NEW PUBLICATIONS.

MODERN NAVAL RESOURCES.

THE DEVELOPMENT OF NAVIES DURING THE LAST HALF CENTURY. By Captain S. Eardley-Wilmot, R. N. With Many Illustrations. Octavo, pp. 294. New-York, Charles Scribner's Sons.

This is an excellent work, brimming with information about naval progress since 1840, and adapted to the requirements of readers who lack technical knowledge of the subject. While the author, as an officer of the British Navy, describes, in the main, what has been done in his own country, he deals also with the advances made elsewhere in designing, equipping and arming war vessels. The book contains within small compass all the freshest information relating to naval progress, and is admirably illustrated. The style is luminous, and the treatment of the subject comprehensive and instructive. There are other books which cover the same field and are more exhaustive in the discussion of technical questions of naval architecture, but there is, perhaps, no other one which renders the whole subject so intelligible to general readers who have not had a special education as engineers and naval experts.

The volume contains not only the details of progress in every branch of naval service, but also practical illustrations of the principal operations in which squadrons and single ships have been engaged during the period under review. It opens with an admirable account of the condition of the British navy in 1840, and a striking proof, in the bombardment of Acre, of the old-time advantages of numerous guns and rapidity of fire in attacking fortifications. The gradual conversion of a sailing fleet to a steam fleet is next described, with critical comments upon naval operations in the Black Sea and the Baltic during the Crimean War. The next stage of development was the substitution of iron for wood, and involved the beginning of the struggle between guns and armor. The battle between the Kearsarge and the Alabama is described as offering a striking illustration of the value of a coat of mail. The earliest broadside ironclads were followed about the same time by the introduction of the first turret ship in Ericsson's monitor, and the development of the system is traced in the Devastation and the Inflexible. The utility of both classes is demonstrated by references to the bombardment of Alexandria. The battle of Lissa is described as the most important naval incident since Trafalgar, and the weakness of some of the new types of battle-ships is pointed out. This opens the way for the discussion of the barbette system combined with broadside, of coast-defence vessels and rams, or armor and the latest turret ships, of cruisers, ordnance, torpedo warfare and marine engineering.

The author, while avoiding controversial questions as apart from the purpose of his work, does not hesitate to condemn the construction of costly battle-ships of the first-class. While admitting that a vessel of 20,000 tons can be built with armor impervious to the gun, he contends that her hull under water cannot be made strong enough to resist the shock of a swift ram or the explosion of 200 pounds of guncotton, which the latest torpedo carries. He holds that the great argument in favor of the very big ship is that it represents the principle of concentration, and that tactically a small number can be more efficiently handled than a force numerically superior, but composed individually of weaker ships. This is true, he affirms, in a general sense, but the principle may be carried too far and bring in 20,000-ton ships. He perceives no reason why a good speed, large supply of coal and a powerful armament cannot be obtained within a displacement of 10,000 tons. He considers that England in common with all other nations has gone too far in the production of monster ships and guns, and that the reaction which must always follow such excesses will lead to a great increase in the numbers of what for the moment are termed second-class battle-ships. He believes that a maximum thickness of twelve or fourteen inches in armor ought not to be exceeded, and that Governments should offer high premiums for improvements in quality by which greater resistance to projectiles may be attained. Another of his conclusions is that monster ordnance is one of the abnormal growths of peace which the rough test of war will sweep away, and that the balance of evidence is in favor of smaller guns.

Two of the best chapters in this valuable work relate to steam propulsion and torpedo warfare. After reviewing the wonderful advances made in steam engineering, he remarks that it is unlikely that there will be in the next decade anything like the same progress as in the last. He contends that there must be a point beyond which except in matters of detail improvement of the marine steam engine cannot go, and that this point has been reached, as it was thirty years ago in the case of railway locomotives. So far as torpedoes are concerned he does not consider it practicable to protect the bottoms of ironclads against them. The latest development of the Whitehead is a torpedo eighteen inches in diameter, with a speed of thirty knots and carrying 200 pounds of guncotton. No modification in construction can render the explosion of such a mass beneath a ship other than irresistible. Should it be otherwise, an addition of two inches to the diameter of the torpedo would probably allow the charge to be increased to 500 pounds, and it would be impracticable to counteract it.

