THREE DAYS LATER FROM EUROPE.

Arrival of the Cuba—The English Parliament on American Affairs—English Trade Returns—Funeral of Cardinal Wiseman—The Relation of France to Mexico and the United States.

SANDY HOOK, Wednesday, March 8—2½ P. M.

The steamship Cuba, from Liverpool on the 26th, via Queenstown on the 26th of February, is now passing this point en route to New-York. Her dates are three days later than those already received.

The Royal mail steamer Cuba, Capt. Stone, which left Liverpool at 9 o'clock on the morning of the 25th, and Queenstown on the 26th of February, arrived here yesterday, bringing three days later news.

Great Britain.

The Army and Navy Gazette says that the Confederate Government has countermanded large orders for torpedoes.

The London Times says: The Peace Conference makes it more evident than ever that neutrality is the only policy for England.

It is asserted that France has given the American Government the assurance that no Mexican territory has been ceded.

The London Times has a leader on the official communications in regard to the recent Conference. It points significantly to Mr. Seward's confession that a combined effort at some extrinsic policy or scheme was deliberately considered, and says that after this glimpse of American politics Parliament may perhaps approach the army and navy estimates with greater resignation. The article winds up as follows: "It must be conceded, however, that on its own showing, the North comes the best out of this affair. It is not despondent, it is not doubtful of its own strength or resources, it is not prepared to concede a jot on the question of Union, nor even on that of Slavery. It is still consistent, and, if not confident, is able to conceal its distrust. It has not entertained, or, at any rate, it has not been the first to propose the expediency of a diversion in the direction of Canada or Mexico. That suggestion is alleged to have come from those who have already done their best to drag us and others into the war. On the other hand, though the Confederates have betrayed the sentiments of a losing side, they have not shown the slightest indication of any disposition to submit.

"They have reasserted their unalterable resolution to fight to the last, and by rejecting the proposal for arming their negroes they have apparently proclaimed their unabated confidence in the ordinary sources of their military strength. Nor do the reports from the armies in the field appear uniformly or mainly unfavorable to their cause. Thomas and Sherman, it is true, are moving in strong force, the one upon Mobile and the other upon Columbia, without much prospect of effectual opposition; but Lee and his troops have once more inflicted a bloody repulse upon Grant, and a large Confederate army is reported as again preparing to invade Tennessee. On both sides, in short, the arbitrament of war has been accepted afresh, with fewer hopes of peace and therefore with more desperate determination. We deplore the result, but it must be more evident than ever that neutrality, if we are but allowed to maintain it, is the only policy for England."

The London Index, Confederate organ, continues its policy of attempting to frighten England into a recognition of the South. In its latest issue it remarks that for the present the army of Gen. Lee is the defense of Canada; but English statesmen ought to be aware by this time how very precarious is the duration of the war. A month or two might any time suffice to settle the simple terms of peace, and if those months should fall in the beginning of Winter, Canada would be at the mercy of Mr. Lincoln's Government and Gen. Sherman's army.

The Army and Navy Gazette says: "We are in a position to state that orders for large numbers of torpedoes have been countermanded by the Confederate Government, which looks like the abandonment of the sea coast line, harbors and rivers, or faith in some early cessation of hostilities."

In the House of Lords, Feb. 23, Lord Wharncliffe asked the Government what was the position of the question of the settlement of a Crown colony in the north-west territory of British America, and when some report would be made to the House upon the subject. He stated that the territory between Upper Canada and the Rocky Mountains was at the present moment of great importance; and it was a matter of considerable interest to know what course was to be pursued with respect to it. Two methods had been proposed, namely, that the territory should be united to Canada or erected into a separate colony. His own opinion was that it would be unwise to unite so large a tract of land, and one so capable of improvement, to Canada, and that the best course would be to erect it into an independent settlement.

Earl Granville, in reply, stated that various proposals had been made by the Hudson's Bay Company for the settlement of the Red River Territory, and counter proposals had also been made by Her Majesty's Government, but no arrangement had been concluded. Recently, a further proposal had been made by the Hudson's Bay Company, which had been sent to the Canadian Government, with a request that they would take immediate steps for defining the boundaries between their territory and that of the Hudson's Bay Company. In the present state of the negotiations for the Confederation of the British American Provinces, it would be injudicious to decide anything with regard to the erection of the Red River Settlement into an independent Colony.

After a few words from the Earl of Airlie, the subject dropped.

In the House of Commons on the 24th, Mr. Watkins asked whether any and what representations had been received from the American Government in reference to the passport system and the other regulations tending to non-intercourse, introduced by order of Mr. Seward, on the Canadian frontier.

Mr. Cardwell said the regulations in question were issued in view of the alarm which prevailed in reference to certain proceedings which took place on the frontier, and which entailed great inconvenience upon the Government of the United States. He had not entered into any correspondence upon the subject, but he hoped that as soon as the mischief ceased the remedy would also be allowed to cease.

