LITERARY NOTES.

"Poet-Lore," a magazine which has been of service to students of its specialty, and which is always readable by students and laymen alike, has hitherto been published monthly, but it is to be a quarterly in the future. Its first appearance in its new form, with admirable text, bound in an artistic cover, deserves to be marked with approval.

Every man has his own poetical anthology, and this fact has caused many a volume to be tepidly received, but Mr. Churton Collins has compiled a collection which we fancy the most prejudiced of readers will admit is a welcome addition to his library. Most anthologies follow one another through more or less the same channels, but in "A Treasury of Minor British Poetry," which is published by Edward Arnold here and in London, Mr. Collins has contrived to print almost exclusively poems neglected by preceding editors. The idea would not seem to be especially happy. It would seem impossible that a volume of more than four hundred pages could be made out of semi-neglected verses and still be a good one. But is the reader aware of Mr. Palgrave's curious indifference to Landor, for example? Does he realize how little Campion has been drawn upon, until very recently? Does he find Leigh Hunt's vivacious fragment—"Jennie Kiss'd Me When We Met"—in every anthology that he ought to find it in? Mr. Collins supplies scores of such omissions as are indicated here, and, while he includes some material which we cannot wholly approve, it must be admitted that most of the waifs in this new miscellany are distinctly worth having collected. The book is handsomely printed and is mostly daintily bound.

There is on exhibition in Boston an interesting bibliographical relic in the shape of a copy of "The Book of Common Prayer of the Church of England" as abridged and edited by Franklin in London in 1773. It is said to be the only copy in America. Mrs. Samuel Bache, a daughter of Franklin, gave it to William White, the first Bishop of Pennsylvania, in 1785. It finally came into the hands of Professor Henry Reed, of the University of Pennsylvania, whose library is to be dispersed at auction in Boston early next month.

Blanche Willis Howard, who has not been heard from as an author in some time, is presently to bring out a story called "Puss-in-Boots," which is said to give her impressions of life in a German town.

Just before she died Miss Mamie Dickens put the finishing touches to a book entitled "My Father as I Knew Him." The proofs have been read by another daughter of Dickens, Mrs. Perugini, and the work may be expected to appear in a few months.

Mr. W. Robertson Nicoll, the ambidextrous wise man of English literary journalism, has been interviewed by a reporter from "The Chronicle" on his return to London. The Doctor talks earnestly about American politics, saying many owlish things, as, for example, that "Bryan conducted a hopeless cause with considerable dignity!" But it is in his "literary" observations that Dr. Nicoll is most engaging. "In my opinion," he declares, "the demerits of American journalism are often exaggerated in England, and exaggerated for want of due knowledge. To select one of their good points, the columns of an American newspaper are singularly pure. There are hardly any of the divorce court kind of details which we get here—prurient news does not appear." Bless the dear, kind gentleman's heart.

As to which of the living English novelists has the greatest vogue in America, Dr. Nicoll, of course, has no doubt. "Well, I should not fancy that anybody is before Mr. Barrie." An incident which occurred on the journey to New-Orleans much amused our visitors. "The newspaper boy," said the Doctor, "came up to us in the railway carriage with the announcement, 'Barrie's new novel; want a copy?' The lad held 'Sentimental Tommy' out to Mr. Barrie, but he could not be tempted to buy. He was already familiar with the novel."

In regard to the competition of English authors with the American author in his own country, Dr. Nicoll said: "I'm sure I don't know what we should say in England if the position were reversed. But American writers have no jealousy toward England in this matter—not the slightest. All the time we were on the other side, we never heard a word betokening jealousy of the popularity of English books. We saw very many American authors, they greeted us with truest cordiality; and I am sure we shall never forget the kindness we received from them, as from everybody."

Mr. Balfour's book, "The Foundations of Belief," has just been translated into French and published in Paris.

Special histories of this State of that city are so easy to write that few of them are ever well written. It is therefore encouraging to know that the latest volumes of the sort, projected by the Appletons, are being put together in a way that is almost certain to secure the best results. A new series is announced of "Stories from American History," and the two volumes to appear first have been put in the most competent hands. Mr. Frank R. Stockton is the author of "New-Jersey, from the Discovery of Scheyichbi to Recent Times," and Mr. Joel Chandler Harris has written "Georgia, from the Invasion of De Soto to Recent Times." Both books are abundantly illustrated with artistic sketches.

