A CHICAGO MURDERESS.

Mrs. Boyce Convicted for the Murder of Calvert Johnson.

AN INSTRUCTIVE RESUME.

The Wealthy Trader Barbarously Strangled While Sleeping—The Beautiful Ignoramus Ensnaring the Young Merchant—Recovery of the Stolen Booty—Satanic Treachery and Cunning of the Female Fiend—Her Sentence for the Crime—Five Years in the Penitentiary.

CHICAGO, Feb. 4, 1873.

A remarkably interesting trial of a woman for murder has just closed in the Cook county Criminal Court. The social position of the victim, the circumstances of the deed and the mystery enveloping it have all added to the general excitement accompanying such cases, till our city has been looking with intense interest at its progress, and awaited its conclusion with anxiety. The victim was Calvert H. Johnson, of Cleveland, Ohio, son of Seth W. Johnson, a shipowner of immense wealth and influence, and a man highly esteemed at his home. The son was a fine-looking, genteel, popular young man, of remarkable business talent, and generally respected for his pure character and many virtues. He was engaged with his father in shipping and in coal and grain speculations, and held considerable property in his own right. He formerly was engaged in business in Buffalo, leaving there in 1869 and going into a general partnership with his father. Soon after the great fire he came to Chicago with a vessel bearing his own name, intending to buy a cargo of grain for shipment eastward, and bearing on his person considerable money in bonds, endorsed notes, checks and a letter of credit from a Cleveland bank for an unlimited sum. During the confusion incident upon the fire he was unable to obtain rooms at a hotel as suited his taste and habits, and was compelled to take lodgings in a tenement house on Madison street, kept by a woman named Boyce, his alleged murderess. He took his meals at the Sherman House, and was actively engaged in speculations on 'Change, buying and selling, as is supposed, to his advantage. He was intimately associated with several prominent business men here, with whom he had large transactions. On the morning of the 1st of December he was

FOUND DEAD IN HIS BED,

with marks of violence upon his person. Upon his throat were discolorations, showing that a hand had been applied to it, and upon his side was a large bruise, as if made by a boot or a severe blow from a fist. His diamond jewelry, which was very valuable, was undisturbed, and the papers and currency in the pocketbook. A draft for several hundred dollars was missing; also eleven United States bonds of $500 each were missing. Two bonds of the same amount were found, badly mutilated, in his boot. Notice was given to the Coroner by Mrs. Boyce that a man had died in her house suddenly, with considerable property in his possession, and the body was removed to the Morgue. She then went to the offices of the daily papers and gave information that a stranger, supposed to be from Philadelphia, had been found dead in his bed, and publication was made to that effect. The Coroner made a hasty examination of the body, found his lungs somewhat congested, and upon his testimony a verdict was rendered by the jury at the inquest of death from congestion of the lungs. The matter came to the attention of the friends of Mr. Johnson, and his father was telegraphed intelligence of the sad event. Upon his arrival here, which was some six days after the event, the fact of the missing bonds was discovered and the police employed to trace them up.

MRS. BOYCE WAS INTERVIEWED

and severely questioned, who said that the deceased was an intimate friend of her husband in Buffalo; that she had not seen him for two years until she met him on Madison street one morning; that they recognized each other, and he accompanied her to her home, telling her of his difficulty in finding lodging accommodations; that she offered him a home with her, which he accepted, and an intimacy immediately sprung up. She said that the evening previous to his death he came in about eight o'clock, quite intoxicated, complaining of being unwell and of suffering from a terrible pain in his chest; that she gave him something nourishing to eat and assisted him in retiring; that she sat by his bedside until he slept, when she left the house, and did not return till late in the evening, when she retired. She further stated to the father of young Johnson that she rose about seven o'clock in the morning and went to his room, found the door locked, and attempted to waken the sleeper by rapping violently upon the panels. No answer was given, and she was frightened. She then burst in the door and found him dead, with a ghastly expression of the eyes and a frothy mouth. She awakened the other lodgers, and after consultation the police were notified. She denied any knowledge of the money he possessed, or that she had anything that ever belonged to him, except some trinkets he had given her while alive. She professed intense grief at his death, and sympathized deeply with the mother, who was present.

THE BODY WAS REMOVED

to Cleveland, and a thorough post-mortem examination made by Professor Thayer, of Cleveland Medical College, and his assistant, Professor Cassels, of the same institution, made a minute analysis of the stomach, but found no traces of poison, nor any evidence of the subject having drank anything of an alcoholic character immediately previous to his death. Upon dissection it was found that the deceased came to his death by strangulation. All the vital organs were healthy except the lungs and brain, which were slightly congested, and the windpipe, which was filled with bloody serum, and highly inflamed; the heart was half filled with stagnant blood, showing that circulation had ceased suddenly and unnaturally; there were no traces of alcohol in the brain or veins, which was contradictory to the statement of the woman—that he was "stupid drunk" when he went to bed. The story of the doctors was that the blow on the side produced a momentary insensibility, when strangulation was easy.

