THE WEEK IN REALTY.

HERALD SQUARE THE SCENE OF THE MOST NOTABLE ACTIVITY—SOME DOWNTOWN SALES.

While many large parcels below Canal-st. changed hands last week, the greatest activity appeared to be in the Herald Square district of the city. Now that two big business buildings are to be built there, one by R. H. Macy & Co. and the other by Saks & Co., many intending investors, it is thought, are likely to be attracted to this part of the city. There are a number of other large building deals affecting property near the site of the new store of R. H. Macy & Co., which are likely to be closed within a week or two, and if only one half of them are carried to a successful end the appearance of the west half of the block bounded by Sixth and Seventh aves. and Thirty-fourth and Thirty-fifth sts. will be greatly changed. It is too early to say at present what these operations are. To announce the details of the deals already under way would be likely to cause, it is thought, much trouble to those directly interested in them, and might upset their plans. There are also negotiations being made for property within a short distance of the Waldorf-Astoria.

The sales of the week and for some time have indicated that the biggest transactions are usually undertaken by syndicates, and that the number of large operators who do not do business through some realty organization is becoming rapidly small. The operators appear to be working under the impression that two heads are better than one, and the number of big deals in which a single investor is interested is so small that the lone operator seems to be overshadowed by the work of the syndicates or companies. New realty organizations are almost daily making their appearance, and quickly take a prominent part in the real estate market. Two more real estate companies were incorporated at Albany yesterday. One was capitalized at $500,000, and the other at $1,000,000. One of the principal sales of the week was the twelve story building Nos. 120 and 122 Liberty-st. Another was the plot on which stood the Sixth-ave. car stables, in Sixth-ave., between Forty-third and Forty-fourth sts. It was sold by the General Carriage Company to the Century Realty Company. The selling price was about $1,100,000. The sale of Nos. 47 and 49 Liberty-st., by William Ziegler to Frank D. Allen also attracted considerable attention, as did the sale of the Wool Exchange Building, at Beach-st. and West Broadway. The Wool Exchange Building was bought by the American Thread Company for about $700,000.

SALES REPORTED YESTERDAY.

John R. Foley has reported the following sales: No. 167 Allen-st., a five story tenement house, size 25x87.6, for W. Craven; No. 256 West Fifty-fourth-st., a three story dwelling house, size 25x100, for the Betz estate; price, $17,000. No. 1,546 to 1,550 Broadway, Brooklyn, to A. Stern for $22,500. The vacant plot on the southeast corner of One-hundred-and-seventy-ninth-st. and Clinton-ave. for A. Fletcher to William C. Bergen, for $9,500. Mr. Vogel was the broker in the sale recently of No. 265 West One-hundred-and-eighteenth-st., a seven story apartment house, 50x100, for $125,000.

The report that Max Well and M. L. & C. Ernst had bought from T. Farley's Sons the nine story building at the northeast corner of Broadway and Howard-st., for about $600,000, was yesterday confirmed.

Jacob Oppenheimer has sold No. 924 Third-ave., a five story building, 25x95 feet, for a Mrs. Smith. He has also sold No. 1,330 Fifth-ave., a five story flathouse, 25x100 feet.

Brettell & Jackman have sold for Mrs. L. Muth No. 220 East One-hundred-and-twenty-fourth-st., a three story brownstone dwelling house, 19x100, for about $8,500.

Bernard Stahl has sold through David Davis No. 143 West One-hundred-and-twentieth-st., a three story dwelling house, on lot 19x100.11.

Bryan L. Kennelly & Co. have sold for Mary T. Kennedy, No. 312 West Eighty-first-st., a three story and basement brownstone dwelling house, size 20x102.2, to Emil Belari, for about $30,000.

Isaac H. Clothier has purchased seven lots at the northwest corner of Eleventh-ave. and One-hundred-and-seventy-first-st., extending through to Broadway, through George R. Read.

Charles T. Barney has bought a plot fronting 573 feet on Speedway Park.

MR. BARNEY TO IMPROVE HIS HOUSE.

Extensive interior and exterior alterations, costing $100,000, will be made on the four story brick and brownstone private dwelling house of Charles T. Barney, at the northeast corner of Park-ave. and Thirty-eighth-st., from plans by McKim, Mead & White, the architects. The plans contemplate the complete remodelling of the house, together with a two story extension in the rear 54.10x50.6 in size.

NEW OFFICE OF FRANK L. FISHER CO.

The Frank L. Fisher Company, a well known and successful West Side real estate corporation, held a formal opening of its new office, at the corner of Eighty-first-st. and Columbus-ave., Saturday afternoon. A large number of uptown real estate men paid their compliments to W. H. Peckham, the president of the company, and were in turn handsomely entertained by the host and his staff of employes.

REAL ESTATE TRANSFERS.

