REAL ESTATE.

BUSINESS IN THE FIELD.

Although last week was the dullest one of the year in real estate matters, and although political agitation of a peculiarly trying kind reached its height in the middle of the week, real estate values in this city remained unshaken and immovable. One of the largest deals of the season, the transfer of the St. James Hotel property, went through upon the same basis as that laid down in the first stages of the negotiations last March. There were no signs that the St. James Company of Philadelphia and New-York had any desire to "weaken on" its proposition to buy the property at a certain price. Indeed, the location seemed to the purchasers more valuable for an office and store building than it did a year ago, when they first cast their eyes on the site with a view to investment. One reason for this is that the residential character of Madison Square is undergoing a change into use for office buildings, as indicated in these columns last week. But beyond this lies a deeper reason for the present stability of real estate values in this city, together with an assured increase in them as time goes on. The point was made tersely by a well-known real estate broker last week when he said: "The fact is, this is New-York City, and, unless an earthquake or some great kindred catastrophe wipes the city out of existence, its real estate will continue to increase in value. The most that can otherwise happen to it temporarily will be its standing still until a storm like the present passes by."

The speaker then went on to call attention to the fact that this city is the great financial, commercial, railroad, shipping, manufacturing and business centre of the country, that these interests are developing constantly as the country grows and as business expands throughout the United States.

"New-York," the speaker proceeded, "has got to grow, and real estate values must go along with that growth. At one time one section of the city may make a spurt in improvement and at another time another, but all the while it is the city that is growing. The business interests of the country are centring more and more here. New-York is growing, therefore, not only on its own natural lines, but out of the strength and vigor of the industries of the whole country. How, therefore, can there be any substantial check to the steady increase of this city's real estate values?"

The fact that eight of the thirteen floors of the still uncompleted new office building at Nos. 63 and 65 Wall-st. have already been rented is proof of the active demand for more office room in that famous thoroughfare. Nos. 63 and 65 lie between Hanover and Pearl sts. Yet, although for Wall Street men, this seems a good distance away from Broad and Wall sts., it is about the nearest point on the south side of the street where a site for a big new building is to be had.

For some time the City and Suburban Homes Company has been having a statement prepared setting forth the details of its plans for model tenement-houses in this city and model suburban dwellings. The problem is a most interesting one, and the character and experience of those behind the undertaking furnish all the needed assurance that these plans would be a fruitful source of information for the philanthropist as well as the practical builder. It is learned, however, that on account of the prevailing financial depression the detailed report will not yet be given out. To build model tenement-houses and develop a great philanthropic and financial undertaking combined requires money, and the more extended the project and the more far-reaching its intended results, the more must men with money respond, even with a view to making money. Capitalists in all branches of business will not at present take up a large new enterprise. And this holds true in real estate, despite its quality as a first-class security. The management of the City and Suburban Homes Company, therefore, seems to be pursuing a prudent course.

Owners of real estate in One-hundred-and-twenty-fifth-st., between Third and Eighth aves., have come to the conclusion that values in that street were run up to a fictitious basis a few years ago. The Croker sale is proof of this. One of the large owners of property in that vicinity was lamenting the falling off in values the other day. He had held on for two years in the hope of making something out of his investment, made some seven years ago. But prices kept falling on him, and he finally sold out two weeks ago at about what his real estate cost him.

One man in this town who does not ride a bicycle was praising the bicycle fever in an earnest manner one day last week. In explanation of this, he said: "I have owned a piece of property in the Boulevard, near Ninetieth-st., for several years. I bought it as an investment. Until the bicycle craze came along I think I had only two or three inquiries about the value of the property. Since the bicycle fever has been running I have had three or four times as many inquiries, with opportunities to sell. The Boulevard is now the great street for bicycle riders, and this fact has called attention to it, and has increased the demand for property all along there."

Property-owners seem a trifle dazed over the statement of Russell Sage, that the Manhattan Railway people did not practically demand a guarantee that the proposed extension of the elevated system uptown must be accompanied with freedom from damage suits from abutting and adjoining property-owners. If it be true that 95 per cent of such owners are willing to waive claims for damages in view of expected benefits, it is argued in real estate circles that the Manhattan people themselves could possibly run the risk of the 5 per cent.

Among the auction sales announced for the week are the following, to be held at the New-York Real Estate Salesroom: William Kennelly will offer to-day, in foreclosure sale, the block front on the west side of Gouverneur-st., between East Broadway and Division-st., 105.11x64.4x101.7x64.4. This is an eight-story brick factory.

To-morrow Peter F. Meyer & Co. will sell in foreclosure the four-story and adjacent brownstone dwelling, No. 45 East Seventy-sixth-st., on lot 12.6x102.2. D. Phoenix Ingraham & Co. will offer, in foreclosure, No. 12 Fifth-ave., a four-story brownstone dwelling, 28.6 feet north of Clinton Place.