The most interesting paper in the last issue of "Bibliographica," the invaluable quarterly of which the Scribners have now published ten parts, is on "The Early English Writing-masters,' a subject about which few students know anything at all. Mr. Strange has delved deep and brought to the surface some highly diverting documents. England had a certain fame in matters of calligraphy early in the Middle Ages, but the first writing-book to be printed in the country was not brought out until 1571, when the work of De Beau Chesne and Baldon was "imprinted at London by Thomas Vautroullier." The value of Mr. Strange's essay lies in its drawing attention to the existence of expert calligraphers in times when even the most educated of gentlemen were slow to learn the mysteries of penmanship. The old examples reproduced in this study show, too, that the quaint writers of the sixteenth and seventeenth centuries could sometimes be as clear as they were sometimes obscure. A certain little masterpiece of script, written by Edward Cocker for "The Pen's Transcendency" in 1660, is beautifully picturesque with its scrolly galleon in one corner, but it is also as lucid as though printed from type. "Bibliographica," it should be noted, has only two numbers remaining to be published. Then the work will be discontinued and will remain on the shelves of book-lovers in three stately volumes, the product of a resolution on the part of the editors to make it something as unique as it is excellent. In the whole history of bibliography there has not been printed a more admirable contribution in the way of miscellaneous learning and enthusiasm. The articles have all been written by men of authority; they have dealt invariably with profitable, and, in most cases, unfamiliar themes; and the only regret to be expressed is that the limit was set at three years. Six years would not have been too many. It is to be hoped that a "Second Series" will be projected.

Instruction.

For Boys and Young Men—City.

BERLITZ SCHOOL OF LANGUAGES. —Madison Square (25th-st. and Broadway).— 75 Court St., Brooklyn, and other principal Americ. and Europ. cities. Term begins now. Saturday next, at 11 A. M., free French Comedy. Saturday next, at 12, German Lecture.

COLUMBIA INSTITUTE, 270 W. 72D ST.—Collegiate, Preparatory, Primary Departments. Optional Military Drill. Playground, Gymnasium, Hot Luncheon. Boarders. EDWIN FOWLER, M. D., A. B., Principal.

THE BRACKETT SCHOOL FOR GIRLS, 56 East 54th-st.—Miss EILEN E. LEARNED, Principal. Twenty-fifth year. Office hour, 11 to 11:45.

THE VELTIN SCHOOL FOR GIRLS. FIREPROOF SCHOOL BUILDING. 160 AND 162 WEST 74TH ST. Reopens Oct. 5th. COLLEGE PREPARATION.

For Boys and Young Men—Country.

FAIRFIELD ACADEMY, HOME SCHOOL FOR BOYS. Fits for business or college; 50 miles from New-York. FRANCIS H. BREWER, A. M., Prin., Fairfield, Conn.

MAPLEWOOD INST., Concordville, Pa.—$200 per year. A successful school. One of the best to infuse with energy, to wake up boys to the duties of life. Boys prepared for best colleges. Under 13 years $186. Location beautiful, elevated and healthy. J. SHORTLIDGE (Yale), A. M., Prin.

ROCKLAND INSTITUTE, Nyack-on-the-Hudson, N. Y. Preparatory school for Young Men and Boys. Illustrated catalogue of CAPT. J. WILSON, A. M., Prin.

ST. JOHN'S MILITARY SCHOOL, SING SING, N. Y. An ideal school. 50 minutes from Grand Central. Preparation for College and Business. HENRY I. LYALL, and EMIL MENDEL, M. A., Principals.

THE PEEKSKILL MILITARY ACADEMY, Peekskill, N. Y.—63d year. Send for illustrated catalogue. Col. LOUIS H. ORLEMAN, Pris.

For Young Ladies—Country.

OUR SCHOOL IS SMALL—

12 sleeping rooms—two girls in a room—single beds. There are seven resident teachers and one matron. Only twenty-four girls in our family—eight teachers; for our matron is a teacher in health, in manners, in character.