Forsyth-st, No 146, e s, 25x100; Louis J Ladinski to Wolf Nadler; mortgage, $30,000; R S, $6.... $35,750
85th-st, No 329 to 335 West, 60x102.2; Mary Harrison and another to Merritt L Pike.... 1
131st-st, s s, 304 ft e of Lenox-ave, 31x99.11; Sarah A Brown to Eloise M Seaman; mortgage, $29,000; R S, $11.... 1
64th-st, s s, 25 ft w of 9th-ave, 19x100.5; Frank D Shaw, referee, to William E Finn; R S, $16 50 16,100
9th-st, s s, 175 ft e of Columbus-ave, 16x60.6; Alanson P Smith and another to Charles R McLaughlin; mortgage, $48,900; R S, $36.... 1
67th-st, No 3 East, 25x100.5; Esther M Nevins to Katharine C Weldenfeld; mortgage, $37,000; R S, $36.... 1
Highland Place, centre line, ½ plot 69, map villa sites at Riverdale, 50x1x200; Highland Place, plots 67 and 81, same map, contains 18 28-100 acres; Mitchell L Erlanger, referee, to Louis Dannhauser; R S, $1 50.... 3,000

NEW BUILDING PLANS.

37th-st, No 411 West, for a four story brick stable and storage house, 25x89; Crawford & Popper, premises, owners; W S Boyd, No 561 Hudson-st, architect.... $14,000
142d-st, s s, 90 ft w of Morris-ave, for a four story brick stable and storage house, 49x65; F Hitchcock, 145th-st and 3d-ave, owner; T W Ringrose, architect.... 20,000
58th-st, n w corner 8th-ave (Grand Circle), for a four story brick hotel, 40.8x100.6; Nellie Flake, No 31 Nassau-st, owner; John H Duncan, No 21 West 24th-st, architect.... 200,000
125th-st, s s, 100.6 ft w of 8th-ave, for a one story brick theatre, 126x100.5; Albert Flake, No 31 Nassau-st, owner; John H Duncan, architect.... 250,000
164th-st, n s, 75 ft e of Prospect-ave, for seven three story brick dwelling houses, 19 and 20x50; James L Brown, No 569 Eagle-ave, owner; W C Dickerson, architect; total cost.... 52,500
74th-st, Nos 33 and 35 East, for a four and five story brick dwelling house, 33.4x74.6; Sarah J Robbins, No 127 East 35th-st, owner; Grosvenor Atterbury, No 18 East 41st-st, architect.... 33,000
79th-st, s s, 208 ft e of 5th-ave, for a five story brick dwelling house, 27x87; Charles W Ogden, No 30 West 20th-st, owner; Little & Browne, architects.... 75,000
79th-st, s s, 240 ft e of 5th-ave, for a five story brick dwelling house, 28x87; Mary F Ogden, No 31 West 20th-st, owner; Little & Browne, architects.... 75,000

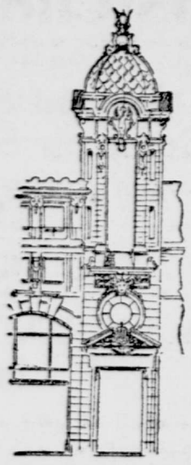
NEW THEATRE AND HOTEL.

EXPENSIVE STRUCTURES TO BE BUILT IN THE NEIGHBORHOOD OF THE GRAND CIRCLE.

The plans for the Pabst Grand Circle Hotel and Park Theatre have been filed at the Department of Buildings by John H. Duncan, the architect. The estimated cost of the hotel is $200,000 and of the theatre $350,000. The structures will stand at the northwest corner of Fifty-eighth-st. and Eighth-ave. The theatre will be on a plot about 100 by 125 feet. It will have two large entrances. One will be in Eighth-ave. and the other in Fifty-eighth-st. In the avenue the hotel building will have a frontage of about 100 feet, and adjoining it on the north will be the avenue entrance to the theatre.

The theatre building will contain orchestra, balcony and gallery. Elevators will run to the balcony, and will be near the Fifty-eighth-st. entrance. There will be seats for about two thousand persons. A feature of the architecture of the theatre will be the interior construction. There will be only two pillars in the theatre proper, and they will not obstruct a view of the stage from any part of the house.

The hotel will be four stories high. The roofs of the hotel and the theatre will be flat, so that a roof garden can be constructed on top of the buildings if the owners wish. Both buildings will be constructed of the same material—brick and Indiana limestone. Albert Flake is the owner of the theatre plot, and Nellie Flake of the hotel plot. It is expected that the buildings will be completed before the fall.



GRAND CIRCLE HOTEL.

TO REMEDY ABUSES.

EFFORTS BEING MADE TO ELIMINATE CERTAIN EVILS IN APARTMENT HOUSE RENTING.