D. Phoenix Ingraham & Co. will sell in foreclosure on Wednesday the plot, 75x56 feet, in West One-hundred-and-seventy-first-st., north side, 100 feet west of Audubon-ave.

Peter F. Meyer & Co. will offer on Thursday, in foreclosure, No. 149 to 153 Leonard-st., a seven-story brick warehouse; also, a plot on the north side of West One-hundred-and-fifty-fourth-st., 125 feet east of Eighth-ave. R. V. Harnett & Co. will sell No. 3,697 Third-ave., southwest corner of One-hundred-and-fifty-eighth-st., lot 25x100 feet, a three-story brownstone building with store; also, Nos. 60 and 62 Lispenard-st., a seven-story brick warehouse. James L. Wells will dispose of No. 148 West One-hundred-and-twentieth-st., a three-story and basement brownstone dwelling.

Philip A. Smyth on August 29 will sell 153 lots in the heart of West Chester, adjoining St. Peter's Protestant Episcopal Church. The sale will be held on the premises.

Real Estate

Purchasers of Real Estate

who desire a loan to complete their purchase can save money by applying to

TITLE GUARANTEE AND TRUST CO

Offices { 146 Broadway, N. Y. / 26 Court St., Brooklyn. / N. E. cor. 58th St. & 7th Ave., N. Y.

CAPITAL, ... $2,500,000.
SURPLUS, ... $2,000,000.

Unfurnished Apartments To Let.

THE WASHINGTON

2,034 TO 2,040 SEVENTH AVENUE BOULEVARD, S. W. CORNER 122D ST., NEW YORK.

Each Apartment contains from six to ten

VERY LARGE, EXTRA WELL LIGHTED AND VENTILATED ROOMS,

exclusive of butler's pantry, bathroom and trunkroom. Elegantly decorated and cabinet finished throughout.

OTIS PASSENGER ELEVATOR RUNNING ALL NIGHT.

Elegant gas fixtures, mirrors and cornices, private halls, refrigerators, dumb waiters, electric bells, speaking tubes, sanitary open plumbing, &c.

THE ENTIRE PREMISES HEATED BY STEAM.

Hallboys in livery in attendance.

RENTS, $600 TO $1,200.

These prices include the usual superintendent's and janitor's services, steam heat, &c.; also the use of the steam laundry in eighth story.

The house guarded by sufficient employes in daytime; watchman on premises during night.

Manager, T. J. BAXTER.

THE COLONIAL, corner 99th-st. and Western Boulevard.—Very select apartments to rent to desirable tenants; rents, $1,000 to $1,200. Apply on premises or to E. KILPATRICK, 50 West 67th-st.

To Let for Business Purposes

BUILDINGS, STORES, LOFTS AND OFFICES TO LET on Chambers, Spruce, Beekman, Fulton, John, Maiden Lane, Dey, Barclay, Park Place, Park Row, Nassau, William, Gold, Cliff, Pearl, Water and many other streets.
RULAND & WHITING, 5 Beekman-st.

Out of Town Property For Sale.

FOR SALE, STATEN ISLAND, 46 acres, south side, with superb land and ocean views. Very choice building sites. S. B. SCHIEFFELIN, 958 Madison Avenue, New York.

Suburban Property For Sale.

AGENCY for Montclair Real Estate.—All kinds. C. B. Tubbs, Montclair, N. J., opp. D. L. & W. station.

Sales By Auction.

MORRIS WILKINS, Auction'r.

SALE BY ORDER OF THE TRUSTEES OF

ESTATE PAUL SPOFFORD.

E. H. LUDLOW & CO.

WILL SELL AT AUCTION, COMMENCING

Thursday, Aug. 20, at 10:30 A. M.,

and continuing daily until all is sold,

THE ENTIRE FURNITURE, FIXTURES, &C., OF THE

St. James Hotel

southwest corner 26th st. and Broadway,

CONSISTING OF PARLOR, CHAMBER, DINING ROOM, HALL AND OFFICE FURNITURE, Beds, Bedding, Crockery, Glassware, Mirrors, Cornices, Table Linen, Wilton, Moquette, Brussels, and other Carpets, Rugs, Curtains, Portieres, Lambrequins, &c., Kitchen Utensils; also the ENGINES, BOILERS, DYNAMOS, PUMPS and other MACHINERY, GAS FIXTURES, &C., &C. Catalogues at offices of E. H. Ludlow & Co., 659 5th av. and 111 Broadway.

For Sale.

FOR SALE OR EXCHANGE.—Superior wooden hull steamer; length, 242 feet; breadth, 33 feet; depth, 9 feet 6 inches; has 48 staterooms; fine ladies' and gents' sleeping cabin, and everything to make a first-class night boat, or could be made an exceptional good excursion steamer; allowed 300 night passengers or 2,000 day; lighted by electricity, and a 4,000 candle-power search light; speed, 16 miles per hour. Will exchange above steamer for light-draught excursion boat; capacity, 800 to 1,000; speed, 12 to 15. Address WM. M. TALBOTT, 1,330 N. Bond St., Baltimore, Md.