We look after hearts as well as heads. We teach kindliness, forbearance, womanliness, politeness, just as well as we teach writing, spelling, Latin, French, rhetoric. We care for your daughter as you would care for her in your own home—if you could. We care for head, heart and health. Ours is a home school. Girls are happy here.

Write for whatever else you wish to know.

YOUNG LADIES' SEMINARY, Freehold, N. J. Miss Eunice D. Sewall, Miss Ada Sewall, Principals.

WALNUT LANE SCHOOL.

Boarding, Day and College Preparatory for Girls. Reopens Sept. 23d. For circular address Mrs. THEODORA R. RICHARDS, Principal. Miss SARA LOUISE TRACY, A. M., Associate. Germantown, Philadelphia.

Teachers.

BOSTON PUBLIC SCHOOLS. Candidates for certificates of Qualification to teach in the public grammar, primary and kindergarten schools of Boston, will be examined on Friday and Saturday, Jan. 22 and 23, 1897, in the hall of the Normal School, Dartmouth-st. The examination will begin on Friday at 9 o'clock a. m. Attendance will be required each day. All who desire to be candidates should send at once to the undersigned for a circular containing full information concerning the subjects and requirements of the examination. An examination of candidates for certificates of qualification to teach in the public high schools and to teach special subjects will be held April 23 and 24, 1897.

THORNTON D. APOLLONIO, Secretary School Committee.

School Agencies.

AMERICAN AND FOREIGN TEACHERS AGENCY supplies Professors, Teachers, Tutors, Governesses, &c., to Colleges, Schools and Families. Apply to Mrs. M. J. YOUNG FULTON, 23 Union Square.

Dancing Schools.

ALEXANDER MACCREGOR, Mendelssohn Rooms, 108 West 55th St., strictly private lessons and private classes. See circulars.

T. GEORGE DODWORTH, 12 AND 14 EAST 46TH STREET. CLASSES AND PRIVATE LESSONS. Men's CLASS COMMENCES MONDAY, DEC. 7TH.

ADVERTISEMENTS and subscriptions for The Tribune received at their Uptown Office, No. 1,242 Broadway, 24 door north of 31st-st., until 9 o'clock p. m.; advertisements received at the following branch offices at regular office rates until 8 o'clock p. m.: 254 8th-ave., s. e. cor. 23d-st.; 152 6th-ave., cor. 12th-st.; Macy's, 6th-ave. and 14th-st.; 142 Columbus-ave., near West 66th-st.; 106 West 42d-st., near 6th-ave.; 92 East 14th-st.; 257 West 42d-st., between 7th and 8th aves.; 159 East 47th-st.; 1,338 3d-ave., between 76th and 77th sts.; 1,026 3d-ave., near 61st-st.; 1,708 1st-ave., near 90th-st.; 650 3d-ave., near 41st-st.; 554 3d-ave., 210 Bleecker-st.; 325 Bleecker-st.; 2,908 3d-ave.; 240 East 79th-st.; 1,921 3d-ave.; 2,662 3d-ave.; 95 Amsterdam-ave.; 402 West 42d-st.; 148 East 16th-st.; 203 East 48th-st.; 856 9th-ave.; 651 9th-ave.; 1,152 3d-ave., near 67th-st.; 204 East 86th-st.; 1,620 Broadway; 1,563 3d-ave., 129 8th-ave.; 1,318 2d-ave.; 753 6th-ave. At the Harlem Offices: 2,051 3d-ave., near 113th-st.; 156 East 125th-st., near 3d-ave.; 243 West 125th-st., bet. 7th and 8th aves.; 320 West 145th-st. At the Brooklyn Offices: 397 Fulton-st.; 726 Fulton-st.; 63 Court-st.; 48 Broadway, E. D.; 153 Broadway, E. D.; 1,152 Myrtle-ave., near Broadway.

Autumn Resorts.

THE VIRGINIA HOT SPRINGS, 2,500 FEET ELEVATION, in the HOT SPRINGS VALLEY, on the CHESAPEAKE AND OHIO RY., one night's ride from New-York. The most wonderful waters in America for the cure of rheumatism, gout and nervous troubles, with a most complete bathing establishment.

The "New Homestead," opened June last, will remain open the entire year. Special compartment car leaves New-York, by Pennsylvania Rr., via Washington and the Chesapeake and Ohio Ry., on Tuesdays, Thursdays and Saturdays at 5 p. m.; arrives at the Springs 9:40 a. m.

