TUDOR ENGLAND.

THE NATION AND ITS RULERS IN THE TIME OF THE REFORMATION.

SOCIAL ENGLAND. A Record of the Progress of the People in Religion, Laws, Learning, Arts, Industry, Commerce, Science, Literature and Manners, from the Earliest Times to the Present Day. By Various Writers. Edited by H. D. Traill, D. C. L., Sometime Fellow of St. John's College, Oxford. Volume III. From the Accession of Henry VIII to the Death of Elizabeth. Pp. xii, 591. G. P. Putnam's Sons.

This volume carries the history of England in almost all its aspects beyond the boundaries of mediaevalism. Many years were yet to elapse before the hideous punishments of ancient law would be put away. There were times still to come after the death of Elizabeth when the rack and the boot and other instruments of the torture-chamber would be used to force confessions from accused persons and from witnesses. One of the most scandalous outbreaks of fanaticism that the world ever saw—the witchcraft delusion—was still a thing of the future. But mediaevalism as a system was past when Henry VIII came to the English throne, and much of the ruin it left was cleared away before Elizabeth disappeared from the scene. The puzzle of the thing is that in times when England was advancing so rapidly, growing in power, in numbers, in wealth, in external influence and in the sense of individual freedom, its rulers should have been more despotic than they had been for generations. But this phenomenon had not been unknown in earlier times. A harsh and cruel series of monarchs had ruled England from the time of William the Conqueror to that of Henry II, and yet the period had been one of remarkable progress. With evil times came weak monarchs. And now after the long anarchy of the Wars of the Roses, England grew united and prosperous under the rule of a family whose past was dubious and whose conduct on the throne was marked by dangerous eccentricities. Henry VII and his granddaughter Elizabeth were miserly to a degree. Henry VIII and his daughter Mary were swift to shed blood. In all four self-esteem was almost a mania. But their vices as well as their virtues contributed in a way to the welfare of England. Henry VII left an overflowing treasury, and in spending the money Henry VIII, by his magnificence, laid the foundations of a popularity that just outlasted the arbitrariness of his life. His habits became those of a spendthrift. But if his expenses had not grown with his years he might not have thought of attacking the religious houses in the way he did, and England might have continued indefinitely to be burdened with what was foreign to her modes of thought.

In the volume in hand Henry gets all the credit he deserves for the work he did. But he is not praised for his good intentions. It happened that his desire for personal aggrandizement met the desire of his subjects to exclude all foreign authority and influence from their island. England for the English was in effect what they insisted upon, and they were for the moment indifferent to the fact that his version was England for Henry. Instinctively he went as far in the matter of religious reform as the majority of Englishmen in his day wished and no further. They were, in general, contented with the doctrines of the Church as they had received them. The endless disputations of a later age had not yet opened their eyes to the possibility of difference. But they had always been jealous of the rights of the English Church, they wanted no usages that could be described to them merely as foreign, and they were determined to have no meddling from without in their affairs if they could avoid it. Henry's learning, which was indeed marvellous for a King, made him an intelligent defender of the faith; while the incidents of his career and his own passions led him to assert a personal authority which accomplished for the Church what his subjects on the whole desired. His success and the subsequent failure of the Regent Somerset are contrasted to show the condition of thought in England in those times. The latter meant apparently to carry out the policy of Henry. But he meddled with doctrine, and acts of repression which in Henry's case could be made to seem politically necessary became with him mere persecution for differences of religious opinion. When it came to methods for getting money, Henry was equally fortunate. It was necessary for him to bear lightly upon the middle classes. They were the first to feel the weight of a tax, and they were under no obligations to the Crown which might keep them from complaining or even from resisting an imposition which they deemed unjust. If Henry pressed money from the nobility and from the rich, he took only what he or his predecessor had put in their way. But it was different with those who earned what they had, and none was more conscious of this than the earners themselves. As to the nobility, Henry was fortunate in the fact that the Wars of the Roses had destroyed nearly all the ancient houses. Those in existence were a Tudor creation, and their life and power were bound upon the support of the dynasty. It was to their interest to be loyal, even when the King became a bloody tyrant. Henry was also lucky in his favorites. In the magnificence of Wolsey and the craft of Cromwell, he could experiment on the people, testing at every point the limit of their endurance. Wolsey was as arrogant as his master, but he found his match in the Parliament which would only grant the subsidies he demanded after they themselves had fixed the terms on which they should be paid. He did not understand the English Nation, and he interpreted literally the claim of absolute power on the part of the King. On the other hand, the people understood very well that they, too, had power to constrain royalty when the necessity to do so became unavoidable. The picture given of Wolsey in this volume is not an unattractive one. If he was despotic, he was also kindly. He meant to be of use to the people, though his manner was that of one giving alms rather than that of a man who was performing a duty. In Henry it is hard to see anything but utter selfishness, skilful in the use of instruments, careful of his own personal satisfaction, bringing about the good of the realm because somehow that accorded with his own cherished desires. If it had happened that his personal wishes and the best interests of his kingdom had been opposed to each other, he would certainly have been a tyrant. As matters stood, there was room for two opinions about him, and both have been exploited. In the present volume a balance is fairly struck between the two extremes of praise and blame.