Although the several attempts recently made to organize an association among the uptown real estate agents and owners of apartment houses for the purpose of bringing about reforms in the present demoralized condition that obtains in the renting of apartments were failures, the men identified with the movement are more determined than ever to establish the proposed association. Missionary work is being vigorously prosecuted by a few of the leading real estate brokers, and no effort will be spared by them to accomplish their purpose. Now that the dull summer season is approaching, there will be more leisure at the command of these men to advocate their cause, and it is their intention to call another meeting before long, with a view to effecting an organization.

So far there has been a lack of unity among the representative real estate men and some distrust of those who took the initiative in the movement. As soon as this is overcome greater unanimity of action is looked for. Jesse C. Bennett, Paul Mayer and R. B. McCotter are among the most earnest champions of the reform movement, and each one of these men has a large following of property owners supporting him in the common cause.

Paul Mayer, in speaking of the necessity of bringing about a reform of the existing evils, said to a Tribune reporter yesterday that the time had come when he would not recommend the purchase of any apartment house for an investment unless the owner would make an affidavit of the genuineness of the alleged rentals and leave a deposit of at least 5 per cent of the purchase price with a trust company for a given period, to be forfeited to the purchaser in case misrepresentations are discovered after title has been passed. "We must adopt extreme measures," said Mr. Mayer, "to restore confidence among prospective investors and bring about a healthier condition of the market. Impecunious and irresponsible builders must be weeded out of the business. If the reputable real estate men and honest builders will get together and let honorable principles regulate their conduct the market and values will soon be restored on a sound and healthy basis. But if, on the other hand, the present practices are continued much longer, and the prevailing condition of affairs is not remedied, there will be more foreclosure sales within the next six months than there have been at any period in the history of New-York."

"You do not think, then, that overproduction is the cause of the existing evils?"

"There has been no overproduction. There is no difficulty in filling any good house if the rents are kept down to a reasonable basis. The trouble is a great many builders place a fictitious rental value on their houses, and in order to keep up their schedules of rent they make leases that do not bear investigation. In my examination of properties I have come across all kinds of crooked practices, all done with the obvious intention of deceiving the prospective buyer. In a recent case that came under my notice every tenant in the house was surreptitiously receiving a rebate of $5 a month from the landlord. There was a difference of $620 a year between the alleged rents and the actual rents. Had the prospective buyer accepted the owner's representations, he would have paid at least $6,000 more for the property than the actual rentals warranted. Now, I consider this deliberate fraud, and if we get our proposed association properly organized we can put a stop to all this sort of thing. An association of the kind that has been under consideration is of as much importance to the reputable builders of this city as it is to real estate brokers. Both will be equally benefited by it, and as the result of its power and influence the investor will be able to come into the market with the perfect assurance that he will not be buying any gold bricks. I believe in a builder getting a fair profit on his enterprise, but I also believe in securing for the investor an absolutely safe and fair return on his money."

Jesse C. Bennett expressed great disappointment at the failure of the efforts that have been made to organize an association.

"If an association cannot be formed," he said, "I will fight the existing evils single handed, if necessary. I am not giving free time to any tenant in the houses that I control, and am not going to. I propose to protect the investor in every possible way, and a builder who wants to sell his apartment house through my office must be able to show an absolutely clean bill of health. If his rent roll is any way padded, or there is the slightest suspicion of his having resorted to the prevailing practices in securing tenants, I will not recommend the purchase of his house. The existing evil is working havoc to brokers as well as owners and builders, and the sooner a reform is brought about the better it will be all around. I believe if we can start an association with twenty-five representative brokers and fifty reliable builders and owners, thereby controlling about two hundred of the better class of buildings, we can virtually control the situation and make the rest come into the association."

City Property To Let.

DWELLINGS
$75 a Month
and Upward.
138th and 139th Sts., 7th and 8th Aves.
Several desirable, well appointed Dwellings, containing from 10 to 14 rooms and baths; handsomely decorated. These homes are now open for inspection.
ERASTUS HAMILTON,
252 West 138th St. Telephone 647 Harlem.

Country Property To Let.

MONROE, N. Y., Box 59.—High ground; 10 rooms; hot and cold water; bath; $300 for season.

Country Property For Sale.

FOR SALE.—Choice residence property, with stable, Montclair, N. J. All modern conveniences. A great bargain. Apply JAMES H. TUTTLE, Tribune Bldg., N. Y.

Furnished Houses To Let—Country.

BERNARDSVILLE, N. J.—A furnished house to rent. EVANDER H. SCHLEY, 256 Broadway.

HOUSE on College Campus; two hours from New-York; large house, with conveniences; cool, good water, pure air, trees and shrubbery; beautiful view; moderate rent for July and August. Address PROFESSOR, Tribune Office.

