NEW YORK CITY.

THE COURTS.

UNITED STATES CIRCUIT COURT.

The Chicago, Rock Island and Pacific Railroad Case—Charge Against the Directors.

The further argument in the case of Hatch vs. The Chicago, Rock Island and Pacific Railroad Company was resumed yesterday morning before Judge Blatchford.

Ex-Judge Porter addressed the court on behalf of the plaintiff. He said the issue of the case before the court was of greater importance in the city of New York than it could be in any other city in the world. The questions involved were of the most vital importance, not only to men in their ordinary pursuits of life, but to women and children whose means of present support and future existence depend upon whether or not the trustees of this corporation shall be at liberty to violate with impunity the sacred trusts reposed in them and sacrifice the property confided to their care. During two years they had permitted only two meetings of their own board of directors, and in that alone they were unworthy of confidence. Not only were the trustees false, but they acted as gamblers, and sold the stock of the shareholders at a nominal price, injurious to the company they were bound to protect and in open violation of the law provided by Congress to apply to the case. It was a system of palpable fraud he (counsel) had to contend against, flagrant in operation and carried out to an enormous extent by the executive committee in the persons of Tracey and Dow, who kept up a running fire, and sometimes in single rounds, but always with ruinous results to the proprietary of this corporation. They flooded the market with the stock of this company; they depreciated the value of its shares from 98 to 63, and then defy us to purchase; they challenge us to bring them into court, and they will meet us there with the ablest counsel at the bar and compel us to pay the fees. Counsel charged that John F. Tracey was the principal actor in this nefarious proceeding; that he had gambled in the funds of the company and challenged those who trusted him to bring him into this court or into any other court, and into several courts, and then ride off in the security that he had no costs to pay, but that the costs to be incurred in defending himself must be paid by the shareholders whom he has betrayed. He (counsel) was not speaking upon the morality of Wall street, but he would speak upon the fact that a man who gambled upon the shares of this company, who sold shares which he did not possess, perpetrated acts of dishonesty; and not stopping there he went further and proposed to raise another million to enable him to carry out his system of gambling, and by these acts he proved himself to be a man not to be trusted. At common law his acts would be regarded as a breach of trust in each and every instance of his guilt. His general good character is no defence of his guilt. His friends may say that he is an honorable man; we say he has committed breaches of trust and ought not to be trusted. His acts had been destructive to the company. As trustee he was false to his trust; his morality as a gambler was a lax morality, and, false in fact, for he knew full well that a breach of trust was a violation of the charter by which the corporation was established. For the construction of the Pacific line or road it was proposed to raise $5,000,000; whereas, with the daily increasing revenue upon the working of the line in operation, that enormous increase to the capital stock of the company was not required. From a statement made by Mr. Dow or Mr. Tracey, or both of them, it appeared that when this increase of capital had been projected it was set forth that the traffic on the road was equal to sixteen per cent on the paid capital of the company; that the line was paying a dividend of ten per cent; that it was not the intention of the directors to extend the line from Des Moines direct, but to do it gradually, and that the extension should not interfere with the dividend. And yet in the face of this statement and before the lapse of one year the dividend became reduced to seven per cent and the value of the shares in the market became depreciated from ninety-eight to ninety-three per share. He (counsel) contended that, the project to raise the five millions additional capital had not the authority of the company, and he would show that it was not required. The old shareholders possessed their line with a paid up capital of $9,800,000. They were the owners of a railroad which was admitted on all hands to be the most complete and most prosperous line on the continent of America, paying a dividend of ten per cent and having a surplus capital of more than a million, with every element of prosperity and prospective success under the faithful management of a board of Directors chosen by themselves. There was then no necessity to issue shares for an increase of five millions to their capital. It was a gambling, plundering project, and the process of plunder had been carried out and the system of gambling had been carried out. Gamblers were regarded by law as rogues, and yet those parties come into this court and say that they should not be rebuked by the judge in the administration of the law. He contended that those men, John F. Tracey and Mr. Dow, were guilty of a breach of trust, and had violated the law further by refusing the shareholders access to the books of the company. They were bound by law to exhibit the books of the company, and to afford every information which a shareholder might require.

Mr. Charles O'Conor followed in an able argument on behalf of the defendants, in the course of which he cited a multitude of authorities to sustain the position he had taken at the outset in opposition to the motion for the injunction. He adverted to the criticisms made upon the conduct of the directors. He said that those criticisms were unjust—that they were not warranted by anything that had transpired in the case—and that he had, as he believed, shown to the satisfaction of the court and of every impartial-minded person that the directors of the road, in all their actions, had done nothing more than they were authorized to do under the powers conferred upon them by their deed of incorporation. As to the charge that the directors had not held meetings in Chicago, he asked, Would it for a moment be contended on the other side that if a company were started in New York for the formation of a line of steamers to China the directors of that company could not, if they pleased, hold a meeting upon the quarter deck of one of their steamers on a Saturday afternoon and there consult upon the best means of advancing the interest of their company?

