GERMAN FUN AND MUSIC.

TWO GREAT NEW-YORK CLUBS.

ARION'S NEW HOME—A HANDSOME BUILDING.

There is one feature of social life in New-York to which a fine monument is now building—a feature which may be said to be peculiar to the German element in the city's population. One would think that the quality which the Germans with their fondness for extraordinary compages of letters call Gemuthlichkeit, and which is a stock subject of their poets along with wine and Fatherland, would make them an exceedingly clubable people; and yet the fact is that of ordinary club life they know little. As a class they are domestic and have so long been accustomed to sharing their pleasures with their families that they have not felt the need of club-houses in which to dine occasionally and enjoy with their friends a quiet game of cards or billiards. That in the Liederkranz and Mannergesangverein Arion are nevertheless to be found two of the largest and most prosperous clubs in the city is explained by the fact that these two organizations promote not only the congeniality which the German loves in a form which does not preclude the participation of his wife and daughter, but also artistic culture of a kind to which all Germans are devoted—that is, music.

It is impossible for selfishness or individualism to enter into the German's cultivation of music. In the parish schools of the fatherland and in the home circle the sentiments to which these people are devoted are inculcated in the children through the medium of the folksongs, which are sung in school and at home always in harmony, simple or complex according to circumstances. Where the children of other people sing a melody laboriously in unison, a group of German children will sing their song with a second or a second and third part added. So they grow up with the thought of music associated with that of companionship. To drift into a singing society as soon as the voice matures is to them the most natural thing in the world, and the singing societies of Germany are the strongest props of that national feeling which enabled the country to triumph over its traditional foe in 1870.

The love for those customs of the fatherland the German never puts aside. The customs cross the ocean with him and are not forgotten in the new life opened to him here. In the midst of the bustling noises of the city he manages to hear the song of the Lorely and the murmur of the Rhine, and on the treeless Western prairie he can yet find the shadows of the Schwarzwald. It is because of this that every American community containing a few hundred Germans boasts its singing society. Since 1849, when the first festival of German singers was held in Cincinnati, the Sangerfests of the North American Sangerbund have been held biennally first in one city, then in another, and though a critic might say that at these great gatherings (as many as 3,000 singers sometimes being brought together) the worship of Gambrinus is more industriously cultivated than that of Apollo, the festivals have done much to promote musical culture in America. Indirectly Cincinnati, where the festivals started, owes her Music Hall her May festivals, her College of Music and her Art Museum to their influence.

The grafting of a modified form of the club idea on the distinctively German singing society has produced that feature of social life exemplified in the Liederkranz and the Arion. The Liederkranz is the older society, its origin dating back to January, 1847. In wealth and membership it also outranks the Arion, but the characteristic German elements have more vigorous representation in the latter. Since 1856 the Liederkranz has had a chorus of mixed voices, whereas the Arion has stubbornly held out against this feature in spite of the fact that it has been desired by the musical conductors. The Arion, too, has maintained carnival meetings, which are among the most enjoyable of its entertainments, on a plane that no other organization in the city has been able to imitate. The activity of the Liederkranz has had a stronger tendency toward social things. A few years ago the Liederkranz built a fine large club house in Fifty-ninth-st., which it imagined at the time would suffice for its uses for many years to come. But already the hall is overcrowded, and at each social meeting, or concert, to which the members are privileged to bring the ladies of their families, they bewail the lack of accommodations.

A large percentage of the Liederkranz membership is American by birth, having been attracted by the social advantages offered by the society. The Arion membership is almost exclusively German and the proportion of active singers is larger. It is likely, however, that the society will undergo a change in this respect when in the autumn it takes possession of its new hall. Yet the Arion will always be more German than the Liederkranz. Its members lay more stress upon the use of the German language within its walls, and one does not need to be a very close observer to note that the second generation of Arionites is more thoroughly Teutonized than the second generation of Liederkranzler. This does not mean, however, that they are any the less patriotic Americans. In fact if one were in search of temples in which the fires of American patriotism are kept brightly burning, he would have to count Liederkranz and Arion Halls among the first. It is only the customs, not the politics, of Germany that the German-American citizen clings to with such tenacity—beer, not Bismarck; music, not Moltke.