Surrogates' Notices

GOODWIN, MATILDA E.—In pursuance of an order of Hon. Abner C. Thomas, a Surrogate of the County of New York, notice is hereby given to all persons having claims against Matilda E. Goodwin, late of the County of New York, deceased, to present the same with vouchers thereof to the subscribers at their place of transacting business, at the office of Stimson & Williams, No. 55 Liberty St., Borough of Manhattan, in the City of New York, on or before the 30th day of June next.
Dated, New York, the 29th day of December, 1900.
EDWARD C. GOODWIN, HENRY L. GOODWIN, FREDERICK J. STIMSON, Executors.
STIMSON & WILLIAMS, Attorneys for Executors, 55 Liberty St., Borough of Manhattan, City of New York.

IN PURSUANCE of an order of Hon. Abner C. Thomas, a Surrogate of the County of New York, Notice is hereby given to all persons having claims against Maria S. Wright, late of the County of New York, deceased, to present the same with vouchers thereof to the subscriber, at her place of transacting business at the office of Sullivan & Cromwell, 45 Wall Street, in The City of New York, on or before the 1st day of July next.
Dated New York, the 20th day of December, 1900.
MARGARET A. WRIGHT, Executrix.
SULLIVAN & CROMWELL, Att'ys for Executrix, 45 Wall St., New York, N. Y.

IN PURSUANCE of an order of Hon. Abner C. Thomas, a Surrogate of the County of New York, Notice is hereby given to all persons having claims against Charles Fessler, late of the County of New York, deceased, to present the same with vouchers thereof to the subscriber, at her place of transacting business, at the office of Deyo, Duer & Bauerdorf, attorneys, No. 115 Broadway, in the City of New York, Manhattan, on or before the Fifteenth day of August, 1901.
Dated New York, the Ninth day of February, 1901.
JULIE FESSLER, Executrix.
DEYO, DUER & BAUERDORF, Attorneys for Executrix, No. 115 Broadway, New York City, Borough of Manhattan.

IN PURSUANCE of an order of Hon. Abner C. Thomas, a Surrogate of the County of New York, Notice is hereby given to all persons having claims against Elizabetha Schwarzwalder, late of the County of New York, deceased, to present the same with vouchers thereof to the subscribers at their place of transacting business, at the office of Deyo, Duer & Bauerdorf, attorneys, No. 115 Broadway, in the City of New York, Manhattan, on or before the Fifteenth day of August, 1901.
Dated New York, the Ninth day of February, 1901.
HENRY SCHWARZWALDER, ELIZABETH HERBE, } Executors.
DEYO, DUER & BAUERDORF, Attorneys for Executors, No. 115 Broadway, New York City, Borough of Manhattan.

IN PURSUANCE of an order of Hon. Abner C. Thomas, a Surrogate of the County of New-York, Notice is hereby given to all persons having claims against August Greff, late of the County of New York, deceased, to present the same with vouchers thereof to the subscribers at their place of transacting business, at the office of Deyo, Duer & Bauerdorf, attorneys, No. 115 Broadway, in the City of New York, Manhattan, on or before the Fifteenth day of August, 1901.
Dated New York, the Ninth day of February, 1901.
PAULINE GREFF, PHILIP MOCK, } Executors.
DEYO, DUER & BAUERDORF, Attorneys for Executors, No. 115 Broadway, New York City, Borough of Manhattan.

IN PURSUANCE of an order of Hon. Abner C. Thomas, a Surrogate of the County of New York, notice is hereby given to all persons having claims against Charles P. Burdett, late of Stamford, Conn., deceased, to present the same, with vouchers thereof, to the subscribers at their place of transacting business, the office of Horace Russell, No. 280 Broadway, Borough of Manhattan, in the City of New York, on or before the 22d day of October next.
Dated, New York, the 22d day of April, 1901.
MARY R. BURDETT, ISAAC F. ROE, Executors.
HORACE RUSSELL, Attorney for Executors, 280 Broadway, New York City.

IN PURSUANCE of an order of Hon. Abner C. Thomas, a Surrogate of the County of New York, Notice is hereby given to all persons having claims against Charles J. Stevens late of the County of New York, deceased, to present the same with vouchers thereof to the subscribers at their place of transacting business, No. 32 Nassau Street, in The City of New York, on or before the eighteenth day of June, 1901.
Dated New York, the fifteenth day of December, 1900.
MERRITT E. HAVILAND and GEORGE S. TUTTLE, Executors.
CHARLES R. PELGRAM, Attorney for Executors, 32 Nassau Street, New York City.

IN PURSUANCE of an order of Hon. Abner C. Thomas, a Surrogate of the County of New York, notice is hereby given to all persons having claims against Louis Perceval, late of the County of New York, deceased, to present the same with vouchers thereof to the subscriber, at his place of transacting business, No. 100 Sixth Avenue, in the Borough of Manhattan, City of New York, on or before the 15th day of October next.
Dated, New York, the 3rd day of April, 1901.
CHARLES L. PERCEVAL, Executor.
COUDERT BROTHERS, Attorneys for Executor, 71 Broadway, New York.

