestries, and Lodges, at Wholesale and Retail.

PIANOS TO RENT.

GOLD MEDAL GRAND and SQUARE PIANOS—STEINWAY & SONS, Nos. 82 and 84 Walker-st., near Broadway, New-York, have always received the first premium where and whenever in competition with the best makers of Boston, New-York, Philadelphia and Baltimore. Every Piano warranted for three years. Price moderate.

HALLET, DAVIS & Co.'s GRAND, PARLOR GRAND and SQUARE PIANOS—The best Pianos made. SECOND-HAND PIANOS, made by Gilbert, Chickering, Hallet, Davis & Co. Prices from $30 to $200. MELODEONS very low. Pianos and Melodeons to rent. T. S. BERRY, 456 Broadway, cor. Grand-st., marble building.

HALLET & CUMSTON'S celebrated PIANOS long known as among the best in the country, at Wholesale or Retail, at the lowest Factory Prices. Improved New-York Pianos. Second-hand Pianos at Great Bargains. S. D. & H. W. Smith's First prize Melodeons. Pianos and Melodeons to Rent; rent applied if purchased. A. M. KANOUSE, No. 416 Broadway.

HAZELTON BROS., Piano-Forte Manufacturers, No. 239 Centre-st., offer a fine assortment of brilliant and full-toned PIANOS at the lowest rates. Each Piano warranted to give satisfaction, and guaranteed three years.

J. M. PELTON, No. 841 and 843 BROADWAY, NEW-YORK, first-class PIANOS, MELODEONS and HARMONIUMS, fully warranted, at the lowest prices. PIANOS and MELODEONS to let or sold on installments.

LIGHTE & BRADBURYS Manufacturers of Grand and Square PIANO-FORTES, continued with all the improvements conducive to superiority of tone, touch and durability, and required style of furniture. An extensive assortment always on sale, at their Warerooms and Office, No. 457 Broadway; also at their Depot, No. 22 Courtlandt-st.

PIANOS for SCHOOLS and SEMINARIES.

CHICKERING & SONS' New Scale Large Seven-Octave PIANOS, Price $200..... Warerooms, No. 694 Broadway, N. Y.

PIANOS, MELODEONS and ORGANS.—The HORACE WATERS PIANOS and MELODEONS, for depth, purity of tone and durability, are unsurpassed. Prices reasonable. Second-hand Pianos and Melodeons from $25 to $100. Pianos and Melodeons to rent. Monthly payments received for Pianos. HORACE WATERS, Agent, No. 333 Broadway. Testimonials: "The Horace Waters Pianos are known at home the very best."—Evangelist. "We can speak of their merits from personal knowledge."—Christian Intelligencer. "Waters's Pianos and Melodeons challenge comparison with the finest made anywhere in the country."—Home Journal.

RAVEN, BACON & Co., (Successors to BACON & RAVEN,) Piano-Forte Manufacturers, Warerooms No. 135 Grand-st., near Broadway, where a full assortment of Instruments to suit may be found exclusively of our own manufacture. Warranted in every respect.

THE DRIGGS PATENT PIANO-FORTES are all of the full scale of 7 octaves. The most experienced workmen, the greatest perfection of mechanical skill, and the best seasoned materials are employed in their manufacture. They are constructed on a solid iron frame or bed plate, entirely separate from the case, thus relieving the case, sound-boards and all the wood-work from the strain of the strings, making them much more solid and enduring. There are two sounding boards, arranged as those of a violin, giving three times the amount of vibrating surface found in any other piano-forte; which being free from the strain of the strings, becomes more sonorous and pure on their vibrations as the piano becomes older. Their construction is the most simple and scientific, and they are the most enduring and full-toned pianos ever made. Call and see them, at WM. HALL & SON'S New Store, No. 548 Broadway, between Spring and Prince-sts.

Furniture.

AT the EAGLE-ENAMELED FURNITURE MANUFACTORY, No. 634 Broadway, five doors above Lewis Recine's Theater, elegant CHAMBER SUITES, in all styles, designs and colors, from $42 upward, acknowledged the best Enameled Furniture in the United States.

ENAMELED FURNITURE.—First-class, Grained and Ornamented, acknowledged superior in style and finish to any made in this country. Also, Mattresses, Bedding, &c., for sale by J. W. FISHER & Co., No. 652 Broadway.

ENAMELED BEDROOM FURNITURE, in all colors, of superior and warranted manufacture, finished in landscape, fresco, fruit, and flowers at H. F. FARRINGTON'S, No. 568 Canal-st., opposite Wooster. Established 1840.