The Arion Society, or to speak more correctly, the Mannergesangverein Arion (which in the vernacular signifies the "Men's Singing Society Arion") is an offshoot of the Liederkranz (Anglice, "Song Wreath"). In its origin it exemplifies the axiom that the multiplication of musical organizations is due to discord. In January, 1854, fourteen members of the Liederkranz being unable longer to agree with their fellows cut loose and organized the Arion. Within a week they gave their first concert in the Apollo Rooms in Broadway near Canal-st. The first conductor was a musician named Meyerhofer, who was succeeded by Karl Bergmann, who remained in the position, save during a short interregnum, beginning in 1862, until 1870. Other conductors for short terms were Karl Anschutz, P. L. Ritter (now teacher of music in Vassar College), V. Hartmann and H. Grenier. In 1871 Dr. Damrosch was brought from Breslau, where he was conducting the opera and orchestral society, and remained conductor until 1884. He in turn was succeeded by the present conductor, Frank Van der Stucken, a native-born American, who is now acquainting the German public with some of the works of our composers by giving concerts in Berlin and elsewhere. In addition to the customary music for male voices the Arion from the beginning cultivated operettas. In 1855 a work of this kind entitled "Mordgrundtruck," the music composed by Mr. Bergmann, was bought forward, and in 1856 "Der Gangam Eisenhammer," by the same composer. Amusing little works in the same style, which do not call for female voices, are still given occasionally, but only for the diversion of the members and their families. There have been also some essays in a higher field. The choruses in the first Wagnerian opera performed in America were sung by the Arion Society. This was "Tannhauser," produced under the direction of Mr. Bergmann at the Stadt Theatre in the Bowery on August 27, 1859. Madame Steinberg was the Elizabeth, Herr Pickaneser the Tannhauser, and a singer named Lehmann the Wolfram. Last January at the dinner given to Herr Seidl in honor of the first performance in America of "Tristan and Isolde," William Steinway, under whose presidency the Liederkranz reached the pinnacle of its prosperity, related enthusiastically the story of this performance in which he took part as a chorister. In 1869 the Arion, following a natural impulse, performed "Der Freischutz," the most German of German operas.

The masquerade balls of the Arion date back to its earliest years. The first was given in the Chinese Assembly Rooms. In 1864 the balls were removed to the Academy of Music, and in 1878 to the Madison Square Garden. Last winter the society followed the uptown tendency and went to the Metropolitan Opera House. The procession of Prince Carnival is always the great spectacular feature of an Arion ball and the three Carnival sitzungen of every winter mark the highest flights of Arion wit and humor. Americans have no entertainments corresponding with these meetings devoted undisguisedly to the cultivation of what might be called the higher order of folly. In them all the men, whether members or invited guests, wear the fool's cap and bells. The hall is artistically decorated with cartoons appropriate to the occasion, and a programme of instrumental music, original songs, speeches and poems, all witty and satirical in their purpose, is performed in the midst of the utmost good humor. Last winter, for instance, the artistic motif of the meetings was borrowed from Scheffel's popular poem "Der Trompeter von Sakkingen."

For twenty years or thereabouts the theatre of Arion merriment has been in St. Mark's Place. The increase in membership and the necessity of following the current of population have, however, at length compelled the society to imitate the Liederkranz. A year and a half ago the officers decided to build a new hall. A lot of ground at the south east corner of Park-ave. and Fifty-ninth-st. was purchased for $95,000, and three prizes were offered for plans for the proposed new club house. Of the ten competitors Messrs. De Lemos and Cordes were successful. The original plans contemplated a building to cost $200,000, but since then the plans have been changed so as to make the building fire-proof throughout, and this, together with some unexpected difficulties met with in sinking the foundations, will increase the cost of the new club house to $300,000. Ground was broken in March of last year and the corner-stone was laid with musical ceremonies on June 12. Work has been pushed with much energy and Mr. De Lemos has promised the society that the building will be ready for occupancy by the middle of August. Just now the Arion is homeless. Two weeks ago it was compelled to abandon its old house in St. Mark's Place, which was sold to George Ehret, the brewer, who is an old member of the society. He let it and the lessee has taken possession. The Liederkranz offered to share its house with the Arion, but the officers thought it wiser to take a brief summer vacation and declined the fraternal offer with thanks. It will probably be the beginning of September before the Arion will take possession of the new hall in the name of Apollo and Prince Carnival. Mr. Van der Stucken will compose a cantata for the house-warming.

