UNION FERRY FRANCHISE.

The New Owners Want Better Terms From the City.

A special session of the Sinking Fund Commissioners was devoted yesterday to hearing reasons from representatives of the Union Ferry Company why the franchise of the company, which expires on May 1, should be renewed under easier conditions. For five years the company has been operating boats on the East River and paying the city 12½ per cent. of its gross receipts, a percentage which has averaged about $105,000 a year. The company had a statement ready showing that the Brooklyn Bridge has greatly decreased its income, the loss thus occasioned being made up to the stockholders by means of a surplus fund, which has shrunk under this process from $920,480.02 to $150,000. In spite of this the company wants the lease renewed for ten years and asks for the privilege of charging two cents at all hours on the South and Hamilton ferries.

The committee appointed jointly by the city and the company to appraise the value of the company's plant reported that it was worth about $5,250,000.

In case the city should refuse to renew the lease and the present owners of the plant should withdraw, a purchaser at this price would have to be found before the ferries could be operated after the expiration of the present company's lease. Definite action on the subject was deferred until Chamberlain Cram and Comptroller Myers can go over the property and verify this estimate.

The Comptroller was authorized to advertise for sale the franchises of the Fort Lee, Liberty Street, and Weehawken ferries, and to renew the leases of the stands in the *Staats Zeitung* building for the Corporation Counsel and the Tax Department.

Fashions for Men.

Coats are shorter. This applies to overcoats, business coats, morning coats, and the more dressy varieties. Colorings are much quieter, and fine-patterned or mottled goods have the preference. Large plaids or blocks of any kind are decidedly passé. Broken plaids, to be sure, are seen, but these are in such fine checks and such inconspicuous coloring that they hardly deserve to be called plaids. A peculiar tint, a cross between tan and coffee color, is one of the most popular in light-weight kersey and melton overcoats. Then there are speckled grays of a greenish tinge and many other neutral shades.

A three-button cutaway is the favorite for general wear, almost if not quite taking the place of a Prince Albert, and supplanting the four-button cutaway, of last year. Thibet cloth and "Cheviots, diagonals" are the materials for the former showing a hair-cord weave than heretofore. The short sack coat with patch pockets will be more worn than ever, and in this style an opportunity has been given for the utilization of the lighter colors and fancy patterns. College colors for blazers and reefers have had their day. Neckwear, too, is subdued in tone, losing nothing however, by the change, as the new colors introduced into these manufactures this season are rich. In derby hats the square crown prevails. The favorite color is a medium brown. These hints and enough more to fill a column were furnished by Rogers, Peet & Co., the extent and comprehensiveness of whose business render them an authority in all matters appertaining to men's and boys' clothing. Large as is the assortment of the former, the assortment of the latter quite equals it, including as it does every article of wearing apparel, from a pair of shoes to a nightgown or bathrobe.

Police Transfers.

The Police Board yesterday gave Police Captains Siebert and Smith twenty days' vacation. Police Surgeon Steinert was ordered before the Board of Surgeons for examination as to his physical condition. Ward Detective James H. Reilly of West Forty-seventh street and Patrolman Michael J. Dempsey of West 125th street were appointed roundsmen and sent to Morrisania and Kingsbridge.

Transfers—Roundsman Martin N. Smith, West 125th street to patrol boat; Roundsman Henry Relyea, patrol boat to West 125th street; Patrolmen Patrick J. Muldoon, East 126th street to Fifty-first street; George Lang, Thirtieth street to High Bridge; George A. Neal, Charles street to High Bridge; Frederick J. Prang, Fifth street to Union Market; P. F. Fitzsiboons, Twenty-second street to Eighty-eighth street; Thomas Hill, Charles street to Thirtieth street; Frederick Williams, Fifty-first street to East 126th street; Joseph R. Sennett, Eighty-eighth street to Morrisania; Pierce Keresy, Elizabeth street to High Bridge; John J. Wimmer, Elizabeth street to Morrisania; Albert Jones, High Bridge to Charles street.

Roundsman Charles McCann of Elizabeth street was detailed to the City Hall squad for thirty days.

Treasurer McClave reported to the Board that he was several thousand dollars short in the pension money for the first quarter of this year. In order that the pensioners who draw their money to-day shall not suffer, Mr. McClave has made an arrangement by which the Comptroller will let him have $15,000 on account of the excise moneys, in order to meet the deficiency.

When a Cop's Drunk He's Drunk.

Patrick Kelly, a patrolman of the Fifty-first street squad, was dismissed from the force on April 22 of last year for intoxication. The action of the Board is sustained by the Supreme Court on the ground that it was proven that Kelly was drunk, and the decision says:

"It does not require science or opinion to answer the question whether a man was drunk or sober. Whether a person was drunk or sober or how far he was affected by intoxication, is better determined by the direct answer of those who have seen him than by their description of his conduct."