The arguments closed at five o'clock, at which hour the Judge took the papers and reserved his decision.

UNITED STATES DISTRICT COURT.

Collision Cases.

Judge Blatchford yesterday delivered a decision in the case of

Eberhard Feber vs. The Schooner General Sheridan.—It was set forth in the pleadings that in March, 1867, the schooner was chartered by the libellant for a voyage from New York to the west coast of Florida, which the schooner did not perform, and for that breach of charter the libellant claimed $5,000 compensation. The claimants excepted to the libel on the ground that the facts set forth in it did not constitute any lien on the vessel, and were not within the jurisdiction of this court or enforcible in admiralty. The Judge said that the exceptions are allowed and the libel dismissed with costs. George de Forest Lord for the libellant. Beebe, Dean and Donovan for the claimants.

Judge Shipman has rendered an opinion in the case of Stephen K. Lane and others vs. The steamer Hansa. This was a suit to recover damages for a collision between the steamer Hansa and the elevator Transporter, owned by the libellants. The steamer is one of the Bremen line, and the other a small steam vessel having a tower on deck, and was used about the harbor of New York for the purpose of transferring grain in bulk by means of an elevating apparatus. The collision took place in the river in March, 1865. The Judge decided that the lookout on the Hansa failed to do his duty, and ordered that a decree should be entered for the libellants, with an order of reference to compute the damages.

Elisha Ruckman vs. The Schooner Five Boys, Her Tackle, &c.—This case was an old one. It had been referred to a commissioner to report to the court as to the amount of damage done by the collision to the schooner Marshal Ney, owned by the libellant, and the schooner Five Boys. The commissioner reports that the damage done to the Marshal Ney by reason of the collision amounts to the sum of $84 24, with interest from June, 1857, to November, 1865, making the total $133 60. The evidence of damage offered with respect to the Five Boys the commissioner did not consider competent, and he concludes his report by reporting in favor of allowing a moiety of the said damage, $66 85, to the libellant. Judge Shipman confirms this report and orders that a decree be entered in conformity therewith.

Petitions Filed in Bankruptcy.

The following petitions were filed yesterday:—

William Burnet, New York city; referred to Register Fitch.

George W. White, New York city; referred to Register Dayton.

SUPERIOR COURT—TRIAL TERM—PART 2.

A "Friendly" Litigation.

Before Judge Barbour.

George A. Coulter vs. Waite S. Willard.—Plaintiff was, between the fall of 1865 and September, 1867, a waiter and bartender in the employ of the defendant, who keeps a saloon and restaurant on Broadway. Coulter brings this suit for the recovery of $300, which defendant drew from the Union Dime Savings Bank on plaintiff's check, Coulter having that sum on deposit there, and for the recovery also of $306, arrears of salary.

The defendant charges the plaintiff with having at various times abstracted moneys from the receipts of the business, amounting to $900, and answers the complaint by stating that Coulter assigned to him the $300 in the savings bank and the $306 due as arrears of salary as a set off against the funds alleged to have been embezzled. He also put in a counter claim for the sum of $300, the balance of the full $900 which he says was abstracted.

It appears that in the fall of 1867 defendant caused Coulter to be arrested on a charge of embezzlement of these moneys, and that Coulter then surrendered his claim for arrears of salary and his title to money in the bank to escape prosecution.

Coulter says this assignment was made under duress, and was consequently illegal, and that it was done for the purpose of avoiding injury to his character.

The testimony was very conflicting, some of plaintiff's witnesses swearing that they would not believe Willard under oath, and the defendant's witnesses testifying to a similarly complimentary opinion concerning Coulter, but each set averring positively that they had the most unbounded confidence in the honesty and integrity of the party in whose behalf they respectively appear.

Among the witnesses who appeared to impeach Willard were detective William B. Moore and a man named Richard Baker, alias "Hampshire," proprietor of the Rialto concert saloon. The plaintiff produced six witnesses on this point.

Captain Garland, of the Fourteenth precinct metropolitan police, with four other witnesses, testified to the like benevolent purpose against Coulter.

The jury, after a retirement of about an hour and a half, rendered a verdict in favor of plaintiff for $622, the full amount claimed, inclusive of interest. For plaintiff, Mr. Clinton; for defendant, John H. Anthon.

CITY INTELLIGENCE.

INTERNAL REVENUE MATTERS.—Yesterday a large tobacco manufactory in Pearl street was seized on suspicion of fraud upon the government, but pending a judicial inquiry and at the request of Deputy Commissioner Harland the details of the affair and the names of the parties inculpated are withheld.

THE UNITED STATES SOCIETY.—This is the title of a new society just established at the Masonic Hall, East Thirteenth street. The roll of members is filling rapidly. Mr. T. E. Tomlinson, who is president, proposes on the occasion of its inauguration in a few days to deliver an address explaining the objects and aims of "the United States party" and the "forlorn hope."