The new building has a frontage of 125 feet on Park-ave. and 90 feet on Fifty-ninth-st. Its height is 90 feet above the curb, and it has three stories and a basement. The lower story is of Berea sandstone, the rest of buff brick and terra cotta. The architectural forms and all the decorations external as well as internal (except in two rooms in the basement, are in the style of the early Italian renaissance. At the four corners of the roof stand classic tripods, and midway between them on the two fronts are to be placed nine groups of heroic size. That on Park-ave. will represent Arion on the back of a dolphin, that on Fifty-ninth-st. Prince Carnival and two female figures dancing. The former was modelled by Aloys Loher, the latter by Henry Baerer. The cost of the two groups will be $18,000. It is proposed that sacrificial fires shall blaze from the tripods. A unique feature in the construction of the building is the use of the so-called Scandia arch in the floors, the span being sometimes twenty feet. The arch has never been used in a large public building in America, and was executed in this instance by Senor Guastavino, a Spanish architect. It effects a great saving of iron in construction. The staircases are of iron and marble, the halls laid with French Flint tiles. The building is to be lighted throughout by electricity and not less than $14,000 is to be expended on apparatus for ventilation. In the basement will be situated a drinking room, Kneipe, carried out in every particular of decoration and furniture in the mediæval German style, with wrought iron fixtures, heavy oak wainscoting, tables and chairs, and stained glass windows. Its dimensions are twenty-three feet by fifty. A smaller room for the Kleine Rath will be similarly decorated. Hat rooms, toilet rooms, etc., occupy the rest of the basement. Two vestibules, the main one with heavy fluted columns, occupy much of the first story. Opening into them are a reading-room, two family dining rooms, billiard and card rooms, committee and janitor's rooms, which use up the rest of the space. In the second story is a banqueting hall fifty-one feet wide and ninety-five feet long, besides kitchen, pantry, toilet-rooms, etc. Nearly the whole of the third story is occupied by the ball, which is to be used as a concert and dancing room. It is one hundred and twenty feet long, sixty-two feet wide, and fifty-eight feet six inches high. The space is unbroken by columns, the iron roof trusses carrying the ceiling. The decorations are in stucco and panels, the cream color of the arabesques being relieved by gold. Across one end is a gallery, but the stage will be a temporary one and the floor is level to accommodate dancers. Above the hall are apartments for the janitors and servants. An elevator runs from the bottom to the top of the building, the motive power coming from the sub-cellar. The ventilating fans are to be driven by electricity. The general appearance of the building is chaste and elegant, the facades being relieved by handsome balconies and the ornamental designs in terra cotta being consistent in style with the architectural forms.

New Publications.

A LITERARY QUERY?

THE POETS AND POETRY OF AMERICA.

A satire by "Lavante," reprinted from the Original published in Philadelphia in 1847, with an introductory argument to show that it was written by EDGAR ALLEN POE.

16mo, folded paper covers; 50 cents.

BENJAMIN & BELL, Publishers, 744 Broadway, New-York.

DELON'S PAMPHLET, proving the Meisterschaft entirely wrong for French, mailed on receipt of 14 cent post stamps by PROF. BERGER, 853 Broadway, New-York.

NEW NOVELS, MAGAZINES, &c., loaned at 50 cents a month. Choice works sold at half price. Send for catalogue. Books bought or sold on commission. LORRAINE LIBRARY, 41 West 31st-st., near Broadway.

Instruction.

Boys and Young Men—City.

A.—CIRCULARS OF SCHOOLS, with reliable information, free; mailed for postage. R. E. AVERY, Ass'n School Bureau, 2 West 14th-st., N. Y.

SHORTHAND AND TYPE-WRITING thoroughly taught at the New-York school of Ben Pitman Phonography, Standard Theatre Building, 1,225 Broadway.

THE PARK COLLEGIATE SCHOOL (Family and Day), prepares boys for best Colleges and Scientific Schools. Has full corps of instructors. Drawing and its practical application to Industrial Art taught. ELMER E. PHILLIPS, M. A., 63 East 55th-st., N. Y.

UNIVERSITY GRAMMAR SCHOOL, 1,473 B'way, near 42d-st., 49th year. Primary, commercial and classical departments, instruction thorough. M. HOBBY, W. L. AIKIN, Phs. N. C. HENDRICKSON, Associate.

WOODBRIDGE SCHOOL, 32 East 45th-st.—Scientific, classical, senior, junior, primary. terms $75 to $300.

For Young Ladies—City.

MME. and MLLE. CASTEGNIER'S French and Drawing Classes will reopen on October 10, at their residence, 323 Lexington-ave.; classes for children and advanced pupils; special classes for conversation; conferences on French literature; six boarding pupils will be received.

Brooklyn.

"THE CRITTENDEN" PRIMARY SCHOOL AND KINDERGARTEN FOR BOTH SEXES, 197 Hicks-st., cor. Pineapple-st. Miss H. M. WRIGHT, Principal, for the past eight years Director of Primary Departments in the Packer Collegiate Institute. Spring term begins April 12. FRENCH WITHOUT EXTRA CHARGE.

For Young Ladies—Country.

HOME and DAY SCHOOL for GIRLS.—Primary, Intermediate, Classical, English, Music. Pupils admitted to Vassar, Wellesley, Smith on our certificate. Three Vassar graduates teachers. "THE ELMS," Springfield, Mass.

HOME COLLEGIATE INSTITUTE, Metuchin, N. J. Board, tuition (including music) $50 per quarter for girls.

RYE SEMINARY, RYE, NEW-YORK. For particulars address MRS. S. J. LIFE.

"THE ELMS," Springfield, Mass.—Family, Day and Music school for Girls. Primary, Academic, Classical and Post-graduate Courses. MISSES PORTER & CHAMPNEY, Principals.

THE WEST WALNUT STREET BOARDING SCHOOL for young ladies and little girls will reopen September 15. For terms and circulars, address MISS J. TRAUTMANN, 4,501 Walnut-st., Philadelphia, Pa.

TRINITY HALL, BEVERLY, NEW-JERSEY. A thorough home-school for twenty young ladies. Varied advantages of the highest order. Careful training in manner, mind and heart. Solid culture in English, Music, Art and Languages. Twentieth year begins September 15. For circular address the principal, Miss RACHELLE GIBBONS HUNT.