Proposals.

OFFICE OF THE COMMISSIONERS, D. C., Washington, D. C., August 11, 1896.—Sealed proposals will be received at this office until 12 o'clock noon, Thursday, August 20, 1896, for grading certain suburban streets. Blank forms of proposals and all necessary information can be obtained at the office of the Engineer Commissioner. John W. Ross, George Truesdell, C. F. Powell, Commissioners, D. C.

Steamboats.

HUDSON RIVER BY DAYLIGHT.

PALACE IRON DAY LINE STEAMERS. "NEW-YORK" and "ALBANY" Finest and fastest river steamers in the world. Daily except Sunday.

Leaves Brooklyn, Fulton St. (by Annex).....8.8 A. M.
" New-York, Desbrosses St. Pier.....8.40 "
" " " West 22d St. Pier.....9 "

For Albany, landing at Yonkers, West Point, Newburgh, Poughkeepsie, Kingston Point, Catskill and Hudson.

Direct connection on the Kingston Point Dock, with trains for Catskill Mountain Points and for lakes Mohonk and Minnewaska. At Catskill with the Catskill Mt. and Otis El. Ry. for Cairo and Mt. resorts. The usual connections at Poughkeepsie, Hudson and Albany for points North, East and West. Special Saratoga trains. Through tickets sold at Desbrosses St. Pier, West 22d St. Pier, N. Y. Transfer Co.'s offices and other principal ticket offices.

ALBANY EVENING LINE.

Steamers ADIRONDACK (New) and DEAN RICHMOND leave Old Pier 41, N. R., foot Canal St., at 6 P. M. daily (Sundays excepted). Connecting with trains for Saratoga, Lake George, Adirondacks, Sharon Springs, Richfield Springs, Thousand Islands, Niagara Falls and the West. Saturday night steamer connects with Sunday morning train for Saratoga, North Creek, Caldwell and steamer on Lake George.

CITIZENS LINE TROY BOATS.

CITY OF TROY or SARATOGA leaves Pier 40, West 10th-st., daily, except Saturday, 6 p. m. Express trains for Saratoga, Lake George, Adirondacks. Sunday steamer touches at Albany. SARATOGA EXCURSION, $4.50, LAKE GEORGE EXCURSION $7.30. Good during season.

HUDSON AND COXSACKIE BOATS from foot of Christopher St., N. R., every week-day at 6 P. M., and West 133d St. 6.30, connecting with B. and A. R. R. at Hudson.

HUDSON RIVER STEAMER Mary Powell, DAILY (EXCEPT SUNDAYS). Leaves Desbrosses St., 3.15 P. M.; Sat's, 1.45 P. M. Leaves West 22d St., 3.30 P. M.; Sat's, 2 P. M. For CRANSTON'S, WEST POINT, CORNWALL, NEWBURGH, NEW-HAMBURGH, MILTON, POKEEPSIE, HYDE PARK, RONDOUT and KINGSTON.

CATSKILL EVENING LINE.

Steamers leave foot of Christopher St., N. R., every weekday at 6 P. M., and West 133d St. 6.30, connecting at Catskill with mountain trains. Good accommodation for horses and carriages. Bicycles free. Send to pier or to Catskill for descriptive folder.

RAMSDELL LINE.—Steamers leave Pier 24, N. R., foot Franklin-st. for Cranston's, West Point, Cold Springs, Cornwall, Fishkill Landing and Newburg, week days, 5 p. m.; Sunday, 9 a. m.; 133d-st., N. R., 9.25 a. m.

KINGSTON LINE, foot West 10th St., Daily 4 P. M. Saturdays at 1. S'ts Baldwin & Romer, for Cornwall, Newburgh, New-Hamburg, Marlboro, Milton, Hyde Park, Esopus, Poughkeepsie, Kingston. Connecting with U. & D. R. R. for all points in Catskill Mountains.

PROVIDENCE LINE

FOR BOSTON, WORCESTER, the NORTH and EAST. The Rhode Island and Massachusetts leave NEW PIER 86, N. R., one block above Canal St., at 5:30 P. M. daily, except Sunday. Shortest rail ride. FINE ORCHESTRA on each steamer.

STONINGTON LINE for Narragansett Pier, Watch Hill, all points East. Steamers MAINE and NEW-HAMPSHIRE leave Pier 36, N. R., daily, at 6 P. M.

FALL RIVER LINE.—For Boston, Newport, Fall River and all Mountain, Inland and Seashore Points in the East.

DOUBLE SERVICE—The Priscilla, Puritan, Plymouth and Pilgrim in commission together. Two boats each way daily. A fine orchestra on each. Leave New-York from Pier 18, N. R., foot of Murray St., weekdays, at 5.30 and 6.30 P. M.; Sundays, 5:30 P. M. only, due Fall River 4:45 and 7:00 A. M. Connecting vestibuled express trains due Boston in 80 minutes. Boats from New-York at 6:30 P. M. weekdays and 5:30 P. M. Sundays touch at Newport.