The Commissioners are glad to hear that this is the view of the court because it has sometimes been hard to convince the General Term that a policeman had been drunk who the Board believed had been very drunk.

One Death in Twenty Partly Due to Grip.

There were 146 deaths reported yesterday, 7 of which were from grip, complicated with other diseases. There were 196 police on the sick roll yesterday.

A. A. Vantine & Co.,

877, 879 BROADWAY,

SPECIAL OFFER TO-DAY

250 Bamboo Fire Screens

GOLD AND **FLOSS EMBROIDERED,**

Value, $2.50;

At - - - - $1.25

SINGLE COLOR SPLASH VASES,

(100) Value $2, at 75c.

100 LARGER SIZE,

Value $3.00, $1.25

2,000 FOLDING FANS,

LACED STICKS,

25c. Each; Value, 50c. and 75c.

BABY'S FACE WAS RAW.

Distressing Itching Skin Disease Cured in One Month by the Cuticura Remedies.

When our boy was six weeks old he had a rash on his cheek. It spread on both cheeks and chin. His face was raw. I doctored with various remedies, but it got no better. My mother advised me to try the CUTICURA REMEDIES. I used them faithfully, and in one week the boy looked better. In one month he was cured, and now he is three years old and no signs of it returning. The child was so bad I had to tie him in a pillow case, and pin his hands down so that he could not scratch his face. I cannot speak too highly of the CUTICURA REMEDIES. I recommend CUTICURA whenever I can. I would be pleased to see any one and talk to them of the good it has done my boy. Mrs. CYRUS PROSCH, Coytesville, Fort Lee P. O., N. J.

N. B.—My husband is President of the Prosch Manufacturing Company, proprietors of the "Duplex" and "Triplex" Photographic Shutters, 389 Broome st., New York city. He dislikes undesirable notoriety, but is willing to make sacrifices to benefit others, and assents to this testimonial to encourage the use of CUTICURA, and thus bring relief to others.

Cuticura Resolvent,

The new Blood and Skin Purifier, internally, and CUTICURA, the great Skin Cure, and CUTICURA SOAP, an exquisite Skin Beautifier, externally, instantly relieve and speedily cure every disease and humor of the skin, scalp, and blood, with loss of hair, from infancy to age, from pimples to scrofula.

Sold everywhere. Price, CUTICURA, 50c.; SOAP, 25c.; RESOLVENT, $1. Prepared by the POTTER DRUG AND CHEMICAL CORPORATION, Boston.

Send for "How to Cure Skin Diseases," 64 pages, 50 illustrations, and 100 testimonials.

BABY'S Skin and Scalp purified and beautified by CUTICURA SOAP. Absolutely pure.

RHEUMATIC PAINS.

In one minute the Cuticura Anti-Pain Plaster relieves rheumatic, sciatic, hip, kidney, chest, and muscular pains and weaknesses. Price, 25c.

Select Board.

IT WILL BE SENT PROMPTLY. A DESIRABLE LIST OF SELECT BOARDING PLACES WITH ROOM ADDRESSES WITH PRICES, IN THIS CITY, CAN BE OBTAINED, WITHOUT CHARGE, TO APPLICANTS, BY ADDRESSING "RELIABLE," BOX 101, SUN UP-TOWN OFFICE, 1,265 B'WAY.

BOARD AND ROOM AGENCY.—Rm rooms, with and without board, everywhere; information free. SITES & GANDON, 276 6th av.

FURNISHED ROOMS, with board; gas, bath, piano; also table board; gentlemen only. LOEFFLER, 243 East 79th st.

LIVINGSTON PLACE, 2, corner 15th st., between 1st and 2d ave.—Single and double rooms; first-class board; terms moderate.

MILLER'S HOTEL, 39 West 26th st.—Families, permanent, transient; unexceptionable table; moderate rates.

NICELY FURNISHED HALL ROOM, with good German cooking; $4.50 per week. 85 East 2d st., between 1st and 2d ave.

THIRD AV., 1,538, CORNER 86TH ST.—Large front room, furnished; suitable for two men; with or without board; terms reasonable.

TWO YOUNG MEN to board; large front room; $5 week, washing included. Inquire at 310 West 42d st.

4TH AV., 102, 32 years established.—Mechanics' boarding house for quiet, respectable working ladies and gents; $3.50 to $5 weekly.

14TH ST., 201 WEST.—THE HAMILTON.—8 Rooms, en suite or single with best of attendance; select table board; superior dining room; transients solicited; $8 per week and upward.

14TH ST., 219 WEST.—Bachelor apartment, nicely furnished; all conveniences; also large sunny front room; excellent table and attendance; table board.