WALNUT LANE SCHOOL AND WELLESLEY PREPARATORY (formerly Madam Clement's) BOARDING AND DAY SCHOOL FOR YOUNG LADIES. 31st year opens September 21. Academical and College Preparatory Courses. For circulars, address MISS ADA M. SMITH, MRS. T. B. RICHARDS, Germantown, Philadelphia.

For Boys and Young Men—Country.

THE BRYANT SCHOOL, ROSLYN, LONG ISLAND, N. Y. OVERLOOKING LONG ISLAND SOUND. A military academy of the highest grade, with Primary, Intermediate and Academic Departments. One of the finest school properties in the country, in proximity to country seats of Hon. Parke Godwin and the late William Cullen Bryant. Fall term opens Thursday, September 15. Twenty seventh annual. SUMMER SCHOOL FOR BOYS AND YOUNG MEN Opens June 15 and closes September 1. Thorough instruction in Primary and Common and higher English branches, Classics, Physiology and Hygiene, Book-keeping, Penmanship, Instrumental Music, field work in the Natural Sciences. Large playing fields for all games. Salt-water bathing under care of instructors. No uniform required for summer. See advertisement in Century Magazine for May. For catalogue apply to GEORGE B. CORTELYOU, Principal.

A.—CIRCULARS of schools, both sexes, city and country, with careful advice to parents. E. M. COVINGTON, 21 East 17th-st. Next Sypher's.

A SUMMER HOME SCHOOL for a few boys.—Kind, careful training; moderate charges; city references; seventh year. LAMBERT ACADEMY, Milton, Conn.

"CAMP ST. REGIS.—A summer camp for boys in the Adirondack Mountains. For circular and special information address the Rev. WALTER H. LAROM, Santa Clara, Franklin County, N. Y."

BORDENTOWN (N. J.) MILITARY INSTITUTE, on Bluffs of the Delaware, between New-York and Philadelphia, prepares for college, business, society, citizenship; solid work in English, Natural Sciences, Modern and Ancient Languages, Mathematics, Music—Upton's U. S. Tactics. Rev. T. H. LANDON, A. M., Principal.

FREEHOLD INSTITUTE, Freehold, N. J. PREPARES FOR COLLEGE OR BUSINESS. Rev. A. G. CHAMBERS, A. M., Principal.

HIGHLAND MILITARY ACADEMY, Worcester, Mass. 32d year begins Sept. 14, 1887. C. R. METCALF, A. M., Superintendent.

ROCKLAND COLLEGE, Nyack-on-the-Hudson, will be open during summer for board and half study. Send for circular with full particulars. Enter any time. W. H. BANNISTER, A. M., Principal.

SHORTLIDGE'S Media Academy.—$125 quarterly for boys. Students admitted and classified at any time. Best instruction, best care, best table. Single or double rooms heated by steam; fine college preparatory, English, business and engineering courses. SWITHIN C. SHORTLIDGE, A. B. & A. M., (Harvard) Media, Penn.

SUMMER SCHOOL for Boys, Peekskill, N. Y. Military Academy. Send for catalogue. Term begins June 23. JOHN N. TILDEN, A. M., M. D.

Instruction.

For Boys and Young Men—Country.

SUMMER SCHOOL for Boys and Young Men.—For catalogue apply to GEO. R. CORTELYOU, Principal, The Bryant School, Roslyn, Long Island, N. Y.

YONKERS ON THE HUDSON.—A family school for desirable boys, little boys and those going from home for the first time especially solicited; not cheap, but genuine and thorough; backward boys and conditioned students coached summer and winter. THEO. F. LEIGHTON.

Miscellaneous.

ADIRONDACK SUMMER SCHOOL.—Ten weeks' study if desired and recreation under an experienced teacher. Terms, $100. Address E. D. MONTANYE, Trenton, N. J.

FOR SALE.—In a suburban town near New-York, the equity and fixtures of a girls' boarding and day school, of twelve years' standing; location healthy; population rapidly increasing, and desirous of retaining the school in the neighborhood. Address M. S. S., N. Y. P. O., Box 3,426.

FOR SALE.—MORGAN PARK MILITARY ACADEMY, situated at MORGAN PARK, COOK COUNTY, ILL., 13 miles from Chicago, comprising buildings and outfit for 53 boarding pupils, with 8 acres of ground. Price, $40,000. For further particulars address Capt. ED. N. KIRK TALCOTT, Supt.

SUMMER VACATION on farm in the family of a French teacher; few pupils. Circulars at E. FEZANDIE, 428 East 57th-st.

Teachers.

A.—BEST TEACHERS, Tutors and Governesses supplied; no charge. TEACHERS registered free. 200 vacancies (April 21); new ones daily. R. E. AVERY, American School Bureau, 2 West 14th-st., N. Y.