Mr. Layard confirmed the statement that the Emperor of the French had been requested to negotiate between Monte Video and Brazil.

A lengthy debate took place on the adoption of measures to check the decline of the population in Ireland, but no action was had.

The Board of Trade returns for the month of December and for the year 1864 are published. The exports for the month show a decrease as compared with December, 1863, of about two and a quarter millions sterling—but the returns for the year are £13,823,960 in excess of the preceding year.

The funeral of Cardinal Wiseman took place in London on the 23d ultimo, and was attended with great pomp. Many distinguished men took part in the proceedings, and the procession to the cemetery was three miles in length.

At a reform meeting in London, composed of delegates from the various trades unions, a reform league was formed upon the basis of manhood suffrage and vote by ballot.

An attempted performance by the brothers Davenport, at Leeds, had again resulted in a row, and their cabinet was smashed to atoms.

France.

The Paris correspondent of *The London Times* writes as follows: "It is affirmed that besides the denial which appeared in the *Moniteur* of the rumored cession to France of a portion of the Mexican territory, assurances have been given to the American Government that no such cession has been made, and that the transaction consists of nothing more than a lien on the produce of certain mines until the expenses incurred by the French expedition are fully liquidated. I hear also that the report which attributed to the Emperor the design of soon recognizing the independence of the Confederate States is unfounded. It is denied by (French) official people; credited by very few, if any, of the Federals, and, to their regret, disbelieved by Confederates. What may be passing in the recesses of the Imperial mind no one can say with anything like certainty, Ministers no more than anybody else. The Emperor is, it is true, somewhat partial to surprises, and may do that or anything else when least expected, but, for the present, the report of a recognition is but little credited."

The weekly statement of the Bank of France shows an increase in the cash on hand of about 17 million francs.

It is reported that M. Thiers, in order to prevent a split in the opposition, had consented not to speak upon the September Convention.

The Bourse on the 24th was firm, and Rentes advanced to 67.50.

Italy.

King Victor Emmanuel returned to Turin on the 23d and met with an enthusiastic reception. He subsequently reviewed the National Guard and was loudly cheered.

Austria.

The Minister of State had addressed a letter to the Chairman of the Lower House of the Reichsrath, stating that no representative of the Government will henceforth be present at the sitting of the Committee until the Lower House has decided whether the vote on the Budget of 1865 and 1866 is to be taken upon the basis of an understanding between the House and the Government. Whereupon the Financial Committee of the Lower House made a declaration intended to maintain the rights of the National representation, stating that the note dispatched by Herr Von Schmerling to the Chairman of the Committee, will not prevent the continuation of the discussion of the budget as hitherto in detail.

Germany.

The Prussian Government had informed that of Austria of the nature of the Prussian claims in reference to the Duchies.

An assembly from the political associations of Schleswig-Holstein was about to take place at Rendsburg, and the Prussian party was making great efforts in favor of resolutions for annexation to Prussia.

The grand Ducal Palace at Brunswick had been destroyed by a fire which broke out during a court ball.

Spain and Peru.

PRELIMINARY TREATY OF PEACE AND FRIENDSHIP BETWEEN THE REPUBLIC OF PERU AND SPAIN.

The Republic of Peru on the one hand, and H. M. the Queen of Spain on the other, wishing to put a friendly end to the conflict unhappily existing between both nations, have appointed their respective Plenipotentiaries; that is to say His Excellency the President of the Peruvian Republic, His Excellency Don M. J. Vivanco, Benemerit of the country, in a heroic and eminent degree, condecorated with the medals of the emancipating army, of Zepita, Junin Ayacucho, Restoration, &c., General of Brigade of the Peruvian army, his Envoy Extraordinary and Minister Plenipotentiary in the Republic of Chile, &c., &c., &c.; and H. C. M. H. his Excellency Don José Manuel Pareja y Septien Benemerit of the country, knight grand cross of the royal order of Isabella the Catholic, knight Commander of the royal and distinguished order of Charles III., twice knight of the military order of St. Ferdinand, of the 1st Class, condecorated with the order of the Navy of the Royal Diadem, Commander of the order of St. Gregory in the Pontifical States, condecorated with the medal of Pius IX., Senator of the Kingdom, ex-Minister of the Crown, Chief of Squadron in the Royal armada, and General-in-Chief of H. C. M.'s fleet on the Pacific, &c., &c., &c., who, after having communicated to each other their full powers, found to be in good and due form, have agreed upon and concluded the following articles:

ARTICLE 1. H. C. M.'s Government having disapproved the conduct of her agents in the litoral of Peru, who took possession of the Chincha Islands, under the plea of revindication, and the Peruvian Government having disapproved, at the same time, as was supposed by H. C. M.'s Government, all the violences attempted against the Spanish Commissary, at Panama, as has been declared by the Republican Government, in several of its circulars, and by its diplomatic agents, as a defense of its honor, the principal obstacle to the devolution of the islands becomes null, and therefore these islands will be evacuated by H. C. M.'s forces and returned to the person whom the Peruvian Government will appoint.