14TH ST., 135 WEST (near L station).—Large pleasant rooms; hot and cold water; ample closets; excellent board and attendance.

14TH ST., 158 WEST.—Large pleasant front and sunny rooms, ample closets, all conveniences; board optional.

15 WEST 43D ST.—Nicely furnished rooms, with board; references exchanged.

16TH ST., 41 WEST.—Large nicely furnished sunny front room; suitable one or two; ample closets; excellent board; TABLE BOARD.

21ST., 463 WEST, opposite park.—Large, nicely furnished room, good board, for two, $8; excellent table; near L station.

21ST ST., 158 EAST.—Nicely furnished rooms, with board; southern exposure; table boarders accommodated.

22D ST., 116 WEST.—Large second-story handsomely furnished front room; all conveniences; also other desirable rooms; excellent table.

22D ST., 60 WEST.—Parlor floor, well furnished, en suite or singly; private bath; also other rooms; board optional.

22D ST., 260 WEST.—Large pleasant nicely furnished rooms, with excellent board; moderate terms; table board.

22D ST., 246 WEST.—Large nicely furnished room; also small room; good board; terms moderate; table board.

23D ST., 261 WEST.—Desirable well-furnished large rooms; all improvements and excellent table; reference given and required.

23D ST., 149 WEST.—Large nicely furnished, also small room; good board; terms moderate; TABLE BOARD.

23D ST., 334 WEST.—Newly furnished square room, $20; all conveniences; cleanliness our specialty; table board optional.

28TH ST., 120 EAST.—Handsomely furnished rooms, with or without board; also back parlor; folding bed; hot and cold water.

30TH ST., 157 EAST.—Single and double nicely furnished rooms; all conveniences; with or without board; private family.

31ST ST., 150 EAST.—Gentleman occupying large room, all conveniences, desires another to share, with board, $6.

32D ST., 232 EAST.—Nicely furnished rooms, single and double; with or without board; table board, $3.50.

33D ST., 248 EAST.—A lady wanted to board and room with a lady; terms $3.75.

41ST. ST., 241 EAST.—Furnished room and board; ladies, gentlemen or couples; table boarders wanted; all conveniences.

50TH ST., 232 WEST.—Handsomely furnished rooms for gentlemen and ladies; heat, gas, and bath; excellent board.

50TH ST., 212 WEST.—Large and small rooms, with board; reasonable; private family.

53D ST., 146-150 WEST (The Marshall).—Handsomely furnished rooms, singly or en suite, with board; all modern improvements and convenient to elevated station and surface railways; small families a specialty; references necessary.

Select Board.—Brooklyn.

BOARD and furnished room, $5; all improvements, good accommodations, good cooking, use of piano. No. 263 Cumberland st., near Fulton st., convenient to cars and L station.

497 MACON ST., Utica av. station.—Nice rooms, with board, for gentlemen; private family; terms $5.

Furnished Rooms & Apartments To Let

DO YOU SEEK FURNISHED ROOMS? A DESIRABLE LIST OF FURNISHED ROOM ADDRESSES WITH PRICES, IN THIS CITY, CAN BE OBTAINED WITHOUT CHARGE TO APPLICANT BY ADDRESSING "RELIABLE," BOX 101, SUN UP-TOWN OFFICE, 1,265 B'WAY.

CLINTON PLACE, 38, near Broadway.—Single and double nicely furnished rooms, $1.50 up; gents or light housekeeping.

FURNISHED ROOMS for quiet parties; transient or permanent; every convenience; genteel neighborhood. DISCRETION, box 170, Sun up town office, 1,265 Broadway.

SINGLE AND DOUBLE ROOMS, clean and quiet; housekeeping; $1.50 and $2.25 weekly. 34 Clinton place.

East Side.

ARNO HOTEL, 26th st. and Broadway.—Large and small rooms, singly or en suite, permanent or transient; select family hotel.

EXCEPTIONAL OPPORTUNITY.—Furnished front parlor, &c., in corner house; $2 up. 61 Lexington av., corner 25th st.

LEXINGTON AV., 412 near 42d st.—Single and double elegantly furnished rooms, convenient to Grand Central Depot.

UNION SQUARE, 24, EAST SIDE.—Large handsomely furnished room, first floor; suitable for club or business; single rooms.

12TH ST., 65 EAST.—Elegantly furnished rooms to rent, transiently or permanently, by day or week.

12TH ST., 115 EAST.—Square front room, nicely furnished, for two, $4; also hall room, $2.

13TH ST., 202 EAST.—Large front room and hall room; nicely furnished and heated. Ring Mrs. O'HERN's bell.

14TH ST., 223 EAST.—Neat, well furnished rooms.

15TH ST., 248 EAST.—Large front room and connecting bedroom; hot and cold water; suitable for one or two gentlemen.

