OUR NEW MAYOR.

An Hour's Conversation with a Solid Chief Magistrate.

THE HAVEMEYER MANSION.

Views of the Past and the Present by One Who Understands Both.

THE CURSE OF COMMISSIONS.

What the Republican Party May Do at Albany for New York City.

1845.—OUR POLICE SYSTEM.—1873.

The *Chief Magistrate's* Opinion of Men, Means and Measures.

REMINISCENCES OF OLD STYLE GOVERNMENT

Stories of Old Thieves and Thief-Takers.

THE THEORY OF "RING" MAKING.

Facts for the People and Politicians to Read and Think About.

About midway between Eighth and Ninth avenues, on Fourteenth street, stands a large, aristocratic mansion, with an imposing front and a flight of marble steps leading to a doorway that seems to welcome all who approach. There is no brown stone balustrade along the sidewalk to render the mansion exclusive looking, but the old-style, spear-topped railing curves inward, without any gateway or wicket, to the doorposts on either hand; two lamps at the foot of the steps shed a cheery light over street portal and façade. The street number of the establishment is 335, and the polished doorplate bears the inscription, in plain Roman letters, "W. F. Havemeyer." This staid, stately and in some respects old-time appearing residence is the home of the newly elected Mayor of this city; and, standing alone, as it does, it looks just as independent and solid structurally as its owner is known to be pecuniarily and politically.

On Saturday evening a HERALD reporter ascended the marble steps, rang the bell, and in a few moments presented a card to a neat-looking maid servant who responded to the summons. She invited the reporter to enter, stated that Mr. Havemeyer had not yet left the dinner table, and directed the news gatherer, whom impertinent people might consider "a horrid interviewer," to be seated in the library, a small apartment to the right of the vestibule. It was impossible not to notice the almost baronial expanse of that large hall, with its broad turned staircase and general appearance of comfort. While the maid was about presenting the caller's card to the Mayor the reporter took a mental inventory of some interesting objects in the small study into which he was ushered. The furniture consisted briefly of a large folding secretary, with the writing leaf turned open, as though the Mayor had been hard at work when summoned to dinner. Several bookcases, with tier upon tier of

DEAD MEN'S BRAIN WORK,

perpetuated in ink and bound in calfskin; numerous pictures, including several diplomas, certificates of membership, a portrait of Lincoln and a number of ornaments. Some chairs and long, sweeping window curtains of lace completed the interior fittings. On the mantelpiece a bronze casting represented a boar at bay, and two small taper sockets, also of bronze, presented models of boars' heads, with bristle-clad occiputs and dangerous, fang-like tusks. Directly over these was suspended a piece of highly ornate and elaborate penmanship, of about the size of a page of the HERALD, and set in a heavy carved and gilt frame. The central panel sets forth in letters of varied form and prettily grouped lines, that "The Board of Canvassers of the City of New York do hereby certify, determine and declare" that, at a certain election for Mayor, held in 1855, "William F. Havemeyer received a majority of the votes cast," and was duly elected to the said office. This declaration is certified by the signature of "Robert B. Schieffelin, Chairman," and "A. H. Robertson, Deputy County Clerk." Then follows the final certificate of the County Clerk to the same effect, and the signature of this last-named official, "James Conner," written in a clear, neat and decidedly ladylike hand. On the lower margin of the belt which encloses this tablet is inscribed

"24,857 VOTES."

The panel is thrown out in relief by a drapery of ermine and crimson, with pendants and the national flag, together with the tips of a trophy of arms and emblems. The border represents an arch, the columns being embellished with allegories of commerce, manufactures, science, navigation, art and education. This specimen of chirography is over a quarter of a century old, and was presented to Mayor Havemeyer by an esteemed friend.

After waiting a few minutes the reporter was aroused from his study of the penwork by the tramp of a pair of solid feet in the vestibule, and on turning to the door was greeted by the presence of a very solid-looking man, with a smiling, clean-shaven face and gray hair. After the ordinary salutations had passed, Mayor Havemeyer invited the reporter to be seated, and at the same time filled a solid-looking chair himself on the opposite side of his writing desk. Mayor Havemeyer would look like a Mayor whether holding the office or not, and if he had lived in the days of Rip Van Dam, or Von Twiller, he would have been Governor, burgomaster or Mayor just as often as any of them.

In reply to his interrogatory, "What can I do for you, sir," the reporter stated that he had called to solicit

A CONVERSATION WITH THE MAYOR

on the subject of municipal government, to be published in the HERALD, if agreeable."

"Well, what particular branches of municipal affairs do you desire to speak on?" asked Mr. Havemeyer, as he sat back still more solidly in his chair.

"Well, most particularly, of course," replied the reporter, "on the points of your message, and, next, upon your views as to a new charter."

The Mayor leaned his arm on his desk and said:—"Well, what do you wish to know about the message? You see that is a subject upon which it is difficult for me to say anything. I should be anticipating my message, which would perhaps be discourteous to some people and might very justly be complained of. I have been called upon to-day by reporters from all the papers, including the HERALD, asking me for copies of the leading points of my message. I refused them all, and it would look very invidious in me to refuse them and grant you what I had declined to others."