ART. 2. The Peruvian Government, in order to prevent radically all possibility of disagreement, will appoint a minister near H. C. M. confirming its friendly sentiments toward Spain.

ART. 3. As the Peruvian Government did not absolutely refuse to receive the Spanish Commissary, and as the Government of H. C. M. has shown in its circulars of the 24th of June and 8th of November last, that that title did not harm the right of Peru to its independence, it is agreed by the contracting parties, that H. C. M. may send to Lima, and that the Peruvian Government will receive a Special Commissary, charged with settling of the Talambo affair by means of his efforts or his claims.

ART. 4. Peru will authorize her Minister at the Spanish Court, with full powers to negotiate and sign a treaty of peace, friendship, navigation and commerce, similar to those existing with Chile and other American Republics, which treaty both Peru and H. C. M. are disposed to celebrate.

ART. 5. In the aforesaid treaty there will be established, at the same time, the bases for the settlement, acknowledgment, and satisfaction of the sums which, through sequestrations, confiscations, and loans made during the war of independence, or through any other motive, the Peruvian Government may be owing to H. C. M.'s subjects, provided they have the conditions of origin, constancy, and of their being actually in Spanish hands.

ART. 6. The high contracting parties agree that the settlement and recognition which is expressed in the former article shall be done, in virtue of legal proofs, authentic and official, and never in virtue of proofs or testimonials of any other species.

ART. 7. If any difficulty or doubt should occur, in the settlement and recognition of any of the quantities named, it shall be decided by a commission of six individuals, three of which will be appointed by each of the contracting parties.

ART. 8. Peru will indemnize Spain of the three millions of dollars, which she has been obliged to spend, to satisfy the expenses made, since the Government of that Republic rejected the good offices of an agent of another Government, friendly to both nations, refusing to treat with the Agent of H. C. M. on these seas, and rejecting thus the devolution of the Chincha Islands, which was spontaneously offered.

The present treaty will be ratified by his Excellency the President of Peru and by H. C. M., and the ratifications shall be exchanged at Madrid within the term of ninety days.

In witness whereof, we, the undersigned, Plenipotentiaries of the Republic of Peru and of H. C. M., sign the present treaty by duplicate sealed with our respective seals, on board the Villa de Madrid, at anchor in the Bay of Callao, on the twenty-seventh day of January, of the year of the Lord one thousand eight hundred and sixty-five.

M. I. VIVANCO (L. S.)
J. M. PAREJO (L. S.)

It is a faithful copy. THOMAS LAMA, Chief of Bureau.

In the protocol of the conferences held by the plenipotentiaries, to agree as to the treaty aforesaid, the simultaneous salute of both flags was agreed upon.

From Uruguay.

The Nord of Brussels has a correspondence from Montevideo, which gives some additional details on the war between Brazil and Uruguay. The capture of Paysandu is said to have been effected by treachery. The commander of the place, Gen. Gomez, had concluded an eight hours' truce to bury his dead, which had been accepted by the Brazilians. The bearer of the flag-of-truce, on his return to Paysandu, was followed by several crowds of men, apparantly unarmed and peaceable, but who, soon reenforced by others, surprised the generals and handed them over to the Brazilians, by whom they were immediately shot. Their bodies, it is further asserted, were frightfully mutilated, and the town of Paysandu, for five successive days, given up to fire and pillage.

The Government of Montevideo has made vigorous preparations for defending the capital. It has recalled Gen. Sas from the interior, and placed him at the head of the army which has been concentrated within the city, and which is estimated at 5,000 men. Another army corps, under command of Gen. Munoz, has been ordered to combine its operations with those of the army of Paraguay, which was said to be marching against the Brazilian province of Rio Grande.

A plenipotentiary from Uruguay has arrived in Paris, to ask the Emperor Napoleon for his mediation in the war.

Information has been received of a treaty of alliance concluded between Brazil and Gen. Flores, the chief of insurgents in Uruguay. By this treaty the Brazilian Government engages to overthrow the present Government of the Republic and to make Flores President, and to leave a Brazilian army of 7,000 men at his disposition. On the other side, Flores engages to pay all the Brazilian claims, and, in the meanwhile, to leave the Government of Brazil in possession of that part of the territory which lies north of the Rio Negro (about one-half of the republic).

An army of Paraguay has already entered the Brazilian province of Matto-Grosso, and taken a number of small forts.

India and China.

CALCUTTA, Jan. 30 (via Suez).—Shirtings and Twist quiet. Produce unchanged. Exchange, 2/3½ (). Freights dull.

BOMBAY, Jan. 30.—Cotton unchanged. Freights declining. Exchange, 2/4.

SHANGHAI, Jan. 9.—Shirtings active. Tea dull. Silk dull. Exchange, 6/7.

CANTON, Jan. 14.—Exchange, 4/9. Twist dull.

Japan.