AMERICAN AND FOREIGN TEACHERS AGENCY supplies Professors, Teachers, Tutors, Governesses, etc., to Colleges, Schools and Families. Apply to MRS. M. J. YOUNG, 131 Fulton, 23 Union Square.

A YOUNG LADY, teacher in one of our best ladies' schools, would like an engagement for two or three months from June 15 to teach botany and zoology to children or young ladies in the country. Inquiries may be addressed to Dr. CHARLES WEST, Brooklyn, or Professor J. S. NEWBERRY, Columbia College.

A HANOVERIAN with refined manners just arrived from Europe; thorough English, French, German (diploma) Italian, good musician, singing, drawing, painting and fancy work. W. W., Tribune Uptown Office, 1,238 Broadway.

A CLERGYMAN will take two or three boys, pupils or not, into the country. Address A. B., Box 25 Tribune Office.

BROCKWAY TEACHERS' AGENCY, Chicago and New-York, supplies the best schools of the West and South with teachers. Mrs. L. FREEMAN BROCKWAY, 54 West 23d-st., N. Y.

FREDERICK MONTESER, Ph. D. (Vienna), 1,464 Lexington-ave., New-York. Instruction in Higher Mathematics, Classics, German, French. Thorough preparation for college. Highest references. Pupils for the summer desired.

LADY desires visiting lessons for fall, private pupils, or school; English branches, French, German, music, painting; highest references. Address F. I. C., Tribune Uptown Office, 1,238 Broadway.

TEACHERS WANTED.—Native French lady (Protestant) for school near city; gentleman (Episcopalian) for Modern Languages, Mathematics and Military Drill. SCHERMERHORN'S TEACHERS' AGENCY, 7 East 14th-st.

WANTED.—Governess teaching French, German, piano. Teacher, school—German, drawing, piano. Purchasers for two schools. Miss DONOVAN'S TEACHERS' BUREAU, 30 and 32 East 14th-st.

WOMAN'S EXCHANGE TEACHER'S BUREAU (Retail) supplies Professors, Teachers, Governesses, Matrons, Housekeepers, Companions, etc., to colleges, schools and families; also Bookkeepers, Stenographers and Copyists to business firms. Mrs. A. D. CULVER, 129 5th-ave., New-York City.

YALE GRADUATE, experienced instructor, will tutor one or two very select boys for college entrance examinations. Address "STATIM," Tribune Uptown Office, 1,238 Broadway.

Canfield Seamless Dress Shields

are Waterproof, Absorbent, Odorless, do not wrinkle, chafe or rip. Can be washed. This is the only seamless shield made, and they have been worn by more than six million ladies. They are five times better than any other Shield made in U. S. or Europe. Beware of imitations. All Genuine goods are stamped with the trade-mark "Canfield." Infringements will be rigorously prosecuted. Samples sent free on payment of 25 cents. CANFIELD RUBBER CO., 7 Mercer St., N. Y.

Put in U. S. and Europe.

P. S.—We will pay $1000 to cash premiums for best specimens of Art Needle Work. Send for circular giving full details.

Business Property for Sale and To Let.

AT 34 CLINTON PLACE, 8th-st.; store floor, 25x75, to let. RULAND & WHITING, 5 Beekman-st.

ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, No. 1,238 Broadway, corner Thirty-first-st., until 8 p. m.; 950 Broadway, between Twenty-second and Twenty-third sts., until 8 p. m.; 308 West Twenty-third-st., corner Eighth-ave., 152 Sixth-ave., 153 Fourth-ave., corner Fourteenth-st., 760 Third-ave., corner Forty-seventh-st., 1,007 Third-ave., near Sixteenth-st.

FOUR LOFTS TO LET.—Separate or together, in new building. 42 Franklin-st.

LOFTS to let, with or without power, 114 East 13th-st., bet. 3d and 4th aves. Inquire of F. GRUB & CO., on premises.

OFFICES.—146 Broadway, Mutual Life (old) building. Two mediums and connecting rooms, richly finished, stained cherry and ash; part time; elevator service, steam heat, &c. Rent each, $250 and $350, or less together. Apply at Room 501.

City Property for Sale.

A FOUR-STORY brownstone twenty-foot residence, north side of street, between 5th and 6th aves., close by our branch office; asking price only $45,000; another $40,000. V. K. STEVENSON & CO., 195 Broadway, corner Fine-st. Branch, 663 Fifth-ave., near 53d-st.

AN elegant 4-story brownstone private dwelling (No. 56 East 79th-st.), built by days' work; cabinet finished throughout; independent walls both sides. "Look at it." E. KILPATRICK, Builder, 23 East 80th-st.

BARGAINS. Fire-class private mansions, 126 to 134 West 82d-st. Apply on premises.

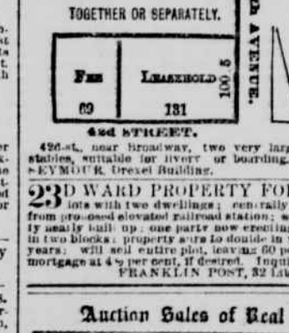
ELEGANT and substantial three and four-story dwellings, decorated throughout. Apply on premises, 139 West 74th-st.