The account given of the new American Navy is impartial and is marred by a single error, the printing of Charlestown for Charleston in the description of the cruiser built in San Francisco. The author pronounces the Chicago as undeniably a very powerful vessel, but expresses the opinion that a lighter armament would have been better. He speaks favorably of the high-speed cruisers, disparages the English design of the Texas, and commends the Indiana, Massachusetts and Oregon. He pronounces the New-York, which is known as an armored cruiser, as in reality a second-class battle-ship, capable of engaging with many European ironclads. The Pirate he regards as a very inter sting experiment. Every reference made to the American Navy is kindly in spirit, and the prediction is offered that before the century closes the United States will possess a fleet recalling the old days when her wooden walls were to be seen in every sea.

New Publications.

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Miscellaneous.

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REAL ESTATE.

BUSINESS AT THE EXCHANGE.

New-York, Saturday, May 7.

The total amount realized from auction sales of city real estate held at the Exchange and Auction Room for the week ending with to-day was $1,111,858.

LIST OF AUCTIONS.

For the present week ending with Saturday, May 14, the following auction sales are announced to be held at the Exchange and Auction Room:

TO-DAY (MONDAY), MAY 9.

Foreclosure sale, 3 lots, 16.8x100 each, n s 134th-st, 291.8 ft e of Willis-ave; 1 plot of land, 51.1x70, and 2 5-story buildings, Nos. 356 and 858 9th-ave, e s, 49.4 ft s of 58th-st; auction sale 153 lots at Bedford Park, N. Y.

TUESDAY, MAY 10.

Foreclosure sale, 1 lot, 22.4x100, and 3-story house, No 24 Grovest, s s, 50.4 ft e of Bedford-st. Partition sale, 2 lots, 25x100 each, e s Amsterdam-ave, 99.11 ft n of 148th-st; 9 lots, 25x99.11 each, n s West 148th-st, 125 ft e of 7th-ave; 4 lots, 25x99.11, n s West 148th-st, 225 ft e of 7th-ave; 1 plot of land, 50.3x17.5x irregx94.7, and 3-story building Nos 27 and 29 Pine-st, s s, e of Nassau-st; auction sale 1 lot, 15x100.5, and 3 of building, No 283 West 70th-st, n s, 85 ft e of West End-ave; 1 lot, 82.6x123.4x85x117.4, n s St Nicholas-ave, 161.5 ft s of 162d-st; 1 lot, 25x100, on Amsterdam-ave, s w cor of 179th-st; 1 lot, 25x100, on Amsterdam-ave, n w cor of 179th-st; 2 lots, 25x100 each, n s, w of 179th-st, 100 ft e of Amsterdam-ave.

WEDNESDAY, MAY 11.

Foreclosure sale, 3 lots, 25x100.11 each, and 5-story flats, Nos 67 and 71 West 131st-st, n s, 175 ft e of 9th-ave; 1 lot, 30x100.11, and 5-story flat, No 74 West 102d-st, s s, 130 ft w of Columbus-ave; 1 plot of land, 50.10x99.6, and 4-story buildings, Nos 131 and 133 Spring-st, north side, 48.2 ft west of Greene-st; 1 plot of land, 48.4x100, and similar buildings, Nos 135 and 137 Spring-st, adjoining above; 1 lot, 25x80, and 5-story building, No 722 Amsterdam-ave, w s, 25.8 ft n of 95th-st. Auction sale, 1 lot, 20x95 on Amsterdam-ave, s e cor of 171st-st; 1 lot, 25x95, s s of West 172d-st, 100 ft w of 10th-ave. Executor's sale, 1 lot, 24.6x62x24.1x88.5, and 4-story building, No 110 Pearl-st, s s east of Old Slip; 1 lot, 19.1x irregx23.3, 25.8, and 5-story building, No 6 Old Slip, e s, 39 ft s of Pearl-st; 10 lots and house on Gerard-ave, corner of 140th-st.