IN pursuance of an order of Hon. Abner C. Thomas, a Surrogate of the County of New York, notice is hereby given to all persons having claims against Edward Steinbrugge, late of the County of New York, deceased, to present the same, with vouchers thereof, to the subscribers at their place of transacting business, at the office of Carter and Ledyard, No. 54 Wall Street, in the City of New York, on or before the tenth day of November next.
Dated New York, the third day of May, 1901.
EDWARD STEINBRUGGE, Jr., MARIE E. C. STEINBRUGGE, Executors.
CARTER AND LEDYARD, Attorneys for Executors, 54 Wall St., Borough of Manhattan, N. Y. City.

GARLAND, JAMES A.—In pursuance of an order of Hon. Abner C. Thomas, a Surrogate of the County of New York, notice is hereby given to all persons having claims against James A. Garland, late of the County of New York, deceased, to present the same with vouchers thereof, to the subscribers at their place of transacting business, at the office of Fahnestock & Co., No. 2 Wall Street, in the Borough of Manhattan, in The City of New York, on or before the fifteenth day of June next.
Dated New York, the 10th day of December, 1900.
CHARLES T. GARLAND, ROBERT B. DODSON, } Executors.
EVARTS, CHOATE & BEAMAN, Attorneys for Executors, No. 52 Wall Street, Borough of Manhattan, City of New York, N. Y.

IN PURSUANCE of an order of the Hon. Abner C. Thomas, a Surrogate of the County of New York, notice is hereby given to all persons having claims against Martin Kelly, late of the County of New York, deceased, to present the same with vouchers thereof to the subscriber at her place of transacting business, at No. 32 Nassau Street, in the Borough of Manhattan, City of New York, on or before the sixteenth day of August next.
Dated New York, the seventh day of February, 1901.
DORA KELLY, Executrix.
BOWERS & SANDS, Attorneys for Executrix.

VANDERVOORT, WILLIAM L.—In pursuance of an order of Hon. Frank T. Fitzgerald, a Surrogate of the County of New York, Notice is hereby given to all person having claims against William L. Vandervoort, late of the County of New York, deceased, to present the same with vouchers thereof to the subscribers, at their place of transacting business at No. 32 Nassau Street, in the Borough of Manhattan, in The City of New York, on or before the fifteenth day of October next.
Dated New York, the 30th day of March, 1901.
GEORGE W. COTTERILL, WILLIAM H. THOMSON, Executors.
FREDERICK W. YATES, Attorney for Executors, 32 Nassau Street, Borough of Manhattan, New York City.

ADVERTISEMENTS and subscriptions for The Tribune and its branch offices are received at their Uptown Office, No. 1,242 Broadway, 2d 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., viz.: 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.

City Property For Sale.

FOR SALE TO CLOSE ESTATE.—Vacant lots, Sixth Avenue, near 54th Street, 25x100; price, $30,000. Seventy-seventh Street, near Second Avenue, 23.2x21.7x102.2; price, $8,500. Both graded to curb level. All or part cash. JAMES CAMPBELL, 56 West 96th Street, Manhattan.

Unfurnished Apartments To Let.

A PLOT ON SOUTH STREET
FOR SALE. 40x160 THROUGH TO WATER ST.
RULAND & WHITING,
5 BEEKMAN STREET.

Country Property For Sale or To Let

LYME, CONN.—For sale or to let, two carefully built furnished cottages, eleven and thirteen rooms; to let, large, richly furnished old Colonial house, fifteen rooms; all with modern conveniences, shade trees, gardens, stables, sea bathing, fine views. Also large unfurnished house. Mrs. E. E. SALISBURY, New Haven, Conn.

MILL PROPERTY AT CORNWALL LANDING, N. Y., with river frontage of 148 feet. Excellent location for manufacturing purposes. Dynamos, etc., for lighting; engines and shafts ready for use. Shipment of goods can be made to all points in the United States by boat or rail; freight depot in immediate vicinity. For full particulars address R. A. PARKER, 52 Wall Street, New-York.

ENGLEWOOD AND VICINITY!—Houses for sale or rent. Furnished houses. H. WEATHERBY & CO., Englewood, N. J.

DESKS AND OFFICE FURNITURE.

ROLLTOP DESKS
OFFICE FURNITURE
in great variety of style and price.
T. G. SELLEW,
111 Fulton St.

EMPLOYMENT AGENCIES.

ST. BARTHOLOMEW'S EMPLOYMENT BUREAU,
211 East 42d-st. First class domestics are supplied.

A!—MME. JACQUIN, 602 6th-ave., near 33th-st. French Employment Bureau. Supplies servants, all nationalities, every work; specialty, maids, nurses, cooks, butlers.

MALE and female help of all descriptions with AI references always on hand; male help free of charge. Business Est. in 1886. Telephone 2206 B, 18th. Mrs. S., 280 3d-ave.