Excursion tickets from New-York at Pennsylvania offices. For special information inquire at C. and O. Office, 362 Broadway.

FRED. STERRY, Mgr., Hot Springs, Bath Co., Va.

Dr. Strong's Sanitarium, SARATOGA SPRINGS, N. Y. For health or recreation. The appointments of a first-class Hotel. Elevator, electric bells, steam, sun-parlor, and promenade on the roof. Suites, with bath. Massage, Electricity, all baths, and health appliances. New Turkish, Russian and Natural Sulphur-Water baths. Dry tonic air, SARATOGA waters. Elegant wheeling, etc. Open all the year. Send for illustrated circular.

MOUNTAIN PARK HOTEL AND COTTAGES, HOT SPRINGS, NORTH CAROLINA. DELIGHTFUL AUTUMN AND WINTER RESORT. For Health, Pleasure, Recreation. Excellent Cuisine. Finest Mountain Scenery East of the Rockies. Conveniently accessible by Pullman cars, via Pennsylvania R. R. Exceptionally dry and free from fog. Average Winter temperature, 49.3. Thermal waters and baths, specific in cases of Rheumatism, Gout, Sciatica. Expert medical attendance. Ideal resort for the nervously tired. WM. G. LOOLITTLE.

LEEDS & LIPPINCOTT desire to inform their patrons that HADDON HALL, ATLANTIC CITY, N. J., WILL BE KEPT OPEN THE ENTIRE WINTER FOR THE RECEPTION OF GUESTS.

AUTUMN AND WINTER RESORT, amid the "Berkshire Hills." Matchless scenery, drives and foliage; all provision for comfort and pleasure of guests at "The Berkshire Inn," N. Y. and return, $4.90. Golf and shooting now. CALEB TICKNOR & SON, Great Barrington, Mass.

ATLANTIC CITY, N. J., HOTEL TRAYMORE. Appointments and service first-class. D. S. WHITE, Jr., Proprietor.

Winter Resorts.

WHY GO SOUTH? There is within 58 miles of New-York AN IDEAL WINTER RESORT. FINEST WINTER HOTEL IN THE NORTH. THE LAKEWOOD HOTEL, "AMONG THE PINES." Piazzas one-third of a mile in extent, inclosed in glass, and filled with tropical plants. MUSIC DAILY IN SUN PARLORS. T. F. SILLECK, Lessee. LAKEWOOD, N. J.

Of Oriental Hotel, Manhattan Beach. THE KENILWORTH INN, BILTMORE, N. C. One mile from Asheville. This most delightful resort has been leased to Mr. A. Lansley, who so successfully conducted the Hotel Bon Air since its opening in 1889. Very extensive improvements have been made, $50,000 being expended in new carpets, new mahogany bedroom sets, easy chairs and other details which tend to make this Hotel the most homelike of any in the South. The climate is superior for health or pleasure. Beautiful drives, grand and picturesque scenery. Golf links, the best in the South, and good livery. No better table to be found in or out of New York City. For further particulars call on Mr. ALVORD, Fifth Ave. Hotel, or address C. A. LINSLEY, Kenilworth Inn.

ADIRONDACK MOUNTAINS. RIVERSIDE INN. OPEN THE YEAR ROUND. Special terms for Winter months. Send for leaflet. WALLACE MURRAY, Saranac Lake, Franklin Co., N. Y.

THE LENOX, Lakewood, N. J.—A small but complete hotel with every modern convenience; rates reduced. F. D. ROSECRANS, Proprietor.

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REAL ESTATE.

BUSINESS IN THE FIELD.

The real estate market of last week, despite the fact that no transaction of unusual magnitude was recorded, showed a healthy condition, and in fact evinced greater activity than might have been expected, when it is considered that one of the most important National holidays of the year was observed on Thursday, and that, in consequence, many people left the city to remain away over Sunday, while the auctioneers and real-estate brokers, realizing that comparatively little business would be done in the two days following, made no efforts to dispose of large parcels. Not a few properties in the upper part of the city changed owners at private sale, however. This week promises to be a lively one at the Real Estate Auction Rooms, when several large parcels are to be offered for sale. It is not unlikely, moreover, that in the next few days the facts may be made known regarding one or two rumored transactions, involving, so it is said, the sale of large parcels in the downtown district.