ELEGANT new four-story cabinet-trimmed private dwellings, Nos. 48 to 56 West 84th-st. Inquire on premises or of JAMES A. FRASER, Owner.

Audubon Park Property FOR SALE,

on 155th-st., near the Boulevard; a fine house, with stables, conservatories, grapery, and about thirty lots of land; commands a beautiful river view up and down the Hudson. Apply to G. B. GRINNELL, Owner, or CHAS. McCRAE, 533 5th-ave., or GEO. H. READ, 9 Pine-st.

FOR SALE OR LEASE TOGETHER OR SEPARATELY.



426-st., near Broadway, two very large and commodious stables, suitable for livery or boarding. Apply to DAN. SEYMOUR, Drexel Building.

23D WARD PROPERTY FOR SALE.—116 lots with two dwellings; centrally located, one block from present elevated railroad station; surrounding property nearly built up; one party now erecting fifty houses within two blocks; property sure to double in value within three years; will sell entire plot, leaving 50 per cent on bond and mortgage at 4½ per cent, if desired. Inquire FRANKLIN POST, 32 Liberty-st., room 12.

Auction Sales of Real Estate.

JAMES L. WELLS, Auctioneer.

EXECUTORS' SALE—ESTATE E. T. BRADHURST.

At Real Estate Exchange, 59 to 65 Liberty-st., noon, Wednesday, June 1, 1887, 22 CHOICE LOTS, ST. NICHOLAS AND 10TH AVES., 147TH, 148TH AND 149TH STS., being portions of the old well-known

BRADHURST ESTATE.

These lots are on grade ready for building; fine views of Hudson and Harlem Rivers; elegant and rapidly growing neighborhood; accessible at all hours by Cable and Elevated Railroads; depot 145th-st.

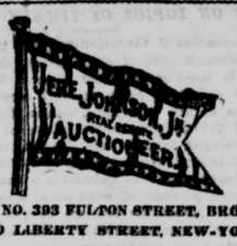
TITLE PERFECT AND GUARANTEED by policy of Title Guarantee and Trust Company, free of cost to each purchaser.

70 per cent can remain on mortgage at 5 per cent.

Maps with Hinch N. Camp and H. M. Bradhurst, Executors, 55 Liberty-st., and Auctioneer, 59 Liberty-st.

EXECUTORS' SALE.—Farm on Rye Lake and King-st., Westchester County, N. Y., homestead of Oliver Mathews, deceased; about 150 acres with large dwelling house near Port Chester, White Plains and Kendall, at auction, on the premises, Tuesday, June 7, at 11 o'clock a. m.; terms easy. Apply to WM. H. TIBBITS, Auctioneer, White Plains, N. Y., or to Executors, Dr. EDWARD F. MATHEWS, Port Chester, N. Y., or ALBERT MATHEWS, 21 Pine-st., New-York City.

Auction Sales of Real Estate.



OFFICES, NO. 393 FULTON STREET, BROOKLYN. NO. 60 LIBERTY STREET, NEW-YORK.

MONDAY, MAY 30,

Decoration Day,

at 1 o'clock p. m., on the premises,

OCEAN PARKWAY

and Avenue C (Kensington),

FLATBUSH, L. I.,

GREAT AUCTION SALE

363 EXQUISITE LOTS

and

FOUR NEW HOUSES

adjoining property sold last year for Reform Dutch Church and equal to any in the locality.

GRAND BANQUET UNDER COLOSSAL TENT (WEEKS), BRILLIANT NATIONAL MUSIC by Bohn's Twenty-third Regiment Band.

FREE EXCURSION TO GROUNDS.

Titles insured by Title Guarantee and Trust Co.

For maps and complimentary passes apply to JERE. JOHNSON, Jr., 60 Liberty-st., New-York, and 393 Fulton-st., Brooklyn.

Both offices open on DECORATION DAY, to give free passes.

THURSDAY, JUNE 2,

at 1 o'clock, on the premises,

Corner of Lincoln Road (East New-York ave.) and Rogers ave.

LET EVERYBODY EMBRACE THIS

Golden Opportunity

to purchase plots for home sites better than jewels, in

LOVELY, PEERLESS FLATBUSH,

AT THE IMMENSE AUCTION SALE OF

500 Select Lots,

by order of John Lefferts, Esq., being a portion of his

HOMESTEAD FARM,

Situated on Lincoln Road (known as East New-York ave.) Rogers, Nostrand and Cornelia aves., and Maple, Midwood, Tulip and Fenimore sts., in the very choicest and most select part of the village.

TITLES INSURED BY THE TITLE GUARANTEE AND TRUST CO.

GRAND COLLATION UNDER MAMMOTH TENT.

BRILLIANT MUSIC BY FORST'S CELEBRATED 23D REGIMENT BAND.