The reporter made several attempts in a polite way to induce the Mayor to favor him with a few "points," but the Chief Magistrate was just as solid in his determination not to accede as he is in his avoirdupois or his belief in Jackson or Jefferson. There was some smiling and joking done on his part, and then all was over with the news-hunter on the message question, the Mayor finishing up with the remark, "I should not mind

READING THE MESSAGE

to you now, but you gentlemen of the press have by practice acquired such facility of memory that you could carry away too much of what I read in your mind, without taking a note. You had better wait till Monday and then you'll get it in full. It is not very long."

The reporter next turned to the charter question and asked Mr. Havemeyer whether there were any suggestions in the message on that subject, and, after a little reflection, the Mayor replied:—

"Well, yes, I have said a little about that; but I can't say that they are suggestions. This charter business is one that very deeply affects New York, and she needs a new one very much just now. A charter is a very peculiar thing. It may read admirably, and politicians and writers may applaud it, as they have done not long since, and when you come to apply the provisions of the instrument to the government of a large municipality like New York you find that it is not 'all that fancy painted it.'"

"SHALL WE HAVE A NEW CHARTER

beyond question from this Legislature, Mr. Mayor?"

"I rather think we shall. Of course you know all about the charter presented last year by the Committee of Seventy, of which I was a member. That was passed by a republican Legislature, which, however, was not so strongly a republican Legislature as is our present one. Of course it was vetoed by Hoffman, and that ended it, as he ended many other things by his veto. Of course the republicans will want to grasp everything in the way of spoils or patronage, but I think General Dix will look after the interests of the city in a very thorough manner. He will not allow the city to be throttled by anybody if he can help it, and he thoroughly understands what the city wants. I suppose there will be a great attempt made to organize commissions. My office is now a merely nominal one, so far as power goes. Of course there are a great many duties to be attended to, but there is scarcely any patronage. And, indeed, I think patronage is a very troublesome thing to have any way. If you have six offices to bestow you can easily offend 600 who want them by pleasing the six appointees who get the places."

"You are opposed to commissions, Mr. Mayor, I believe?"

"Yes, personally, I am opposed to them. They form the hotbed and

BASIS OF ALL 'RINGS,'

no matter whether they are divided or not in their political complexion. Put democrats and republicans together on a commission and the public think they have a check on jobbery; that one will watch the other. But they don't. They may be political adversaries, but they soon form solid friendships on the neutral ground of dividends, or 'divvies,' as they are called in the slang of politics. They vote different ways at elections, but they vote the same way on jobs. I think the best way to protect the public interests and secure good, honest government is to make all offices elective and give us frequent elections. I am stanch for plenty of elections—once a year for all offices. That stirs them up, breaks their little combinations, and if you do find them dishonest or corrupt you know they can be ousted by the people. Look at the way legislation was shaped by the gang who held power the past six or seven years. They put men in office by legislation instead of election, and the people found that they could not get rid of them. The Mayor could not even suspend them, and the Governor could not remove them. Of course, the people did finally drive them from power by sheer force of public opinion, but there was no strictly legal way of getting rid of them."

"Do you think, Mr. Havemeyer, that they would have continued to cling to power in spite of the condition of rottenness that they knew was beneath them?"

"Oh, they began to fear the end among themselves. They began to feel that the business community was losing faith in them; that

THE CITY'S CREDIT HAD SUFFERED

under their manipulations, and each was seized with a dread of the other. That was why ex-Comptroller Connolly tried to bolster up the misdoings in his office on behalf of the 'Ring' by getting behind a decent name. He felt that the temple was about to tumble down and he knew that public confidence could be restored by using a good name, and so Mr. Green came in as Comptroller. And when the others saw Connolly, one of the big beams in the edifice, bending, they became alarmed and were filled with distrust of each other. Oh, no! they were bound to go in the end; but the people precipitated it a little sooner than they expected."

"Do you think the city government can be administered with safety without commissions or something nearly analogous to that system?"

"Oh, of course I do. It has been done, and is done now, in plenty of cities where less wrong has been the result. Have a responsible government, responsible to the people and supported by the people. To illustrate:—Twenty-seven years ago I was Mayor and almost everything else. I was commander of the police, made all the appointments, examinations and dismissals. My office had a salary of $3,000 a year; I had a marshal, a clerk and a messenger, the total salary list being $5,500. The police were superintended by George Matsell, who had, I think, $1,600 a year, and his staff consisted of one clerk. Matsell reported everything to me, and, upon consultation, I issued the orders. We had