The general attitude of real-estate brokers and operators since the election has been one of watchfulness. Every transaction of real importance has been noted with more than ordinary care, especially the large sales of vacant lots north of the Harlem, and the auction a few days ago by William Kennelly of the several parcels belonging to the Chesterman estate. Any material change in the condition of the market is awaited with eager interest, and many large property-owners have appeared at the real-estate offices with inquiries as to the truth or falsity of a reported sale of Broadway realty, about which speculation has been rife in the brokers' offices for the last week.

Whether this rumor has any foundation or not the general opinion of those who are best informed as to conditions in the business section seems to be that there will be few large investments in realty for speculative purposes in the downtown district for another year. Those who do buy there will undoubtedly belong to that class of men who are looking for absolutely safe investments, and who are willing to accept a return of 5 per cent net on their outlay. It is not likely that the next few years will see anything like the amount of capital put out for the purchase of valuable parcels in or near Broadway and the erection of tall office-buildings that has been expended in the last two years.

A well-known real-estate broker, a day or two ago, when standing opposite one of New-York's "skyscrapers," situated in the best business section of the city and only a block from Broadway, pointed to the towering structure, and said to a friend: "There is a building in which the offices are provided with all the most recent improvements and appliances for the convenience and comfort of their occupants, they are all well lighted and ventilated, yet, on nearly every floor, several rooms are vacant and have been so since the building was erected. No doubt, in view of the business revival resulting from the election, all the offices will soon be rented, but the probability is that tenants in this as well as in others of the high office-buildings will have to be secured at rents considerably less than the owners hoped to receive when the buildings were erected. The fact is that it will take a year or so for the demand for the best offices in the principal business section to equal the supply."

That high office buildings will continue to be erected in keeping with the demand for them, no one will doubt for a moment—that is, if the Legislature does not pass a law to the contrary, but it is altogether likely that for many months to come capitalists will consider with great care the serious problem that presents itself in the number of first-class offices now vacant before deciding to erect more business buildings on such a gigantic scale.

A considerable men are directing their attention to a considerable degree to bringing vacant lots in the upper part of the city to the attention of the public. Many large parcels in these districts have recently been purchased by speculators, who realize their future value, in view of the natural growth of the city to the northward. There are opportunities here, however, in the purchase of small plots, which people having limited means are not slow to take advantage of.

Among the most important purchases of the last week was that by William C. Whitney of the large four-story stone front dwelling, at the northeast corner of Sixty-eighth-st. and Fifth-ave., from Amzi Lorenzo Barber. This is the old Stuart house, which Mr. Barber bought early in 1895 from the executors of the estate of Mrs. Robert L. Stuart for $562,500. Mr. Whitney paid about $620,000 for the property. He will not take possession until spring, when the lease of Governor Morton, who is at present in possession of the house, expires. Mr. Whitney has transferred his handsome dwelling at the southwest corner of Fifty-seventh-st. and Fifth-ave. to his son, Harry Payne Whitney, who is now abroad on his wedding trip.

In the business section George R. Read sold for Anna G. Du Bois and Bertha G. Brooks, at $210,000, the five-story business building, about 25x100x27.10x153.10, No. 23 Park Row, running through to Theatre Alley. The nominal buyer is Charles A. Peabody, Jr., who represents William Waldorf Astor, owner of the two adjacent parcels, Nos. 25 and 27. Another downtown transaction involved the sale at auction, through William Kennelly, of No. 80 Nassau-st., one of the parcels belonging to the Chesterman estate, to Fiske & Dowling for $120,000.

Among the important sales at the auction rooms scheduled to take place this week are the following:

The sale of the Vyse estate lots is to be held by James L. Wells today at No. 111 Broadway. The fact that the sale is to be absolutely without reserve, and that nearly two hundred lots will be offered, has caused an unusual demand for maps and circulars, and great numbers of small investors have visited the property. The Vyse property is admirably situated close to the heart of the Twenty-third Ward, and accessible by many routes of travel.