THURSDAY, MAY 12.

Foreclosure sale, 1 lot, 20x78, and 5-story building, No 308 Lexington-ave, w s, 40.9 ft n of 39th-st; 2 lots, 25x100 each, e s of Andrews Place, 150 ft s of Grand-ave; 1 lot, 17x100.11, and 3-story dwelling, No 167 West 97th-st, n s, 100 ft e of 10th-ave. Auction sales, 1 lot, 25x75.1x24x74.4, and two 3-story buildings, No 51 Jackson-st, w s, n of Water-st; 1 lot, 25x100, and 5-story apartment house, No 108 Lincoln-ave, e s, 50 ft n of 135th-st, 318 lots and villa plots at Dobbs Ferry, N. Y.

RECORDED REAL ESTATE TRANSFERS—N. Y. CITY.

98th-st, No 50 West; Frank L Smith and wife to Francis M Jenckes ..... to 1
57th-st, No 138 East; Chas W Lang and wife to N Y Retail Grocers' Union, N Y 17,000
57th-st, s s, 118.9 ft e Lexington-ave, 18.9x100.5; Henry Berge to Madeline Pierce 17,000
57th-st, s s, 118.9 ft e Lexington-ave, 18.9x100.5; Madeline Pierce to N Y Retail Grocers' Union 10
1st-ave, n w cor 111th-st, 50.5x100; Anna M Somerville to E C Potter 1
114th-st, 612.7 ft w 3d-ave, 17.10x100.10; Helena Maas to Mary E Corse 10,000
122d-st, Nos 106 and 108 East; Horace G Wood and wife to Morton H C Foster 21,000
113th-st, s s, 110 ft e 3d-ave, 15x100.10; Mary C Williams to Francis J O'Neill 2,625
142d-st, n s, 50x100; Theo Clarkson and wife to Levi S Penney 2
131st-st, No 230 West; Charlotte E Hall to Chas D Comfort and another 1
Boulevard, n w cor 151st-st, 50x150; Jacob K Lockman and another, exors, etc, to Frances I Sage 41,500
104th-st, s s, 200 ft e of Riverside Drive, 100x100.11; Robert G Simonson to William E Lanchantin 48,000
104th-st, s s, 100 ft e of Riverside Drive, 100x100.11; same to Theodore A Squier 48,000
Centre of lane running from Albany Post Road to Hudson River R R station at Riverdale, lands of Mrs Petrullo, Westchester; James P Davenport, and wife, to Auguste J Paris 1
Edgecombe-ave, w s, 275 ft s of 145th-st, 16.8x100; Auguste J Paris, and wife, to James P Davenport ..... $10,500 and ex prop.
Prescott-ave, s s, 189.2 ft e of Bolton Road, 50x103.9x93.9; Anna M Somerville to Frederick G Potter 1
134th-st, 250 ft e of Alexander-ave, 50x100; William E to John J Henton 1
Washington-ave, e s, 158 ft n of lot 63, map of Morrisania, 25x122; Maria A Wastack to Charles C Churchill 6,000
Lot 11, map of Sunset River homestead; John W Pettigrew to Paul E Lemarche 1
Boston-ave, s e s, 442 ft n e Peretest, 25x79; Daniel Hanigan to Katie M Hanigan 1
7th-ave, w s, 130 ft n of 24th-st, 42.10x78.2; John Graham to Mary A G Meiszchlin 1
24th-st, No 217 West; John Graham to Mary A G McLochlin 1
21st-st, No 150; John Graham to same 1
18th-st, s s, 110 East, 22x100.9; same to same 1
40th-st, n s, 140 ft e of 9th-ave, 20x98.9; same to same 1
40th-st, n s, 140 ft e of 9th-ave, 20x98.9; Chas A H Hage to Elizabeth M Hage 1
77th-st, n s, 101 ft w of West End-ave, 19x102.2; Francis M Jenckes and wife to Katharine M Maddey 30,000
73d-st, s s, 31 ft e of West End-ave, 17.3x76.8; Fanny S Lindsey and husband to Page C Dennis 21,000

RECORDED MORTGAGES.