NEW-HAVEN—FARE, $1; Excursion, $1.50.—Fast steamers leave Pier 25, E. R., Week Days, 3 P. M., and 12 midnight. Sundays, 9:30 A. M. and 12 midnight, arriving in time for trains to Meriden, Hartford, Springfield and points north.

BOSTON, WORCESTER, WATCH HILL, BLOCK ISLAND, all Eastern Resorts, VIA NORWICH LINE. Steamers CITY OF LOWELL & CITY OF WORCESTER Leave Pier 40 (old No.), N. R., next Desbrosses St., 5:30 P. M., except Sunday. FINE ORCHESTRA ON EACH STEAMER. Reduced fares to Block Island, one way, $2.00; round trip, $3.50.

FOR ORIENT, SHELTER ISLAND GREENPORT, SOUTHOLD, SAG HARBOR AND BLOCK ISLAND	Steamers Shinnecock & Montauk leave New-York daily (except Sundays) at 3 P. M., Saturdays at 1 P. M., from Pier 26, E. R., Peck Slip. Tuesday, Thursday & Saturday boat does not stop at Southold or Block Island. Freight received for New-Suffolk, Jamesport and Riverhead.

Ocean Steamers

COOK'S AMERICAN and Foreign Tours.—At frequent intervals. All Travelling Expenses included. For full particulars address THOS. COOK & SON, 261 and 1,225 Broadway, New York.

MAINE STEAMSHIP LINE, direct to Cottage City, Mass., and Portland, Maine. Delightful sea-coast route to all pleasure resorts North and East; elegant scenery; low excursion rates. Steamers sail from Pier No. 38, East River, every Tuesday, Thursday and Saturday at 5 P. M. HORATIO HALL, Agent.

MALLORY STEAMSHIP LINES. A SEA VOYAGE ALONG THE ATLANTIC COAST AND THROUGH THE GULF OF MEXICO TO GALVESTON, TEXAS, IS AN IDEAL VACATION TRIP. ONE-WAY EXCURSION OF TOURISTS' TICKETS to all points in Texas, Colorado, Utah, Arizona, California, Mexico, Georgia, Florida, etc. Excellent accommodations. Write for our 64-PAGE POCKET GUIDE (mailed free). C. H. MALLORY & CO., Gen. Agts., Pier 20, E. R., N. Y.

OLD DOMINION LINE—DAILY SERVICE. For OLD POINT COMFORT, NORFOLK, NEWPORT NEWS, PETERSBURG, PORTSMOUTH, PINNERS POINT, RICHMOND, VIRGINIA BEACH and WASHINGTON, D. C., daily, except Sunday. Richmond direct (via all-water route), Monday (Freight only), and Saturday (Passengers and Freight). Sailings from Pier 26, N. R., 3 P. M., Sat., 4 P. M. Through tickets and freight rates to all points.
W. L. GUILLAUDEU, Vice-Pres. and Traffic Mgr.

PANAMA RAILROAD STEAMSHIP LINE. Formerly COLUMBIAN LINE. THE SEA ROUTE TO SAN FRANCISCO. Connecting at the Isthmus for all West Coast Ports of Mexico, Central and South America. Steamers sail from pier foot West 27th St., N. R., ALLIANCA...Aug. 29, noon | ADVANCE...Aug. 31, noon. For rates apply at Company's office, 29 Broadway. JOHN MUIR, Traffic Manager.

RED "D" LINE OF STEAMSHIPS. For La Guayra, Puerto Cabello, Curacao and Maracaibo, via Curacao, from Robert Stores, Brooklyn.
SS. PHILADELPHIA.....Saturday, August 22, 1 p. m.
SS. CARACAS.....Wednesday, Sept. 2, 1 p. m.
S. S. VENEZUELA.....Saturday, Sept. 12, 1 p. m.
FOR MARACAIBO, VIA ST. THOMAS.
SS. CURACAO.....Friday, August 28, 1 p. m.
These American steamers, built expressly for the trade, have superior accommodations for passengers.
BOULTON, BLISS & DALLETT, General Managers, 135 Front-st.

SAVANNAH LINE, Tri-weekly from Pier 34, N. R. (new). Tuesdays, Thursdays and Saturdays at 5 P. M. for Savannah direct.
Kansas City.....Aug. 18 | Tallahassee.....Aug. 23
City of Augusta.....Aug. 20 | Kansas City.....Aug. 27
City of Birmingham.Aug. 22 | City of Augusta.....Aug. 29
Unsurpassed cabin accommodations. Connecting with rail lines for all points South and Southwest. For tickets and freight rates apply at 261, 317, 353, 385 Broadway, or at the Pier, foot of Spring-st.
G. M. Sorrel, manager. J. P. Beckwith, G. P. & P. A.

Ocean Steamers

NORTH GERMAN LLOYD.