At the Real Estate Exchange, at No. 59 Liberty-st., on Thursday next, George R. Read will offer 45 city lots belonging to the estate of Marie L. Travers, situated in and near Webster-ave., the main thoroughfare of the Twenty-fourth Ward. The lots are in established streets, in a fine neighborhood of city and suburban homes, and close to the Williamsbridge and Bedford Park stations of the New-York and Harlem Railway. They are also reached by the trolley-cars.

At the same place on Wednesday Richard Y. Harnett & Co. will offer both city and country property. The latter is the country seat at West Park-on-Hudson, situated about eighty miles up the river on its west bank. It embraces about one hundred and six acres of land, a large mansion, conservatory, outbuildings, cottages, etc., riparian rights, yacht anchorage, and other things that serve to make this a delightful country home. The sale is by order of the executors of Dr. Charles P. Gill. The city property is composed of No. 1,369 Seventh-ave., this city, and No. 402 Bergen-st., Brooklyn.

City Property For Sale.

CENTRALLY LOCATED HIGH-CLASS RESIDENCES FOR SALE BY

HENRY D. WINANS & MAY.

Madison Ave.—N. w. corner; 23x90 ft.; to remodel.
Madison Ave.—Low entrance; 30 ft., modern residence.
Murray Hill: 27 ft., with fine large extension.
Fully $65,000 expended on improvements.
Between 5th and 6th Aves.—comparables; new..... $95,000
57th St.—Well style; has dining-room extension; rebuilt for owner's occupancy.
Near 40th St.—just beautiful; 32 feet; 4 story; dining-room extension; bright open rear; ass ing..... $120,000
Near 5th Ave. and 52d St.—Old 22.6 ft., house to remodel..... $50,000

Office, Fifth Avenue, Corner 52d St.

Five doors from 5th Ave.—Gentleman going abroad will sell his modern 25 ft. front and house-brief bay windows. (Land worth the money)..... $85,000
Murray Hill, between 5th and Madison Aves.—21 ft. four-story residence; price..... $50,000
Murray Hill, Park Ave.—New American basement house; about 30 ft. wide—possession next fall.
Five years rent free—Grand 25 ft. house, in first-class order, new decorations, new plumbing, great business value; price..... $65,000
Also a number of inexpensive houses near Fifth Avenue which can be obtained at exceptional prices.

HENRY D. WINANS & MAY, FIFTH AVENUE, CORNER 52D ST.

BOULEVARD CORNER; five stories; 37.6x100.8; STORES AND FLATS; thoroughly well built; all improvements and ALL RENTED; annual rental $12,125. PRICE $120,000. SLAWSON & HOBBS, 284 Columbus-ave., near 73d-st.

$65,000—An elegant four-story brownstone Dwelling, size of house, 25x80x102.2; spacious and luxurious home. SLAWSON & HOBBS, 284 Columbus-ave., near 73d-st.

To Let For Business Purposes.

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

Real Estate Wanted.

WANTED TO PURCHASE FOR CASH 25-foot dwelling in the Fifties and between 5th and 6th Aves. Box 19, Lawyers' Club, 120 Broadway.

Unfurnished Apartments To Let.

NEW APARTMENTS.

Second and third apartment left, $52, $45; 7 light steam-heated rooms and bathroom; every improvement and convenience supplied; comfort, respectability guaranteed; location unsurpassed. 17 West 100th-st., near Central Park entrance, L station, and Broadway cable cars.

LARGEST AND LIGHTEST APARTMENTS on West Side; overlooks Hudson; corner; steam heat, hot water, gas ranges, open plumbing, tiled bathrooms; hall service; $45 to $60. 200 West 107th-st.

Suburban Real Estate.

AGENCY.—Montclair real estate, all kinds, sale and rent. CLARENCE E. TUBBS, 5 Beekman-st., New-York.

Country Property For Sale.

TWO first-class mill properties for sale at Phillipsburg, N. J., on account of death. Address JOS. O. SKINNER, Phillipsburg, N. J.

Auction Sales Of Real Estate.

JAMES L. WELLS, Auctioneer,

At 111 Broadway, N. Y. Real Estate Salesroom,

MONDAY, NOV. 30, 12 O'CLOCK NOON,

ABSOLUTE SALE

198 CITY LOTS,

VYSE ESTATE,

23d and 24th Wards, New York City.