Browne, Martin J, and wife, to Isaac H Barber, e s Matteawan, s 150th-st, 3 years, $4,000.
Churchill, Chas C, to N Y and Suburban Co-operative Building and Loan Association, s e s Washington-ave, n 169th-st, instalments, $2,500.
Same to Maria A Wastack, same property, 5 years, $2,500.
Colwell, Cass L, to Title Guarantee and Trust Co, n s 83d-st, e 9th-ave, 1 year, $11,000.
Corse, Mary E, to Helene Maas, 189 East 114th-st, 1 year, $1,750.
Corse, Geo B, to Matilda Well, trus, &c, w s Decatur-ave, s Ogden-st, 1 year, $500.
Same to David Webster, same property, 3 years, $1,500.
Davenport, Jas P, and wife, to Auguste J Paris, w s Edgecombe-ave, s 145th-st, 1 year, $6,000.
Dennis, Sage C, to Fanny S Lindsey, e s 73d-st, e 11th-ave, 3 years, $5,000.
Denton, Frederick M, and wife, to N Y Co-operative Building and Loan Association, e s Church-st, adj Denton property, 24th Ward, &c, instalments, $1,000.
Eschner, Geo F, to Jas J Owens, et al, e s Bradhurst-ave, s 143d-st, also s e cor Bradhurst-ave and 143d-st, &c, &c, 2 years 6 mos, $22,000.
Same to Chas S Ward, e s Bradhurst-ave, s 143d-st, 3 years, $12,000.
Eschner, Georgs F, to Mary R Burnett, s e corner Bradhurst-ave and 143d-st, 3 years, $18,000.
Same to John A. Aspinwall, trustee, 14 Bradhurst-ave, 5 years, $12,000.
Same to George H Grannis and another, executors, e s Bradhurst-ave, s 143d-st, 3 years, $12,000.
Hillman, Caleb M, to Jane Harwick, 174 Wooster-st, 3 years, $17,000.
Harris, Isidor and wife, to Abraham Stern, e s Willett-st, n Rivington-st, 9 months, $975.
Kelter, George and wife, to Patrick J Offrell, 145 West 30th-st, 5 years, $2,800.
Lanchantin, William E and wife, to Francis M Jenks, s s 104th-st, e Riverside-ave, demand, 5 mortgages, $90,000.
McGovern, Michael and wife, to Harlem Savings Bank, s s 148th-st, e College-ave, 1 year, $1,500.
Muldoon, William H and wife, to Zeller Lumber Company, s 147th-st, e Avenue A, 6 months, $8,000.
O'Neill, Francis J and wife, to Mary C Williams, s s 139th-st, e 3d-ave, 1 year, $2,500.
Pierce, Madeline, to Henry Berge, s s 57th-st, e Lexington-ave, 1 year, $20,000.
Rogers, James and wife, to Hamilton Bank, s s 135th-st, e 5th-ave, 1 year, $20,000.
Squier, Theodore A, and wife, to Francis M Jenckes, s s 104th-st, e Riverside-ave, demand, $65,000.
Stimpach, Adolph and wife, to Mary Weber, e s 2d-ave, s 12th-st, 3 years, $2,800.
Taller, Anna, to Union Square Permanent Co-operative Building and Loan Association, n w s Anthony-ave, corner Gansevoort-st, instalments, $3,000.
Walbridge, William D and wife, to Mutual Life Insurance Company, e s 85th-st, s 10th-ave, 1 year, $15,000.

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Has been occupied by Mr. H. M. Cornell, who has given up housekeeping and desires to sublet above premises, fully and handsomely furnished, during the balance of his lease, which expires August 31, 1893. The house is a four-story brownstone, 17x60 feet, most delightfully located; terms moderate.
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Real estate a specialty—rent and sale.
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VIRGINIA HOMESTEAD for sale or exchange.—Farm contains 485 acres. Well watered and timbered. Handsome house.
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On Jamaica Bay.—To let fully furnished for the season, a very desirable country place, beautifully situated, consisting of newly built modern house, with gas, water and heating apparatus; 4 acres of land laid out in lawn and garden (planted), barn and carriage-house. Apply to
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NORWOOD PARK, LONG BRANCH, N. J.—Two cottages still TO LET at this magnificent summer resort. Fully furnished and beautiful. Get off train at West End Station. Address PROPRIETOR NORWOOD PARK, Long Branch City, N. J.