15TH ST., 148 EAST.—Single and double rooms, en suite or singly; newly furnished; terms moderate.

18TH ST., 229 EAST, near 3d av. L station.—Handsomely furnished rooms; every convenience; heat, gas, bath.

19TH ST., 236 EAST.—Handsome parlors, newly furnished, en suite or singly; physician or private; also smaller rooms.

19TH ST., 334 EAST.—Nicely furnished large and small rooms; all improvements; rent $6; $4, $3 weekly.

19TH ST., 319 EAST.—Large front square room; heated; hot and cold water; also small room.

20TH ST., 205 EAST.—Single and double newly furnished rooms, $1.50 to $6; all conveniences; no moving Mar.

Furnished Rooms & Apartments To Let

East Side.

20TH ST., 321 EAST.—Large front room, southern exposure, nicely furnished; for one, $3; for two, $4.

20TH ST., 339 EAST.—Parlor bedroom, nicely furnished; all conveniences; southern exposure.

20TH ST., 343 EAST.—Nicely furnished rooms, single and double, $2 to $4 weekly.

23D ST., 161 EAST, ring 34 bell.—Nicely furnished rooms, single and double, from $2 upward.

24TH ST., 134 EAST.—Large square rooms, hot and cold water; closets; house heated; $4 upward; references.

27TH ST., 224 EAST, White's bell.—Handsomely furnished room; two gentlemen or light housekeeping; improvements.

27TH ST., 237 EAST.—Nicely furnished rooms, gentlemen or light housekeeping, from $2 to $4; all conveniences.

30TH ST., 314 EAST.—Two large hall rooms, neatly furnished; gentlemen or couple; $2 upward; private house.

32D ST., 210 EAST.—Single and double nicely furnished rooms; also back parlor; doctor or private.

34TH ST., 242 EAST.—Large back parlor, handsome mirrors, partly furnished, use kitchen; $4.

36TH ST., 204 EAST, one bell.—Nicely furnished front room, suitable for one or two respectable gentlemen; folding bed.

40TH ST., 134 EAST, near Lexington av. and Grand Central Depot.—Front and back parlor with small connecting room, suitable for physician, dentist, or private family; $8 and $6; or together, $13.

48TH ST., 219 EAST.—Nicely furnished rooms; private house; single or double; all conveniences; rent very moderate.

50TH ST., 203 EAST.—Small and large newly furnished rooms; bath gas; terms moderate.

West Side.

HEADQUARTERS FOR FURNISHED ROOMS. All prices; all locations. FURNISHED ROOM DIRECTORY, 1,267 Broadway, up stairs, near 32d st.

NEWLY FURNISHED ROOMS to let, 43 West 21st st.

SMALL FRONT ROOM, comfortably furnished; gas, bath; $2.50 per week. PRESILLE, 260 West 17th st.

6TH AV., 173.—Nicely furnished rooms to let, large and small; near 12th st.

12TH ST., 243 WEST.—Large front room, adjoining bathroom; gentlemen or housekeeping; home comforts; moderate. Owner.

12TH ST., 111 WEST.—Large handsomely furnished room for gentlemen; private family; reference.

12TH ST., 111 WEST.—Large handsomely furnished alcove room for gentlemen; private family; reference.

15TH ST., 151 WEST.—Handsomely furnished single room; second story front; $2.50; private family.

22D ST., 145 WEST.—Handsomely furnished alcove room; gas, heated; privilege of bath; also smaller rooms at reasonable prices.

22D ST., 168 WEST.—Parlor floor and large room, all conveniences; terms moderate; board optional. TABLE BOARD.

24TH ST., 460 WEST.—Second story, two connecting rooms; bath; ample closets; pleasant balcony; terms moderate; gentlemen.

31ST ST., 16 WEST.—Handsomely furnished rooms, large closets; also suite with private bath; superior table; references.

31ST ST., 26 WEST.—Large and small front rooms, beautifully furnished; terms moderate, with excellent board.

32D ST., 39 WEST.—Handsomely furnished room for second floor, with bath; breakfast or board if desired.

33D ST., 344 WEST.—Office, with use of reception room for physician or dentist.

33D ST., 243 WEST.—Rooms from $6 up; reference.

156 WAVERLEY PLACE.—Large, handsomely furnished rooms; fire, water, gas, bath, and ample closets; $8 and $6.

217 WEST 33D ST.—Pleasant hall room to let. Ring bell three times.

Flats and Apartments To Let.

AT THE "FENIMORE"

You can get an apartment of nine rooms, with all modern conveniences, for $40 a month.

More value for the money than any other Apartment House in the City.

Convenient to 6th and 9th av. L.

Apply to Janitor, on premises, 449-4-6 West 57th st., near 9th av.

ALL IMPROVEMENTS DECORATED; STEAM HEAT, ELEVATOR.