SUSPICIONS OF FOUL PLAY

were thus strengthened, and the detectives were set at work. Officer Macy went to Mrs. Boyce's house and took rooms. He became intimate with her, she responding to his advances without urging, and he played upon her memory in various ways. Becoming satisfied that she had the bonds, and that she had obtained them by the murder of young Jounson, he convinced himself of her character and disposition by a neat little game. Taking a brother detective to her rooms he introduced him as a gentleman from New Orleans, an accidental acquaintance whom he had invited up to spend the evening. Liquor was produced, and the New Orleans party got very drunk—apparently. Cards were proposed, and gambling resulted. The host won, and the drunken individual lost largely; but he was "one of the boys," and was not at all "cut up" by his losses. He made a big showing of money and bonds, and lost recklessly. Macy always won, with a hint now and then from Mrs. Boyce.

A QUARREL SOON ENSUED

between the gamesters, and Mrs. Boyce told Macy to leave. He left, and then she began her operations on the New Orleans party by encouraging him to drink and urging him to stay the night with her; he refused, and after much difficulty left the house. As he passed out of the door the woman saw Macy standing in the street and following the stranger as he staggered to his hotel. After an hour or more Macy returned with the bonds and money the stranger had shown and the watch he had worn, saying that he had knocked him down in the burned district and obtained the booty. The woman believed the story and demanded as share of the "pot." Macy said he would have the bonds changed to currency in the morning and would divide with her then. In the morning papers appeared an item, as reported from headquarters, concerning a man by the name the New Orleans party had given, who had been knocked down and robbed the evening previous. A man of Macy's appearance was described as the assailant, and he read the item, with the description, to the woman in the morning. She demanded

HALF THE BOOTY, OR WOULD "SQUEAL."

Macy was greatly alarmed and left the house, returning about evening, with his face shaven and his appearance altered. He was cordially welcomed by Mrs. Boyce, but had not been in long when a policeman came in, and was told by the woman that Macy was "the man." Macy was then formally arrested and taken to the police station, where an understanding was soon arrived at and the prisoner released.

Soon after this little ruse Mrs. Boyce was arrested for larceny, indicted and brought to trial. During her imprisonment before the trial Macy called upon her at the jail, still in the capacity of a friend and accomplice, questioned her about the circumstances of young Johnson's death and her own imprisonment. She said they were going to try her for larceny, and she was afraid she would be arrested for murder, and that she didn't want to be tried for murder. She begged Macy to secure her release and get her out of town. He promised to try to do this, but never made the attempt. At the time of her arrest her premises were searched, and two of the missing bonds, identified by their numbers, found in the mattress of her bed. She claimed that they had been given to her by young Johnson to support a child of his which was at that time four months old, and with her mother at Riverside, a suburban village. Believing her own statement that she had not met Johnson for two years, this story was considered pretty "thin." On her trial for larceny the jury disagreed, standing two to ten for conviction, but she was immediately indicted for murder and thrown into prison, where she has been for nearly a year. Her case came up for trial several times, but was continually postponed by pettifogging, so peculiar to New York and Chicago courts. Finally a Judge of judicial qualifications took the criminal bench and denied all motions for further postponements.

THE TRIAL BEGAN

on Monday last and continued until to-day. Charles M. Reed, States Attorney, conducted the prosecution, assisted by Samuel E. Adams, of Cleveland. The defence was made by Messrs. Van Buren and Adams, who made the most of their meagre case.

The prosecution brought the medical gentleman from Cleveland who made the post-mortem examination, to show that the deceased came to his death by violence by strangulation, and that congestion of the lungs in a person of such robustness was a *reductio ad absurdum*. Also the evidence of some saloon loafers, who testified that she came into the "Wigwam," a "Break-o'-Day" house, after midnight the day of the murder with her dress greatly disordered, her hair dishevelled and her manner greatly excited, proclaiming that she had a dead man in her house, "the prettiest corpse you ever saw," and wanted the crowd to go and look at it. The crowd did not go. She went into another saloon, asking wildly for "her Billy," for she wanted him to help her. They gave the statements of the detective and put her own story in evidence, with its irregularities and contradictions; also the testimony of two men, who lodged at the same place, and who heard noise during the night that indicated a struggle.

THE DEFENCE

produced the Coroner who made the first post-mortem, and who pronounced congestion as the cause of death, and the testimony of other lodgers, who said that young Johnson was in the midst of a spree at the time of his death, and the evidence of experts that he died of acute congestion. The defence was weak, but the attorneys made the most of it.

For rebuttal the prosecution brought testimony that Johnson was not in the habit of drinking, did not drink while he was here, and furthermore the testimony of the doctors, that there was no alcohol in the system when the post-mortem was made.

The arguments were tedious and exhaustive, and occupied the most of two days. The case was finally given to the jury, who, after remaining out over five hours, returned a verdict of manslaughter, fixing the punishment, as is required by law in this State, at five years in the Penitentiary. A motion for a new trial was entered, which will be argued next week.