FROM NEW-YORK. SOUTHAMPTON, LONDON, BREMEN. FAST EXPRESS STEAMERS.
I Cabin, $70 and upward; II Cabin, $45 and $50; round trip, $95 and $100.
Trave, Tues., Aug. 18, 10 a.m. | Havel, Tues., Sept. 8, 10 a.m.
Spree, Tues., Aug. 25, 10 a.m. | Trave, Tues., Sept. 15, 10 a.m.
Lahn, Tues., Sept. 1, 10 a.m. | Aller, Sat., Sept. 19, 10 a.m.
CHERBOURG, PARIS, BREMEN.
Aller, Sat., Aug. 22, 10 a.m. | Saale, Sat., Sept. 5, 10 a.m.
Return tickets available from Mediterranean or from Bremen, London or Havre.
MEDITERRANEAN SERVICE. TO GIBRALTAR, NAPLES, GENOA.
Fulda....Aug. 22, 10 a.m. | Kaiser....Sept. 12, 10 a.m.
Ems.....Aug. 29, 10 a.m. | Werra....Sept. 19, 10 a.m.
OELRICHS & CO., 2 Bowling Green.

GERMAN MEDITERRANEAN SERVICE

†NORTH-GERMAN LLOYD S. S. CO. | *HAMBURG-AMERICAN LINE.
Express steamers from New-York to Gibraltar, Algiers, Naples and Genoa.
*Columbia, Oct. 24, 11 A. M. | *Fulda, Nov. 14, 10 A. M.
†Werra, Oct. 31, 10 A. M. | †Kaiser, Nov. 21, 10 A. M.
*A. Victoria, Nov. 7, 11 A. M. | *Columbia, Nov. 28, 11 A. M.
Return tickets available for the steamers of either line from Naples, Genoa, Gibraltar, Hamburg, Bremen, Cherbourg, London and Southampton.
North Ger. Lloyd S. S. Co., Oelrichs & Co., Gen. Agts., 2 Bowling Gr., N. Y. | Hamburg-American Line, 37 Broadway, N. Y.

HAMBURG-AMERICAN LINE.

TWIN SCREW EXPRESS LINE FROM NEW-YORK to Plymouth (London), Cherbourg (Paris) and Hamburg.
F. Bismarck..Aug. 20, 10 a.m. | Normannia..Sept. 3, 10 a.m.
Columbia...Aug. 27, 7 a.m. | A. Victoria..Sept. 10, 7 a.m.
I Cabin, $60 and upward; II Cabin, $45 and upward.
PLYMOUTH—LONDON (4½ hrs.); FREE OF CHARGE by special train. CHERBOURG—PARIS (6½ hours).
HAMBURG-AMERICAN LINE, 37 Broadway, N. Y.

AMERICAN LINE.

NEW-YORK—SOUTHAMPTON—(London—Paris).
Sailing at 10 A. M.
ST. PAUL.....Aug. 19 | ST. LOUIS.....Sept 2
PARIS.....Aug. 26 | ST. PAUL.....Sept 9
NEW-YORK.....Aug. 29 | PARIS.....Sept. 16

RED STAR LINE TO ANTWERP.

Sailing every Wednesday.
Westernland..Aug. 19, noon | Noordland.....Sept 2, noon
Southwark....Aug. 26, noon | Friesland.....Sept. 9, noon
INTERNATIONAL NAVIGATION COMPANY. Piers 14 and 15, North River. Office, 6 Bowling Green.

JAPAN-CHINA.

PACIFIC MAIL S. S. CO. OCCIDENTAL AND ORIENTAL S. S. CO.
Steamers leave San Francisco.
PERU.....August 17, 3 p. m.
COPTIC, via Honolulu.....August 28, 3 p. m.
CITY OF RIO DE JANEIRO.....September 3, 3 p. m.
GAELIC.....September 12, 3 p. m.
CITY OF PEKING, via Honolulu.....Sept. 21, 3 p. m.
For freight, passage and general information, apply to 349 Broadway, or 1 Battery Place, Washington Building, and 287 Broadway.

TO JAPAN AND CHINA.

EMPRESS OF JAPAN.....Aug. 24, Nov. 9, Feb. 1
EMPRESS OF CHINA.....Sept. 14, Dec. 7, Mch. 1
EMPRESS OF INDIA.....Oct. 12, Jan. 4, Mch 29

HONOLULU, FIJI AND AUSTRALIA.

MIOWERA.....Sept. 8 | WARRIMOO.....Oct. 8
24 Cabin accommodations very low rates.
For tickets and freight rates apply 353 Broadway. For freight rates only, 65 Wall-st., N. Y.

A.— WHITE STAR LINE.

Britannic....Aug. 19, noon | Britannic.....Sept. 16, noon
Majestic.....Aug. 26, noon | Majestic.....Sept. 23, noon
Germanic.....Sept. 2, noon | Germanic.....Sept. 30, noon
Teutonic.....Sept. 9, noon | Teutonic.....Oct. 7, noon
NO COTTON CARRIED BY PASSENGER STEAMERS. Pier No. 45, North River. Office, 29 Broadway, N. Y. H. MAITLAND KERSEY, Agent.