ENAMELED CHAMBER SUITES of FURNITURE, in all colors and styles, wholesale or retail, at $25 and upward; also, MATTRESSES and PAILLASSES. WARREN WARD, No. 277 Canal-st., four doors east of Broadway, N. Y.

SCHOOL FURNITURE.—Modern style of SCHOOL FURNITURE manufactured and for sale by N. JOHNSON, No. 490 Hudson-st., N. Y. Illustrated circulars forwarded, on application, by mail or otherwise.

House-Furnishing Goods.

PARAGON SELF GENERATING GAS LIGHT, combines simplicity, safety and economy, with brilliancy of light; is devoid of smell, smoke or flicker, giving a steady, cheap and brilliant gas light. Call be had at No. 171 Broadway, N. Y. BUTLER, HOSFORD & Co.

STRELA MATCHES. We are manufacturing this newly invented Match which is entirely free from sulphur, and acknowledged to be far superior to the Vienna or any match in this or any other market, and at less prices. They are perfectly water-proof, and warranted to stand in any climate. The trade are invited to call and examine them, or we will send a sample box when ordered. JAMES R. DEY & Co. No. 66 Courtlandt-st.

Sauces, &c.

LORD WARD'S WORCESTERSHIRE SAUCE. It is prepared from the recipe of THE RIGHT HON. LORD WARD, is acknowledged to be the ORIGINAL WORCESTERSHIRE SAUCE, and is more generally useful for the TABLE and for the KITCHEN than any other. Sold retail by the Grocers and Fruit Houses. Wholesale and for exportation by JONATHAN JONES & Co., IMPORTERS OF WINES, BRANDIES, &c., No. 48 Broad-st., New-York.

Machinery.

ASHCROFT'S (Bourdon) STEAM GAUGES.—Perfectly reliable, handsomely made, and WARRANTED, at very low rates. C. W. COPELAND, No. 122 Broadway, N. Y.

FOR SALE—A SEWING-MACHINE, Weed's Patent largest size. Inquire at the Dry-Goods Store No. 404 Myrtle-av., Brooklyn.

STEAM BOILERS.—New and second-hand Boilers, from one to twenty horse-power. Inquire of or address WM. FINNEY & Co., No. 167 Water-st., Brooklyn, L. I.

Cigars.

CIGARS.—Choice Havana, Principe and German CIGARS, of all styles and brands, for sale low. Also Tobacco, Snuff, and other articles pertaining to the trade. MOSES SWEETSER, manufacturer, No. 68 Maiden-lane.

SNUFF, TOBACCO, and Imported and Domestic CIGARS, by A. SNOWHILL, No. 182 Greenwich-st., one door below Courtlandt, N. Y.

STRAITON, SANFORD & Co., Importers of HAVANA CIGARS, No. 59 Beaver-st., cor. William, offer for sale all grades of HAVANA CIGARS of their own importation, either in bond for export, or from store, duty paid.

Financial.

QUARTERLY REPORT of the MUTUAL LIFE INSURANCE COMPANY of NEW-YORK, No. 94 Broadway, for the Quarter ending July 31, 1859.

Assets, as per report 30th April, 1859	$4,263,581 19
Receipts during the quarter ending 1st August, 1859, for premiums and interest	430,525 64
	$5,694,107 53
Disbursements during the quarter	140,343 31
Cash assets, as realized	$5,553,174 22
Additional assets, being interest accrued not due, deferred premiums, and due from agents	205,000 00
Claims unpaid (not due), $42,000	
Number of Policies issued during the quarter, 958.	
Number of Policies in force, 11,457.	
Amount insured, $22,125,939	

I have carefully examined the above statement, and believe the same to be correct. SHEPPARD HOMANS, Actuary.

This Company offers the following advantages to persons intending to insure their lives:

1 Cash Assets are larger than those of any other Life Insurance Company in the United States, amounting to $5,750,000.

The proportion of its Cash Assets to the amount at risk is greater than that of any other Life Insurance Company in the United States.

Its Rates of Premium are lower than those of the majority of other Life Insurance Companies—yet its Dividends have been greater.

The Mortality among its Members has been proportionally less than that of any other Life Insurance Company in either America or Europe, whose experience has been made known—a result in the highest degree favorable to Policy-holders.

The number of lives insured in this Company greatly exceeds that of any other Life Insurance Company in the United States, thus affording a security above those that all—the necessary law of average having more scope for operation.