MRS. BOYCE

is a voluptuous creature, rather fine looking and quite attractive in her merrier moods. She is of pure Irish blood and bears the features of her race. Her character is none of the best, and during her life here she has been known as the mistress of one Simpson, a notorious character. An old school-fellow and playmate was brought from Ireland to testify to her character, but was not put upon the stand for fear the testimony would be excluded, as was that of a Buffalo gentleman who attempted to tell of her career in that city. The imported witness was secured at a great expense to Mr. Johnson, who has had the mystery penetrated to its possible confines and could have told the Court an interesting story. The prisoner was born of poor but dishonest parents, and in her youth is described to have been remarkably beautiful. While walking in Dublin Park one day she started a flirtation with an American traveller, which was continued for some time, and finally resulted in an intimacy and an elopement. The pair came to this country, were married, and lived together for six years, when the cup was drunk to the dregs. The dregs were bitter, and a separation took place in Buffalo in 1869. The husband,

MR. BOYCE,

is spoken of as a highly respectable gentleman, of wealth and position, whose life was made wretched by that one mistake—the passion of the Park. He lived with the woman as long he could tolerate her, and left her to go to California or some other distant location, unknown, except by a few intimate friends. The husband's flight was the wife's freedom, and she accepted the situation with a great deal of satisfaction. Living for a time in Buffalo, with a great show of respectability, she came and went with her former companions and her husband's friends, as a wronged and injured woman; but the mist soon evaporated, and her shame published itself. She kept going deeper and deeper till the Summer of 1871 found her keeping house in this city as the mistress of a popular sport. Then came the fire, the upsetting of her affairs, the lodging house and the Johnson murder.

SHE IS AN HABITUAL OPIUM EATER,

and drinks recklessly when she can get brandy. Her prison life has irritated her and inflamed her passions. At one moment she will be amiable, artful and fondling, at the next she will fly into a furious rage, tear her clothing and attack her attendants. She is grossly ignorant and can neither read nor write, although she is quite genteel, and well versed and practised in the courtesies of society.

ARSON IN BROOKLYN.

Arrest of a Hopeful Trio of House Burners—They Admit Having Burned One Structure and Are Suspected of a Series of Similar Crimes.

"When rogues fall out," &c., the old axiom, has been verified with regard to a trio of alleged house burners in Brooklyn. David Dowd, a young man, of rather questionable repute according to report, charged Irving Smith with having stolen a breastpin from him. Detective Corr, of the Fourth precinct, arrested Smith, at which the latter grew revengeful, and turned upon the complainant, his former comrade in crime. He stated to the detective that Dowd and one Eugene Small had been the incendiaries who fired the barn belonging to Mr. Ellis, on Dodworth street, the night before election, November last. The loss occasioned was upwards of three thousand dollars. He also said that Dowd had admitted to him that he had been engaged in burning several structures. Among others was the building No. 1,008 Lafayette avenue, and also one in the street where Dowd lives, near Bushwick avenue; one in Hart street, near Broadway. Yesterday the prisoners were taken before Chief of Police Campbell, at headquarters, where Dowd acknowledged that he had set fire to the stable in question, but denied any further participation in acts of incendiarism. When asked by the Chief

WHAT HE EXPECTED TO GAIN

by setting fire to the barn, he said that there was a row of frame houses near by, and that if the wind should blow that way the buildings would catch fire, when they could rob the domiciles. A number of incendiary fires occurred in Brooklyn and in the suburbs in November last, and the Board of Police offered a reward of $250 for the apprehension of the incendiaries.

Fire Marshal Keady declared the fires that occurred at the following localities in that month to have been of incendiary origin:—431 Hart street, 860 Broadway, 16 Dodworth street, North Fifth street, near Fourth avenue, 1,008 Lafayette avenue, 30 Monteith street, 151 Douglass street, 805 Broadway, 425 Baltic street, Bushwick avenue, corner of Monroe street. Proofs most positive were found as to the origin of these burnings. In several cases the blinds were taken off the hinges, and the wooden gates off the front railing to kindle the fires.

The Fire Marshal took the affidavits of the prisoners. The most interesting is that of Eugene Small, who testifies that he resided at 525 Fulton street. He said:—I remember that the stable of Mr. Ellis was set on fire the night before election; Dowd came to my house on De Kalb avenue about nine o'clock

ON THE NIGHT OF THE FIRE,

and said, "Let us come on out and get 'a speck;' I know where we can get a speck." We went out at half-past nine up Broadway, and I got some matches in the liquor store, corner of De Kalb avenue and Broadway. Then we went down Broadway to Myrtle avenue, and after that we went to the stable on Dodworth street. Dowd climbed up on a wagon and said to me, "Come up, Gene; I ain't tall enough." He says, "We can't get in here; let us look around and find some doors." He then pulled open a door, went up a ladder and set the place on fire. He then came down and said,

"ITS A FIRE NOW; LET'S GO."