A.— CUNARD LINE.

TO LIVERPOOL BY QUEENSTOWN.
Umbria.....Aug. 22, noon | Campania..Sept. 12, 9 a.m.
Lucania....Aug. 29, 9 a.m. | Umbria.....Sept. 19, 1 p.m.
Etruria.....Sept. 5, noon | Lucania.....Sept. 26, 9 a.m.
From Pier 40, North River, foot of Clarkson-st.
For freight and passage apply at the Company's office, No. 4 Bowling Green, New-York.
VERNON H. BROWN & CO., General Agents.

ANCHOR LINE, U. S. MAIL STEAMSHIPS, sail every Saturday at noon. FOR GLASGOW VIA LONDONDERRY. From Pier 54, N. R., Foot West 24th Street.
Furnessia.....Aug. 22 | Anchoria.....Sept. 12
Circassia.....Aug. 29 | Ethiopia.....Sept. 19
Saloon, $45 up; 2d cabin, $30; steerage, $24.50 and $25.50.
S. S. CITY OF ROME.....SEPT. 5 and Oct. 10
Saloon, $50 and up; 2d cabin, $40; steerage, $25.50.
Henderson Brothers, General Agents, 7 Bowling Green.

CLYDE LINE. CHARLESTON, S. C., the SOUTH AND SOUTHWEST. JACKSONVILLE and all Florida Points.
From Pier 29, E. R. (foot of Roosevelt-st.), 3 p. m.
ALGONQUIN.....Tuesday, August 18
SEMINOLE.....Friday, August 21
IROQUOIS.....Tuesday, August 25
Steamers have first-class passenger accommodations.
WM. P. CLYDE & CO., General Agents, 5 Bowling Green, N. Y.
Fla. Cent. and Penn. Fast F. & P. Line, via Jacksonville, Great So. Freight and Passenger Line, via Charleston. T. G. EGER, General Agent, 391 Broadway, N. Y.

FRENCH LINE. COMPAGNIE GENERALE Transatlantique. DIRECT LINE TO HAVRE, PARIS, FRANCE.
LA GASCOGNE, Baudoin.....Sat., Aug. 22, 9 a.m.
LA BOURGOGNE, Barret.....Sat., Aug. 29, 3 a.m.
LA BOURGOGNE, Lebeuf.....Sept. 5, 9 a.m.
Parlor-seat and buffet-smoking car attached to Special Train, Havre-Paris (or vice-versa). Seats, $1.00 extra.
A. FORGET, General Agent, 3 Bowling Green, N. Y.
CANADIAN PACIFIC RAILWAY. Intended steamship sailings from Vancouver.

Railroads

LEHIGH VALLEY RAILROAD

Stations foot of Cortlandt and Desbrosses sts.

6:40 A. M. daily (Sundays, 7:00 A. M.) for MAUCH CHUNK and intermediate stations.

8:15 A. M. daily for ITHACA, GENEVA, ROCHESTER, BUFFALO, NIAGARA FALLS, SUSPENSION BRIDGE, and the West, and principal local points. Dining-car to Suspension Bridge; Pullman Vestibule Sleeper to Chicago.

11:00 A. M. daily, except Sunday, for MAUCH CHUNK and intermediate points. Connections for Reading and Harrisburg.

12:00 noon daily, except Sunday.

"BLACK DIAMOND EXPRESS"

arrives Buffalo 10 P. M. Through car to Rochester. Pullman Vestibuled. Day Coaches and Parlor-Car. Dining-Car Service. Meals a la carte.

12:40 P. M. daily, except Sunday, for L. & B. Junction and intermediate points.

1:40 P. M. daily, except Sunday, for L. & B. Junct. and all intermediate stations. Chair-cars to Wilkesbarre.

3:30 P. M. (Sundays only), for Mauch Chunk and Hazleton and all intermediate stations.

4:10 P. M. daily, except Sunday, for L. & B. JUNCTION and principal intermediate stations; Pullman buffet parlor-car to Wilkesbarre; connecting for Pottsville.

5:15 P. M. daily, for Easton and intermediate stations. Chair-car to Easton.

6:10 P. M. daily, for BUFFALO, NIAGARA FALLS and all points West. Pullman Sleeper Vestibuled Train N. Y. to Chicago. Sleeper to Buffalo and Toronto. Connections for Reading and Harrisburg.

9:00 P. M. daily for ITHACA, GENEVA, ROCHESTER, BUFFALO, NIAGARA FALLS, and all points West. Pullman Sleeper to Chicago and Buffalo. Chair-car to Wilkesbarre.

11:50 P. M. daily, except Sunday, for EASTON and intermediate points.

Additional local trains daily, except Sunday, for BOUND BROOK and intermediate points, leave as follows: 9:00 A. M., 2:30 P. M., 4:20 P. M. and 6:30 P. M.