HALF A MILLION OF PEOPLE

to look after and had 800 policemen. Now we have less than a million inhabitants and 2,500 policemen, with a magnificent establishment of officials to control them. If a man was to be appointed he was nominated to me by the Alderman of his ward generally, and was put on duty in that ward. He was supposed, therefore, to know everybody and everybody knew him, and he generally proved efficient, being familiar with the people and the criminal localities of his district. I always examined them personally. Now, if there was a robbery or a murderous assault anywhere, I would send for the captain of that precinct and find out who the man was on that beat and direct the captain to send the man to me. I examined him about it and sometimes dismissed him, sometimes merely warned him, and I'll assure you crime was made dangerous by holding every police attaché responsible by his position. I will give you

A DETECTIVE EXAMPLE,

or rather show you how we worked up our detective system. We wanted to put on about eight men, and I told Matsell to bring eight men from the force who were above reproach. As soon as we had 'em the question was how to get 'em posted. Matsell says to me, 'There's Charley Garrett, lives up town; he's a regular old veteran thief;' and so we decided to put the whole eight men on him. They watched him leave his house at daylight and followed him every day and all day, and came back with him at night. As soon as they found anybody Charley knew they put one of their number to follow Charley's acquaintance, and so they learned all the resorts and the *personnel* of the criminal community. They went everywhere Charley went for three months. One day Charley went into an oyster saloon in Chatham street, and my boys—three of them—went in soon after. Charley met a man named 'Tosh,' whom we afterwards learned to be an expert thief. 'Tosh' went out very soon afterwards, and so did some of our men. 'Tosh' went down to the City Hotel and found a painter at work there for John Jacob Astor. 'Tosh' and the painter had a talk, and a man was put on the track of the painter. We afterwards found that this

PAINTER OF JOHN JACOB ASTOR'S

was a man who lived in the same street I did, and we had often noticed that he frequently had goods to sell. As he said, it was the property of a poor relative or sick acquaintance of his. We had him down soon as a 'fence'—a regular receiver of stolen goods."

"Did you have many murders, and did you generally capture the murderers?"

"No. Murders were scarce, and we had only one case where the murderer was not captured. That was a case where a man's head was split open on a barge."

"You had no Nathan or Rogers cases?"

"Oh, dear, no. We didn't want much evidence or much of a clue to find out a criminal."

"Do you think your men would have worked up the Rogers case, having a skirt of a coat, a description of the two murderers, the name (Jim) of one of them, a letter in the skirt pocket and the scabbard of the knife?"

"Well, I think they would. I'll tell you how they worked up a

BURGLARY BY A BUTTON

as the first clue. A store in Maiden lane was robbed, and there was no clue to the thieves. The case was a daring one, and I felt annoyed, so I sent a man with orders to examine every part of that store to see whether there was any article whatever, even a pin, which the proprietors did not identify as their own. The man went down, was gone some hours, and came back saying there was nothing to be found. 'Nothing,' said he 'except this worn button.' I took the button, and then sent for Chadbolt, a man I had detailed with a sort of roving commission in the Sixth ward. When he came I said, 'Chad, I want you to find the coat that button came off, and then bring me the coat, *with the man in it.*' Chad looked at me and kind of smiled and said he would see what he could do. Six weeks passed away and I heard no more of it, but we had learned meantime that the thieves had opened a bundle of suspenders in the store and had taken just two pairs, both alike. About two weeks after Chad was in the old Chatham Theatre one warm night—it was a sixpenny place—and had another man with him, just looking around. All at once Chad caught sight of a coat with a missing button. He looked closer and it was the same style of button.

HE DIDN'T ARREST THEM,

but when they went out he went out too, and they went into a place to get a drink. As they stepped down on the sidewalk, the night being very hot, one of them, and then the other, threw his coat back on his shoulders this way (suiting the action to the words), and having no vests they showed their suspenders. That settled them sure. But Chad and his man didn't arrest them. They just followed them everywhere they went, saw them go to a place somewhere in Pearl street, I think, and the result was that in a day or two these two thieves with several others were arrested in the same house and an immense amount of stolen property of all kinds was found and taken possession of on the premises. It broke up that gang."

"You must have kept the criminal classes pretty well down under that old system, Mr. Mayor."

"Well, yes. I think we did. We 'shadowed' them everywhere and they knew it, and were

AFRAID OF US.

I well remember one night a well-known thief coming to me and saying, 'Mr. Havemeyer, I want to go home for a few days to see my wife.' I said to him, 'Well, my man, you had better go.' 'Oh!' said he, 'but I don't want to be shadowed all the time about my own home, and I wish you'd take your men off me. I don't mean to do anything wrong, and I'd like to go home.' I said to him, 'Well, my man, you just go home. I'm glad you don't mean to do anything wrong, and that's just what we'll attend to so that you don't.'"

"Then, Mr. Mayor, you cannot hold a very high estimate of our present police system?"

"Oh, no. I think our present police system is

A CORRUPT AND COSTLY MACHINE,

and it is a great pity that it is so. It destroys its efficiency entirely. I don't want anybody to bring me proofs of it. I see it, although the proofs would perhaps be more glaring."