This was about eleven o'clock. We then ran away up Broadway to Greene avenue and thence to Stuyvesant, to De Kalb and back to the fire again. I asked him to come up to help to put the fire out, and he did so. I got on top of the stable and poured pails of water on it, and he was on top of another stable with a hose in his hand. Then we went up Dodworth street to Broadway. He said to me, "I wish the wind blew this way so as to catch the building on fire." We then went home.

THE NEXT BURNING.

The next fire he made was under a stoop in Lafayette avenue, No. 1,008. He came around the next day and said, "Did you hear about the fire?" I replied, "Yes. You did not have anything to do with it?" He said, "Yes, I did. Myself and two colored men went to Pifer's grocery store and got hay and put that under the stoop, then took off the blinds and the wooden gate and put them under the stoop, too, and set all on fire." I think he said they took up the wooden grating too. He said the negroes got a hold of him and made him run away with them, so that he would not tell on them. He asked me several times to go to the house with him to set it on fire. He said we could

GET IN THROUGH THE WINDOW.

He said he had a hand in the fire near the brewery, opposite his house. He was to a party one night, corner of Hart street and Broadway, and saw a fire in Hart street; that he got two gold watches, and was a damn fool for not keeping them. While in the station house last night he was calling to me not to go back on him. He wanted me to turn over again and

MAKE A LIAR OF MYSELF.

After the fire in the stable Dowd told me of a plot to burn a plumber's shop in Broadway, near Lafayette avenue. He tried the locks. We went into the yard, but could not get any hay or anything to set the place on fire. It was about half-past ten o'clock. We tried to burn that big house on the corner of Broadway and Ralph avenue a week or two after, but did not succeed. Dowd went over the fence, but came out again and said "there was no show there." Another night he took me down by his house and went into a vacant lot and then climbed on top of a brick wall and saw gravel on the roof, but would not go any further because he would make a noise. We then met his brother and they went home. He said he had a hand in the fire in the frame house in Bremen street, near the brewery. He did not make anything. He told me that his object in making these fires was to

STEAL PROPERTY WHEN THE FIRES WERE GOING GOOD.

He proposed to me to get a boy to set houses on fire and give him a dollar for doing it, so that he could then go down to the City Hall and get money for the information. I refused to do it. He says he saw by the papers that there was a reward offered.

Irving Smith testified that Dowd had no occupation; that six or seven weeks ago Dowd asked him to burn houses with him, and in that way they would make a good haul; little fellows could be got to do the work and we could obtain the reward.

The prisoners were locked up to appear for examination on Saturday next.

DEPARTMENT OF BUILDINGS.

The Work of Inspecting Edifices, Public and Private, Still Carried On—Dangerous Schoolrooms.

The following buildings have been reported as requiring means of escape in case of fire since last report:—