If it had not been for the religious houses, Henry's spendthrift habits would certainly have led him to acts of oppression, from which he happily escaped. That much suffering was caused by their destruction is certain. But the suffering was such as the nation felt only indirectly. These houses had filled a place which afterward had to be filled by legislation. They had taken care of the poor for ages, and when they were gone the want of them was evinced by Poor Laws and statutes against sturdy beggars and vagabonds. Not only those who subsisted on the gifts of the monasteries, but also the monastics themselves, were turned out to beg or starve. But the people at large hardly observed this fact as one which was certain in the end to affect their own well-being. What they saw was that institutions which had never been deemed English, and were industriously vilified as the homes of indolence, corruption and nameless crime, were to be blotted out. The number of men with money was rapidly increasing, and the desire to own land was universal. Farming throughout the Tudor period was of a kind only imperfectly known to preceding ages. The profit of wool-growing had grown enormously, and those who had money to buy land, or the power to inclose what had hitherto been held in common, became wealthy with comparatively little trouble or industry. The abbey lands were eagerly taken up by rich men who cared nothing for the poor. The movement was noteworthy, for it revealed the beginnings of the modern commercial spirit, with its tendencies in favor of the strong and the capable and its contempt for the weak. Agriculture made hardly any progress. The country was filled with the clamor of men turned out of their holdings, and of laborers for whom there was no work. Even royalty had to listen to this outcry, especially when it led, as it did on several occasions in the times of Henry and Mary, to open rebellion. But in fact the tendency was one which could not be resisted. It was part of the evolution of individualism, against which the communal ideas inherited from the Middle Ages, and from still earlier times, were powerless. But the opening up of the abbey lands was naturally a relief. It retarded by so much the process of inclosure and was of similar value to the farmer and cotter that the confiscation of plate, jewels and other movables from the monastic house was to the middle-class contributor to royal subsidies. It put off an evil day that was felt to be coming and it saved the popularity of the king. What would have happened if he had lived to do as he meant to do, namely, to lay hands on the surplus of the universities, can only be imagined. Henry had found the treasury rich, he left it poor. But the country was growing richer daily, not through his magnificence and luxury, but in spite of it. It was growing more intelligent. It was replete with ideas which were soon to be embodied in the grandest body of literature known to history. Still the universities decayed. The new learning which had sprung up under the influence of Erasmus, when the king was in the heyday of youthful enthusiasm, withered away or was cultivated only by the few. But the memory of it spread. There was an endless amount of translation and imitation. The classics were as much the subject of every-day conversation as the lightest literature is at the present day. Society was saturated with what it took to be learning. Perhaps it was no loss in the end that the universities lost ground for a time. In the eager disputation that went on everywhere else, in the taste for novelty and for display, there lay a capacity which would soon produce a host of poets and dramatists. For this, almost the whole Tudor period was merely a time of preparation. It was not till toward the close of Elizabeth's reign that the plant which had been so long cultivated began to bloom in perfection.

With all the wish and the opportunity to be tyrants, there was one thing which would in any case have kept the Tudors from wielding absolute power. They were not military. Henry invaded France with an army hampered by his personal attendants and belongings to such a degree that he is sarcastically compared in this book to that proverb of luxury and incompetence, the Persian Xerxes. Neither he nor Elizabeth paid those who fought their battles on land and sea if they could help it. Had it not been for the patriotism of private individuals the Armada might not have been defeated. No persuasions and no urgency sufficed to open the Queen's purse-strings wide enough to victual the ships in a proper manner. This trait of parsimony was the worse in both father and daughter, because they had done away completely with all the mediaeval incentives to loyalty on the part of the soldier. The retainer of a feudal lord had to be faithful. If he failed in his duty he became a homeless outcast. But the soldiery of the Tudors were, in theory at least, adherents solely of the monarch. They bore no device except that of national import. Their loyalty was unduly tested when they were forced to serve without pay and often with nothing to eat. In two cases whole armies deserted their colors. Such incidents add grim force to the curious arguments which led to the casting aside of the long bow as a weapon of war. The very fact that throughout almost the whole of the Tudor period archers continued to form a large part of English armies in spite of the improvement in firearms, and in spite of the universal change on the Continent, shows how indifferent the English rulers really were to military affairs. True, the long bow was an efficient weapon. The hand gun of the period only proved its superiority very gradually. But the long bow was efficient just in proportion to the strength of the archer. If he was ill-fed and barely able to stand, then he could not draw his bow. In a vast number of cases he was rendered incapable by the neglect and parsimony of those for whom he fought. So the advocates of the use of firearms in war argued that the condition of the soldiers required the use of a weapon which did not depend for its efficiency on physical strength. It must have appealed sooner or later to a Tudor to think that his soldiers might be enabled to fight even though they were starving.

The fact is impressed on the mind that England, under those famous princes of the Renaissance and the Reformation, would have been great without them. The very diseases from which the population suffered, those mysterious epidemics which still followed each other as they had done in the Middle Ages, sufficed merely to clear off those who were a hindrance to their stronger contemporaries. The numbers of the people increased at a rapid rate, and while complaints were endless, it is plain that the added millions lived on the average as long as the rest. Competition stirred the race out of the slow life of an earlier time. The people awoke to all that was going on about them. They turned their faces away from the hopeless task of getting a foothold in Europe, and betook themselves to Ireland, to the ocean, to the New World. It was not the cautious and timorous policy of the rulers that accomplished this, but the adventurous spirit of the people themselves. While royalty was meddling with the navy, the great freebooters of the Spanish Main were making one, "singeing the King of Spain's beard," capturing his treasure fleets, destroying his colonies, acting the very part of the dragon they were supposed by superstitious Spaniards to resemble. The nation, pushing upward on every side, raised its princes to prominence. It endured their absolutism inasmuch as this was, for the time being, a stimulus to its own activity. It saw a number of persons murdered with every degree of cruelty for their religious convictions, and it did not murmur overmuch. It was fond of bear-baiting, and may have taken pleasure for a time in the baiting of heretics. But before the period was ended which this volume describes, a stop was put upon much of this judicial cruelty. The nation was getting too serious to be trifled with. If men could not agree about religion, more especially if they mixed it with politics, sooner or later they would have to fight out their differences. Already one begins to feel premonitions of a Cromwell different from the one who served Henry VIII, and of a time when Parliament would try to do without kings, as kings had hitherto tried to do without Parliament. Tudor absolutism was well enough, while the nation was prosperous; the case was different with Stuart absolutism, when the nation felt that it could hardly afford the luxury of maintaining a tyrant.