The Assets of the Company are invested exclusively on Bond and Mortgage on Real Estate in the City and State of New-York, worth in each case at least double the amount loaned, and bearing interest at Seven per cent. The solidity and security of this disposition of the Company's Funds cannot be overrated.

NOTE.—The business of this Company is conducted on the Mutual principle, to the strictest sense of the term; the entire surplus, deducting necessary expenses alone, being equitably divided among the assured.

BOARD OF TRUSTEES.

FREDERICK S. WINSTON, MILLARD FILLMORE, JOHN V. L. PRUYN, ALEX. W. BRADFORD, WILLIAM MOORE, JOHN M. STUART, JOSEPH BLUNT, GEORGE R. CLARK, ROBERT H. MCCURDY, SAMUEL E. SPROULLS, ISAAC GREEN PEARSON, SAMUEL M. CORNELL, JOHN B. SMITH, LUCIUS ROBINSON, WM. J. RUNKER, SAMUEL D. BABCOCK, WILLIAM BETTS, HAMLIN BLAKE, JOHN P. YELVERTON, DAVID HOADLEY, JOHN WADSWORTH, HENRY A. SMYTHE, ALFRED EDWARDS, WILLIAM V. BRADY, W. SMITH BROWN, W. E. DODGE, RICHARD PATRICK, GEORGE S. COE, WILLIAM H. POPHAM, WM. K. STRONG, LYCURGUS EDGERTON, NATHANIEL HAYDEN, EZRA WHEELER, WILLIAM M. VERMILYE, CEPHAS H. NORTON, JOHN E. DEVELIN.

FREDERICK S. WINSTON, President. ANDREW J. WILSON, Secretary—ISAAC ARNATT, Medical Examiner—SHEPPARD HOMANS, Actuary—MINTURN POST, M. D.

THE N. Y. CENTRAL RAILROAD CO., TREASURER'S OFFICE, ALBANY, Aug. 9, 1859.

TWELFTH SEMI-ANNUAL DIVIDEND—The Directors of this Company have declared a semi-annual dividend of THREE PER CENT on the capital stock thereof, payable on the 20th day of August inst., upon stock registered at New-York, Boston or Albany, and on the 20th day of September next upon stock registered at London.

Stockholders whose stock is registered at New-York will receive their dividends at the office of DUNCAN, SHERMAN & Co.; those who reside or stock is registered at Boston, at the office of J. F. THAYER & BROTHER; those whose stock is registered at Albany, at the ALBANY CITY BANK, those whose stock is registered at London, at the UNION BANK OF LONDON, the latter at the rate of 4s. 1d. to the dollar.

The Transfer Books, which are now closed, will be reopened at New-York, Albany and Boston on the morning of Tuesday, the 23d of August inst. GILBERT L. WILSON, Treasurer.

OFFICE OF THE NEW-YORK AND NEW-HAVEN RAILROAD Co., 27th-st. and 4th-av.—New-York, Aug. 15, 1859.

IN consequence of an injunction, NO PAYMENT of DIVIDENDS declared by this Company will be made until further notice. W. BEMENT, Treasurer.

NOTICE is HEREBY GIVEN, THAT BOOKS for a SUBSCRIPTION of $50,000 to the capital stock of the MECHANICS' BANK OF MISSOURI, for the use of their Branch at Kansas City, are opened at the Bank of the Commonwealth in this city.

Two per cent will be required to be paid at the time of subscription, and the balance within a period of sixty days.

The Mechanics' Bank of Missouri is located at St. Louis, with a capital of $1,785,000, with Branches at Weston, Warsaw, and Kansas City.

The parent Bank, with its Branches at Weston and Warsaw, has been in operation since 1856; and since that period has earned and paid semi-annual dividends of 5 per cent, beside setting aside a contingent fund of 2 per cent semi-annually.

For further information, reference is made to Messrs. WOODBURY & Co., CHILD, PRATT & Co., DOAN, KING & Co., and E. D. MORGAN & Co. GEORGE ELLIS, Cashier.

BANK DEPARTMENT, ALBANY, Aug 17, 1859.

THE ILION BANK (Ilion, Herkimer County, N. Y.) has this day filed in this office a notice of the appointment of the MERCHANTS' BANK OF ALBANY, in the City of Albany, as agent for the redemption of its circulating notes, together with a revocation of the appointment of the Bank of the Capitol as such agent, agreeable to the act entitled "An act to amend the several acts relating to incorporated Banks, Banking Associations and Individual Bankers," passed April 17, 1851. JAMES M. COOK, Superintendent.

LEAVENWORTH CITY BONDS—10 PER CENT.—These Bon