Six rooms and bath, from $21 up. 1,754, 1,752, and 1,754 Madison av., near 116th st.

Seven rooms and bath, 24 East 116th st., near Madison av. Janitor in 1,754 Madison av.

Seven rooms and bath, 399 and 401 St. Nicholas av., near 133d st., from $26 up; facing Convent grounds. COLLIN H. WOODWARD, 2,719 8th av., near 145th st.

FREE TO JUNE 1ST.

202 to 214 West 145th st., adjoining Elevated station at 145th st. and 8th av.

Flats of five and six rooms, with bath, $18 to $23.

TENANTS CAN SELECT PAPER.

COLLIN H. WOODWARD, 2,719 8th av., on premises.

A.—LARGE CORNER FLAT, 7 rooms and bath; private halls; newly decorated; possession; $440; others at $32, $35. JANITOR (basement), 261 West 58th st.

$17 to $21.

Four rooms, with stationary tubs and range. Apply at 126 and 130 West 31st st., or to THOMAS & ECKERSON, 35 West 30th st.

Two and three nice light rooms, **$7.50 TO $12.**

Floors, five rooms, $15 to $18; new houses in respectable, quiet neighborhood. Office, 148 Amsterdam (10th) av., near 67th st.

AT 69 WEST 57TH ST., suites of eight rooms in superior high-stoop building of fire-proof construction, in private neighborhood; elevated, with steam heat and hall attendance; also physician's suite of nine rooms in high basement. Apply on premises or at 20 Nassau st., room 56.

APARTMENTS in the improved dwelling 264 East 72d st., of two, three, and four rooms all light, with bath, laundry, hot and cold water, and halls heated; rent, $4.25 and $14. FOLSOM BROTHERS, 834 Broadway, near 13th st.

A.—Extra finished Flats; rooms large and light, handsomely papered and painted; beautiful block; $20 to $35; 153 E. 84th st. CHAS. R. GREGOR, 214 3d av.

ADONIS, 354 WEST 56TH ST.—Corner apartment, seven all-light rooms, bath, steam heated; all improvements; passenger elevator; first-class house; rent $55; possession.

AT 104 WEST 90TH ST.—Three and four rooms all light; decorated; ranges, stone tubs; rent from $11 to $15; owner on premises.

APRIL RENT FREE.—220 Edgecombe av., 3 stories, $800; also 4-room newly decorated apartments, 272 West 145d st.

A.—SIX ROOMS, bath, private hall, steam heat, decorated; near Central Park. 52 West 105th st.

CHEAPEST IN THE MARKET!!—$14 for flat of five rooms in 2,697 8th av.; janitor on premises. COLLIN H. WOODWARD, 2,719 8TH AV., NEAR 145TH ST.

CORNER FLATS.—4 and 5 rooms; bath, steam heat, hot water stationary tubs, ranges, dumbwaiters; improvements; $13 to $21. Office 354 West 56th st.

FLATS ON THE WEST SIDE, corner Boulevard and West 94th st.
Eight rooms and bath, $30 to $35.
Seven rooms and bath, $25 to $45.
Large, light, well-ventilated rooms, decorated, steam heated. Apply on premises, Nos. 250, 252, 254, and 256 West 94th st., or J. E. WHITAKER, 278 Boulevard and West 79d st.

FLATS furnished completely; no cash required down; long credit given; enormous stock; low prices. FLAUD, 103 West 29th st.

FLATS AND APARTMENTS, unfurnished and furnished, in all parts of the city. FOLSOM BROTHERS, 834 Broadway, near 13th st.

HUDSON AND WEST 10TH ST.—Elegant apartments, 3 and 4 rooms; newly papered; five new flats.

IRVING PLACE, 74.—Flat of 7 rooms; bath; all improvements; owner on premises; rent $40.

KING ST., 37, between Varick and Macdougal.—Four rooms, gas, bath, range, $20; three rooms, $14.

NEW FLATS, 15 West 99th st., beautifully decorated, close to Central Park; rent $23 to $27.

THE LORNE AND THE ROTHSAY, 134 and 136 East 18th st.
To let from May 1, elegant apartments of 8 light rooms, heated, hard wood, mirrors, brass mantels, door service, &c.; $30 to $70. Inquire janitor, or F. A. DUGRO, 38 Park row.

THE WALTON, 164 East 89th st., close 1 to Elevated.—Genteel apartments for genteel people only, at very moderate rentals, from $21 to $36; five to seven rooms and bath. Call and examine the vacancies.

THE KENILWORTH, 148 East 10th st.—To let from May 1, elegant apartments of 8 light rooms; hard wood; mirrors, door service, &c.; $42 and $46. Inquire janitor, or F. A. DUGRO, 38 Park row.