JEFFERSON DAVIS IN THE CITY.—Mr. Jefferson Davis and wife, attended by a colored servant, arrived at the New York Hotel Thursday evening, and took their departure yesterday by the quarter to four o'clock train for Montreal. They remained very quiet while in the city and received no visitors with the exception of a very few immediate friends.

COUNTERFEITS.—Counterfeit $10 notes on the Flour City National Bank of Rochester were discovered in circulation in this city yesterday. It is said that the notes are very well executed.

INFATUATED WITH MARRIED LIFE.—Two candidates for matrimony, Joseph Jacobi, aged fifty-five, who had previously been married four times and is the father of seven children, and Regina Ortleib, aged forty-nine, who had already been the wife of three husbands and has five children living, presented themselves yesterday before Justice Mansfield, at the Essex Market Police Court and, asked to be married. The would-be bridegroom confessed that his last wife died only two weeks ago; but this was considered no bar to the performance of the marriage rites, and the two were speedily made "bone of one bone and flesh of one flesh." Experienced navigators in the sea of matrimonial life and familiar with each rock and shoal and eddy, so bewildering and often disastrous to younger navigators, it is to be presumed that with their combined nautical knowledge they will sail on the rest of life's voyage securely and serenely as the summer's setting sun.

THE HOE AND SHOVEL BRIGADE.—The street cleaning contractor has been making strenuous exertions to get the streets clear of mud during the last two days. A large body of men, armed cap à pie with "the shovel and the hoe," celebrated by Old Uncle Ned in limpid verse, have been raking and scraping away the immense amount of mud and garbage that has accumulated during the winter months in the Fourth and Sixth wards. Piles of mud, pools of mud, oceans of mud have been collected and removed to New Jersey to assist in extending the territory of that State, and a strong country wagon without springs has now some chance of reaching the east side of the city, while in a few days the streets will probably be passable. The clearance of Broadway seems to have been the promise of good things to come, as the other thoroughfares have subsequently been gradually cleared. The rain, which has now come to tone down the severity of the easterly winds, will hasten the cleansing of the streets, and another onslaught of the hoe and shovel brigade afterwards will result in our once more being able to walk dryshod and prevent our citizens from being plagued by dust when the sun gains more power.

POLICE INTELLIGENCE.

ARREST OF ALLEGED SHOPLIFTERS.—Yesterday afternoon two men, giving their names as Jacob Freling and David Levi, entered the store of Messrs. Coffin & Shaw, No. 84 Leonard street, and pretended that they wished to make some purchases. While examining some goods Mr. Daniel T. Coffin detected Levi in the act of secreting three pieces of diaper in a side pocket, and accordingly detained both the men till officer McConnell of the Fifth precinct was called and arrested them. On reaching the Leonard street police station the prisoners were searched, when Levi was found to have on a coat in the skirt of which was an immense pocket generally used by shoplifters, and capable of containing a thousand dollars worth of silks. The accused parties were subsequently taken before Justice Hogan and committed to the Tombs for trial.

THEFT OF GOLD LEAF.—About two weeks since Richard Barrett, a young man, called at the store of William Ballou, 506 Broome street, and represented to Ellen Harris, then in charge, that he had been sent by George Steele, of 434 Broadway, for two sacks of gold leaf. Ellen, believing the truth of the representations made by Barrett, delivered him the goods, and subsequently learned that he had no authority from Mr. Steele to obtain the gold leaf. Search was accordingly made for Barrett, and yesterday officer Mulligan, of the Fourteenth precinct, arrested him. The accused was taken before Justice Hogan and committed for trial before the Court of General Sessions.

HONORABLY DISCHARGED.—Mr. Salvatore Sicardi, arrested on Wednesday last on suspicion of having stolen a piece of print goods which he had in his possession, it now appears, did not take the property with a felonious intent. He was told in playful manner by a gentleman in the store of H. B. Claflin & Co. that the firm was "giving out" goods that day, and Sicardi, believing the statement, innocently placed a piece of calico on his arm and was walking away with it when intercepted by one of the clerks. The firm, fully believing Mr. Sicardi to be innocent, yesterday requested Justice Hogan to release him, and the magistrate accordingly dismissed the complaint and honorably discharged Mr. Sicardi from custody. He is well known, and is doing a good business at No. 74 Wall street.

ALLEGED HIGHWAY ROBBERY.—On the evening of the 31st of January it is alleged, by James Crozier, of 597 Eleventh avenue, that while he was on his way to take the Hudson River Railroad cars he was set upon in Tenth avenue by John Boardman and James Donnelly knocked down, and a quantity of United States currency, amounting to $94, and clothing worth $75—in all value footing up the sum of $169—were feloniously taken from his person. As soon as Crozier recovered from the shock he sustained he called at the Twentieth precinct station house, but the alleged highwaymen succeeded in making their escape. Yesterday they were brought to court, having been arrested by an officer of the Twentieth precinct. In answer to the charge they both say they were drunk. The magistrate held them to answer in the sum of $1,500 bail.

THE FOURTEENTH WARD HOMICIDE.