After some further solid observations on the police, the conversation somehow drifted off to

GOVERNOR DIX

and his message, and Mayor Havemeyer said he supposed we should have it by Wednesday morning in all the glory of type.

"I have seen the document," he continued, "and I think it will be highly thought of everywhere. It is a strong document, solid and concise in its expression and treats of the subjects embraced within it very ably. I like General Dix's style of writing. It is forcible, smooth and pleasant, and he always seems to have at command the word which best suits his purpose in the conveyance of his ideas. Some men have a splendid way of saying things, of sticking a pin in your mind with every line. Now, I never can remember anything that Grant says in his messages or public documents. He doesn't say it in a way that's likely to be remembered, but I can repeat almost the whole of what Jackson or Jefferson said in their messages."

"Your time as Mayor, sir, in your former term must have been very fully occupied."

"Yes, my force of assistants, as I have said, was small, and I often worked till

TWO OR THREE IN THE MORNING,

and sometimes couldn't get home for night after night."

At this point the Mayor opened a bookcase and took out a large solid-looking scrap book, which he opened, and continued:—

"Here is a collection of newspaper clippings which has been made by my son. You can judge somewhat of my work from this. Here, do you see, (exhibiting the book) are five veto messages sent to the Common Council in one day."

They made two columns of solid agate, and were cut from the old and now defunct *Globe*.

"And here," continued the Mayor, "is a written opinion covering the grounds for discharging a policeman." It was nearly three-quarters of a column in length, and

THE LEGAL VIEW

of the case was solid and clearly set forth.

The next curiosity revealed in the book was a display head line:—

THE CITY REDEEMED.
William F. Havemeyer elected Mayor by 6,000 majority.

Beneath was the proverbial smoking cannon and the Stars and Stripes. It must have been a solid victory. It was interesting in the extreme to read a veto dated October 27, 1846, in which the Mayor returned disapproved a resolution of the Common Council of that period authorizing the Clerk to purchase with public funds a complete copy (fifteen volumes) of the Natural History of the State of New York, for the Mayor and for each member of the Common Council. Mayor Havemeyer squelched them so that the resolution and veto were tabled and have never since been "called up." But all things have an ending, and so had the HERALD reporter's interview with the Mayor on Saturday night. Other visitors were waiting and the reporter left, pleased at having had an hour and a half of solid conversation with "a solid man" who has come for the second time "to the pint."

BUSINESS IN THE COURTS.

On Saturday Captain E. S. Goodwin, Chief of the Police of the Erie Railroad, was brought before Commissioner Shields charged with piracy, which is an offence punishable by death under the federal law. It appears that the Captain seized the steamboat Hugh Bolton at the foot of Twenty-third street and took her over to Hoboken. It is claimed that the boat is the property of the Erie Railroad Company, having been transferred to them by the New York and Boston Express Company, and that the last transfer of the vessel at the Custom House stands in the name of the Erie Company. But, on the other hand, a counter claim is set up by a person named Smith, of Baltimore, to ownership of the Hugh Bolton, and it is alleged, therefore, that the act of Captain Goodwin in removing the Bolton was of a piratical nature. By consent of the District Attorney the Captain was discharged on his own recognizances until to-day.

In the case of Louis E. Gofield, second mate of the American ship Black Hawk, who is charged before Commissioner Shields with having cruelly treated a sailor on board that vessel, there was an adjournment until to-day at twelve o'clock, the witnesses for the government not having been in attendance.

SUPREME COURT.

Heavy Calendar for January.

The real business of the new year begins in this Court, as in all the other Courts, to-day. There is plenty of business on hand to keep judges, lawyers and clients busy for some time. Litigation, in fact, is on the increase, instead of diminishing. A new and prolific, as well as costly, branch of litigation has been introduced through the upsetting of the old "Ring" *régime* and prosecution of its leaders. There seems some prospect of the great magnate of the Ring, William M. Tweed, being brought to trial; but for the rest the chances at present seem to be dubious, they having betaken themselves beyond the reach of the law to more hospitable climes. A lively branch of litigation is the numerous suits, taking mainly the form of mandamus, against the Comptroller to enforce settlement of claims upon the city and county exchequer. However, these and the "Ring" suits are profitable to the "reform" lawyers, who manage to pocket enormous fees. One thing should be, and doubtless is, greatly consolatory to the public, and that is the Supreme Court bench has undergone a healthful purifying process that is likely to be attended with the best results. The judges now occupying the bench are all *sans reproche*, and there is a likelihood of justice being administered fully and impartially. The General Term commences its session to-day, with Judges Ingraham, Brady and Davis on the bench. They have a large calendar awaiting their disposal, including very many important cases. Judge Barrett will preside at Chambers. Judge Fancher will hold Part 1 Trial Term, and Judge Van Brunt Part 2 Trial Term. The calendars are large in both these courts. At the Oyer and Terminer Judge Davis will preside. The calendar here is unusually large, embracing, besides the trial of W. M. Tweed, that of many of the alleged murderers now confined in the City Prison.