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"THE FIFTH AVENUE,"
1,037-8 Fifth Avenue, corner 85th-st.
2 elegant apartments. All improvements. Elevators and steam heat.
Apply on the premises.
C. W. FLESS, Supt.

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JAMES L. WELLS, AUCTIONEER,
will sell at auction at the Real Estate Exchange and Auction Room, 59 to 65 Liberty-st., at noon,
To-day,
MONDAY, MAY 9.
156 VALUABLE LOTS,
BEING ANOTHER FINE PORTION OF
BEDFORD PARK,
24TH WARD,
IN THE CITY OF NEW-YORK.
All well located, graded avenues and streets, city conveniences; established and rapidly growing neighborhood; no nuisances; convenient to station of the great four-track
HARLEM R. R. RAPID TRANSIT.
21 minutes from Grand Central Depot, 94 trains daily; fare 6 and 5-6 cents per ride by monthly ticket.
BEDFORD PARK is widely known as the most popular, prosperous and progressive residence section in or near New-York, and a visit to the place and an examination of the lots offered at this sale is solicited. Dozens of handsome villas and cottages are being built, and lots bought now at auction prices are certain to increase rapidly in value. For a home site the advantages offered by Bedford Park are unsurpassed.
TITLE GUARANTEED FREE OF COST to each purchaser. Lots sold separately. Liberal terms.
DON'T FAIL TO ATTEND THE SALE TO-DAY.
Maps and Full Particulars with JAMES L. WELLS, AUCTIONEER, 59 LIBERTY-ST.

IF YOU ARE IN EARNEST ABOUT PURCHASING A SUBURBAN LOT, WHY NOT BUY IN AN ALREADY SETTLED LOCALITY? SEND FOR MAPS AND PASSES FOR THE GREAT DOBBS FERRY-ON-THE-HUDSON SALE ON MAY 12, ONLY 6 MILES FROM NEW-YORK.
SMYTH & RYAN, AUCTIONEERS,
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SALE OF PROPERTY OF ANN THEALL'S ESTATE AT PORT CHESTER, N. Y.,
THURSDAY, May 12, 1892, on the premises in Main-st., at 12 o'clock sharp,
AT AUCTION,
consisting of dwellings, vacant lots, and stores. The dwellings and vacant lots most desirably situated and the store property best business property in the village. Gas, water, and sewer; title perfect; sale positive. For further particulars inquire of JOHN H. CLAPP, Atty.,
50 Broadway, New-York City.

Summer Resort Guides.

"SUMMER HOMES,"
An illustrated book of 160 pages, describing the Summer resorts on the New-York, Ontario and Western Railway, can be obtained May 10th free on application at offices below. It gives a list of hotels, farm and boarding-houses 2,000 feet above the sea, with rates, distances, and all information. In New-York: 47, 185, 323, 944, 1,323 Broadway, 737 6th-ave., 1,170 9th-ave., 134 East 125th-st., 204 West 125th-st. In Brooklyn: 4 Court-st., 800 Fulton-st., 215 Atlantic-ave., 98 and 115 Broadway, 253 Manhattan-ave. Or send 5 cents in stamps to J. C. ANDERSON, 56 Beaver-st., New-York.
On May 28 and 30 excursion tickets for one fare will be sold at 323 Broadway and ferry offices, giving an opportunity of personally selecting a Summer home and also enjoying a day's fishing in this delightful region. Tickets good returning on June 1.

Summer Resorts.