The Testimony Concluded—Verdict of the Jury—Byrnes' Statement—He is Held to Bail in the Sum of $2,500.

At half-past three o'clock yesterday afternoon Coroner Flynn resumed the taking of testimony as to the manner of the death of Henry Wescott, alias Wallace, and on taking the testimony of Ellen Smith, housekeeper to Mrs. Lewis, High Riley, Bernard Colter and detective James Irvitg, of Police Headquarters, no others presenting themselves, closed the inquest and gave the case to the jury.

The Coroners' room, in Centre street, in which the closing session was held, was densely crowded by the friends of the prisoner, who conducted themselves in an orderly manner, listening eagerly to the averments of the witnesses, and when the verdict of the jury was read, declaring it to be their belief that Wescott came to his death at the hands of Patrick D. Byrnes, no particular expression of sorrow or anger was manifested by them the accused heard it with the same external appearance of apathy which throughout the investigation he had worn; and when questioned, as is usual on the general examination, spoke in a calm, clear voice as to his knowledge of and participation in the death of Henry Wescott.

The case goes to the Grand Jury immediately.

TESTIMONY OF ELLEN SMITH.

Ellen Smith, sworn—I am housekeeper for Mrs. Lewis, at 45 East Houston street; about twelve o'clock at night of the 24th instant the servant came in and asked Mrs. Lewis to go up stairs to Mrs. Wallace's room; Mrs. Byrnes was present and said if Mrs. Wallace wanted to see Mrs. Lewis she could come to where she was; I then said I would go up stairs and see what was the matter; I went up and knocked at the door and Mr. Wallace had hold of Mary Walace, asking her to come back; she ran down stairs; I followed her to the kitchen; I then put her under the dining table where I had been ironing; I heard Mr. Byrnes going up stairs; Mrs. Lewis came into the kitchen and said Mr. Byrnes had gone up stairs and was afraid the house would be indicted as he had a pistol; hearing a noise I went up stairs and met Mr. Byrnes coming down; the noise was of some one pounding; this induced me to go up stairs; I asked him what he had been doing; he walked into the front parlor but did not answer me; I went up stairs and saw Wallace lying on the floor; he was insensible and bleeding from the ear; I called for some one to go for a doctor; Mrs. Wallace came up and then went over to headquarters for one; Dr. Pooler came soon after and ordered him to the hospital; deceased was partially undressed.

By a juror—I saw no pistol in Mr. Byrnes' hand.

By another juror—I never, during the trouble, saw a pistol in Byrnes' hand.

By the Coroner—I had been in the room previous to the occurrence; I saw two pistols in his room, one accused's property and the other that of his woman; I was accidentally struck on the nose at one time by accused's elbow.

TESTIMONY OF HUGH RILEY.

Hugh Riley, sworn—Reside at 171 Forsyth street; am a laborer; I met Wallace corner of Houston and Crosby streets at about eight o'clock; he was drunk; I had no drinks; he asked me to go to Lewis' and have a bottle of wine with him; I refused; a man named Colter was with me; he said he was going there to make an Irish gin peddler sick, named Byrnes; I said, "You had better go home; he replied," Wallace has been long enough in New York to know when to go home; he then went toward Mulberry street, and I know nothing more of the affair except what I have since read in the papers about the fuss.

TESTIMONY OF BERNARD COLTER.

Bernard Colter, sworn—I reside at 213 Mott street; I have heard and corroborate the testimony of preceding witness; I was in company with Riley when Wallace came up and invited us to go to Lewis' to take a bottle of wine; I answered I did not drink; Wallace then left after making some remarks about making a man named Byrnes sick.

TESTIMONY OF JAMES IRVING.

Officer James Irving, sworn—I am a detective policeman attached to headquarters; between one and two o'clock of the morning of the 24th inst., I heard of the disturbance and went over to 45 East Houston street, where I saw Henry Wescott, alias Wallace, lying upon the floor; when I saw him he was bleeding from the right side of the head and insensible; Dr. Pooler was present, and said the deceased had better be taken to the hospital, that he would probably die before he got there; I inquired where Mr. Byrnes was likely to be found, but could get no information; Mrs. Lewis came out of the house and I followed her to the corner of Elizabeth and Houston streets, which I have since learned was Mr. Byrnes' place of business; she went in to the store, and I questioned the officer on post as to the place, and told him to stay around it and watch who came out of it, and that we would have to arrest Byrnes, as it was likely Wallace would die; Mr. Byrnes came out, and I told him I was a detective from headquarters and that he would have to come to the office with me; he then remarked that he meant to give himself up anyhow; that it was a very unfortunate affair for the deceased and himself also.

The evidence here closed. On the Coroner handing the jury the manuscript of the testimony taken during the inquest he spoke as follows:—

GENTLEMEN OF THE JURY—I return to you my thanks for the attention you have given to this unfortunate case. You have heard the testimony of the witnesses, and as an intelligent and inquiring body of men it is for you, with the light given you, to judge and pronounce upon the manner of the death of Henry Wescott. As the testimony is entirely in your hands it is unnecessary for me to dwell upon the statements of the witnesses.