Instruction.

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REAL ESTATE.

BUSINESS AT THE EXCHANGES.

There was a long list of offerings at the auction rooms yesterday. The parcels were diversified in character and were scattered throughout almost every section of the city. The crowds in front of the auctioneers' rostrums were fairly large, but except in one or two instances the bidding was dull.

At the Broadway salesrooms Smyth & Ryan sold in partition proceedings Nos. 181 and 183 Lewis-st., four and five story front and rear buildings, lots 25 and 22.6x100 respectively, to the plaintiff, Elizabeth A. Falvey, for $22,850.

James L. Wells sold at voluntary sale No. 349 East Fifty-first-st., three-story and basement dwelling, lot 21x about 39x51.10½, to T. J. Drummond for $7,350; also under foreclosure proceedings three lots, 25x115.2 each, on the east side of Eagle-ave., 425 feet south of One-hundred-and-fifty-sixth-st., to A. Bussing for $5,450; also three lots, each 25x115.3, abutting in the rear and fronting on Cauldwell-ave., to A. Bussing for $1,675; also the southeast corner of One-hundred-and-fifty-sixth-st., 25x100x24.98x99, and two lots adjoining, each 25x91.08, to same person for $2,875; also the lot adjoining to H. A. Vien, for $900.

William Kennelly sold six lots on the north side of Sherman-ave., 100 feet east of Dyckman-st., each 25x150, to W. L. Fox for $1,050 each.

Bryan L. Kennelly sold under foreclosure proceedings Nos. 1,464, 1,466 and 1,470 Amsterdam-ave., three five-story brick flats, the first two 25x100 each and the last 24.11x100, as follows: No. 1,464 to Poland S. Pettit for $20,000; No. 1,466, to the plaintiff, George F. Anger, for $24,500 and No. 1,470 to the same party for $21,000; also under same proceedings, No. 247 Delancey-st. and Nos. 44 and 44½ Sheriff-st., two five-story brick tenements, irregular plot, to Louis Levy for $30,500.

L. J. Phillips & Co. sold under foreclosure Nos. 617 and 619 East One-hundred-and-sixty-first-st., two-story frame factory and stable, land 50x103.5x50x102.5, to the plaintiff, Henry M. Goble, for $5,053.

At the Liberty Street Exchange R. V. Harnett & Co. sold No. 329 East One-hundred-and-seventy-first-st., lot 23x100.11x20.11x100.11, to William Quackenbush for $2,750; Nos. 39 and 41 East Seventy-fifth-st., two four-story brownstone dwellings, the first 18.6x102.2 and the other 15.11x102.2, as follows: No. 39 to Newman Cowen for $23,750, and No. 41 to J. Cohen for $22,100; No. 195 Alexander-ave., three-story and basement brick dwelling, lot 16.6x45x75, to Henry Holding for $6,225. The other parcels were adjourned, bid in or withdrawn.

The parcels Nos. 530 and 532 West Thirty-seventh-st., two four-story brick tenements, each 12.6x50x98.9, which, it was announced, would be sold at the Broadway Salesroom to-day, were sold at private contract by E. H. Ludlow & Co. for Julia M. Sabine to M. L. Rickerson for $8,750.

The house of the late Patrick Sarsfield Gilmore, No. 164 West Eighty-sixth-st., will be sold to-day at the Broadway Salesroom; also the estate of Eugene Kelly, deceased.

Minturn P. Collins has sold No. 566 Fifth-ave., a four-story brownstone business building 45 feet north of Forty-sixth-st., for $80,000. He bought it in September, 1893, for $80,000. The lot is 18.1x76. No. 574, 25x100, was transferred in 1883 for $102,000.

Daniel Whitford has sold for $89,250 two four-story brick buildings, Nos. 62 and 64 East One-hundred-and-twenty-fifth-st., 50x100.11, to M. J. Adrian. Mr. Whitford bought the property in 1882 for $55,000. No. 66, 25x100.11, was sold in 1883 for $29,000. The plot is 214.6 feet west of Fourth-ave.

REAL ESTATE TRANSFERS.