A Shanghai telegram of Jan. 9 says: "Sir Rutherford Alcock returns to England by the present mail. He is the bearer of a convention with the Tycoon, guaranteeing free navigation in the inland seas. The convention further allows the establishment of an English Consulate at Simonosaki or Pachment, and stipulates for the payment by Japan of an indemnity for the expedition up the Straits of Simonosaki. The relations with Japan are more satisfactory and improving."

Commercial Intelligence.

LIVERPOOL, Feb. 25, 1865.

COTTON—Sales of the week, 37,000 bales, including 7,000 bales to speculators and 3,100 bales to exporters. The market is dull at a decline of 1/32d. on American, and 1/32d. on other descriptions, the market closing firmer. Orleans Middling, 28½d.; Uplands Middling, 26¼d.; Fair Uplands, 27d.

The sales on Friday were 7,000 bales, the market closing steady.

Stock in port, 572,000 bales, including 51,000 bales of American.

TRADE REPORT—The Manchester market is firmer.

BREADSTUFFS—The market is dull.

PROVISIONS—The market is steady.

LONDON, Feb. 25, 1865.

Consols closed last evening at 89⅞@89¾ for money.

The bullion in the Bank of England has increased £46,000.

AMERICAN STOCKS—Illinois Central Railroad, 51½@52½; Erie Railroad, 33½@34; Five-Twenties, 83.

LONDON MONEY MARKET.—The funds on the 24th were without variation. Consols closed at 89½@89¾—with a dull tone.

The demand for discount was light, and in the open market good bills were taken at 4½@5 cent.

The weekly returns of the Bank of England exhibit an increase in the bullion of £46,362 sterling.

Messrs. Baring Brothers & Co. quote Bar Silver at 5/11; Dollars, 5/; Eagles, 76/4½.

AMERICAN SECURITIES.—Baring's Circular says: United States 5-20 Bonds have rallied in price during the week, and are now quoted at 53. There has been a limited business in Illinois Shares at 52, and in Eries at 33@34. All other securities are without change.

LIVERPOOL, Feb. 25, 1865—5 P. M.

COTTON—*The Brokers' Circular* says: Cotton has been in limited demand and freely offered throughout the week, and the quotations show a further considerable decline, though, in consequence of confirmation received by the Peruvian of the failure of peace negotiations and renewed hostilities, more steadiness appeared on Wednesday afternoon, and was maintained until the close of business on Thursday evening. In American a moderate business has been done, and quotations are reduced 1@1½d. Pr lb. Brazil has declined to a similar extent. Egyptian is quoted 1@2d. lower, and East India and China about 1d. Pr lb. The sales of the week add up 35,000 bales, including 7,100 to speculators and 3,300 for export. The quotations for American are:

	Fair.	Middling.
Upland	21	12
Mobile	—	—
New-Orleans	—	12¾
Texas	22	12¾

The business yesterday (Friday) was about 8,000 bales, including 3,000 for speculation and export, the market closing firmer and steadier.

The stock on hand now reaches 577,000 bales, including 50,000 American. At sea from India, 212,000 bales.

TRADE AT MANCHESTER.—Since Tuesday the low prices have induced sufficient business in cloth to render the market steadier, and in some instances a little dearer. Export yarns do not improve.

BREADSTUFFS.—Messrs. Wakefield, Nash & Co. and Richardson, Spence & Co. report: Flour dull at late rates; Wheat very slow, and the slight improvement of Tuesday fully lost; Red Western 7 3@7 4 per central; Corn steady, and partially a shade dearer; Mixed and Yellow 27@27 6 per 480 lbs.

PROVISIONS—Messrs. Bigland, Athya & Co., Gordon, Bruce & Co., and others report: Beef has been more active, but at rather easier priced ex ship; Pork scarce and firm; New Western, 80@83 6; Bacon in steady demand at 50@55.

Butter in moderate demand at 100@113. Cheese firm, and 1/2d. dearer; Lard dull at 59@60; Tallow again rather easier, North American, 40@41 9.

PRODUCE.—The Broker's Circular reports: Ashes—Small sales at 30 3 for Pots and 31 for Pearls; Sugars opened quiet but closed firmer, and fully 3d. dearer; Coffee quiet; Rice quiet but steady; Molasses inactive; Linseed active, and 6d. @1 dearer; Linseed Cakes £8 17 6@£9 5 for American; Linseed Oil in good demand at 34 6@35; Sperm Oil—No sales of Crude sold at £80, but this price refused for a larger quantity.

ROSIN very quiet; sales of American at 21 6@25; Spirits Turpentine very dull and almost nominal.

PETROLEUM—Messrs. Booth, English and Brandon report a steady market, with sales of Refined at 1/10@2/; Spirit in moderate demand at 1/4@1/6.