The jury then retired, and at a quarter to six o'clock handed in the following verdict:—

We, the undersigned, Jury of Inquest, empanelled by Coroner Flynn to inquire into the cause of the death of Henry Wescott, do give as our verdict that Henry Wescott's death was caused by blows received at the hands of Patrick D. Byrnes, together with stamping and beating him in such manner that congestion of the brain resulted and death followed.

The prisoner was then placed on his examination, and to the usual interrogatories answered that his name was Patrick D. Byrnes, aged twenty-seven years, a native of Ireland and a dealer in liquors, his residence being at No. 71 East Houston street. As to the matter for which he was held, he stated that on the night in question, at about ten minutes past twelve o'clock, while passing the house No. 45 East Houston street, he heard a violent commotion up stairs; that he entered the house, and subsequently proceeded to quell the disturbance and quiet the party; but from threats, thinking his life in danger, tried to leave the room, whereupon Henry Wescott seized him by both arms, and butted his head with great violence against his (Byrnes'); he (Byrnes) then tried to extricate himself by slinging him (Wescott) forcibly across the room, and on getting disengaged left it. Further than this the prisoner had nothing to say.

Subsequently Byrnes was (on the advice and consent of the District Attorney) permitted by the Coroner to give bail in the sum of $2,500 to appear and answer to the charge when notified.

His sureties are John Early, of No. 231 Elizabeth street, and Thomas Cassidy, of No. 26 Prince street.

The bail bonds were not executed until a late hour last night.

The Funeral of Wescott.

The remains of the late Henry Wescott were taken yesterday from the residence of his mother, corner of Grove and South Second streets, to Hudson, N. Y., for interment. The funeral service was conducted in accordance with the rites of the Protestant Episcopal Church by the Rev. Mr. Rice, of Grace church. A large and respectable concourse attended the funeral, the following gentlemen being pall-bearers: Major Van-Reipen, Senator Whitield, J. R. Wortendyke, W. C. Traphagen, G. M. Olmstead, Jacob Weart, A. A. Hardenbergh and J. B. Cleveland. Much commiseration is felt throughout the city for the bereaved mother.

REAL ESTATE MATTERS.

Sales Yesterday at the Auction Mart.

Another comparatively dull day has succeeded the slight revival of excitement which distinguished the last couple of days in real estate operations. Friday, however, is never looked forward to with much of hopefulness either by principal or agent in offering property for sale, the attendance at the auction mart being usually less than on other days, and then composed mainly of "lookers on in Venice" rather than anxious bidders. Below is given the usual report of the day's transactions, also, as before, the location and description of the property, the price obtained and the name of the purchaser:—

1 lot e s 11th av, 33.2 ft n of 56th st, 17.3x100 ... $1,580
2 lots s w cor 1st av and 38th st, each 24.8x75, each ... 3,700
1 gore lot adjoining on 1st av, 19.7x40 ... 1,850
1 gore lot s s 38th st, 75 ft w of 1st av, 25x40 ... 2,300
3 gore lots adjoining, each 25x29, each ... 1,600

BY A. J. BLEECKER, SON & CO.

Thomas st, premises Nos 41 and 41½, near West Broadway, house 34x37, lot 100 ft; rear house, 33.4x35, J A Collyer ... 33,300
71st st, house and lot n s, 300 ft w of 3d av, 18x55x102, J O Kane ... 15,000
124th st, house and lot s s, 140 ft e of 3d av, 19x45x100.11, Henry Fleming ... 12,500
124th st, house and lot n s, 360 ft e of 3d av, 19x45x100.11, H T Pratt ... 12,200
73d st, 3 lots s s, 175 ft e of 4th av, each 25x102.2, Henry A Parsons, each ... 5,000
73d st, 2 lots n s, 175 ft e of 1st av, each 25x102.2, J Kasson, each ... 1,225
32d st, 1 lot n s, 200 ft e of 10th av, 25x½ block, Henry Isaacs ... 3,350

BY JAMES M. MILLER.

Two lots of land on the west side of Fourth avenue, commencing at the southwest corner of 119th street, one 25.5 feet front, the other 25 feet, each 100 feet in depth, and two lots in rear, on the south side of 119th street, each 30 feet front, 25 feet rear width, land one-half the block in depth, each $1,300.

A house and lot, on the west side of avenue A, 100 feet north of Eleventh street, 25x100, $17,500.

Official Transfers of Real Estate.

The following are the official transfers and leases recorded yesterday in New York city, Kings and Westchester counties, N. Y., and Hudson county, N. J.:—

TRANSFERS IN NEW YORK CITY.