SUPERIOR COURT.

The new year gives promise of opening lively in all the branches of this Court. At the General Term, which opens to-day, Judges Monell, Sedgwick and Van Vorst will preside. Judge Barbour will hold the Special Term, Judge Curtis Part 1 Trial Term and Judge Freedman Part 2 Trial Term. In all these Courts the calendars are very heavy and embracing many cases of special public interest.

MARINE COURT.

At Chambers of the Marine Court, Justice Gross presiding, there were granted during the December term of 1872, just closed:—

Attachments against property	61
Orders of arrest against persons	63
Orders for short summons	179
Other orders, including decisions of motions	423
One month's total	626

Besides these, Parts 1, 2 and 3 were held daily for trial of causes, and the General Term, composed of three justices, has just adjourned, after rendering a number of important decisions and transacting a great deal of pressing business.

SUPERIOR COURT—SPECIAL TERM.

Decisions.

By Judge Monell.

Hart vs. Henderson.—Order granted.

Russell, receiver, vs. Baker.—Receiver has leave to sue.

Hudson River West Side Railroad Company vs. Hoy et al.—Motions denied.

Ely vs. O'Brien, Sheriff.—Order discharging appeal.

Avner vs Avner.—Order of reference.

MARINE COURT—SPECIAL TERM AND CHAMBERS.

Decisions.

By Judge Gross.

Abraham Van Doisen et al. vs. John Griffith et al.—Motion granted.

Adolph Glaser vs. Abraham Lowenstein et al.—Motion granted.

By Judge Tracy.

Charles Cullen vs. Daniel Sweeney et al.—Judgment for plaintiff on demurrer, with leave to defendant, Daniel Sweeney, to answer on payment of costs within five days after service of order.

COURT CALENDARS—THIS DAY.

SUPREME COURT—GENERAL TERM—Held by Judges Ingraham, Brady and Davison.—Non-enumerated motions.

SUPREME COURT—CHAMBERS—Held by Judge Barrett.—First Monday calendar.

SUPREME COURT—CIRCUIT—TRIAL TERM—Part 1—Held by Judge Fancher.—Nos. 945, 3977, 1079½, 1281, 1811, 1813, 285, 431, 483, 497, 409, 509, 533, 589, 813, 913, 921, 931, 947. Part 2—Held by Judge Van Brunt.—Nos. 772, 42, 2638½, 66½, 534, 1204½, 1228, 1258, 702, 688, 1140, 898½, 1198, 1276, 3828, 406, 890, 4026, 1576, 60.

SUPERIOR COURT—GENERAL TERM—Held by Judges Monell, Sedgwick and Van Vorst.—Nos. 1 to 48 inclusive.

SUPERIOR COURT—TRIAL TERM—Part 1—Held by Judge Curtis.—Nos. 1877, 1057, 1109, 1267, 1799, 1825, 1815, 1627, 751, 1077, 1827, 1571, 377, 1739, 1741, 1321, 1849. Part 2—Held by Judge Freedman.—Nos. 1256, 1384, 1386, 726, 2020, 1522, 1398, 1512, 460, 370, 112, 822, 1378, 500, 820.

COURT OF COMMON PLEAS—GENERAL TERM—Held by Judges Daly, Larremore and Daly.—Nos. 1 to 143 inclusive.

COURT OF COMMON PLEAS—TRIAL TERM—Part 1—Held by Judge Robinson.—Nos. 1073, 1707, 1034, 1435, 71, 1516, 1542, 1695, 1696, 1629, 1092, 2790, 129, 1124½, 866, 59, 1366, 68, 1598, 1051, 1156, 1604, 374, 2495, 1721, 763, 596, 2807, 1247, 50, 1854, 1303, 1685, 512, 1649.

MARINE COURT—TRIAL TERM—Part 1—Held by Judge Spaulding.—Nos. 1442, 1626, 1114, 636, 478, 1376, 1124, 1160, 1164, 1170, 1188, 1232, 1234, 1236, 1238. Part 2—Held by Judge Gross.—Nos. 1171, 1751, 1127, 1119, 1439, 1161, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211. Part 3—Held by Judge Joachimsen.—Nos. 115, 264, 1027, 1064, 1338, 973, 943, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679.

COURT OF GENERAL SESSIONS—Held by Judge Sutherland.—Robbery—Michael Ryan, James Murphy and George Williams. Forgery—Anton Auer (two cases). Grand larceny—Joseph Rooney and John Ryan. Larceny from the person—Lavinia Hall. False pretences—Henry Ostrander (two cases). Decoying children—Annie Miller.

REAL ESTATE MATTERS.

A Prosperous Year Just Closed—Lively Times Expected.

New Avenue a Field for Speculations—The High Rates Property Command in This Vicinity—Streets Without a Name—The Riverside Park a Settled Fact—The Comptroller Will Pay Awards for This and Broadway Widening This Week—A Water Route for the West Side—The Dock Commissioners to Build and Repair Docks for This Purpose—The Rapid Transit Problem Solved Financially Only in Favor of the City Becoming the Owner of the Roads—Work on the Northern Boulevard To Be Begun at Once—Private and Public Sales of Real Estate.