FURNISHED ROOMS TO LET.

269 WEST 34TH-ST.—2 connecting rooms, suitable for 2 gentlemen or couple; moderate rent; all conveniences.

3D-AVE., 232.—Nicely furnished hall room; private Christian family; ring second bell.

FOUND.

FOUND AT LAST—Cure for catarrhal-dyspepsia, gastritis and all the ills they entail. MAN-A-CEA the only natural manganese spring water. But little trouble to verify this statement. If a sufferer invaluable to you. Send for booklet. BEN. K. CURTIS, 13 Stone-st.

LOST.

LOST.—Bankbook No. 704,613, Bank for Savings, 280 4th-ave., New-York. Payment stopped. Please return book to bank.

LOST or STOLEN.—Bankbook No. 423,506 of the Emigrant Industrial Savings Bank. Payment stopped. Please return book to bank, No. 51 Chambers-st.

MACHINERY.

AT REDUCED PRICES.—500 second-hand wood and iron working machines; fully guaranteed; machinery bought and exchanged. GEO. B. EDDY, 398 Madison-st.

PIANOS.

"WHAT is Home Without a Piano?—Wise. Where are you going, my pretty maid? Going to the auction, sir, she said. And also to hear the great Lepaige, Who up in Harlem is all the rage. He plays the pianos, and Wise does the rest. For the instruments sold are made by the best. Steinway and Chickering, Sohmer and Haines, Weber and Hardman and other good names. 75 Pianos at auction. TUESDAY AFTERNOON, MAY 21, at 2 o'clock sharp. Uprights, Grands, Squares, Baby Grands, at the Standard Art Galleries, 19 and 21 West 125th-st. Now on exhibition day and evening.

PIANOS TO RENT
for city or country, at reasonable rates.
WISSNER 25 East 14th St., N. Y. Fulton & Flatbush, Bklyn.

BARGAINS.—Uprights, fine makes, perfect order, $100 upward; new pianos, $125 upward. Send for description and terms. WHITNEY & CO., 123 West 125th-st.

HELP WANTED.

Male.

ATTENTION.—Men wanted; $5 to all principal ports of Europe; London, Liverpool, Glasgow, Hull, Hamburg, Bremen; also free passage procured. Apply Shipping Offices, 5 Clinton-st. and 73 West-st., N. Y.

BOOK MEN to sell business men generally. McMaster's Commercial Digest, a unique work by a New-York Bank Examiner, on law governing notes, checks, drafts, business forms, etc., six dollars. COMMERCIAL BOOK COMPANY, 69 Wall-st.

CHARCOAL BURNER WANTED.—A man who thoroughly understands burning charcoal in brick kilns for powder mills. Address CHARCOAL, Tribune Office. Best references required.

WANTED.—Men to travel to Europe by assisting feeding live stock on fast steamers; also experienced cattlemen for steady work. Call personally ATLANTIC SHIPPING OFFICE, 95 1st st., New-York.

WANTED.—Agents everywhere to sell Beaumont oil stock; travelling men's side line, good for $10 day. J. M. SHIELDS, St. James Hotel, Beaumont, Texas.

WANTED—Two young men, between 25 and 35 years of age, to learn our business, as salesmen, then as managers; must be of good education and address, honest and energetic. Apply, with references, BALCH BROS. CO., 156 5th-ave.

WANTED.—An energetic man in each locality to represent our rapidly growing business; a teacher, student or one with church affiliations preferred; no experience necessary; no capital is needed; salary $100 per month. Address MANAGER ASSOCIATION, 903 Star Building, Chicago, Ill.

HELP WANTED.

Female.

EXPERIENCED waitresses of good address and with references, for select family hotel in New-Jersey. Apply afternoons, first floor, 829 3d-ave., private house.

WANTED.—German nursery governess or German maid to growing children. Call Monday between 10 and 12, 40 West 56th-st.

WANTED.—A Protestant nurse for child of six; must be kind and experienced and a good seamstress; able to read and write in English; between 22 and 28 years of age. Address R. B., Box 2,757, New-York City.

WORK WANTED.

Female.

COMPANION.—A clever, capable Canadian wishes position as companion to lady, or housekeeper in small family. Address S. STUART, 243 West 107th-st.

COMPANION, &c.—German teacher desires summer engagement as companion or duenna; French, music; 2 years' references; present employer can be seen. P. M., 5 East 12th-st.

COMPANION, &c.—Lady desires position for her companion and seamstress; can recommend highly. Address D. A., 29 West 81st-st.

COMPANION—SEAMSTRESS.—By mother and daughter, to travel; mother as companion, daughter as seamstress; best city references. Address Mrs. J. M'PHERSON, 71 Union-st., Newark, N. J.

COMPANION, &c.—Engagement by refined middle aged lady as mother's helper, companion to invalid or elderly lady, governess to little children; music, English, 5 years last position; city or country. Address EMORY, 609 Kosciusko-st., Brooklyn.