Broadway and Houstov st, n e cor, 52.5x100x30x100x28x193.8x95.5x197.7 ... $1,000
60 Hammond st, 25x95, half share ... 2,500
Irving pl, n e s, 27 ft n e of 17th st, 26x100 ... 27,500
Ridge st, e s, 100 ft s of Broome st, 25x72 ... 15,250
226 4th st, 26.5½x101 ... Nom.
10th st, n s, 64.4 ft e of Dry Dock st, 41.8x75 ... 10,010
20th st, n s, 110 ft e of 2nd av, 20x92 ... 15,500
24th st, n s, 287.9 4-5 ft w of 2d av, 19.5x98.8½ ... 6,500
43d st, s s, 380 ft e of 8th av, 20x100.4 ... 23,250
51st st, s s, 262.6 ft e of 10th av, 37.6x100.5 ... 5,500
53d st, s s, 100 feet e of 8th av, 18.9x100.5 ... 14,000
63d st, s s, 300 ft w of 8th av, 50x100 ... 12,500
83d st, n s, 355.10 ft e of 3d av, 25.5x⅛ block ... 5,000
83d st, s s, 210 ft e of 5th av, 50x102.2 ... 12,200
97th st, s s, 200 ft e of 10th av, 150x100.11 ... 9,000
86th st, n s, 225 ft e of av A, 25x138.3 ... 1,700
117th st, s s, 200 ft e of 9th av, 100x½ block; 117th st and 9th av, s w corner, 100x½ block; 10th av and 116th st, n e corner, 4 lots, each 25x100, and triangle 25x100x120 ... 1,381
115th st, n s, 200 ft w of 9th av, 100x½ block; 115th st, s s, 300 ft w of 9th av, 12 lots, e 25x100; 118th st, n s, 30 ft w of 8th av., gore, 30x150x—. Also various triangular strips in the localities. 114th st, s s, lots 315, 316, Prospect tract, each 25x100.11 ... 5,000
117th st, n s, 394 ft e of 1st av, 100.10x48.10x1.7x98.10x50 ... 2,300
121st st, s s, 490 ft e of 4th av, 20x100.11 ... 1,000
125th st, n s, 175 ft e of 2d av, 25x99.11 ... 1,450
129th st, s s, 150 ft w of 7th av, 75x99.11 ... 7,000
135th st, s s, 375 ft e of 8th av, gore, 99.10x36x164.2 ... 6,689
141st st, n s, 350 ft w of 8th av, 25x99.11 ... 1,450
143d st, n s, 350 ft w of 7th av, 50x99.11 ... 1,600
2d av, e s, 41.11 ft s of 35th st, 18.11x72 ... 11,000
2d av, w s, bet 54th and 55th sts, 16 lots, 200.8x200 ... 91,250
2d av, e s, 4.7 ft s of 38th st, 27.6x80x42x59.7x49.3x147; 38th st, s s, cor of (formerly) Eliza st, 150.7½x25.4x147x4.7; 1st av, w s, 68.3 ft n of 37th st, 177.3x100.11x193.2½x44.10 ... 10,000
3d av, e s, 25 ft n of 93d st, 100x100 ... 15,500
4th av, w s, bet 114th and 115th sts, lots 1,347 to 1,356 inclusive ... 2,000

LEASES RECORDED IN NEW YORK.

Barclay st, No 49, Park pl, s s, Nos 52 and 54; 4 years, per year ... 11,000
Broome st, No 404, 2½ years, per year ... 1,000
Broadway, No 491, 3 years, per year ... 6,000
Broadway, No 163, room No 2, 4 years, per year ... 700
Delancey st, s s, 50 ft w of Mangin st, 25x105, 10 years, per year ... 175
Hudson st, No 439, 10 years, per year ... 700
William street, No 158, 7 years, per year ... 6,000
Av C, No 28, 5 years, per year ... 840
6th st, s s, 205 ft w of 2d av, 50x½ block, 3 years, per year ... 2,500

TRANSFERS IN BROOKLYN.