FREE PASSES BY FLATBUSH AND NOSTRAND AVE. HORSE CARS.

For passes, maps and particulars apply to JERE. JOHNSON, Jr., 60 Liberty-st., New-York, and 393 Fulton-st., Brooklyn, or to John Lefferts, esq., at the old Family Mansion, corner Lincoln road and Flatbush-ave., Flatbush.

MONDAY, JUNE 9,

At 1:30 o'clock p. m., on the premises,

Hamilton Heights (Fort Hamilton),

215 SEA VIEW LOTS.

ELEGANT AND COMMANDING, OVERLOOKING NARROWS AND OCEAN.

Music. Collation. Maps now ready at Auctioneer's Offices.

JAMES L. WELLS, AUCTIONEER,

Will sell at auction, noon, WEDNESDAY, June 8, at Real Estate Exchange, No. 59 to 65 Liberty-st.,

12 MAGNIFICENT

PARK VIEW VILLA SITES

on Jerome ave., opposite and overlooking

JEROME PARK,

Fordham, 24th Ward, New-York City. Plots one-half to about three acres, midway between Fordham station, Harlem Railroad, and Fordham Heights station, New-York City and Northern R. R.; a fine drive to Central Park and 155th-st. L station; a superb location fronting on Jerome ave., a grand 100-foot boulevard, climate most bracing, high ground and lovely views, city improvements and conveniences, excellent drainage, near the new and handsome suburban quarter known as Bedford Park; liberal terms. This is the finest villa property ever offered in the 24th Ward. Send for maps and particulars. JAMES L. WELLS, 59 Liberty-st.

JAMES L. WELLS, AUCTIONEER, will sell at auction TUESDAY, MAY 31, noon, Real Estate Exchange, 59 to 65 Liberty-st.,

TREMONT COTTAGES,

Nos. 1,591 and 1,593 Washington-ave., one block from Central Morrisania Depot, two blocks from 3d-ave. horse-cars and elevated new building, two new and handsome seven-room cottages and lots, stables; splendid location; choice neighborhood; city conveniences; easy terms. Send for maps and particulars. JAMES L. WELLS, 59 Liberty-st.

RICHARD V. HARNETT & CO., Auctioneers, WILL SELL AT AUCTION, WEDNESDAY, JUNE 1, at 12 o'clock noon at the REAL ESTATE EXCHANGE AND AUCTION ROOM, 59 TO 65 LIBERTY-ST.

To lease an estate, 324 Broadway, near Worth-st., five story and basement marble building, 25x150.

427 West 22d-st., near 9th-ave., four-story brownstone dwelling, 16.8x55x98.8.

810 West 49th-st., five-story brownstone tenement, 20 West 13th-st., lot 25x115.8x25x123, 60 per cent may remain on mortgage.

60th-st., north side, between 8th and 9th aves., two lots, 75 per cent may remain on mortgage.

MONDAY, JUNE 6.

Brook-ave., 148th and 149th sts., 234 Ward, 10 lots, 50 per cent may remain.

Title guaranteed by German-American Real Estate Title Guarantee Company, 34 Nassau-st.

Webster and Decatur aves., 24th Ward, 30 lots near Bedford Park, near Southern Boulevard; in an active and rapidly improving neighborhood.

Title guaranteed by German-American Real Estate Title Guarantee Company, 34 Nassau-st.

THURSDAY, JUNE 9.

Executors' sale, estate Thomas Maher, dec'd, 65th and 66th sts., west of Central Park. Two lots, 25x100.5 each. Liberal terms.

Maps and Lists of Sales at Auctioneers', 73 Liberty-st.

PETER F. MEYER, Auctioneer.

VERY DESIRABLE RESIDENCE with about 41 ACRES OF LAND, at WEEHAWKEN, N. J., overlooking the Hudson River. ADRIAN H. MULLER & SON will sell at auction ON TUESDAY, MAY 31, 1887, AT 12 O'CLOCK, AT THE REAL ESTATE EXCHANGE, NOS. 59 TO 65 LIBERTY-ST., NEW-YORK, the very desirable and valuable property, comprising about 41 Acres of the Homestead Plot of the Property known as "Highwood," the residence of Mrs. Caroline King, with Stone Dwelling House, stable and Outbuildings. The situation is one of the finest on the Hudson River, and its close proximity to the city of Hoboken, and consequently its nearness to the city of New-York, makes it particularly desirable and profitable for dividing into plots for dwellings. It is approached by easy access from Hoboken, and is very near the ferry and depot of the West Shore R. R. The land on the bluff, overlooking river, commanding a magnificent view of the bay of New-York, is an even plateau gradually sloping to the west to a valley, affording perfect natural drainage. It is a choice location for a public or private park, or for the residence of a gentleman of wealth, or for a college, sanitarium or other institution. The grounds are beautifully laid out, and with the fine trees, its commanding situation and healthful location it is a very attractive place. Maps, &c., at the office of RICHARDS & SAUSE, No. 5½ Pine-st., or at the office of the Auctioneer, No. 1 Pine-st., New-York.