No. 257 Bowery, Charles L. Stickney, owner; fire escape, factory.
No. 286 Bowery, Lorillard estate, owner; fire escape, factory.
No. 288 Bowery, Lorillard estate, owner; fire escape, factory.
No. 294 Bowery, Robert Irwin, owner; fire escape, factory.
No. 354 Bowery, Mrs. Waldron, owner; fire escape, factory.
No. 356 Bowery, D. Waidron, agent; fire escape, factory.
No. 358 Bowery, D. Waidron, agent; fire escape, factory.
No. 170 Bleecker street, A. T. Stewart, owner; fire escape, boarding house.
West side Fourth avenue, 60 feet north of Fifty-sixth street, Mrs. Keyser, owner; fire escape, tenement.
No. 124 Prince street, James W. Radcliff, agent; iron ladder to roof, dwelling.
No. 126 Prince street, James W. Radcliff, agent; iron ladder to roof, dwelling.
No. 4 Fulton street, A. M. Sweet & Son, owners; fire escape and ladder to roof, lodging house.
No. 6 Fulton street, W. & E. A. Cruikshank, agents; iron ladder to roof, store.
No. 8 Fulton street, W. & E. A. Cruikshank, agents; iron ladder to roof, store.
No. 10 Fulton street, W. & E. A. Cruikshank, agents; iron ladder to roof, store.
No. 12 Fulton street, N. & J. Cohn, owners; iron ladder to roof, store.
No. 14 Fulton street, W. & B. A. Cruikshank, agents; iron ladder to roof, store.
Nos. 28 and 30 Burling slip, Robert Dillon, owner; iron ladder to roof, store.
No. 32 Burling slip, C. De P. Field, owner; iron ladder to roof, store.
No. 115 Maiden lane, Haskell & Stetson, owners; iron ladder to roof, store.
No. 117 Maiden lane, Haskell & Stetson, owners; iron ladder to roof, store.
No. 119 Maiden lane, Ellis Potter, owner; iron ladder to roof, store.
No. 131 Maiden lane, Edward A. Smith, owner; fire escape and ladder to roof, factory.
No. 147 Maiden lane, S. U. F. Odell, agent; iron ladder to roof; store, &c.
No. 149 Maiden lane, S. U. F. Odell, owner; iron ladder to roof, store, &c.
No. 161 Maiden lane, T. H. Messenger, owner; iron ladder to roof, store, &c.
No. 163 Maiden lane, S. U. F. Odell, agent; iron ladder to roof, store, &c.
No. 165 Maiden lane, S. U. F. Odell, agent; iron ladder to roof, store, &c.
No. 167 Maiden lane, S. U. F. Odell, agent; iron ladder to roof, store, &c.
No. 252 Pearl street, Hall J. How; owner; iron ladder to roof, store, &c.
No. 153 Water street, Felix Garcia, owner; fire escape and ladder to roof, factory.
No. 76 South street, S. U. F. Odell, agent; iron ladder to roof, store.
No. 77 South street, S. U. F. Odell, agent; iron ladder to roof, store.
Nos. 83, 84 and 85 South street, rear; Francis Moran, owner; iron ladder to roof, store.
No. 23 Platt street, Junius Gridley, owner; fire escape and ladder to roof, factory.
No. 110 John street, James Stokes, owner; fire escape and ladder to roof, factory.
No. 99 Thompson street, George Doelling, owner; fire escape, tenement.
No. 97 Thompson street, John A. Page, owner; fire escape, tenement.
No. 95 Thompson street; iron ladder to roof, tenement.
No. 89 Thompson street, Mrs. Watson, owner; fire escape, tenement.
No. 89 Thompson street, rear; Mrs. Watson, owner; fire escape and ladder to roof, tenement.
No. 87 Thompson street; iron ladder to roof, tenement.
No. 85 Thompson street, John Gibbs, agent; fire escape, tenement.
No. 81 Thompson street, C. Gerken, owner; fire escape, tenement.
No. 183 Spring street, H. C. Koppen, owner; fire escape, tenement.
No. 139 Spring street, George Riehl, owner; fire escape, tenement.
No. 98 Wooster street, John Wiegers, owner; fire escape, tenement.
No. 98 Wooster street, rear; John Wiggins, owner; fire escape, tenement.
No. 105 Wooster street, A. W. Fanning, agent; fire escape and ladder to roof, tenement.
No. 106 Wooster street, Julia Exner, owner; fire escape, tenement.
No. 113 Wooster street, P. Bruner, owner; iron ladder to roof, boarding house.
No. 116 Wooster street, C. A. Stock, owner; fire escape, factory.
No. 118 Wooster street, C. A. Stock, owner; fire escape, tenement.
Nos. 117 and 118 Wooster street, rear; C. A. Stock, owner; fire escape, factory.
Nos. 119 and 121 Wooster street, Bruner & Moore, owners; fire escape, tenements.
No. 128 Wooster street, D. E. Mitchell, agent; fire escape, tenement.
No. 103 Wooster street, rear; L. Baltus, owner; fire escape, tenement.
No. 147 Spring street, R. Williamson, agent; fire escape, factory.
No. 149 Spring street, rear; S. H. Skidmore, owner; fire escape and ladder to roof, factory.
No. 141 South Fifth avenue, front; Henry Jaeger, lessee; iron ladder to roof, tenement.
No. 131 South Fifth avenue, rear; Casimir Ode, owner; fire escape, tenement.
No. 129 South Fifth avenue, front; Bruner & Moore, owners; fire escape, tenement.
No. 129 South Fifth avenue, rear; Bruner & Moore, owners; fire escape, tenement.
No. 127 South Fifth avenue, front; Bruner & Moore, owners; fire escape, tenement.
No. 127 South Fifth avenue, rear; Bruner & Moore, owners; fire escape, tenement.
No. 125 South Fifth avenue, rear; Bruner & Moore, owners; fire escape, tenement.

SCHOOLS.

Inspectors Hyde and McMillan make the following reports upon examining Primary School No. 10, located in Cannon, near Broome street:—The building is 55x80, 40 feet high, two stories and basement; foundation 20 inches and upper walls 16 inches, in good condition. Heated by steam from one horizontal tubular boiler, in good order, excepting the coils. Exit—two flights wood stairs, 3 feet wide, on front, to all floors; two flights, stone, on rear, 3 feet wide, enclosed, to all floors. Water closets wood, and ventilation by windows. Attendance, 500. Recommended that steam coils be placed in good order; class room doors be made to slide back, instead of opening inwardly as at present; ceiling repaired, and slate substituted for wood in water closets.

Grammar School No. 12, location 871 Madison street; three story and basement brick, sixty-five feet high, 100x100 feet, truss tin roof. Walls in good condition; ceilings of play ground and several class rooms unsafe and in need of repair. Ventilation by flue and generally good with exception of central class rooms in front. Boys' water closet of wood. Heated by four wood stoves in an unprotected condition, several pipes not properly secured and several flues out of order. Exit—Front stairs two feet eight inches wide, winding to all the floors; two flights wood, in front three feet six inches wide to all floors; two stone flights enclosed, three feet wide on rear, to all floors; two flights wood, three feet wide outside, from primary department to yard. Means of escape ample. Allowance—Primary, 700; girls, 260; boys, 290; total, 1,250. Recommended that openings be placed in partitions separating centre class rooms from stair passage; stove pipes be secured properly, and screens placed around stoves in girl's department; ceilings be put in repair, and slate substituted for wood in boys' water closet.