Ainslie st, s s, 150 ft w of Smith street, 25x100 ... 5,200
Baltic st and Buffalo av, s e cor, 175x255½x50x127.9½x255x50x100x77½; Buffalo av, w s, 62.9½ ft s of Baltic st, 60x100; Buffalo av, w s, 127.9½ ft s of Baltic st, 25x100; Cumberland st, e s, 152.3 s of Park av, 75x100 ... 430
8,000
Devoe st, n s, 175 ft w of the church cemetery, 25x100 ... 2,500
Henry and Sackett sts, s e cor, 20x72 ... 15,000
India st, n s, 175 ft e of Washington st, 25x100 ... 1,000
India st, n s, 175 ft e of Washington st, 25x100 ... 3,000
Main st, w s, lot 115, near Water st ... 4,600
Myrtle st, s s, 224.11¼ ft e of Broadway, 77.11¼x50x78.10¼x50 ... 600
Newell st, s s, 220 ft w of Norman av, 25x100 ... 650
Pacific st, 540 ft e of Powers st, 20x100 ... 6,750
Palmetto st, s s, 525 ft w of Central av, 100x131.8x100.11x145.4 ... 2,000
Powers st, n s, 150 ft e of Judge st, 47.0½x25x48.6x25; Judge st, 152 ft e of Powers st, 101.10x26.8½x91.4x25.0½ ... 1,000
President st, s s, 228.6 ft w of Columbia st, 21.6x100 ... 5,500
Stagg st, n s, 225 ft w of Morrell st, 50x100 ... 2,000
Stagg st, n s, 225 ft w of Morrell st, 50x100 ... 2,000
Smith st, w s, 75 ft s of Stagg st, 25x75 ... 2,550
Tillary st, n s, 209.10 ft w of Jackson st, 42.11x31.8x23.5x25 ... 1,250
Withers st, s s, 250 ft w of Kingsland av, 100x71x100.1½x76 ... 1,200
Wyckoff st, s s, 56.5 ft w of Smith st, 43x35x45x21 ... 2,175
Fourth place, s s, 84 ft w of Clinton st, 21x133.5½ ... 10,000
5th st, e s, 42.3 ft e of North 7th st, 38.6x70 ... 9,000
South 9th st, n s, 75 ft e of 5th st, 31x95 ... 3,000
16th st, n e s, 495.10 ft n w of 10th av, 180x69x172.7x62 ... 500
18th st, n w s, 32 ft n w of 8th av, 14x80 ... 1,800
56th st, n e s, 335 ft s e of 3d av, 125x100.2 ... 1,700
Classon av, w s, 125 ft n of Putnam av, 50x100 ... Nom.
Classon av, w s, 148.9 ft n of Putnam av, 26.3x100 ... Nom.
Clinton av, w s, 149 ft n of Park av, 25x100 ... Nom.
Franklin av, e s, 31.6 ft s of Union st, 99.6x100x131x52.4 ... 500
Flatbush av, e s, 166.1 ft s of Wyckoff st, 85.6x5x10.7x25x3.11x10x100x40 ... 18,000
Lots 473 to 478 inclusive, Bushnell and Bussing property ... Nom.
Lots 398, 399, 472 Bushnell and Bussing prop ... Nom.

NEW LOTS.

New Jersey av, 300 ft n of Virginia av, 100x48x100x83 ... 3,000

GRAVESEND.

Road leading to the shore, n w cor, 156x159x143x180 ... 4,000

FLATBUSH.

Washington av and 2d st, n w cor, 100x100 ... 550
Franklin av and Plank road to Coney Island, 66 86-100 acres ... $3,575
Webster av, s s, 540 ft w of 2d st, 111.11x90 ... Nom.

TRANSFERS IN HOBOKEN.

Willow st, w s, 150 ft n of 1st st, 25x100 ... 2,500
Garden and 10th sts, n w cor, 21x100 ... 2,000

HUDSON CITY.

Madison av, s s, lot 32, block 103, Davey's premises, 25x117 ... 3,400
Beacon av, n s, lot 55, 25x106 ... 2,500

GREENVILLE.

Wilkinson av, s s, 250 ft w of Berkley av, 89.11x106x53.7x100 ... 1,125
Waverley st, n s, lot 44, block 1, 25x100 ... 275

BAYONNE.

Cottage st, lot 2, section 94, 25x100 ... 350

TRANSFERS IN WESTCHESTER COUNTY.

Lot in Yonkers, w s Jefferson st, 95x25 ... 700
Lot in Yonkers, Riverdale av, 100x25 ... 650
Lot in Yonkers, Riverdale av, 266x44 ... 3,400
Lot in Yonkers, e s Riverdale av, 100x25 ... 650
Lot 426 Morrisania, 3d av, 100x25 ... 100
Lot in East Chester, 10th av, 105x42 ... 125
Lot in East Chester, 1st av, 100x105 ... 1,200
Two lots in West Morrisania (74 and 69), William st, 240x65 ... 7,250

A NEW FAUBOURG.

Expansion of New York City Northeasterly—Improvements in Westchester County—The Hell Gate Obstructions.

The week which has just closed has been generally as successful in real estate operations as those that have preceded it since the opening of the market. Surprise is sometimes expressed that the real estate market should display such great activity, with an unmistakable tendency to still higher prices, while depression and stagnation have prevailed in most other branches of trade. But this excitement in real property, and the present anxiety to own it in and near our city, is a matter of easy explanation. New York is the great mart of commerce, as well as the centre of the wealth, refinement and fashion of the continent, and attracts to itself not only the greater proportion of the higher classes of foreign immigrants, but large accessions of the wealthy, intellectual and enterprising of the people from all sections of the Union, making it, in fact, an imperial city, so distinctively cosmopolitan from the diverse character of the elements composing its population, yet who are blended into one homogenous people by the liberality of its institutions as to be the metropolis not alone of the United States but of the entire Western hemisphere. The increase of our population being so rapid and the wants of our spreading commerce so exacting that the buildings now erected or in process of erection are readily ascertained to be entirely inadequate for our wants, and from the limited area of the city's site but little prescience is required to assure us of its inevitable absorption in toto for purposes of trade, and hence we are forced to adjoining suburbs for sites for dwelling houses, in Brooklyn, Jersey City or Westchester county. Real estate, unlike dry goods, stocks and other descriptions of property, cannot be produced or multiplied, and hence appreciates with certainty in value from the constant demand and limited space. In no other place has this been so clearly demonstrated as within the metropolitan district. In other towns, and especially in Europe, although the population there is much more closely confined in cities than here, churches are generally preserved as landmarks, no matter what changes may occur in their immediate neighborhood; but here no such reverence is accorded them. First, they are cibowed into corners, their burial grounds, if such are attached, cut up into building lots, and they finally either taken down and removed, to sites less in demand for purposes of trade, or converted as best practicable to manufacturing or commercial uses.