80th-st, s s, 258.10 ft e of 8th-ave, 16.8x100.5; Alexander Carmichel, jr, to William P Lynch	$1
21st-st, n s, 119 ft n w of Lexington-ave, 55x98.9; Charles W Cooper and wife to Julia Cooper et al	1
65th-st, n w corner 55th-st, 25.5x75.6x75x26.6x100.5x100; John O Baker and wife to Lilly W Barber	1
Attorney-st, Nos 155 and 157; Nathan Stimmel and wife to Rachel Shapiro, ex property and	1
5th-st, s s, 425 ft e of 10th-ave, 25x113.11x25.1x112; George B Dunn et al, executors of James Dunn, to Augustus Van Harlet	1
41st-st, No 325; Lena M Smith to Stephen Smith	1
St Mark's Place, No 44; Nancy Reiss, trustee, to Moses Hochster	1
Chrystie-st, w s, lot 148, map of James Delancey estate; Austen G Fox, referee, to Mary C Schwab	18,850
Forsyth-st, No 47; Bertha Salomon to Selma Cohen	42,500
Stanton-st, Nos 33 and 33½; Rachel Shapiro to Nathan Stimmel, ex property	1
10th-st, n s, 230 ft w of 8th-ave, 37.6x35.11x37.6x32.6; Thomas Whitten to Mary A Donally	16,000
29th-st, s s, 233.4 ft w of 4th-ave, 16.8x98.9; Achille Errani to Charlotte Errani	1
Broome-st, s w corner Lewis-st, 25x90; Nani Hays to Joseph Adler	1
9th-st, n s, 24 ft e of Avenue A, 23.10x irregular; Nathan L Hahn, referee, to Millie Mayer	24,000
4th-st, s w s, 300 ft n w of 2d-ave, 20x72.1; William Franz to Louise Franz	1
Great Jones-st, No 47; Annie E Fitzpatrick to Benedict A Klein	10
Forsyth-st, w s, 150.2 ft n of Canal-st, 25x99.8; Frederick C Steffen, executor, etc, of Elise Gerken, to Jacob Pfaff	19,000
Pearl-st, No 504; Dennis Shea to Patrick Murphy	20,000
73d-st, s s, 175 ft e of 4th-ave, 18.9x102.2; Leopold Stern and wife to Abraham Kassel	1
1st-ave, n w corner 44th-st, 75.8x60.6x irregular; Jacob Ettlinger and wife to David Jones Co.	1
71st-st, No 320 East; William H Springmeyer, sr, et al to Michael G Bilberger	1
Madison-ave, n w corner 115th-st, 40.5x85; Julius Sobing and wife to Henry Rothschild	1
114th-st, s s, 208.4 ft e of Lenox-ave, 16.8x100.11; Henry Rothschild and wife to Julius and Emma Sobing	1
114th-st, No 108 East; Solomon Vaifer to Amalia Vaifer	10,000
147th-st, 450 ft w of Grand Boulevard, 50x99.11; also n s 148th-st, 500 ft w of Grand Boulevard, 25x99.11; Mary S Jones to E Clarence Jessett	1
8th-ave, e s, 24.11 ft n of 142d-st, 75x100; Charles Cornberg and Adolph M Bendheim and wives to Anna Schulz	22,000
Beach-ave, e s, 346.11 ft n of 152d-st, 24x100.1x ...; Tredwell Ketcham and wife to Mary A Gallagher	5,000
Madison-ave, n w corner 108th-st, 50x25; Thomas C Smith and wife to John A Davidson	1
120th-st, s s, 263.3 ft w of Park-ave, No 906 East; Simon Lanzig et al to Joseph F Prendergast	6,000
117th-st, No 210 East; Jennie Settkorn to Lottie Myler	1
127th-st, n s, 265 ft e of 3d-ave, 50x99.11; Terence McGuire and wife to Simon Schafer	37,000
Brookside, n corner 106th-st, 99.9x100; Gouverneur Tilloson to Frank G Swartwood	1
Brookside, e s, 50.10 ft n of 149th-st, 0.1x100x100; same to same	1
Amsterdam-ave, e s, 30 ft n of 191st-st, of opening 179.6 ft to Harlem River x to 186th-st x 115x334.6x105 to avenue x 673.9; Charles T Barney et al to John O Baker	1
83d-st, n s, 265.4 ft w of 2d-ave, 76.3x102.2; John Keenan and wife to Nicholas K Connolly	19,000
87th-st, n s, 110 ft e of 1st-ave, 100.6x100.5; W H Lorrimore, referee, to Thomas E Crimmins	27,500
Mount Morris-ave, w s, 30.11 ft s of 121st-st, 20x100; William H Gill and wife to John Hooke	1
Tremont-st, w s, lots 310 and 311, map De Peyster tract; Austen G Fox, referee, to Frank L Smith	12,200
Fleetwood-ave, e s, lot 305, map Mount Eden, 50x100; Antonio Madsen to Otelia W J Schwenker	2,000
65th-st, n s, 187.6 ft w of Columbus-ave, 16.8x100.5; Augustus Von Barber and wife to George B Dunn	1
94th-st, n s, 200 ft e of Columbus-ave, 18x100.8; Albert Gerstenlofer and wife to Frances M O'Connor	24,800
70th-st, No 249 West; John A Hutchinson and wife to Samuel L Hecht	23,500
8th-ave, No 2,650; Charles Rosenberg and Adolph M Bendheim to Louis Keplinger	22,000
113th-st, No 100 East; Louise T Maenutchen to Mary E Maenutchen	1
20th-st, n s, 90 ft e of 4th-ave, 20x100; Emma Richardson to James M La Coste	12,500
Madison-ave, w s, 50.11 ft s of 115th-st, 40.11x75; William W Chester and wife to Theodore A Cordier	1
2d-ave, No 2,405; Christian W Wembacher and wife to Adam Meesch and wife	1
120th-st, s s, 95.3 ft e of Morris-ave, 100x100; Augustin A Arango and wife to James McPhillips	1,600
Lot 16, Spaulding, et al, map the Park, Riverdale, 2.8-100 acres and 3.175-1000 acres, forming lot 11, same map; Laura and Oliver Harriman to George W Perkins	63,000
Hunts Point to West Farms Road, adjoining land of I Simonson, — x — to Bronx River; William F Freeman et al to Margaret A S Freeman	1
2d-ave, e s, lot 306, map Mount Eden, 50x100; the executors of Gertrude Moble to Antonia Madsen	1,000
Hoffman-st, w s, 150 ft s of 187th-st, 25x100; John Murphy and wife to Louis Cook	1,000
Old Post Road, part lot 63, map of Thomas Walker, 25x100, also adjoining strip; William F Freeman and wife to Norman Freeman	1,426
Same property; Margaret A S Freeman to William F and Norman Freeman	648
Clifton-ave, n e corner 146th-st, 150x100, also s e corner Clifton-ave and 147th-st, 50x100; Lewis R Brown and wife to Gouverneur Tillotson and another	10,500
Pelham-ave, s s, 25 ft e of Lorillard-st, 31x102x31x101.10; Arthur J Connelly to A S Connelly	10
121st-st, No 132 West; Fannie M Porter to William F H Armstrong	1