LONDON MARKETS—Messrs. Baring Brothers & Co. report: Breadstuffs unchanged; Red Wheat, 10@241/. Iron dull; Bars and rails, £6; Scotch pigs, 50/. Sugars fully 6d. dearer. Coffee generally steady but native Ceylon 6d. lower. Tea without change. Rice under note steady. Tallow again lower. Y. C. 40/3. Spirits Turpentine quiet, 67/@66 6 for French. Crude Petroleum, £17@£18; Refined, 1/11. Linseed quiet. Linseed Cakes in good demand; New-York bbls. £10@£10 10/. Linseed Oil steady, 32/6. Sperm Oil nominal at £90@£92; Cod, £52 10/.

Latest.

LIVERPOOL, Feb. 25—Evening.

COTTON—Sales to-day 12,000 bales, including 4,000 to speculators and exporters. The market closed firmer with a trifling advance.

BREADSTUFFS—The market is inactive.

PROVISIONS—The market is quiet and steady.

LONDON, Feb. 25—Evening.

CONSOLS closed last evening at 89½@89¾ for money.

AMERICAN STOCKS—Illinois Central Railroad, 52; Erie Railroad, 33½@34; 5-20s, 53@54.

VERY LATEST.

PARIS, Feb. 25, 1865.

The Bourse closed firm at 67f. 75c.

LONDON, Feb. 26, 1865.

The Paris correspondent of *The Post* says:

"There is much talk in Paris of continued peace proclivities between the Federal and Confederate Governments, notwithstanding the result of the late Peace Conference."

CITY ITEMS.

REAL ESTATE IN NEW-YORK AND VICINITY—FABULOUS PRICES PAID FOR PROPERTY ON MURRAY HILL AND VICINITY—INCREASE OF RENTS AND GREAT SCARCITY OF DWELLINGS.—At the present time there is great activity in real estate in this city, especially for first class dwellings and building lots on Murray Hill, Fifth and Madison aves. and vicinity, and fabulous prices are being realized. Several sales of elegant dwellings have recently been made at prices varying from $50,000 to $100,000. These prices are one hundred per cent and upward over par value of three and four years since. Mr. G. A. Conover sold his house, just completed, corner of Madison-ave. and Thirty-ninth st., a few days since for $90,000, which gives a fair idea of the valuation of property in this vicinity. A great many Fifth ave. lots above Forty-second st. have been sold lately at $14,000 for inside avenue lots, and $18,000 for corner lots in the vicinity of Forty-fifth st., and $14,000 for lots in the vicinity of Fifty-seventh st.

Nearly all the Fifth-ave. lots below Central Park have been purchased for residences to be erected within two years. Most of the lots on Fifth-ave. fronting Central Park have been bought up at prices ranging from $16,000 to $20,000 below Eighty-sixth st., generally by parties for their own occupation. Eighth-ave. property fronting the Park is in less demand, but prices are strong. Eight lots on Eighth-ave., between Seventy-second and Seventy-third-sts., and two on the rear, lately sold for $92,000.

There is also considerable demand for medium priced dwellings, at an advance of from 50 to 75 per cent.

The demand for wholesale stores is good, and some sales have been made on Broadway and along the west side of the city from Wall to Broome-st. The rents of this class of buildings average about 33½ per cent advance over last Spring. Offices in Wall-st., Pine and other streets adjacent, are taken readily at an advance of 50 per cent.

The demand for dwellings and parts of dwellings is enormous, and thousands of families will be unable to procure apartments, while landlords are putting up the prices beyond all reason. Our reporter was informed at an extensive real estate agency yesterday, that they have at least 50 inquiries a day for dwellings or parts of dwellings, while they have not a single one to let. The advance will average 50 per cent over last year. Masses of people are looking for dwellings in Brooklyn, Jersey City, the suburbs, and even to a considerable distance in the country, with but little success. A person might travel for an entire day without finding a single "to let" posted up.

The prospect for the erection of suitable tenement dwellings the present year is very unfavorable, owing to the high price of labor and material.

REAL ESTATE IN WILLIAMSBURG.

There is a great rush for houses in Williamsburg, and but few to be had. Rents have been advanced about 30 per cent.

Considerable property is offering for sale, but people generally decline to purchase owing to the abominable ferry accommodations. This objection is raised more particularly by manufacturers, who meet with great delays in transporting goods across the river. The ferry companies, however, have agreed to mend their ways, and have actually commenced doing so by placing more boats on the routes, thereby enabling them to relieve the pressure of teams that block the streets in the vicinity of the entrances.

REAL ESTATE IN JERSEY CITY—PROPERTY SELLING AT FORMER PRICES.

In Jersey City, house hunters are numerous, and the agents have no difficulty in securing tenants without resorting to the old mode of posting up bills; in fact, if an agent is observed going along the street with a bill in his hand, he is immediately beset by half a dozen or more house hunters eager to secure some sort of apartments. Very many people have given up the idea of hiring, and are looking around with a view of purchasing a home of their own. Owners of property are offering it for sale, generally preferring to invest in Government securities, which they consider will pay them far better when they take into consideration the increased cost of repairs. The average advance on rents for first-class dwellings in about twenty per cent, while that on tenement houses is from 25 to 33 per cent. It is estimated that to-day there are at least 900 houses for sale in Jersey City. Sales of first-class houses have been made in York, Grand, and other streets, at about the same figures they were held at three or four years ago, and persons find that they can purchase a house and lot for about what it would cost to erect a house at the present time. Very few dwellings will be erected this Summer except by builders on speculation and these will most undoubtedly be more showy than durable, as the builders could not possibly compete with persons having houses for sale that were erected when labor and material were about half what they are at the present time.