Tickets and Pullman accommodations at 235, 273, 944, and 1,323 Broadway, 31 East 14th St., 156 East 125th St., 127 Bowery, N. Y.; 860 Fulton St., 4 Court St., 98 Broadway, and Brooklyn Annex, Brooklyn.

New-York Transfer Company will call for and check baggage from hotel or residence through to destination.

NEW-YORK, ONTARIO & WESTERN R'Y

Trains leave foot of West 42d St. as follows (15 minutes earlier from Franklin St.):

7:55 A. M., for West Cornwall, Orr's Mills, Lakes Mohonk and Minnewaska, Middletown, Bloomingburgh, Ellenville, Fallsburgh, Hurleyville, Lake Kiamesha, Liberty, Scranton, Walton, Delhi, Sidney, Norwich, Utica, Oneida, Fulton, Oswego.

9:15 A. M., for Campbell Hall, Middletown, Bloomingburgh, Wurtsboro, Ellenville, Mountain Dale, Centreville, Fallsburgh, Lake Kiamesha, Hurleyville, Liberty Falls, Liberty, White Lake.

1:45 P. M., (Saturdays only), for Middletown, Bloomingburgh, Wurtsboro, Ellenville, Mountain Dale, Centreville, Fallsburgh, Lake Kiamesha, Hurleyville, Liberty Falls, Liberty, White Lake, Parksville, Livingston Manor, Rockland.

3:15 P. M., for Campbell Hall, Lakes Mohonk and Minnewaska, Middletown, Bloomingburgh, Wurtsboro, Ellenville, Mountain Dale, Centreville, Fallsburgh, Lake Kiamesha, Hurleyville, Liberty Falls, Liberty, White Lake, Parksville, Livingston Manor, Rockland.

4:30 P. M., (Daily), for Campbell Hall, Middletown, Liberty, Livingston Manor, Walton, Delhi, Sidney, Norwich, Randallsville, Oneida, Fulton, Oswego, Niagara Falls, and points West; Pullman Sleeping Car; Reclining Chair car, seats free to Niagara Falls.

5:15 P. M., for West Cornwall, Orr's Mills, Meadow Brook, Burnside, Campbell Hall, Stony Ford, Crystal Run, Middletown, Winterton, Bloomingburgh, Wurtsboro, Ellenville.

Tickets and Pullman seats at 371 Broadway, N. Y. J. C. ANDERSON, G. P. A., 56 Beaver St., N. Y.

NEW-YORK AND LONG BRANCH RAILROAD. SUMMER TIME-TABLE.

For Red Bank, Long Branch, Elberon, Ocean Grove, Asbury Park, Belmar, Spring Lake and Point Pleasant.

Trains leave foot Liberty Street: 4.30, 8.30, 10.30, *11.30 A. M., *1.00 (Saturdays only), 1.30, *2.15, *2.30, 4.00 *4.20 (Red Bank only), *4.45, 5.30, 6.15, 8.00 P. M. (Saturdays only to Ocean Grove and Asbury Park). Sundays, *9.15 A. M., 1.30, 4.00 P. M.

Trains leave foot Cortlandt and Desbrosses Streets: 3.30, 7.40, 9.10, *10.00 A. M., 12.10, *1.20 (Saturdays only), 2.30, *3.10, *3.40 (except Red Bank), 4.20, *5.10, 7.00 P. M. Sundays, 8.15, *9.48 A. M., 5.20 P. M.

Sunday trains do not stop at Ocean Grove and Asbury Park.

*Denotes express train.

BALTIMORE & OHIO.

Leave New-York, foot of Liberty St., daily.
CHICAGO, 2 P. M. and 12.15 night.
PITTSBURG, 3.30, ex. Sun., 2 Sun., 12.15 night.
CINCINNATI, ST. LOUIS, 10 a. m., 6 p. m.
WASHINGTON, BALTIMORE, 8.15, 10 (Dining Car), 11.30 a. m. (Dining Car), 2, 3.30 (Dining Car), 5 (Dining Car), 6 p. m., 12.15 night. Sunday 10 (Dining Car), 11.30 a. m. (Dining Car), 2 (Dining Car), 5 (Dining Car), 6 p. m., 12.15 night.
NORFOLK, 11.30 a. m. daily.
NEW-ORLEANS, Through Sleeper, 5 p. m. daily.
All trains are Illuminated with Pintsch Light.
Offices: 113, 172, 261, 415, 1,140, 1,323 Broadway, 31 E. 14th St., 2,406 East 76th-st., 1,921 3d-ave., 2,662 3d-ave., 95 Amsterdam-ave., 2,408 West 42d-st.; 148 East 16th-st.; 127 Bowery, N. Y.; 339, 344 Fulton St., Brooklyn; Station foot of Liberty St., C. R. R. of N. J. Baggage checked from hotel or residence to destination.

Railroads.

CENTRAL RAILROAD of NEW JERSEY.