THREE LARGE ROOMS for $7.50. 2,236 10th av., near 125th st.

15TH ST., 340 EAST.—Three large rooms, closets and bath; hot and cold water; small family; $13; private house.

18TH ST., 204 EAST, NEAR STATION.—Handsome new flat, 7 light rooms, bath and all improvements; rent $55; 1st May.

18TH ST., 322 EAST.—Second floor, 4 rooms, and, if desired, 2 rooms on third floor. Owner.

21ST ST., 317, 321 WEST.—Decorated apartments, four rooms and bath; rents $21, $22; basement $10.

22D ST., 124 EAST.—Front parlor and large connecting room, unfurnished, $25 month; depot or private.

37TH ST., 230-232 WEST, near 8th av.—Best kept 37 houses in row; four rooms, $16; three rooms, $13; all improvements. See housekeeper.

46TH ST., 626 WEST.—Five nice rooms, all improvements; rent from $13 to $15.

57TH ST., 326 EAST.—Elegant flat, seven rooms and all improvements, newly decorated; to small family; $36.

59TH ST., 335 WEST, half block from 6th and 9th av. L stations and Central Park.—Elegant flats; five rooms and bath; all improvements; flats and halls steam heated; $23 to $27. JORDAN & CO., 257 East 72d st., or janitor on premises.

83D ST., 328 EAST.—Elegant decorated flat, 6 rooms and bath, all improvements; rent $16.50 to $17.50. Janitor.

95TH ST., 174 WEST.—Second flat, seven large all light rooms and bath, in single house; steam heated; all improvements. OWNER, third bell.

109TH ST., 66 AND 68 EAST.—Flats, seven rooms and bath; all improvements; rent from $16 to $18.

Flats and Apartments To Let.

113TH ST., 67 EAST, near Madison av.—Elegant flats, 6 rooms; bath; all improvements; small families, $18 up.

116TH ST., N.W. corner of 5th av.—Elegant new flats, 3 and 4 rooms; bath and every improvement; heated halls; rooms beautifully decorated and all light; stationary refrigerators; rents $25 to $35. Apply to owner on premises.

117TH ST., 279 WEST.—Flats, with all improvements, $18. See housekeeper.

120TH ST., 305 WEST, near 8th av.—Flats of four rooms, with improvements; new and light; must be seen to be appreciated; inquire on premises.

121ST ST., 72 EAST (half block from Mount Morris Park).—House newly renovated; parlor flat of 7 rooms and bath; all improvements; $22.

125TH ST., 61 EAST.—To let from May 1, elegant apartment of 8 light rooms. Wilton carpet in front and back parlors; all latest improvements; $33. Inquire janitor, or F. A. DUGRO, 38 Park row.

1,048 5TH AV., COR. 86TH ST.—Elegant apartment overlooking Central Park. Apply on premises or to FRED J. STONE, 60 Broadway.

1,072 PARK AV., near 86th st.—Flats, 6 light rooms; all improvements; small families; $30; references.

$13—THREE ROOMS AND BATHROOM; owner supplies hot water; all improvements; steam heat; small families. 334 East 77th st.

$18 TO $30.—Brightest and cheapest apartments in New York city; elegant and 6 light rooms; all improvements; overlooking Hudson River. Apply to janitor, 794 Amsterdam av., northwest corner 96th st.

Flats and Apartments—Brooklyn.

THE MONTAGUE, 103 AND 105 MONTAGUE ST., BROOKLYN.—Elegant apartments, superb location, ten minutes from Wall st. Apply on premises or to F. J. STONE, 60 Broadway, N. Y.

529 MACON ST., second floor; four rooms, nicely decorated; rent $15; possession at once.

Real Estate For Sale—New Jersey.

FOR SALE—At Tenafly, N. J., residence of late D. H. Guldersleeve, five-eighths of a mile from Tenafly or Highwood station, convenient to hog wood, fine view; house, 18 rooms; cottage, 8 rooms; both furnished; numerous outbuildings; 23 acres cultivated; apples, pears, peaches, cherries, and all kinds small fruits; twenty-five acres pasture; horses, cows, chickens, pigs, wagons, carriages, and farming implements; bargain for cash. Address OWNER, 104 Montague st., Brooklyn.

FOR SALE OR EXCHANGE—Desirable properties in the city of Newark and vicinity. Apply or address BRUCE M. SCHLESINGER, Real Estate General Insurance Brokers, 766 and 768 Broad st., Newark, N. J.

For Sale or To Let—New Jersey.

TO LET—Near to both D., L. and W. and Erie stations, Orange, N. J.; two houses on adjoining grounds; 11 rooms each; all improvements; also a furnished house, with large grounds, by the season or year. Address J. M. W., 124 Clinton place, or 92 Day st., Orange, N. J.