Quite a number of desirable residences, with grounds attached, are offered for sale in the suburbs along the lines of the local railroads.

During the past season a large number of dwellings and several immense store-houses and buildings for manufacturing purposes have been erected, and the sunken grounds between Jersey City and Hoboken are being filled up for further improvements.

The New-Jersey Railroad Company have just completed a locomotive house on Washington and Steuben sts. It is built of brick, 200 feet square, with a center dome 120 feet in diameter and 90 feet in hight. It will accomodate 24 large engines, and cost $20,000.

On the southerly side of the city, the Central Railroad Company are making extensive improvements which give employment to a large number of men. A new and commodious depot has been erected in Communipaw cove, and the cove is being filled in for the purpose of erecting buildings for freight depots and other purposes.

In Newark, Hoboken and Elizabeth the same difficulty is experienced as elsewhere in procuring dwellings, and there will be but little building until the price of materials and labor decreases materially.

The Morris and Essex Railroad Company have purchased 16 acres of land from Mr. E. A. Stevens, just south of the Hoboken Ferry slip, and are filling it in preparatory to erecting extensive machine-shops, freight-houses, &c. They have also purchased the Hoboken Hotel, which will be used for reception rooms, and for the various business offices connected with the business of the road.

GEN. HANCOCK'S CORPS.—The following additional appointments have been made for Major-Gen. Hancock's First Army Corps: Colonel, N. P. Richmond; Captains, Solomon E. Homan, Albert Nesbitt; First Lieutenants, William R. Stewart, Heinrich Moritz Frederick Wilhelm Stamp.

THE GREAT NORTH-WESTERN FAIR.—A few ladies assembled in Room No. 24 in the Cooper Institute yesterday afternoon, to listen to the addresses of Mrs. Hoge and Mrs. Livermore, two ladies well known for their efforts in behalf of the soldiers, and who are now traveling through the East, endeavoring to awaken interest and sympathy in the great North-Western Fair to be held in Chicago next June. The Rev. Dr. Bellows, President of the United States Sanitary Commission, was present at the meeting yesterday, and delivered a few remarks upon the Sanitary Fairs held throughout the country during last year. He said that the origination of these Fairs was at Chicago, among the ladies. It was there that the first Fair was held, which realized $80,000, and was the commencement and prompter of the others that followed. He said that the same ladies who were engaged in getting up the first Fair, had determined to achieve another triumph, and conclude by a Universal Fair to be held in Chicago next June; and to make the Fair a great success, the cooperation of the ladies and citizens of New-York was asked for. After wishing that the Fair might succeed to the utmost, Dr. Bellows introduced Mrs. Hoge, who came forward and spoke as follows:

It is with diffidence that I advocate the claims of our great North-Western Fair, and ask the aid of the Empire City. We purpose that the fair shall be a beautiful, interesting, imposing, and well conducted affair; and we expect to realize from it $200,000. We are not at liberty to pledge ourselves for a larger sum than that. Mrs. Hoge then gave a detail of the aspects and beauties of the proposed fair. Several buildings had been given up for the use of the fair; among them being the "Soldiers' Home," 400 feet long. Bridges had been built to connect the buildings, and three had already been put up across Michigan-av. A small lake, with a tiny island in the center, in which a band of music would be concealed, beside constantly birds of every variety, would be among the features of the fair. The lake would contain fish and miniature craft, &c., and would be a cool and delightful resort. Several of the Western States were to have departments in the fair.

Minnesota was to be represented by an Indian department, where the Indian habits, costumes, and customs would be illustrated by chiefs and warriors. Nearly every school district in Illinois and the other States would be represented in the Fair in some manner. The churches of all denominations were engaged in it. Theatrical, musical and literary entertainments would be given daily while the Fair lasted. An old-fashioned New-England kitchen would be among the curious features. A dining hall, capable of holding thousands of people, was to be provided. The ladies will all be represented by departments. President Lincoln had consented to be present at the Fair, if State matters did not interfere. Mrs. Lincoln would attend, and Chief Justice Chase was expected to, besides various other distinguished persons. Mrs. Hoge concluded her address by saying that Chicago claimed control over the Fair, but the results derived from it would be reaped by New-York equally as well as Chicago.

After a few remarks by Mrs. Livermore, describing the enthusiastic interest in the soldier taken by the people of Iowa, the meeting adjourned. Ladies or others desiring to aid the North-Western Fair, can send their names to the Rev. Dr. Bellows.