(Anthracite coal used exclusively.) Four Tracks. Automatic Block Signals. On and after June 28, 1896. Trains leave station foot of Liberty St.

For Easton, Bethlehem, Allentown, Mauch Chunk, &c., 4:30, 7:15, 9:10 (11:45 Easton) A. M., 1:10, 1:30, 4:15 (4:30 Easton), 5:45, 7:30 to Allentown, P. M. Sundays, 4:30 (7:15 to Easton) A. M., 1:00, 5:30, 6:00 P. M.

For Wilkesbarre, Pittston and Scranton, 9:10 A. M., 1:10, 1:30, 4:15 P. M. Sundays 4:30 A. M.

For Reading at 4:30, 8:00, 9:10, 10:00, 11:30 A. M., 1:10, 1:30, 2:00, 4:30, 5:00, 5:45, 9:00 P. M., 12:15 night. Sundays, 4:30 A. M., 1:00, 2:00, 5:30, 6:00 P. M., 12:15 night.

For Harrisburg at 4:30, 8:00, 9:10, 11:30 A. M., 1:10, 1:30, 4:30, 5:00, 5:45 P. M., 12:15 night. Sundays, 4:30 A. M., 1:00, 5:30, 6:00 P. M., 12:15 night.

For Sunbury, Lewisburg and Williamsport, at 4:30, 8:00, 9:10 A. M., 1:10, 1:30, 9:00 P. M. Sundays, 4:30 A. M., 6:00 P. M.

ALL-RAIL ROUTE.

FOR LONG BRANCH, OCEAN GROVE, &c.

For Red Bank, Long Branch, Asbury Park, Ocean Grove, and points south to Point Pleasant, 4:30, 8:30, 10:30, 11:30 A. M. (1:00 Saturdays only), 1:30, 2:15, 3:30, 4:00 (4:30 to Red Bank), 4:45, 5:30, 6:15 (8:00 Saturdays only, to Asbury Park and Ocean Grove) P. M. Sundays (stop at Interlaken for Asbury Park and Ocean Grove), 9:15 A. M., 1:30, 4:00 P. M.

For Lakewood, Toms River, Barnegat Park and Barnegat, 4:30, 8:30 A. M., 1:30, 4:30 P. M.

For Atlantic City, Vineland and Bridgeton, 4:30 A. M., 1:30 P. M.

For Monmouth Beach, Seabright and Highlands of Navesink, 4:30, 8:30, 11:30 A. M., 1:30, 4:45, 6:15 P. M. Sundays, 9:15 A. M., 4:00 P. M.

SANDY HOOK ROUTE.

FOR LONG BRANCH, OCEAN GROVE, &c.

From Pier 8, N. R., foot of Rector-st.

For Atlantic Highlands, Highland Beach, Normandie, Rumson Beach, Seabright, Monmouth Beach and Long Branch at 4:30, 9:00, 11:00 A. M., 1:00, 2:00, 3:45, 4:30, 5:30 P. M. Sundays, 9:30 A. M., 1:00 P. M.

For Elberon, Asbury Park, Ocean Grove and points south to Point Pleasant, 11:00 A. M., 1:00, 2:00, 3:45, 4:30, 5:30 P. M. Sundays (stop at Interlaken for Asbury Park and Ocean Grove), 1:00 P. M.

For Lakewood, Toms River and Barnegat, 4:30 A. M., 1:00, 3:45 P. M.

Atlantic City, Vineland and Bridgeton, 4:30 A. M., 1:00 P. M.

ROYAL BLUE LINE

TO PHILADELPHIA, BALTIMORE AND WASHINGTON.

For Philadelphia, week days, 4:30, 8:00, 8:15, 9:00, 10:00, 11:30 (Dining Car) A. M., 1:30, 2:00, 3:20, 4:00 (Buffet Parlor Car), 4:30, 5:00 (Dining Car), 6:00, 7:30, 9:00, 10:00 P. M., 12:15 night. Sundays, 4:30, 9:00, 10:00, 11:30 (Dining Car) A. M., 2:00, 4:00, 5:00 (Dining Car), 6:00 P. M., 12:15 night.

For Baltimore and Washington, week days, 4:30, 8:15, 10:00, 11:30 (Dining Car) A. M., 2:00, 3:20, 5:00 (Dining Car), 6:00 P. M., 12:15 night. Sundays, 4:30, 10:00, 11:30 (Dining Car) A. M., 2:00, 5:00 (Dining Car), 6:00 P. M., 12:15 night.

Tickets and parlor-car seats can be procured at foot of Liberty-st., 113, 172, 261, 415, 944, 1,140, 1,323 Broadway, 737 6th Ave., 31 East 14th-st., 153 East 125th-st., 273 West 125th-st., 251 Columbus Ave., New-York; 4 Court St., 860 Fulton St., Brooklyn; 98 Broadway, Williamsburg. The New-York Transfer Company will call for and check baggage from hotels or residence to destination.

**DEL., LACKAWANNA AND WESTERN R. R.