Real Estate For Sale—Jersey City.

A BOX OF SARDINES

is a good example of the way people live in flats—packed together in bunches. Health depends on fresh air. You can get this in the year round on Jersey City heights. You can do more. You can own a pretty, comfortable, commodious home for less money than you now throw away in flat rent. Call at or write to

LEMMON & COMPANY,
Established 1877,
486 Communipaw av., Jersey City.

JERSEY CITY HEIGHTS.—For rent, a store, 20x65, 400 Bergen av.; plate glass front; suitable for a dry goods or furniture store; there being no similar business in the immediate vicinity; terms moderate to proper parties. Apply WILLIAM V. GARRISON, 463 Bergen av., Jersey City Heights.

SEND POSTAL CARD to Stephens & Hansen, 131 Montgomery st., Jersey City Heights, for the Bergen Guide Board, containing our list of property for sale and to let.

For Sale or To Let—Jersey City.

FOR SALE on Jersey City Heights, 2-story and extra frame house, 8 rooms, all improvements, $2,300. J. J. LEWIS & SON, Bergen square, Jersey City.

TO LET on Jersey City Heights, brick and frame houses in desirable localities; $20 to $35 per month. J. J. LEWIS & SON, Bergen square, Jersey City.

Real Estate For Sale—Long Island.

BAY RIDGE AND FORT HAMILTON

Are New York and Brooklyn's handsomest suburbs; situated on high ground overlooking the bay and Narrows; only 30 minutes from New York city by direct ferry, elevated and electric roads, connecting with ferry and Brooklyn Bridge; expect to be in operation this summer; water mains laid and gas being laid; the place cannot be surpassed for health and beauty; many handsome houses being built; now is the time to buy; prices are getting higher all the time. I have very desirable Lots, Plots and Water Front property for sale cheap. CORNELIUS H. VAN BRUNT, 56 Liberty st., New York, or 3d av. and 79th st., Bay Ridge, L. I.

AT AMITYVILLE, L. I., 12 minutes' walk from R. R. station, 75 acres, very desirable. J. T. MARTIN, 1,033 Magnolia av., Elizabeth, N. J.

50C. WEEKLY for building lots at Northport, L. I.; $853. J. S. LEWIS, 21 Centre st., N. Y.

Real Estate For Sale—Country.

FARMS FOR SALE.	36 acres, house 6 rooms	$1,800
	26 acres, house 7 rooms	2,200
	5 acres, house 6 rooms	1,400
	5 acres, house 3 rooms	700

Address W. PARKER SMITH, Spring Valley, N. Y.

NEWARK, N. J.
For sale, North 14th st., near 5th av., 8 choice building lots on the line of D., L. & W. R. R. The plot will be sold as a whole or in single lots.
For particulars apply to BROWN & SCHLESINGER, 746 and 748 Broad st., Newark, N. J.

WHITESTONE, L. I.; heart of village; lots 25x134; $150. Mrs. RILEY, 232 West 38th st.

For Sale or To Let—Staten Island.

STATEN ISLAND.—Large, airy house, all modern improvements, completely furnished; magnificent view; large piazzas; one acre of ground; fruit and shade trees; seven minutes from station; can be had for summer months, $200 per month; longer lease if desired. Apply P. O. box 102, Stapleton, S. I.

Real Estate For Sale.

$25 Down,

BALANCE EASY PAYMENTS.

We have several of those $250 building lots left. They lie on beautiful high ground north of Van Cortlandt Park, on line of Northern Railroad; fifty minutes from Battery. Call on or write to CYRUS F. JONES & CO., No. 1,265 Broadway, in Sun up-town office.

Dwelling Houses To Let.

AT 21, 23, 25, AND 27 EAST 77TH ST. are attractive new houses to let, ready for occupancy on or before May 1, to be exquisitely finished and decorated. These small houses, of novel and costly construction, contain much room and can even accommodate a large family. Will furnish well. Sanitary plumbing. No plumbing in bedrooms or community eating closets. Fine neighborhood. Call often and inspect as they rapidly progress. Engagements can now be made and long leases given if desired. Houses not for sale at any price. Don't pay $3,000 to $4,000 rent in a costly apartment house for "style," when here you can get more room, privacy, and individuality for $2,000 per year and have your servants better. If you want a permanent ideal home, speak in time. Owner, 79 Cedar st., room 50; 2 until 3.

A GREAT BARGAIN.

Elegant 3-story and basement house, 9 rooms; 4-story and basement house, 12 rooms, $800 and $1,000 per annum; 87th st., near 2d av., 89th st. and Lexington av.; fine neighborhood; all modern improvements; handsomely decorated; Rhinelander leaves. Apply at 1,090 2d av., or 54 William st., room 15.