A year of prosperity to brokers and dealers in real estate has just closed, and the first named report the sales they have effected during the period of a twelvemonth by the millions, and these soaring above the units. It is true there are only a few whose business is so extensive, but altogether every one engaged in this line of traffic has not even a plausible cause to complain of not having done a good year's trade.

It is almost too early to form any definite idea of the impending transactions, any more than that the present outlook augurs a very brisk and exciting traffic. As we stated last week, the oldest brokers and operators prognosticate a perfect avalanche of business, and to their mature judgment all sceptics must bow, hence we are found among those who expect a very brilliant and lively time.

Where the line of speculation is to be located no one can at present form the slightest conjecture. The east side is so nearly built up that but very few lots are in the market, and what there is left are held very high, and deservedly so. From the fact that this portion of our city is very nearly all graded, sewered and the curb and gutters set, impending assessments are thereby avoided, and no additional burdens can be saddled on to property east of Fifth avenue except for paving the streets, and this tax is generally very light.

The west side, however—from the fact that here there is more room, a great number of lots available for first class residences, as well as for an extension of business—promises more inducements for speculations. Especially will this be the case on the New avenue, running from 100th street, between Eighth and Ninth avenues, intersecting avenue St. Nicholas at 124th street. This thoroughfare will soon be opened in connection with Morning Side Park, upon which a large body of laborers are now at work. New avenue, from its proximity to both Central and Morning Side Parks, must shortly become a grand and select street for private residences, especially between 100th and 125th streets, being so near both of the aforementioned Parks. A steady demand for lots has existed in this vicinity, and high prices will in a short time be demanded for all the available lots that can be procured.

One Hundredth street, being one of the principal entrances to the Central Park on the west side, is very high ground and more prominently located west of Eighth avenue than it is in the vicinity of Madison avenue. Yet the price demanded for the former is no more than half of the latter. Eighth avenue in the course of time, if our authorities will ever finish the improvements thereon, must necessarily become the Fifth avenue of the west side. The track of the railroad, which has been laid close to the Central Park sidewalk, is by no means any detriment to the street, and we see no reason why a lot on this avenue, having a full view of the Park, similar to the Fifth avenue, should not be fully as fashionable and command as high a figure in due course of time. The Ninth avenue likewise comes into the same category, while Tenth avenue is reserved to become the Broadway of this neighborhood, which in course of time will be teeming with places of business. The relations of New avenue to the west are the same as those of Lexington avenue to the east side—that is, it will be devoted to fashionable dwelling houses only. This street extends to the extreme end of Manhattan Island and is the longest in the city. Property hereabouts commands good prices, few of the holders being willing to sell, even at rates advantageous to them—so much so that lots as far down as Eighty-sixth street are held as high as $6,000 each. On the 2d inst. the Common Council ordered New avenue open, to be graded and to be paved with Telford pavement.

A few days ago four lots, 25x100, on the east side of Ninth avenue, between Ninety-seventh and Ninety-eighth streets, were sold to Chickering, the piano man, for $26,000, or $6,500 each—thus demonstrating that no fictitious values are placed upon property in this vicinity. Four lots, 25x100, or half the block, on 100th street, between New avenue and Eighth avenue, were sold about thirty days ago for $28,000, or $7,000 each, and are now held at $9,000 per single lot, and it is doubtful whether it will be disposed of by the owner even at that price.

NO NAME.

The attention of the Park Commissioners is called to the fact that the various new avenues recently laid out above Seventy-second street are still devoid of any other appellation than "New avenue." Owners and dealers complain of the facilities they lack in properly locating property, owing to this oversight of the Commissioners, which it is hoped they will at once take into serious consideration, especially as a number of good names for these new thoroughfares have been submitted them.

THE RIVERSIDE PARK

is at last to become a reality, not only in prospective but in fact. The communication published in this column on the 30th ult. from a heavy operator in real estate, to ascertain the "feeling of Comptroller Green" toward the projected improvement, was answered on Saturday in a practical manner. In an interview with the Comptroller, at which this subject was broached, the writer of this bluntly asked him whether he was opposed to the Riverside Park, and as reported he would decline to furnish the funds to pay the awards, Mr. Green answered that he not only was in favor of the improvement but that he was getting ready to pay the owners of property taken for this park the damages awarded them by the Commissioners during the coming week. The Comptroller likewise expressed himself in similar terms towards the Broadway widening, which the decree of the Court recently confirmed, and which will also be paid for at the same time. This subject, then, as far as appeals to check the execution of these contemplated projects are concerned, may now be dismissed, for as soon as the Comptroller once begins paying damages all protests are in vain.

A WATER ROUTE FOR UPTOWN WEST.