COMPANION to lady, by refined young lady; no objection to caring for an invalid or travelling. G. K., Tribune Office.

FRENCH TEACHER in a family for the summer months; country or seashore. L. O., Box 54, 254 8th-ave.

GOVERNESS or COMPANION.—By young Canadian graduate; high educational standing; science, specialist. Episcopalian; references given, required. Address Box 24, Whitby, Ontario, Canada.

GOVERNESS, &c.—By teacher of French and English as governess or companion, from June 1 to September. Address TEACHER, 166 Cleveland-st., Orange, N. J.

STENOGRAPHER and TYPEWRITER, student of Cooper Institute, wishes position for mornings. Address, before Wednesday, M. M. M., Stenographer, Cooper Institute.

STENOGRAPHER.—Some experience; accurate, obliging and not afraid of hard work. ELSIE COMBS, 338 East 23d-st.

STENOGRAPHER, typewriter, office assistant; 18 months' experience; neat, accurate, conscientious; reference; salary moderate; no agencies. MILLER, 426 Pleasant-ave.

STENOGRAPHER and TYPEWRITER.—Thoroughly experienced in legal and commercial work; permanency required; unexceptionable personal references. MISS C. RYAN, 703 9th-ave.

STEWARDESS, 14 years' travelling, will take care of family to Europe in return for passage; references. M., 2,212 8th-ave.

TELEPHONE SWITCHBOARD OPERATOR.—Office building or manufacturing concern; best reference and experience. Address Miss A. M. KANE, 12 Underhill-ave., Brooklyn.

VISITING GOVERNESS.—French; has hours disengaged; experienced, patient; native lady; highest testimonials from pupils; home afternoons, evenings, 107 East 44th-st., near Grand Central.

WORK WANTED.

Male.

ADDRESSER, thoroughly experienced, plain, rapid writer, wants position to do copying. A. G. C., 643 Hart-st., Brooklyn.

ARCHITECTURAL DRAUGHTSMAN and experienced tracer. E. D. BLOODGOOD, 140 Jefferson-st., Brooklyn.

ADVERTISEMENTS and subscriptions for The Tribune received at their Uptown Office, No. 1,242 Broadway, 2d 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., viz., 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-

WORK WANTED.

Male.

AN experienced American traveller, highest references, thoroughly familiar with railroads, hotels, &c., would act as business agent for party visiting Europe. Address JOHN WESTFIELD, 33 East 9th-st.

BARBER.—By young man; active and sober; country hotel for summer, or steady. P. O. Box 341, Dobbs Ferry, N. Y.

BARTENDER.—Steady position; not afraid of work; can give first class reference from last employer. Address BARTENDER, 1,978 3d-ave.

BOOKKEEPER.—Young man, 22; high school graduate; stenographer and typewriter; 3 years' office experience; $12-$15; references. Address PAUL CAVO, 104 Fulton-st., Brooklyn.

BUFFALO EXPOSITION. — Gentleman formerly officially connected with two Paris expositions and Chicago Fair, speaks French and English, familiar with general manufacturing, wants charge of exhibits. C. C., Box 2, Tribune Office.

BARBER.—Experienced; city or country. ROINIERO MALFIERO, 31 East 19th-st., Bayonne, N. J.

BOY 17, willing and obliging, in wholesale house, or to learn a light trade; best of reference. FRED WIDMAYER, 483 Broadway, Long Island City.

BARTENDER or WAITER.—By a strong young man, 23; downtown; first class references. JOE COLUZZY, 64 3d-ave.

CASHIER or ASSISTANT BOOKKEEPER.—By young lady; thoroughly experienced in office work; Remington typewriter. B. B., Box 43, Tribune Office.

COLLEGE graduate wishes to locate with family during summer; college preparatory tutoring; faculty references. C. D., Tribune Office.

COLLECTOR for some reliable house or party; wages $12; will give cash security and references. COLLECTOR, Box 12, Tribune Office.

CARPENTER.—Good mechanic; single; sober, reliable; with tools; experience; reference; wishes steady situation; city or country. CARPENTER, 8 State-st.

COLLECTOR or CASHIER.—By respectable man, 50, in any business; best references; long experience; security given. MORGENTHAEER, 418 West 53d-st.

ESTATE MANAGEMENT, by experienced, responsible man; best city references; security given. J. P., 201 West 91st-st.

EXPERIENCED, reliable accountant and general office man; stocks, grain, cotton; undoubted references; desires position. Address ADVERTISER, Room 108, 27 William-st.

FIREMAN.—Experienced man; thoroughly familiar with the steam generator; also at steam shovel work; best references. K., 465 Dean-st., Brooklyn.

HOTEL MAN.—Have run and managed hotels for the last 20 years; want engagement. Address HOTEL, 455 West 34th-st.