These lots are desirably situated east of SOUTHERN BOULEVARD, NEAR 172D STREET.

On Jennings, Bryant and Longfellow Sts., all readily accessible by SOUTHERN BOULEVARD, WEST FARMS OR WESTCHESTER AVENUE TROLLEY CARS leaving L station at 3d Ave. and 129th St. every minute to this property.

Streets graded. City improvements at hand. Property rapidly building up with handsome houses. NOW is the time to buy for investment or homes.

SALE ABSOLUTELY UNRESERVED.
EASY TERMS. TITLES INSURED FREE.

Send for maps to James L. Wells, Auctioneer, 59 Liberty Street, N. Y.

Ocean Steamers.

NORTH GERMAN LLOYD. FROM NEW-YORK. SOUTHAMPTON, LONDON, BREMEN. FAST EXPRESS STEAMERS. I Cabin, $60 and upward; II Cabin, $45 and upward. Havel, Tues., Dec. 1, 10 a.m. Lahn, Tues., Dec. 22, 10 a.m. Trave, Tues., Dec. 8, 10 a.m. Havel, Tues., Dec. 29, 10 a.m. Spree, Tues., Dec. 15, 10 a.m. Aller, Tues., Jan. 5, 10 a.m. Return tickets available from Mediterranean or from Bremen, London or Havre. 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. *Normannia, Dec. 5, 11 A. M. *Columbia, Jan. 5, 11 A. M. (Werra, Dec. 9, 10 A. M. (Kaiser, Jan. 9, 10 A. M. (Fulda, Dec. 30, 10 A. M. (Werra, Jan. 16, 10 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., Gelrichs & 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. SPRING SEASON BEGINS MARCH 18, 1897. HAMBURG-AMERICAN LINE, 37 Broadway, N. Y.

WINTER CRUISES TO THE MEDITERRANEAN & ORIENT BY THE HAMBURG-AMERICAN LINE. Twin screw Express Steamer FUERST BISMARCK from New York January 26, 1897, for Madeira, Gibraltar, Malaga (Granada and Alhambra), Algiers, Genoa, Nice, Malta, Alexandria (Cairo and the Pyramids), Jaffa (Jerusalem), Beyrouth (Damascus), Constantinople, Athens, Messina, Palermo, Naples, Genoa, New York. Duration about ten weeks.

CRUISE TO THE WEST INDIES and the Spanish Main by the Twin-screw Express steamer COLUMBIA from New York February 11, 1897, for Port au Prince (Hayti), St. Domingo City, St. Thomas, Guadeloupe, Martinique, Barbados, Trinidad, La Guayra (for Caracas), Puerto Cabello (Venezuela), Kingston (Jamaica), Havana, Palm Beach (Florida), or Old Point Comfort, New York. Duration about 4½ weeks. For further particulars apply to the Hamburg-American Line, 37 Broadway, N. Y.

AMERICAN LINE. NEW-YORK—SOUTHAMPTON—(London—Paris). Sailing at 10 A. M.
ST. PAUL.....Dec. 2 PARIS.....Dec. 23
NEW-YORK.....Dec. 9 NEW-YORK.....Dec. 30
ST. LOUIS.....Dec. 16 ST. LOUIS.....Jan. 6
WINTER CRUISE TO BERMUDA, WEST INDIES, MEXICO. By the American S. S. OHIO, from New-York, Feb. 6, 1897, for Bermuda, St. Thomas, St. Kitts, Guadeloupe, Dominica, Martinique, St. Lucia, Barbadoes, Trinidad, Port of Spain, La Ruaya, La Guayra (Caracas), Curacao, St. Domingo, Jamaica, Progreso, Vera Cruz (Mexico), Havana, Brunswick, Ga. Duration 45 days. Price of passage $270 and upwards. Send for illustrated pamphlet.

RED STAR LINE TO ANTWERP. Sailing every Wednesday.
Westernland.....Dec. 2 noon Noordland.....Dec. 16, noon
Southwark.....Dec. 9, 1 p. m. Friesland.....Dec. 23, noon
INTERNATIONAL NAVIGATION COMPANY. Piers 14 and 15, North River. Office, 6 Bowling Green.