The George and Cottages
"ON THE SOUND."
BLACK ROCK BEACH, CONN.
THE COTTAGES COMMAND AN UNOBSTRUCTED VIEW OF FORTY MILES ON LONG ISLAND SOUND.
Every city convenience; meals at hotel if desired; 90 minutes from New-York. Send for circular. Address GEORGE S. HARRAL, BRIDGEPORT, CONN. N. Y. office, W. A. Pond & Co., 25 Union Sq. Daily 9 until 5.

THE ELBERON.
This select family hotel opens June 1; will be renovated throughout. For rooms or cottages apply to
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SARATOGA.
Opens for the reception of guests June 1. Send for exquisite illustrated souvenir pamphlet to
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BERKSHIRE HILLS.
THE GREYLOCK,
WILLIAMSTOWN, MASS.
Open about June 10th. For circulars, plans and terms address F. R. McLAUGHLIN, Manager.

HOTEL DENNIS,
ATLANTIC CITY, N. J.
Open all the year; large sun gallery; hot and cold sea-water baths. Directly on the beach.
JOSEPH H. BORTON, Proprietor.

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Brighton Heights, New-Brighton, Staten Island. Thirty minutes from city. New and Modern; decorated and recently furnished; elevator and modern improvements. Applications for spring and summer should be made at once. JAS. H. RODGERS, Prop.

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ATLANTIC CITY. Ocean end of Virginia-ave. Enlarged, improved, steam heat, all modern conveniences. Open February 15. ALEX. M. OPPENHEIMER.

PAVILION HOTEL,
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Renowned for its high state of excellence; 30 minutes' delightful sail from New-York; 250 large airy rooms; 100 miles of drives. Open April to November.
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SHELTER ISLAND HEIGHTS, NEW-YORK.
THE BAY VIEW HOUSE.
New house. Handsomely furnished. Excellent table and service. Boating, fishing, croquet and lawn tennis.

THE "LA FONTAINE."
ATLANTIC CITY. Kentucky-ave. Half square from beach. An ocean view. Thoroughly heated throughout.
O. S. WRIGHT.

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A desirable stone cottage; 7 furnished rooms, besides kitchen, laundry and milk-room; furnace, piazza and stable; overlooks Narragansett Bay; high ground; rent $400 for season. Mrs. GEORGE T. FRENCH, Bristol, R. I.

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2,000 FEET ABOVE SEA LEVEL.
GLEN SUMMIT, LUZERNE CO., PA.
On the Lehigh Valley R. R., 5 hours from New-York and 4 hours from Philadelphia. Open June 15, 1892. Superb mountain scenery. Beautiful walks and elegant drives. Electric lights throughout, hydraulic elevator, first-class livery, good fishing, boating, gunning, etc. Trains leave foot of Liberty-st. at 8.15 a. m., 12.30, 3.45 and 7.30 p. m. For circulars, terms, etc., address CHARLES WENRICK, Manager.
Diagrams can be seen and rooms rented at 206 Broadway Tuesdays, and at Imperial Hotel Wednesdays, from 10 until 3 o'clock.

HIGHLAND DELL HOUSE.—Open for guests; on spur of Blue Ridge, between Delaware Water Gap and Stroudsburg; elevation 1,300 feet; house heated by steam; capacity, 125. For circulars address
J. F. FOULKE, Stroudsburg, Penn.

HOTEL MT. PLEASANT—ATLANTIC CITY.
Virginia-ave., near Beach; steam heat; electric bells.
A. SMITH.

MOUNTAIN SUNSET HOUSE,
WERNERSVILLE, PA.
For terms, address J. D. MOYER, M. D.
Mt. Sunset P. O., Wernersville, Pa.

PENOBSCOT BAY, MAINE.
ISLESBORO INN, ISLESBORO, MAINE.
This hotel opens June 20; has high location in centre of bay at Bath Harbor. Halls heated by furnaces; open fire-places in rooms. Experienced manager, insuring good service as heretofore. Artesian wells; resident physician at hotel. Beautiful views, drives and walks; livery stable; bathing; sail and rowboats; excellent harbor, with inside boating or on the broad Penobscot Bay. Steamboats to Rockland, Camden, Belfast,