INTERPRETER, COURIER or VALET.—Speaks English, French, Italian and German. F. K., 61 Pond-st., Jamaica Plain, Boston, Mass.

MASON, baking oven maker, bricklayer, plasterer, boiler setter, cementer, etc.; neatly done for the lowest possible prices. A. KAPLARTSIK, 1,475 2d-ave.

MANAGER of restaurant luncheon seeks position. BLANK, 156 1st-ave.

PRIVATE SECRETARY or confidential clerk; several years' experience; best city references. J. P., 201 West 91st-st.

PAINTER, paperhanger, kalsominer wants work, cheap; for landlords, private. BARRY, 471 7th-ave.

PORTER or ELEVATOR RUNNER in office building or apartment house, by respectable colored man. T. LYNCH, care of Tinner, 217 East 59th-st.

PORTER, OFFICE MESSENGER, &c.—By colored West Indian, with knowledge of bookkeeping; references. W., 204 West 15th-st.

SHIPPING CLERK.—Can take complete charge of shipping department; can terminate engagement with present employer on one week's notice. M. W., 1,546 Park-ave.

SHIPPING CLERK and PACKER.—Seven years' experience; references as to honesty and ability. H. SCHONTHAL, 234 East 75th-st.

STEWARD or COOK.—Japanese; experienced position on yacht; best references. JAMES, 164 Sands-st., Brooklyn.

STENOGRAPHER—Thoroughly competent; several years' experience in large railroad office; excellent references. D. M., Tribune Office.

STEWARD.—By Japanese as experienced steward and good cook on yacht; city or country. Address TAKA, B. M. Club, Newport, R. I.

WATCHMAN, 45; excellent written and personal references; can give bonds if necessary. H. N., Box 50, 1,242 Broadway.

YOUNG MAN, 26, steady, temperate, in country or city; can take care of horses and stock; good teamster. Address TEMPERATE, Box 26, Tribune Office.

YOUNG MAN, 21; strong; understands the care of horses; city or country. L. KLEINFELD, 349 East 104th-st.

YOUNG MAN, 23, as coachman or anything; has worked on gentleman's place. CHARLES WILLIAMS, 162 Hamilton-ave., Brooklyn, store.

YOUNG MAN, 23, as coachman or anything; has worked on gentleman's place. JOHN HICKEY, 148 Hamilton-ave., Brooklyn, store.

YOUNG MAN, 17; out of town. LOUIS ORTNER, care of Matters, 199 Floyd-st., Brooklyn.

YOUNG MAN, 20; well educated; desires position in office, or at anything requiring intelligence; highest references. Address E. P., P. O. Box 105, Bath Beach, Brooklyn.

YOUNG MAN, 28, recently in small manufacturing business, desires a position where the services of an intelligent, trustworthy man are wanted; satisfactory references. J. W., Box 39, Tribune Office.

YOUNG MAN, 21, honest, willing, obliging, in a broker's office; three years' experience; can furnish excellent reference. Address E. H. PRUSCHEN, 142 West 91st-st.

YOUNG MAN, 25, in wholesale house, at anything; willing; references. J. LESSER, 178 Meserole-st., Brooklyn.

YOUNG MAN, 22, at anything. EIFERT, 177 East 102d-st.

DOMESTIC SITUATIONS WANTED.

Male.

BUTLER.—By thoroughly experienced, neat, steady, intelligent man, with excellent references for ability and character; city or country. BENZON, 162 E. 23d-st.

BUTLER, VALET, 33; first class written and personal city references; single handed or with parlor maid; city or country; $50. T., 1,674 2d-ave.

BUTLER and COOK.—North of Ireland Protestant; couple, ages 30; both very best references; no children; city or country; wages, $80. W. W., 445 Lexington-ave.

BUTLER.—By faithful, trustworthy young man; several years in last place; best city references; $40. R. S., care H. Meyer, 424 West 48th-st.

BUTLER.—A first class butler; disengaged June 1; first class references. Call at present employer's, 42 West 77th-st.

BUTLER and VALET—COOK. — French couple to take charge of bachelor's or widower's home; both competent in all branches; highest city references. B. R., Box 53, 1,242 Broadway.

BUTLER.—By young colored man; neat; good appearance; five years' references from present employer. Call or address G. FINLEY, 35 East 36th-st.

CARETAKER.—American couple, no children, wish charge of private house during summer or longer; best reference. G. H. G., 802 8th-ave.

CARETAKER of private house, by man and wife; no children; personal references. KEEFE, 239 East 58th-st.

CARETAKER.—Reliable couple, two children, would like care of house for summer; highest reference. Address J. M., 157 East 125th-st.

CARETAKER.—Man and wife, Protestants; care of private residence; 4 years' personal reference. Write or call for terms. JOHN DAVIS, 8 Vandam-st.

COACHMAN.—