CANADIAN PACIFIC RAILWAY. Intended steamship sailings from Vancouver.
TO JAPAN AND CHINA.
EMPRESS OF CHINA.....Dec. 7, Mch. 1
EMPRESS OF INDIA.....Jan. 4, Mch. 29
EMPRESS OF JAPAN.....February 1
HONOLULU, FIJI AND AUSTRALIA.
WARRIMOO.....Dec. 8 MIOWERA.....Jan. 8
2d cabin accommodations very low rate.
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DORIC, via Honolulu.....Dec. 16, 1 p. m.
CHINA, via Honolulu.....Dec. 18, 1 p. m.
BELGIC.....Dec. 29, 1 p. m.
PERU, via Honolulu.....Jan. 16, 1 p. m.
COREAN, via Honolulu.....Jan. 16, 1 p. m.
For freight, passage and general information apply to 240 Broadway, or 1 Battery Place, Washington Building, and 287 Broadway.

A. — CUNARD LINE. TO LIVERPOOL BY QUEENSTOWN. Campania Dec. 5, 5 p. m. Etruria Dec. 26, 10 a. m. Umbria.....Dec. 12, 11 a. m. Campania.....Jan. 2 Lucania.....Dec. 19, 2 p. m. Aurania.....Jan. 9. 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.

A. — WHITE STAR LINE. Teutonic.....Dec. 2, noon Teutonic.....Dec. 30, noon Britannic.....Dec. 9, noon Britannic.....Jan. 6, noon Majestic.....Dec. 16, noon Majestic.....Jan. 13, noon Germanic.....Dec. 23, noon Germanic.....Jan. 20, noon NO CATTLE CARRIED BY PASSENGER STEAMERS. Pier No. 42, North River, foot of Franklin-st. 29 Broadway, N. Y. H. MARTLAND KERSEY, Agent.

FRENCH LINE. COMPAGNIE GENERALE Transatlantique. DIRECT LINE TO HAVRE, PARIS, FRANCE. LA BRETAGNE, Brun.....Sat., Dec. 5, noon. LA CHAMPAGNE, Poisat.....Sat., Dec. 12, 5 p. m. LA BOURGOGNE, Lebeau.....Sat., Dec. 19, 9 a. m. Parlor, cabin and buffet smoking car attached to Special Train, Harlem Parlor and Wine Dining Car. $1.00 extra. A. FORGET, General Agent, 3 Bowling Green, N. Y.

COOK'S ORIENTAL TOURS.—Personally conducted Parties to Egypt, the Nile and Palestine from New York, Jan. 5, Feb. 13, Mar. 6, 1897. All expenses included. Illustrated programmes from THOS. COOK & SON, 261 and 1,225 Broadway, N. Y.

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, Charleston only.....Monday, Nov. 30. COMANCHE, Charleston and Jacksonville, Wed., Dec. 2. SEMINOLE, Charleston only.....Friday, Dec. 4. CHEROKEE, Jacksonville direct.....Saturday, Dec. 5. Steamers have first-class passenger accommodations. WM. P. CLYDE & CO., General Agents, 5 Bowling Green, N. Y. Fla. Cent. and Penn. East F. & P. Line, via Jacksonville, Great So. Freight and Passenger Line, via Charleston. T. G. EGER, General Agent, 391 Broadway, N. Y.

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RED "D" LINE OF STEAMSHIPS. For La Guayra, Puerto Cabello, Curacao and Maracaibo, via Curacao, from Robert Stores, Brooklyn. SS. CARACAS.....Thursday, December 3, 1 p. m. SS. VENEZUELA.....Saturday, December 12, 1 p. m. SS. PHILADELPHIA.....Wednesday, December 23, 1 p. m. FOR MARACAIBO, VIA ST. THOMAS. SS. CURACAO.....Monday, December 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 FOR FLORIDA, GEORGIA &c., tri-weekly from new Pier 34, N. R., Tuesdays, Thursdays and Saturdays at 3 P. M. for Savannah direct, City of Augusta.....Dec. 1 La Grand Duchess.....Dec. 8 Kansas City.....Dec. 3 City of Augusta.....Dec. 10 Tallahassee.....Dec. 5 Kansas City.....Dec. 12. 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.

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