Primary School No. 29, 187 Broome street; three story brick building, 53x100, forty-five feet high; foundation twenty inches, upper walls sixteen inches; in good condition. Ventilation by flues, good; water closets wood; class rooms dark. Heated by hot water furnaces; two boilers and five coils in good order. Exit—Front stairs wood, four feet wide to all floors; two flights stone stairs on rear, enclosed, three feet wide to all floors. Class room doors open inwardly. Recommended—class rooms to be whitened and doors arranged to slide back, and slate substituted for wood in boys' water closet.

Primary School No. 4, located No. 100 Cannon street, is a three story brick building, 25x75—40 feet high; foundation, stone, twenty inches; upper walls, brick, sixteen inches; in good condition. Ventilation by windows; poor class rooms, dark water closets, wood, and improperly constructed; ceilings in playground dangerous and others much out of repair. Exit—Front stairs of wood, three feet wide to second floor; wood stairs in centre, three feet wide; playground to second floor, wood stairs in centre, three feet wide to all floors. Means of exit bad, there being but one flight of wooden stairs from third story, the handrail of which is low and dangerous. Class room doors open inwardly. Heated by ten wood and coal stoves properly protected. Recommended that ceilings be repaired, class room doors arranged to slide back, adjacent walls whitened, water closets placed in good order, additional stairs from third story and stair rail placed at proper height and properly constructed. Attendance, 400.

Grammar School No. 20, nearly ready for occupation, located on the corner of Sheriff and Stanton streets. The primary is at present in the dwelling house adjoining above premises; the girls' department in the basement of Second street Methodist church, and the boys' the dwelling house No. 101 Lewis street. We make no recommendation, but would state that the dwelling houses are utterly unsuitable for school purposes. It is expected to occupy the new building on or about May 1. The building occupied by the Primary Department is provided with a proper fire escape.

Primary School No. 31, 272 and 274 Second street, is a three story brick building, 46x100x55 feet high, foundation 24 inches and 16 inches of brick in good condition; ventilation flues good; boys' water closets wood, in bad condition, located under wing; heated by eighteen wood stoves, well protected. Exit—Front stairs, wood, 3 feet 6 inches wide, to all floors; two flights stone enclosed to all floors, about centre of building, at sides; two flights wood run 3 feet wide from playground to first story. Recommended substitution of slate for wood in boys' water closet. Attendance 700. Egress ample.

A DISHONEST DOMESTIC.

A colored boy, named David Clarke, of 132 West Twenty-third street, was charged before Justice Ledwith with having robbed his employer, Dr. Henry F. Quackenboss, of 39 West Eighteenth street, of a gold watch, a gold pencil case, a gold-mounted navy revolver and an overcoat, on the 15th of August. Clarke had been living with the Doctor as a servant, and had been left in charge of the house while his employer went to the country. On returning home the Doctor found the boy gone and missed the property. Clarke was arrested yesterday by Officer Schanck, of the Twenty-ninth precinct, and brought to Court. The prisoner was locked up for trial in default of $4,000 bail.

BILLIARDS.

Ubassy's Ultimatum to Joseph Dion—An Offer to Play Two Games, One in New Orleans and One in New York or Brooklyn, 2,000 Points Up, for $1,500 or $2,500 a Side.

NEW ORLEANS, Jan. 30, 1873.

TO THE EDITOR OF THE HERALD:—

In response to the "ultimatum" from Joseph Dion, appearing in your issue of 23d inst., I have only to express my surprise that a player of his standing should thus seek to evade a responsibility with which he has been charged since his assumption more than a year ago of the title of "champion of the world at the three-ball game"—for that was the public announcement he made in this city less than twelve months ago. He has since more widely proclaimed that he stood ready to meet any player living in a match at that game for any amount up to $10,000 a side.

Four months ago I came to this country, expressly to play Mr. Dion according to the terms of his challenge. Soon after my arrival I opened communications with him, looking to a consummation of a match. I simply accepted his challenge, without any proviso, except that the first game should be played in New Orleans. The controversy which arose from my acceptance evoked from Mr. Dion counter replies certainly not consistent with his original *deft*, and now, "wishing to end all controversy," he publishes the most extraordinary proposition, contained in the communication above referred to—to wit, that he will only play me at the French game on the condition that I will play him at the American game.

Considering that his original challenge stipulated "any game," and considering furthermore (what must be apparent to him), that I know nothing whatever of the American game, never having played it, his "ultimatum" is a remarkable production. In justice to myself I feel that the above is due to the public, and, merely adding that Mr. Dion having placed himself before that same public a proclaimed "champion of the world at the French game," he cannot well deny me a meeting without forfeiting his claim.

THE CHALLENGE.

I beg to append the following as "my ultimatum":—

NEW ORLEANS, Jan. 31, 1873.