DESIRABLE HOUSES, unfurnished and furnished, in all parts of the city. FOLSOM BROTHERS, 834 Broadway, near 13th st.

TO LET—Desirable private house, 83 Orchard st., between Grand and Broome sts. Inquire 308 Grand st.

To Let for Business Purposes.

A FEW SUITES OF

OFFICES TO LET

IN

TEMPLE COURT.

APPLY TO

RULAND & WHITING,

5 BEEKMAN ST.

BUSINESS OFFICES

IN THE CENTRE OF DOWN TOWN.

PARA BUILDING,

Corner Warren and Church sts. Steam heat and elevator.
RENTS $240 TO $780 PER ANNUM,
and no charge for heat, gas, or janitor's service.
Apply to THE GUTTA PERCHA AND RUBBER MFG. CO., on the premises.

TO LEASE—The only three remaining lofts in the new granite building, 73 Warren st. Same are equipped with steam heat, passenger and freight elevators, abundance of power and all modern improvements. Absolutely the lightest in the city of New York. Adapted for offices, salesrooms, or light manufacturing purposes. For full particulars, apply to LEWIS COON, 178 Broadway.

TO LET—Store 1,879 2d av.; a good stand for any business.

125TH ST., 97E AV.—Very desirable lofts, perfectly light, entire or divided; also store and basement store. CROMWELL, 247 West 125th st.

834 BROADWAY, NEAR 13TH ST.—Offices to let; elevator; steam heat; $120 to $480 per annum.

$25.—STORE, plate window, and large finished basement, corner Catharine and Henry sts.; suitable plumber, painter, &c.

Medical.

A BANDON TRUSSES.—Rupture rapidly and radically cured. Drs. HARDING & PIXLEY, 42 West 22d st.

Dentistry.

DR. FULLER EXTRACTS TEETH without pain, 50c.; sets, $5 up. Parlors, 74 Varick st., cor. Canal st.

For Sale or To Let—Brooklyn.

JERE. JOHNSON, JR.'S FLAG PROTECTED BY DECISION OF SUPREME COURT, NOV. 13th, 1890.

KENSINGTON

Adjoins Prospect Park

ON THE

OCEAN PARKWAY,

Lying between Prospect Park and Parkville, and along Brooklyn's magnificent drive to the ocean.

No such suburban property is to be found anywhere within the vicinity of New York for either residence, development, speculation, or investment. Just think of it; it is less than five miles from New York City Hall.

AT AUCTION,

300 SUPERB LOTS,

by order of

JOSEPH WECHSLER, ESQ.,

THE PROMINENT DRY GOODS MERCHANT,

ON TUESDAY, APRIL 14, 1891,

AT 10 O'CLOCK NOON,

in the Brooklyn Real Estate Exchange, 203 Fulton st., opposite City Hall, Brooklyn.

Accessible by Jay and Smith st. cars and electric railroad, 30 minutes from City Hall, Brighton Beach Railroad, Culver's Railroad (attractive station on grounds), and via all ferries.

Villas and houses improving KENSINGTON so fast that all values will double in less than two years.

Descriptive maps ready April 1. Send for one and go and see the property before day of sale.

Careful restrictions, guaranteed titles and liberal terms.

Maps and particulars from JERE. JOHNSON, JR., 60 Liberty st., New York, and 393 Fulton st., Brooklyn, or from JOSEPH WECHSLER, of WECHSLER & ABRAHAM, BROOKLYN, N. Y.

JERE. JOHNSON, Jr.,

Auctioneer.

THURSDAY, APRIL 9, 1891,

at 12 o'clock,
BROOKLYN REAL ESTATE EXCHANGE,
203 Fulton st.,
WITHOUT RESERVE,

450 SUPERB LOTS,

remaining part of celebrated

MARTENSE,

WEST BROOKLYN,
adjoining the city line, 6th ward.

The property is splendidly situated on 36th, 39th, 40th sts., and 10th, 12th, 13th, and Fort Hamilton avs.

Streets made, sidewalks laid, trees planted, and elegant water supply, with water pipes all laid.

A Great Future for Investment.

On purchases of $500 and upward, 60 per cent. may remain on bond and mortgage.

Titles guaranteed by Title Guarantee and Trust Co. free of cost to purchasers.

Within four blocks of 5th av. E. R. R. and 23 minutes to bridge trains at Union Depot, 36th st. and 5th av. Connect with Brooklyn, Bath and West End R. R. and Prospect Park and Coney Island (Culver's) R. R. Stations on the property. Five minutes to 39th st. ferry, and only 20 minutes to Battery, New York. Trains will positively run and connect with

THE GREAT 38TH ST. CUT

to ferry by May 30.

Maps and particulars at 60 Liberty st., New York, and 393 Fulton st., Brooklyn.

Real Estate For Sale—Brookl