RECORDED MORTGAGES.

Aaron, Louis, and another, to Henry Frohwetter, No 122 Willett-st, 2 years	$2,000
Baker, John O, to A M Hoyt, e s Amsterdam-ave, 30 ft n of 91st-st, 3 years	75,000
Briggs, George A, and wife to Simeon C Bradley, s s Cole-st, w half lot 46, map Fordham, 2 years	1,500
Bonfels, Sereno D, and wife to Emma A C Partridge, s e corner 173d-st and Washington-ave, demand	1,762
Cordier, Theodore A, to Thomas R A Hall, w s Madison-ave, 50.11 ft s of 115th-st, 1 year	8,000
Same to William Hall's Sons, Madison-ave, w s, 50.11 ft s of 115th-st, 1 year	17,000
Cohen, Selma, to Bertha Solomon, e s Forsyth-st, 100 ft n of Canal-st, and other property, 4 mortgages, instalments	17,000
David Jones Co to the Manhattan Trust Company, as trustee, n w corner 1st-ave and 44th-st, bonds	150,000
Edsall, Peter, to the North River Insurance Company, No 16 Morton-st, 1 year	5,000
Farley, Peter, and wife to United States Trust Company, N Y, No 317 West 54th-st, 5 years	18,000
Hudson, Sarah E K, to the New-York Association for Improving the Condition of the Poor, s s 52d-st, 450 ft w of 5th-ave, 3 years	30,000
Haeuser, Augusta, and another to Helen G Bohlmann, w s 1st-ave, 25 ft n of 85th-st, 1 year	2,500
Kassel, Abraham, to Leopold Stern, s s 73d-st, 175 ft e of Park-ave, 5 years	4,500
Kuhn, George J, and wife to the 23d Ward Co-operative Building and Loan Association, e s Vanderbilt-ave, 225 ft n of Talmadge-st, instalments	1,000
Ketcham, James W, and wife to Albert I Sire, n s 22d-st, 63.8 ft w of 9th-ave, 1 year	7,000
Klein, Benedict A, to Annie E Fitzpatrick, s s Great Jones-st, 153.7 ft w of Bowery, 1 year	19,000
Ketcham, James W, and wife to Albert I Sire, n s 22d-st, 83.4 ft w of 9th-ave, 1 year	7,000
Lynch, William P, to Alexander Carmichel, jr, s s 48th-st, 258.10 ft e of 8th-ave, 4 years, 2 mortgages	14,000
La Coste, James M, to Elizabeth L Goodnow and another, n s 100th-st, 80 ft w of 4th-ave, 3 years	7,500
Same to Helen K Sumner, same property, 3 years	2,000
Meesch, Adam, and wife to Christian W Wembacher, 2,405 2d-ave, 3 years	5,000
Malone, Rose V, to the Equitable Co-operative Building and Loan Association, e s Crotona-ave, 90.7 ft n of Tremont-ave, instalments	4,500
Madison Square Light Co to the State Trust Co, trustee, all properties, rights, etc, bonds	500,000
Mayer, Max, and wife to Eva Lichtenstein and another, No 192 Pearl-st, 3 years	15,000
Murphy, Patrick, to Title Guarantee and Trust Co, No 504 Pearl-st, 3 years	13,000
Mansfield, William F, to Robert L Harrington, s s Division-st, lot 46, map of Henry Rutgers, 1 year	600

BUILDING PLANS FILED.

The following plans for new buildings were filed to-day, April 23:

12th-st, No 14 West, six-story brick basement, by John Rogers	cost not given
Tremont and Marmion aves, s w corner, two-story frame dwelling, by William and Lena Hinch, of 606 East 135th-st	$2,500
37th-st, Nos 353 and 355, two five-story brick flats, by John D Karst, of 258 West 38th-st	40,000
84th-st, s s, 173 ft e of East End-ave, five-story brick tenement, by John Brandt, of 1,503 3d-ave	12,000
Spring and Renwick sts, s w corner, five-story brick flat, by Sarah J Birdsall, of 650 Madison-ave	18,000
3d-ave, Nos 370 and 372, three-story and basement brick store and lodge rooms, John M Rankin, of 1,188 Hooper-st, Brooklyn	12,050
Amsterdam-ave, n w corner 100th-st, five-story brick flat, by Samuel W B Smith, of Mt. Vernon, N Y	30,000
Amsterdam-ave, s w corner 63d-st, five-story brick flat, by James Butler, of 116 West 60th-st	25,000
Bleecker-st, No 65, eight-story brick warehouse, by Joseph B Cole, of 7 Beekman-st	55,000
106th-st, between Amsterdam and Columbus aves, four-story brick home, by the Home for Aged and Infirm Hebrews, 12 East 65th-st	40,000
Central Park West, w s, 75.8 ft n of 89th-st, two five story brick flats, by Samuel W B Smith, of Mt. Vernon, N Y	70,000

Real Estate.