MEETING OF THE COMMISSIONERS OF EMIGRATION.—The regular semi-monthly meeting of the Commissioners of Emigration was held at their rooms, at Castle Garden, yesterday, Mr. Verplanck in the chair.

After some routine business was transacted a discussion ensued relative to the arrival of certain convicts from England. A resolution was proposed and adopted directing the Superintendent of Emigration to authorize the District Attorney to institute proceedings against the captain of the ship in which they arrived. If cognizant of the fact that they were criminals, he is liable to a fine. They are at present in custody.

The Secretary read a memorial from the Commissioners of Emigration to the Commissioners of the Land Office, praying to be relieved from a portion of a mortgage of $2,000,000, the annual interest on which is $14,000, held by said Commissioners of Land Office.

The memorial was agreed to.

A communication was read from a Protestant religious society, established in New-York for the purpose of spiritually aiding immigrants on their arrival in this country, requesting the Commissioners of Emigration to admit an agent of said society to the depot of emigration.

Referred to the Superintendent.

On petition of the meat contractor an advance was allowed him on account of the rise in prices.

The Castle Garden Committee reported in favor of making contracts with the New-York Central, the New-York and Erie and the Pennsylvania Central, on advantageous terms, for the conveyance of immigrants over their lines.

Referred back to the Committee authorizing the preparing of said contracts.

The meeting then adjourned.

The following is the weekly statement of the Board:

Number of immigrants arrived to March 1, 1865	7,489
Number of immigrants arrived since to March 8	1,263
Total	8,752
To same date in 1864	13,707

	1865.	1864.	1863.	1862.
Number of inmates in Institution, Ward's Island	966	945	673	784

Balance in bank, Jan. 1, 1865	$47,553 31
Aggregate Receipts to March 1, 1865	$25,225 55
Received since for Commutation of Passengers, &c	1,488 00
	26,713 55
Total	$74,266 86
Disbursements as per previous account to March 1, 1865	$66,694 24
Balance in Bank	$7,572 62

ALLEGED ATTEMPT TO DEFRAUD A SEWING GIRL.—A young woman named Addie Henzel, of No. 314 West Thirty-sixth st., appeared at the Mayor's Office yesterday, and made affidavit that in December last she went to work on ladies' white goods for Messrs. Elias & Coyle, at No. 120 Liberty-st. in this City; that she worked for said firm between five and six weeks at $6 per week; that she received at various times from Mr. Coyle $7, and at another time $4 from Mr. Elias, and that there is now due her $20 which she has not been able to collect, and believes that she was employed by the parties with intent to defraud.

The accused parties were summoned to appear before the Mayor, and by his advice the demand was settled. The failure to pay the young woman appeared to be in consequence of a difficulty that had arisen between the partners in reference to their business matters.

MEDICAL COMMENCEMENT.—The Fifty-eighth Annual Commencement of the Medical Department of Columbia College, will be held at the Rev. Dr. Crosby's Church, in Fourth-ave., this evening.

STOLE A WATCH.—Late on Tuesday night William Brackman, residing at No. 3 Hoboken-st., left the Old Bowery theater. While standing on the walk in front of the theater Charles Johnston snatched his watch from his pocket and ran with it across the street. He was arrested by officer King of the Fourth Precinct, but managed to throw the watch into the gutter. It was recovered and restored to the owner. Justice Shandley committed the prisoner.

BROOKLYN ITEMS.

BROOKLYN COMMON COUNCIL.—A meeting of the Common Council was held last evening, and the usual routine of business was transacted, after which the Board adjourned.

THE CASE OF YATES.—The General Term of the Supreme Court, now in Session, has affirmed the judgment and conviction of Theodore Yates for the murder of Charles Curran, and the Court of Oyer and Terminer is ordered to carry the execution into effect. The culprit is to expiate his crime on the gallows, on Friday, the 24th inst., in the yard of the Kings County Jail.

TO BE RE-SENTENCED.—Ignatz Ratzky, convicted of the murder of Sigismund Fellner, is to be brought before the Kings County Court of Oyer and Terminer on Monday next for re-sentence. His case has been before the Court of Appeals and decided adverse to a new trial.

THE FIFTY-SIXTH REGIMENT.—This regiment, commanded by Col. J. Q. Adams, decided at a recent meeting to offer their services to the Government for one year, if accepted as a regiment they expect to be counted in the quota of Kings County.

NEW-JERSEY ITEMS.

ARREST OF A BOUNTY SWINDLER AND ATTEMPTED RESCUE.—A young man named Edward Cosgrove, was arrested in Jersey City yesterday afternoon, charged by Garret Healy, residing in South First st., with having swindled his son out of $350 bounty money. Accused was taken in custody by officers Farmer and Howe, at the corner of South First and Prospect-sts., when a number of his friends rallied and attempted to rescue him, and the officers were roughly handled, but succeeded in holding their prisoner until officer Gready came to their assistance, when he was conveyed to the station-house and was subsequently sent before Provost Marshal Mills at Newark. There are five or six charges against Cosgrove for keeping the money of soldiers whom he had enlisted and who intrusted their bounty money to his care to be delivered to their families in Jersey City.