MR. JOSEPH DION:—

SIR—The difficulty of getting a match at billiards seems to be the field of action; to wit, North and South. My first proposition, to play at New Orleans, arose from two facts:—First, I had crossed the ocean under a contract to remain one year with Mr. Charles Lacoume, of that place; and, secondly, the desire of many in this city to witness your own skill against one who has been flattered into the belief that he is your equal. But I am now prepared to make a proposition that I deem just and equal for both parties. Should it not prove so I have erred through ignorance and not through craft. I will play two matches of billiards, the first to be played at New Orleans, the second at New York or Brooklyn, each match for from $1,500 to $2,500 a side, at your option, and each 2,000 points up, to be played in four consecutive nights; 500 points to be played the first, second and third nights, and the fourth night the number of points necessary to complete the 2,000. Both matches to be played on a Phelan & Collender table, either 4½ feet by 9, or 5 feet by 10, with 2⅜ inch balls, and both the French three ball carom game. The forfeit to be $1,000 if either party fails to play both games. The first game at New Orleans to be played at any time you may name within fifty days after the publication of this letter; the second game to be played at either New York or Brooklyn at any time I may name within fifty days after the completion of the first game at New Orleans. My forfeit of $1,000 is now placed in the hands of H. W. Collender, New York. I shall be pleased if these terms meet your approval. Should you decline, the proposition is open to any player in the United States.

You will perceive it is possible to play 500 points up for four nights, and if the parties are alternately successful the 2,000 points will not be accomplished, hence the necessity of playing the fourth night the number of points necessary to complete the 2,000. It may be said that the party making the 500 points may have a break that will enable him to continue his run. This, however, is equal for both parties. Still, if you prefer the party making the 500 to continue until he makes a miss, it is at your option to arrange it either way. Every night the lead to be drawn for and the balls spotted, the record of each night's play to be kept, and the party first scoring the 2,000 to be declared winner. FRANCOIS UBASSY.

CITY REAL ESTATE FOR SALE.

East Side.

A CHARMING LOCATION—THIRTY-FIFTH STREET (Murray Hill), near Park avenue. A well planned, comfortably arranged, medium sized four story brown stone handsomely frescoed Residence; possession immediately; a low price and easy terms of payment. V. K. STEVENSON & SON, 11 Pine street and 226 Fifth avenue.

AN EXTRA-WIDE, HIGH STOOP DWELLING, WITH dining room extension and stable in rear; lot 50x200, house facing Gramercy Park; for sale exceedingly low. V. K. STEVENSON & SON, 11 Pine street and 226 Fifth avenue.

A.—FOR SALE, ON SEVENTY-EIGHTH STREET, between Second and Third avenues, three story high stoop brick House, in good order; price $8,000; terms easy. T. OLIVER CARTER, No. 4 Pine street, room 10.

A BARGAIN NEAR PARK AVENUE.—FOUR STORY high stoop brown stone House, medium size, elegantly frescoed and well built; $35,000; $10,000 cash. LIVERMORE & LINSCOTT, 65 Wall street.

A.—FOR SALE, THE CHEAPEST HOUSE YET OFfered; three story, high stoop, modern, 20 feet front, near Park; price $19,750. FRANCIS CRAWFORD, 117 Broadway, or 966 Third avenue, Fifty-eighth street.

A PALATIAL AND VERY SUBSTANTIAL MANSION, corner of Madison avenue and a 100 foot street, finished with the choicest and most beautifully figured woods known; its many new improvements and arrangements are unique. Capitalists should, prior to purchasing, view this property. V. K. STEVENSON & SON, 11 Pine street and 226 Fifth avenue.

ADJOINING FIFTH AVENUE AND CENTRAL PARK, Sixty-second street, with superb view on Park from side windows, secured forever—A new, superior built, cabinet hardwood finished, most exquisitely proportioned high stoop Dwelling for sale; over $10,000 less than same can be duplicated for; three Rooms deep; furnished or unfurnished. Apply either at 11 Pine street or 225 Fifth avenue. V. K. STEVENSON & SON.

BUILDING LOTS, ON AND ADJOINING FIFTH AND Madison avenues, from about Forty-seventh street to Seventy-second street, at the very lowest rates. Bargains. V. K. STEVENSON & SON, 11 Pine street and 226 Fifth avenue.

BUSINESS PROPERTY FOR SALE—ON MAIDEN lane; also Park row, opposite new Post Office, extra width, running through, to close estates; also Broadway, near Post Office; Broadway, near White street; Broadway, near Bleecker, large frontage; also South Fifth avenue; also Twenty-third street, double frontage, running through. Fine opportunity for capitalists. S. EDDY & CO., no. 1 Park place.

FINEST FINISHED BROWN STONE HOUSES IN the city—One, 27.6x65 and 35 extension, on Fifty-third street, West, and near Fifth avenue; price and terms very favorable. Also on Fifty-seventh street, between Fifth and Madison avenues, elegant Houses, 19 to 28 feet front. V. K. STEVENSON & SON, 11 Pine street and 226 Fifth avenue.