Money to loan at 4, 4½ and 5%

Large or Small Amounts.
Apply directly and save expense.

TITLE GUARANTEE AND TRUST CO

Offices: 55 Liberty St., N. Y. / 26 Court St., Brooklyn. / N. E. corner 58th St. & 7th Av., N. Y. / 211 West 125th St., N. Y.

CAPITAL AND SURPLUS, $3,000,000.

Auction Sales of Real Estate.

BRYAN L. KENNELLY, Auctioneer, WILL SELL AT AUCTION WEDNESDAY, April 24, 1895, At 12 o'clock noon, At the N. Y. Real Estate Salesroom, 111 Broadway.

EXECUTORS' SALE,

BY ORDER OF THE EXECUTORS OF THE ESTATE OF

EUGENE KELLY, DEC'D.

135 and 137 West 51st Street. Two three-story brick private stables, with all improvements, size 25x100.5 each.

132 and 134 West 52d Street. Two two-story brick stables; all improvements; size 25x100.5 each.

37 Greenwich Avenue. Southwest corner of Charles-st. and Greenwich-ave. 3-story brick building with store, size of lot 24.2x50.5x29.2, irregular.

N. E. cor. Riverside Drive and 80th St. The valuable plot, size 125.9x102.2x108.9½x103.6½. To be sold in five lots.

149th Street, West. The valuable plot on the southerly side of the street, commencing 87 ft. 9 in. west of Eighth-ave.; size 37.3x98.9x58.8x irregular.

Maps and further particulars at the office of Auctioneers, 66 Liberty-st.

GEO. R. READ, Auctioneer, WILL SELL AT AUCTION WEDNESDAY, April 24th, 1895, AT 12 O'CLOCK, NOON, At the Real Estate Exchange and Auction Room, Limited, 59 to 65 Liberty St.,

EXECUTORS' SALE, BY ORDER OF E. P. FLOYD-JONES, ARTHUR FLOYD-JONES, JR., ELBERT FLOYD-JONES, ALFRED ROE, Executor, of the Estate of Elizabeth D. Underhill, dec'd,

No. 292 MADISON AVENUE, bet. 40th and 41st Streets,

the 4-story and basement brownstone residence, size 23.9x60, with 2-st'y dining-room ext'n, lot 98.7½.

Maps and further particulars of E. P. Floyd-Jones, Esq., 45 Cedar Street, or of the Auctioneer, No. 9 Pine Street and Madison Ave. cor. 23d St. Telephone 1442 Cortlandt. (4747.)

City Property For Sale.

A.—

V. K. STEVENSON & CO.,

Real Estate Appraisers, Auctioneers & Brokers
Loans Negotiated. Mortgages Cashed.
NO. 177 BROADWAY.

Absolutely the finest site for sale with possession on all Broadway!!!!

N. B. ☞ Only one block from 5th Ave.: 79 ft. front on Broadway, 74.6 ft. on 6th Ave.; average depth 173 ft.; adjacent to "Herald Square"; in fact, this superb building site is in the "inside cut of the Tenderloin" of City Realty. Terms easy; possession.

V. K. STEVENSON & CO., 177 Broadway.

A BEAUTIFUL CORNER HOUSE on West End-ave., cor. 97th-st., seen day or evening; handsomely decorated. E. KILPATRICK, 50 West 67th-st.

To Let for Business Purposes.

STABLE TO LET, 166 East 38th Street. Five stalls and box, two large coach-houses; living apartments for coachman; lofts, etc. Apply to Estate of MATTHEW BYRNES, 203 Lexington Ave., near 32d St.

OFFICES AND A STORE to let in the BEST KNOWN BUILDING IN AMERICA. Two floors, now devoted to mechanical employments, in the 8th and 9th stories of The Tribune Building, will be altered into offices in time for occupancy May 1st. Direct sunlight half the day; offices of moderate size, in suite if desired; terms as low as in any other good building in this vicinity; situation, near the Brooklyn Bridge. Apply in the Business Office of THE TRIBUNE, 154 Nassau Street.

CHURCH MISSIONS HOUSE, Fourth Ave. and 22d Street. TWO STORES TO LET. Desirable offices for Societies, Architects, Lawyers, Estates, etc. Studios with proper light. Building fireproof. Elevators, steam heat, gas and electric light and janitor service without extra charge. Apply on the premises.

AT REDUCED RENTS.—Buildings, stores, lofts and offices to let on Chambers, Spruce, Beekman, Fulton, John, Maiden Lane, Dey, Barclay, Park Place, Park Row, Nassau, William, Gold, Cliff, Pearl, Water and many other streets. RULAND & WHITING, 5 Beekman-st.

Unfurnished Apartments To Let.

THE GRAMERCY, 34 GRAMERCY PARK, corner 20th. To let—Elegant Apartment, 10 rooms, all light, fronting Park. Call or address superintendent.

A. ST. CATHERINE APARTMENT HOUSE, MADISON-AVE. AND 53D-ST. TO LET, one elegant suite of fifteen rooms, two servants' rooms and laundry; has a direct and unobstructed exterior view of 220 feet; suite comprises the entire floor; the cabinet work and decorations are not surpassed by any house in the city. Particulars at premises from J. D. BROOKS, Superintendent.