INFANTICIDE.—Corner Farrel of Jersey City held an inquest yesterday on the body of a newly-born female infant, found on the ice at Cummingspaw Bridge. Dr. Ludkins made an examination, and found that death was caused from criminal neglect at the time of birth. The jury rendered a verdict that the child came to its death at the hands of some person to them unknown.

PIGEON SHOOTING MATCHES.—Two pigeon shooting matches came off yesterday afternoon, at Greenville, between John Taylor and William Leeds, the "Jersey Boy," for $150 a side each match. The first was 25 double birds each, 18 yards rise and 100 yards bounds. Taylor killed 41 out of 50, and the Jersey Boy 42. The second match was 50 single birds each, 21 yards rise and 80 yards bounds. Taylor killed 45 out of 50, winning the match by 4 birds. A large number of the sporting fraternity were present and between $3,000 and $4,000 changed hands on the result.

LAW INTELLIGENCE.

SUPREME COURT—CIRCUIT—MARCH 8—Before Justice MULLEN.

RULE OF DAMAGES.

Anthony DeKuhn agt. Ernst Gabler.—This suit was brought to recover damages for failure to deliver a pianoforte. The plaintiff had actually paid $155. The Judge charged that the rule of damages in such a case was the highest price he must have paid for a similar article at any intermediate time, with interest from the time at which they should fix such price, but that unless the pleadings were amended they could not, in case they believed no contract to have been made, give a verdict for the amount paid, but must find for the defendant. The jury returned a verdict for the plaintiff for $165.

CHAMBERS—MARCH 8—Before Justice LEONARD.

DECISIONS.

Cunningham agt. Conover.—Counsel fee to each of the three counsel, $75. Sylvester agt. Hottinger. Morris agt. Stover et al.—Motions denied. Park Bank agt. B. W. Tilton et al.—Allowance of $75 ordered. Austin agt. Seixas. Motion for judgment granted. William B. Duncan et al. agt. Charles O'Neill et al.—Motion for commission granted. George Widmayer agt. May Foch et al. William H. Rivers agt. [illegible] (two cases). N. Cromer agt. C. Bowers et al.—Motions granted. H. N. Baldwin et al. agt. Samuel J. Frith.—Motion granted without a stay. J. A. C. Gray agt. C. Schenck et al.—Motion denied without costs.

Before Justice BARNARD.

Wood agt. Gilbert.—There are two bills of cost with the Clerk. Weilbager agt. Weilbager—Report confirmed and judgment granted. Beebe agt. Hatch.—Report confirmed and an allowance of $200 granted to defendant. Sillman agt. Bloodgett.—There is no proof of service on the party to be substituted in place of defendant. Motion denied without prejudice to a renewal. Hoffman agt. Hoffman.—Amended answer granted. Fisher agt. Stein.—Judgment granted. Vreeland agt. Blydenburgh.—Order granted. O'Connell agt. Central American Transit Co.—Motion denied—$10 costs. Benson agt. Rulikie.—Papers are filed with the clerk. Laing agt. Titus.—Exhibits filed with the clerk. Chase agt. Lloyd.—Motion to vacate denied. Bail reduced $12,000. Wemer agt. Wiley.—Motion denied with costs, without prejudice to renew on further papers. Forest agt. Hill.—Motion denied with costs. Crookson agt. Crookson.—Report confirmed and judgment granted. Shortland agt. Babcock.—Allowance of $500 granted.

SUPERIOR COURT—SPECIAL TERM—MARCH 8—Before Justice MONCRIEF.

DECISIONS.

Edward Roach, administrator, agt. Daniel Talmadge.—Order of reference to Charles P. Kirkland. Louis de Figueiere agt. Miguel Brount.—Order of reference granted. Morris Ketchum agt. the Mayor, &c.—Order granted. David Lewicki agt. W. H. P. Butler.—Order granted.

COURT OF COMMON PLEAS—CHAMBERS—MARCH 8—Before Justice DALY.

THE EXPRESS CASE.

Clark agt. James and Erastus Brooks.

A motion was made in the above case that all proceedings be stayed until the decision of the appeal which has been taken from the judgment in the above case. The plaintiff opposed the motion, at least so far as the sale and account was concerned, on the ground that a larger sum (200,000) was now offered than could ordinarily be obtained, and that the appeal was not from the fact of a partnership, but from the amount of the plaintiff's share. That a partnership being admitted for some portion, the plaintiff would have been entitled to a sale and account even before judgment, and should certainly be allowed to go on to that extent now, though his share in the proceeds might be questioned. The Court reserved its decision.

Mr. H. A. Cram for plaintiff. Mr. John McKeon for defendants.

COURT CALENDAR—THIS DAY.

SUPREME COURT—CIRCUIT—PART I.—Nos. 1185, 243, 1065, 1299, 999, 747