FOR SALE—A 25-FOOT FOUR STORY HOUSE, BEST material and finish. Apply on the premises, 15 East Fifty-third street, near Fifth avenue.

FOR SALE—FOUR STORY AND BASEMENT HIGH stoop House and Lot, 20x50x87.6, 122 East Twenty-fourth street, between Fourth and Lexington avenues. Apply at 243 Broadway, room 8.

FOR SALE—SOME FIRST CLASS NEW TENEMENT Property, in the Eighteenth ward; well located and well rented; can be purchased low and on favorable terms. Apply to BARTON & WHITTEMORE, 106 Broadway.

FOR SALE—THE HANDSOME THREE STORY AND basement high stoop brown stone House 249 East Fiftieth street, between Second and Third avenues, in good order; all improvements; lowest price $15,500. Apply to G. NAGLE, 149 Fourth avenue.

FOR SALE—A LARGE, HANDSOME RESIDENCE ON Stuyvesant square, suitable for a public institution, a club house or hotel. Address H., Herald office.

FOR SALE—EAST THIRTY-SIXTH STREET, BEtween First and Second avenues, five story double Tenement, 25x62x100. For full particulars apply to JOHN McCLAVE, No. 1 Pine street.

FOR SALE—ON FIFTY THIRD STREET, NEAR MADison avenue, a four story high stoop brown stone Dwelling, at less than cost. Apply to JOHN McCLAVE, No. 1 Pine street.

FOR SALE OR TO LET—THE VERY DESIRABLE brown stone House 243 East Fourteenth street, near Stuyvesant square; will be rented with furniture. Apply to E. H. LUDLOW & CO., No. 3 Pine street, or 35 East Seventeenth street.

LOOK AT THIS!—A DOUBLE TENEMENT HOUSE and full Lot, in perfect order and all rented for $7,000. Apply at CHARLES KAISER's drug store, corner 112th street and Second avenue.

STABLE LOTS.—FOUR LOTS, WELL LOCATED ON a corner, in the vicinity of Madison avenue and Fortieth street; suitable for a large boarding stable or four private stables; will be sold low and on easy terms. Apply to HUGH N. CAMP, 105 Broadway.

58TH STREET, NEARLY OPPOSITE THE PLAZA.—Two Lots for sale at figure. Apply to HUGH N. CAMP, 105 Broadway.

$15,000 FOR A FOUR STORY AND BASEMENT brown stone House, in first rate order, on Thirteenth street, between Second and Third avenues. All improvements. Apply to G. NAGLE, 149 Fourth av.

West Side.

A.—LOTS AT LOWEST RATES!
Morning Side Park, near 116th street, 4 Lots.
11th av., 99th st., 4 Lots, very commanding ground.
5th av., 91st st., 5 Lots, highest grade on avenue.
8th av., 103d st., 4 Lots, superb view of Park.
57th st., 9th av., 6 Lots, for public building, &c.
58th st., near Madison av., 3 Lots, excavated cheap.
Grand Boulevard, 52d st., 1 or 5 Lots.
Riverside Park, a superb full front, very cheap.
V. K. STEVENSON & SON, 11 Pine st. and 226 5th av.

A GREAT BARGAIN,—THREE STORY BRICK BASEment and frame House, 121 West Fifty-third street. Apply to J. E. PALMER, 923 Sixth avenue; or S. L. BRADLEY, 132 West Forty-eighth street.

A MEDIUM SIZED, DESIRABLE, 4 STORY STONE Dwelling on Ninth street, between Fifth and Sixth avenues, for sale low and on easy terms. Possession. V. K. STEVENSON & SON, 11 Pine st. and 226 Fifth av.

A STORE VERY CHEAP—83 MURRAY STREET—25x100, five stories, brown stone front, in first rate order; the owner, being in ill health and about to travel, will sell the store very low, if taken immediately, and on easy terms of payment. Inquire of FRANK PHILLIPS, 245 Broadway.

AN EXECUTOR'S SALE OF VERY VALUABLE PROPERTY.

HOMER MORGAN, No. 2 Pine street, is directed, by order of executors, to sell a valuable Plot of Ground, in the upper part of this city, containing about 57 lots, fronting on Broadway and New avenue; lowest price $1,500 per lot, which is $20,000 less than the appraised value; must be sold to close the estate; terms easy.

AN ENTIRE FRONT FOR SALE—ON THE BOULEvard, above 145th street; price and terms reasonable. E. H. LUDLOW & CO., No. 3 Pine street.

A RARE CHANCE.—FOR SALE, VERY LOW TO A prompt cash customer, an elegant four story brown stone House, 25x65x100.5, between Fifth and Sixth avenues, close to Central Park. Apply to F. H. GRADY, 527 Sixth avenue.

CITY REAL ESTATE FOR SALE.

West Side.

AN ELEGANT FOUR STORY BROWN STONE Dwelling in Fifty-third street