Brooklyn Property for Sale and To Let.

FIVE SPLENDIDLY SITUATED BROOKLYN RESIDENCES FOR SALE, 20x45 FEET—LOT 100 FEET DEEP. Three-story and basement brownstone front. Basement, parlor and 2d story finished in hard wood, 2d floor saloon chamber, plate-glass windows in parlor, cabinet mantels throughout, 10 plate-glass mirrors. Eastress stairs in parlor story, basement and parlor hall wainscoted in hard wood, double floors in parlor. Sanitary plumbing throughout. Heated by furnace. Price, $11,000. Also, one red brick and brownstone house, 2-story and basement, 9 rooms, bath-room, $7,500. This is a handsome house. To reach them take Brooklyn Elevated Road to Sumner-ave. station, about 20 minutes' ride—then go 2 blocks up Sumner-ave. to Monroe-st., then 1 block to my house, 257A Lewis-ave. These houses are all convenient to Elevated Road, in one of the best residence streets in Brooklyn, and built by one of the best builders in the city. They must be sold, as the owner cannot afford to carry them. Keys at 257A, Lewis-ave. Address OWNER, Tribune Office.

BUY a home in Brooklyn, healthiest city; 2,000 houses, stores, flats; bottom prices. WILLIAM H. GRACE, corner Willoughby and Jay, Brooklyn.

21 FIRST PLACE.—To let, furnished or unfurnished, for one or three years, to a private family only. The fine three-story, high-stoop, brownstone house, No. 21 First place, between Clinton and Henry sts.; an extra lot if desired. Apply to EDWARD CLARKE, Tribune Office, N. Y.

Country Property for Sale and To Let.

AT CRANFORD, N. J., on Central R. R. (of N. J.), for sale or to let, desirable French-roof house containing eight good-sized rooms. Lot 100 x200. Large roomy barn, fruit trees, &c.; ground is nicely laid out; few minutes from depot and on street; 60 feet wide. Would sell low to cash buyer to close an estate. For particulars apply to or address CHAS. EGG, ARRY, 41 and 43 Maiden-lane.

ARGYLE COTTAGES, BABYLON, LONG ISLAND. A few of these VERY DESIRABLE Summer Homes are to rent; new; large rooms; handsomely furnished; gas, hot and cold water, baths, telephones, kitchens (meals served from the hotel if desired); extensive stables; perfect drainage, every sanitary requirement. Situated in a picturesque old park of 70 acres, adjacent to the commodious ARGYLE HOTEL and its attractions; near the railroad depot, Fire Island Steamboat Wharf, and the village churches and stores. Fine drives, shady walks, exceptionally good boating and fishing. The park keeper will show cottages. Plans can be examined and information obtained at the office of CHARLES BRUFF, Sec'y and Treas., Long Island Imp. Co., Limited, 115 Broadway, N. Y.

RICHMOND HILL, L. I. Fifteen minutes from New-York ferries. Beautiful cottages, with all conveniences of city and country. Equally suitable for winter or summer. Prettiest village on Long Island. Restricted against nuisances. Full supply of pure water. Also choice building lots, on hills or plain. J. W. FIELDER, 59 Liberty-st. (elevator); hours 9 to 12; or G. L. FOWLER, on premises.

AGENCY FOR MONTCLAIR.—Furnished houses to let season or year; dwellings and building sites for sale. CLARENCE B. TUBBS, 5 Beekman-st., N. Y.

A HANDSOME residence for sale; containing 10 rooms and all modern improvements, with over one acre of ground, handsome stable and carriage-house; elegant lawn, ornamental trees and shrubbery; situated near depot, on the line of the Northern Railroad of New-Jersey, 20 miles from New-York. Will be sold at a sacrifice; terms easy. Apply to CHARLES JAUDON, 96 Broadway, Room 154.

ACCESSIBLE, elegant mansions, residences, farms, factories, waterfronts; thousands, all directions, for sale, exchange, rent. J. A. VAN AUKEN & CO., 71 Broadway.

A LAST CHANCE.—BUT A FEW MORE COTTAGES TO RENT at FAR ROCKAWAY, WAVE CREST, Lawrence and Cedarhurst, 40 minutes from New-York; healthiest climate in the world; breezes direct from the sea; perfect sanitary arrangements; all modern improvements. Call at once at WATKIN W. JONES'S Real Estate Agency, Far Rockaway. (Lists mailed free.)

A FURNISHED COTTAGE on the Sound to let for the season; rent $300. RULAND & WHITNEY, 5 Beekman-st.

AT SUMMIT, N. J.—Furnished houses to let from $75 to $250 per month. Office open Decoration Day. E. G. POTTER, Opposite station.

ALL country property our specialty; bargains in cottages, residences, farms, everywhere; catalogues free, no charge for registering. PHILLIPS & W