The establishment of a line of steamboats on the East River to Harlem has had more effect in advancing the value of property on that line than anything else. In order to give more travelling facilities to residents residing at the upper end of the city on the west side, it is proposed to establish a water route on the Hudson River, and to this end the Commissioners of Docks at a recent meeting adopted an order to build and repair docks on the route of this new steamboat line. The following is the preamble and resolution of the Commissioners:—

Whereas on the 12th December, 1872, this Board denied the application of certain parties for the building of piers at the foot of Seventy-second and Seventy-ninth streets, North River, but since that date Mr. S. E. Church has appeared before the Executive Committee and placed before it some new information regarding the necessity which exists for a pier at Seventy-second street and for the extension of the pier already existing at Seventy-ninth street, North River, especially with the object of facilitating a system of rapid transit by means of steamers on the Hudson River between the upper and lower districts of the city; therefore,

Resolved, That the previous action of this Board in the premises be rescinded, and that, in compliance with the petition of R. A. Witthaus, Charles H. Russell, Robert L. Kennedy, J. J. Astor, John Q. Jones, S. E. Church and others, and fully recognizing the importance of the measure sought, this Board will proceed to construct, if the funds for the purpose can be obtained from the Comptroller, a pier and steamboat landing at the foot of Seventy-second street, North River, in conjunction with the grading and paving now going on in that street, so as to have the same completed at the same time as this street, and will proceed to lengthen the pier at foot of Seventy-ninth street, North River, in case it be found insufficient for a steamboat landing in its present condition.

RAPID TRANSIT

is the burden which everybody interested in real estate, even as a rentpayer, is engaged in agitating with fervor and zeal. We have devoted a great deal of space latterly to this subject, and only hope that some of the many plans now in embryo may soon be brought to a practical solution. What has been stated regarding the Underground Railroad may be amended. As far as the Fourth Avenue road is concerned an effort has been made by the grantees to make at least a show of commencing the work. Even if the other various contemplated projects are carried out the cost of riding would be very heavy indeed, the fare being placed at so high a figure as to guarantee only a heavy dividend to the stockholders, at the expense of taxing industry and enterprise. In support of this assertion we submit

AN ARGUMENT

to illustrate the difference between public and private enterprise in the construction of a city railway for rapid transit in New York, as bearing upon real estate and its value. Take Vanderbilt's road, for instance, and the rate of fare allowed by law is ten cents for the first three miles and two cents for each additional mile. As the shortest distance proposed is nine miles, the fare is twenty-two cents; for twice a day, morning and night, forty-four cents; for a year, $160 60.

This is the fare for each individual, supposing him to ride only to and from his business and no more. Allow his wife and family to average two more persons and the cost of a year's riding for these three is $481 80, which is the interest, at seven per cent, upon a mortgage of $6,882 85.

Now, if the road is built by the city, which has no dividends to collect, and the fare is fixed so as to cover the bare interest on the cost, then the fare will be for each trip five cents—twice a day, night and morning, ten cents; for a year, one person, $36 50; adding two more for the family, $108 50, which is the interest on a mortgage of $1,550, against a mortgage by private enterprise of $6,882; difference, $5,332. In other words, to support rapid transit by "private enterprise" instead of as a public work is to mortgage every man's house and lot, or if he has none then his industry to the amount of $5,332 85, and this simply to enable "private enterprise" to devote twenty per cent upon many times watered stock.

We have now before us a very important document in relation to rapid transit which is to be constructed by the city, which we intend to lay before our readers in a very short time. The HERALD claims to be the originator and sole supporter of such an enterprise, having advocated this plan a year ago and called upon the Legislature to pass the proper laws to this effect.

The commissioners appointed to assess and value property through which the Northern Boulevard, above 155th street, is to run, having received the maps from the engineers and surveyors, will commence the work of valuation to-day at the office of Mr. Seaver, one of their number. This labor will be concluded very rapidly, and there is no cause apparent why this boulevard should not be under construction by the opening of Spring.

The plot of ground known as the "Club House," situated on Eighth (St. Nicholas) avenue, 130th and what should be 131st street, reported in our columns on Saturday, sold by Mr. Raynor, the dimensions were furnished to us erroneously. Instead of being 125 feet on the side street it should have been 225 feet. Mr. McClave reports the sale made yesterday of the numbers 288, 290, 292 and 294 Bleecker street, each 20x80, the entire front south side of the street, between Commerce and Barrow streets, for $61,500.

Among the sales at the Exchange to be held during this week are the following by Mr. James M. Miller, auctioneer:—

MONDAY, JANUARY 6.

By order of John C. Bushnell, referee.

Three lots, on the north side of Thirty-seventh street, 500 feet west of Tenth avenue.

Three lots, south side of Thirty-eighth street, 200 feet east of Eleventh avenue, each 25x98.9.

TUESDAY, JANUARY 7.

By order of Charles Price, referee.

One lot, on the north side of Fifty-sixth street, 114 feet east of First avenue, 20x99.10 and 20x101; lease for twenty years from May 1, 1870, at $240.