Another cause that undoubtedly exerts a potent influence in stimulating speculation in real property, quoted by many, and certainly with some degree of reason, is in the unsettled financial condition of the country. It cannot be denied that great uneasiness exists among the holders of government securities, particularly of the five-twenty bonds, the payment of which in currency instead of gold is so earnestly insisted upon by a large portion of our people. One of two things appears to be inevitable—namely, payment in currency or a material reduction in the rate of interest. Many investors, instead of stocks of any description, for safety prefer real property which can neither be stolen, overissued nor repudiated. But the price of real estate on the island is so high, as illustrated in recent sales of improved and unimproved property, rents so enormous and the cost of living so expensive, that only the rich can afford to live in the most desirable localities, within the city limits. Those of moderate means must, therefore, seek homesteads in the suburbs. The tendency of the developments thus occasioned has heretofore been across the rivers which wash the shores of New York island on either side, mainly in Brooklyn, which has grown to the third city of the Union in consequence, while in reality it is only the dormitory of New York. The convenience of access, viz., by short ferries, of course determined to a great extent progress in this direction, and now, when, owing to the rapid growth, their conditions of inconvenience, similar to those operating here, are beginning to affect a residence there, such as high rents near the river, and indifferent communication with the back districts, the other and more natural outlet for New York's increasing population, northerly to the mainland, is growing rapidly in favor and exhibits indications of appreciation which clearly foreshadow its future destiny. The great desideratum is rapid means of communication, whether by underground or elevated railroad, which would result in appreciating the land on the East river now only one-third of the value of property equidistant from the Park on the line of the Hudson River Railroad. With the establishment of an underground or elevated road this difference would no longer exist, and when the time required to accomplish the distance from Harlem bridge to Wall street is reduced to that now required to reach the same point from Madison square a new faubourg will spring up along the shores of Harlem river and Long Island Sound, embracing within its bounds the towns which now dot that portion of the map, a companion quarter, approachable by rail, water and road, to the future aristocratic region of Manhattanville and Fort Washington. The contemplated accomplishment of this is exhibited in the many projects of improvement now in progress of development, and suggested, while the character of the land, the situation, and certain incipient signs of an awakening interest in the future on the part of the people now resident there all show that even at that distance the wave of speculation in real estate, which, commencing at the Battery, has swept over Manhattan island, to the great satisfaction and profit of its capitalists, is breaking over this region of country, so long overlooked, with the certainty of engulfing it at no distant time. Westchester county, on the east side, is accessible by the Harlem Railroad and by the new iron Harlem bridge, which spans the Harlem river at Third avenue, removing all interruption to travel at all seasons by reason of ice, fogs or storms. The new bridge—one of the finest and most expensive in the country, recently completed—is approached by the Second and Third avenue cars, as well as by the Harlem and New Haven Railroads. Crossing the bridge the traveller is in Westchester county. Besides the approach to this natural but yet comparatively undeveloped metropolitan suburb by rail and the city cars, boats run at short intervals to Harlem bridge from Peck slip, and a new line is projected for the coming season, to start from some point near Fulton ferry, touching at Brooklyn, and to land on the Westchester side near the bridge. Another line is likewise in contemplation to run up the East river, stopping at Port Morris, above the mouth of the Harlem river, and at the various towns on the Sound as far as or beyond New Rochelle. In addition to these improvements, calculated to hasten the development of this section by bringing it into closer and more varied communication with the city, new roads are being constructed in all directions. Immediately beyond the Harlem bridge, at 132d street, begins the Southern Boulevard, the construction of which is just commencing. This boulevard, or grand drive, of not less than one hundred feet wide, runs eastwardly through North New York, parallel with the Harlem river, thence through West Farms, passing through the property of the late Mr. Dater, crossing near the head of Leggett's creek, striking the Hunt's Point road, near the residence of Mr. W. S. Brown. The Southern Boulevard thence continues along the Hunt's Point road, intersecting the Westchester turnpike at Fox's Corners, thence direct to Fordham, forming a junction with the Central avenue Boulevard near the Fordham race course. Thus the suburban residents of Westchester county will have a magnificent drive connected with the city boulevards, forming an arc of a circle, the diameter of which will be that part of the Harlem river between Macomb's dam and the Harlem bridge. The towns of Morrisania and West Farms are also awakening from their lethargy and vigorously pushing on the widening and improving of their streets and roads, and the laying of rails for horse