Amusements.

ABBEY'S THEATRE, Broadway, cor 38th-st. FAREWELL WEEK IN NEW-YORK OF MR. AND MRS. KENDAL. This Wed. and Thurs. evgs.—The Ironmaster. Fri. and Saty. evgs.—A Scrap of Paper. Saty. Mat.—The Second Mrs. Tanqueray. SPECIAL—NEXT MONDAY EVG., THE LILLIAN RUSSELL OPERA CO. in a new production of "LA PERICHOLE."

ART LOAN EXHIBITION, ORTGIES GALLERIES, 366 FIFTH AVENUE. Old Silver, Superb Jewelry, Exquisite Laces, Fans and Embroideries, Carved Ivories, Rare Book-bindings, etc., from the finest private collections in the city. Opens Thursday, April 25th. Admission 50 cents. PRIVATE VIEW Wednesday, April 24, 2 to 6, and 8 to 10 P. M. Tickets, $1.00. May be obtained of Mrs. A. M. Dodge, 72 East 34th St., or Mrs. R. Irvin, 12 West 36th St.

AMERICAN THEATRE. Matinee Saturday. Reserved Seats, Orchestra Circle and Balcony, 50c. THE AMAZONS. JOHNSTONE BENNETT. NEXT WEEK—THE DERBY MASCOT.

ACADEMY OF MUSIC. 14th St. & Irving Pl. LAST WEEK—Prices, 1.00—75—50—25. HERRMANN THE GREAT. Mats. To-day and Sat., 2. Eve., 8:15.

BROADWAY THEATRE. Evgs. at 8. Mat. Sat. 2. 3 HOURS OF FUN—2 GRAND BALLETS. ALADDIN JR. New Songs, New Skits. NEW DANCES INTRODUCED NIGHTLY.

BASEBALL—Polo Grounds to-day. BOSTON VS. NEW-YORK. Game called 4 P. M.

CARNEGIE HALL, Thursday afternoon, April 25th, at 3. MR. EDWARD TUCKERMAN POTTER'S **Twelfth Night Festival,** In aid of the Free Home for Incurables in N. Y. City. MUSIC, PAGEANT, DANCES, ORATORIO SOCIETY CHORUS, CAMILLE D'ARVILLE COMPANY, (by kindness) and **Mr. Pol Plancon.** (By courtesy of Messrs. Abbey and Grau.) Tickets now at the Box Office, also at the principal music stores and the leading hotels.

CASINO. TO-NIGHT. FAMOUS LIVING BRONZE STATUES. Papinta, Yoscarys, Maud Raymond, Rogers Bros., Edwin Stevens, Erminia Chelli, Imro Fox. Snow Ballet. RESERVED SEATS 50c AND $1.00.

COLUMBUS Theatre, Ev'gs, 8:15. Wed. & Sat. Mats. Mr. JOSEPH MURPHY IN SHAUN-RHUE.

DALY'S. EVERY EVENING 8:30, STODDARD'S ILLUSTRATED LECTURES. To-night and Thursday Ev'gs—"SWITZERLAND." Friday Eve.—"ROME." Saturday Eve.—"NORWAY." Saturday Matinee at 3 p. m.—"PARIS." Reserved seats, $1.50, $1. Admission, 50c.

EDEN MUSEE. WORLD IN WAX. Grand Concerts and Vaudeville. Every evening at 9, and Wed. and Sat. Matinees at 2:30.

EMPIRE THEATRE. Charles Frohman, Mgr. THE IMPORTANCE OF BEING EARNEST. Matinees To-day and Sat. at 2. Eve. at 8:30.

GARRICK THEATER. MR. RICHARD MANSFIELD. TO-NIGHT at 8:30. Bernard Shaw's Comedy, ARMS AND THE MAN. Sat. Night—Dr. Jekyll and Mr. Hyde. Summer prices, 1.50, 1.00, 75, 50c.

GRAND CENTRAL PALACE, 43d-st. and Lexington-ave. NATIONAL FOOD AND INDUSTRIAL EXPOSITION. PURE FOOD PRODUCTS—A GENUINE HOUSEHOLD SHOW. COOKING LECTURES AT 3:30 P. M. ADMISSION TO ALL, 25 CENTS. OPEN 2 P. M. TILL 10:30 P. M. CONCERTS AFTERNOON AND EVENING.

HERALD SQUARE THEATRE. Broadway and 35th-st. Ev'gs 8:15. Sat. Mat. 2. MARK TWAIN'S PUDD'NHEAD WILSON. Sunday Eve., Thompson's Songs and Pictures.

HARLEM Opera House. Eve. 8:15. Mat. Sat. 2. MR. JOHN DREW IN THE BUTTERFLIES.

HOYT'S THEATRE. Hoyt & McKee, Props. CISSY FITZGERALD'S GREAT DANCE AT 9:45. Evgs. at 8:30. THE FOUNDLING. Sat. Mat. at 2:15. Preceded by THE MAN UPSTAIRS.

IRVING Place Theatre. Evg., 8:15. Sat. Mat. To-night, Grand double bill, Die Orientreise and Niobe. Thurs., Fri. and Sat. Eve., Die Letbrente.

KOSTER & BIAL'S. TO-NIGHT. "FAUST" SERIES LIVING PICTURES. Meers Bros., Sterling & Revell, Frantz Family, etc. EVERY SATURDAY, FAMILY MATINEE. Next week—THE CRAGGS, Acrobats.