THURSDAY, JANUARY 9.

By order of George L. Ingraham, referee.

One lot, northwest corner of Water and Roosevelt streets, 31x58.

By order of Charles A. Jackson, referee.

House and lot, 337 West Twenty-eighth street, 25x98.9; 333 and 335 West Twenty-eighth street, lease of two lots, with houses, each 12.9x98 feet.

RAPID TRANSIT.

Millionnaires to Meet in Council—Measures to be Adopted for the City to Own Railways.

Every owner of a lot above Fourteenth street is interested in fast travel, which, unfortunately for our city, has so far only culminated in more talk than labor. If the various theories advanced by logicians on this much talked of enterprise were compiled in one book it would make a larger volume than either Shakespeare's or Walter Scott's works.

The HERALD has devoted considerable space and attention to the various schemes put forth which are to secure to the citizens of this island the best and quickest modes of conveyance from one point to another, and while favoring no one in particular, opposed none, and has been, and is yet, only anxious to have the projected transits carried into effect at the earliest day possible.

The latest proposition on this subject will be discussed this evening at a meeting which has been called by four gentlemen of very large means, to take place at the office of one of signers to the call. The object of the invitation to the assembly is "to consider the proposed measure of rapid transit as a city work, and other measures to promote such interests." As it is proposed to adopt some decisive measures on the subject prompt attendance is earnestly solicited, and any one invited is allowed to bring with him any gentleman whose co-operation he may desire to enlist.

Among the many capitalists invited to attend this meeting are the following well known and eminent citizens:—Cyrus Clark, Marshal O. Roberts, Abner W. Colgate, Wheeler H. Peckham, John T. Daly, George H. Pollion, James Monteith, Daniel F. Tiemann, Fernando Wood, James F. Ruggles, William B. Ogden, Rudolph A. Witthaus, George M. Van Nort, Joseph W. Drexel, Dwight H. Olmstead, Simeon E. Church, Edgar F. Brown, Charles H. Russell, William R. Martin, John Q. Jones, Lewis B. Brown, John W. Pirsson, Philip G. Weaver, Benjamin F. Beekman.

Besides these there are about one hundred others who were solicited to attend, and if these moneyed gentlemen undertake anything in earnest no financial embarrassments are likely to form any barrier to the early completion of the project.

BROOKLYN AFFAIRS.

The Smallpox.

No new cases of smallpox were reported to Deputy Health Officer Holly yesterday from the Kings County Penitentiary, Clove road. The four cases removed from the institution on Saturday last are doing well. One case of smallpox was reported at Police Headquarters for removal from Myrtle avenue, near Classen avenue.

A Would-Be Suicide.

Michael Gallagher, twenty-eight years of age, was locked up in one of the cells of the York street station house on a charge of intoxication on Saturday. At a late hour in the night he was discovered by the doorman hanging by a rope, made out of strips of his shirt, from the grating of his cell door. He was cut down and rebuked for his folly. During the night he made several attempts to choke himself, but without success. He was sentenced to jail for ten days for drunkenness.

Safety of Brooklyn Hotels.

About two weeks ago the Fire Marshal of Brooklyn, Mr. P. Keady, made an inspection of the several hotels of that city, for the purpose of ascertaining the provision at hand for the escape of the inmates in the event of a fire suddenly breaking out in these houses. The report was filed with the Board of Police Commissioners, and the latter have seen fit to withhold the document from the press, though frequently requested to submit it to them for publication. The only reason assigned by the Commissioners for this unusual proceeding is that the report reflected too severely upon the hotels, and that the papers were unfair in their treatment of the case. The Commissioners have also made an inspection, but have furnished no report upon the subject.

Reorganization of the Common Council To-day.

The Board of Aldermen will be reorganized today for the year 1873. The event is one which will be attended with considerable interest to the political aspirants for the positions which are to be disposed of. The chief contests are over the Presidency of the Board and the office of Corporation Counsel. The balance of power is with the regular or "ring" democrats. The reform democrats, upon whose support the republicans rely for the success of their "slate," are Aldermen Rodman, of the Sixth; O'Riely, of the Twelfth, and Wiley, of the Seventh. The caucus slate of the "ring" is made out in favor of John M. Clancy, the Alderman of the Fifth ward, for President of the Board, and William C. De Witt for Corporation Counsel. The republicans urge the claims of Alderman Richardson, of the Twenty-first ward, for the Presidency of the Board, and E. T. Wood, ex-Collector of Internal Revenue, for De Witt's successor.

RAID ON A SPARRING EXHIBITION.

A Burglar Captured Among the Sporting Spectators.

There was a sparring exhibition announced among "the fancy" to take place on Saturday evening in a hall on Ninth avenue, and it became known to Captain McElwain, of the Twentieth precinct, that two of the principal performers were men for whom the police had been some time in search. These were John Hennessey, of 448 West Fortieth street, charged with burglary on the premises 571 Eighth avenue, and Frank Richards, who slipped out of the court room the other day, pending an examination on