LAST WEEK IN MADISON SQUARE GARDEN. WILL EXHIBIT IN BROOKLYN, APRIL 29, AT SARATOGA-AVE. & HALSEY-ST. NO FREE TICKETS TO ANY ONE. BARNUM AND BAILEY, GREATEST SHOW ON EARTH. GRAND NEW ETHNOLOGICAL CONGRESS. CIRCUS, HIPPODROME, CELEBRATED STAGE PERFORMANCES, TWO MENAGERIES, JOHANNA AND ONE THOUSAND WONDERS. GREAT WATER CARNIVAL. HIGH DIVING, FANCY SWIMMING, LOG ROLLING, &c. 20 CLOWNS, 50 AERIALISTS, 50 JOCKEYS, 300 PERFORMERS. TWO MONSTER EXHIBITIONS DAILY AT 2 AND 8 P. M. DOORS OPEN AT 1 AND 7 P. M. ADMISSION, 25, 50, 75, $1. BOX SEATS, $2. SALE OF ADVANCE SEATS DAILY FROM 9 TO 4 P. M.

LYCEUM THEATRE. (At 8:30) 4th-ave. and 23d-st. LAST 4 NIGHTS OF SEASON. Messrs. Kelcey, Le Moyne, Walcot, Grattan, Williams, Hale, Gottschalk, Misses Irving, Cameron and Mrs. Whiffen, FORTUNE. Mat. Sat'y. Thurs. last Matinee, Rebellious Susan.

METROPOLITAN OPERA HOUSE. Supplementary Season of Grand Opera. Last Nights. Direction Henry E. Abbey and Maurice Grau. To-night—Wagner's Opera, LOHENGRIN. Mmes. Nordica and Mantelli. MM. Ancona, Plancon and Jean De Reszke. Fri. Ev'g, April 26—DON GIOVANNI. Sat. Mat., April 27—FAUST. Sat. Ev'g, at popular prices, TRAVATORE. Sun. Ev'g, April 28—Last Sunday Night Concert. Mon. Ev'g, April 29—NOZZE DI FIGARO. Tues. Ev'g, April 30—CLOSE OF THE SEASON. Seats at box office Met. Opera House, also at Tyson's ticket offices in leading hotels, and Bullman's, 111 B'way.

PASTOR'S. VESTA TILLEY. A GRAND ARTISTIC SUCCESS.

PALMER'S THEATRE. Mr. A. M. Palmer, Sole Manager. Mats. Wed. & Sat. TO-NIGHT, 237TH TIME. LITTLE CHRISTOPHER. Bessie Bonehill as Little Christopher. Souvenir Night, Monday, May 6th.

GARDEN THEATRE. Mr. A. M. Palmer, Sole Manager. Mats. Wed. & Sat. Evgs. at 8:15. TRILBY.

RESERVED SEATS AT YOUR OWN HOME. Choice Reserved Seats for the Principal Theatres are on sale at the American District Telegraph Offices at Box Office rates. Ring Am. Dist. Tel. call box for messenger, who will take order, get ticket, with diagram of theatre, showing location. Service, 25c. Need not take tickets if unsatisfactory, when no charge will be made for service.

REV. DR. NEWLAND MAYNARD, Chickering Hall.—INDIA AND ITS PEOPLE. Illustrated. Wednesday, 4 o'clock, April 24.

SOIREE MUSICALE of Frl. Kitty Berger, Harp-Zither Virtuoso, Saturday, April 27th, 8:30 o'clock, Ballroom of Hotel Brunswick. Vocalists: Miss G. Risley, Mrs. A. Bulkeley Hills, Mr. O. F. Comstock, Mr. Townsend H. Fellows. Piano, Miss Bessie Strauss. Conductor, Mr. W. E. Taylor. Tickets at Schirmer's, 35 Union Square, and Hotel Office.

STANDARD THEATRE. Evg. 8:30. Mat. Sat. 2. 7th MONTH. TOO MUCH JOHNSON, With Wm. Gillette and Company.

STAR THEATRE. Evgs. 8:15. Mat. Sat. 2. LAST WEEK. DENMAN THOMPSON AND THE OLD HOMESTEAD. April 29—GRAND ENGLISH OPERA. Popular Prices.

SOCIETY OF AMERICAN ARTISTS. Open Day and Evening, 215 West 57th Street.

SOCIETY OF AMERICAN ARTISTS. Seventeenth Annual Exhibition. Last Week.

SOCIETY OF AMERICAN ARTISTS. Last Week. 215 West Fifty-Seventh Street.

YALE. Concert of the Glee and Banjo Club, Carnegie Hall, Friday, April 26th, 8:30. Tickets at Windsor Hotel and box office.

5TH AVE. THEATRE. Evgs. at 8:10. Mat. Sat. at 2. WM. H. CRANE. HIS WIFE'S FATHER.

70TH ANNUAL EXHIBITION. NATIONAL ACADEMY OF DESIGN, 23d St. and 4th Ave. Now open, day and evening. ADMISSION, 25 CENTS.

Lectures and Meetings.

QUARTERLY MEETING of the AMERICAN INSTITUTE, May 2d, at No. 115 West 38th-st., at 8 o'clock p. m. LOUIS H. LAUDY, Secretary.

Pianos.

EMERSON PIANOS. A few Emerson Grand Pianos to sell or rent at special prices. Pianos of other makers taken in exchange. WAREROOMS, 92 FIFTH AVE., Near Fourteenth St.