NEW PUBLICATIONS.

AN OLD ACADEMY.

FAMILIAR SKETCHES OF THE PHILLIPS EXETER ACADEMY AND SURROUNDINGS. By FRANK H. CUNNINGHAM. With illustrations. 12mo. pp. 360. James R. Osgood & Co.

Phillips Exeter Academy has been the stern yet loving nurse of many a famous man, and is rich in reminiscences of New-England character and New-England learning. A history of the school is necessarily a treasure-house of anecdote and biography, and Mr. Cunningham has shown a lively appreciation of this. He has done his work in a pleasant, simple and honest fashion, and has provided what must be regarded as the first adequate history of the institution founded by John Phillips in 1778. He has told the story of the school in the first seven chapters; the succeeding chapters of reminiscence and biography are contributed by other writers.

Phillips Exeter was founded in the spirit of unselfish devotion and of regard for learning which made our Puritan fathers the successful organizers of a new civilization. Samuel Phillips, foregoing the fortune which he was to inherit, induced his father and uncle to apply it to the purposes of a great school, the plan for which Dr. John Phillips had first conceived. Dr. Phillips was childless and thrifty, and a man of learning, and the school was dear to his soul. Mr. Wendell Phillips has related some details concerning this sturdy Founder which he had from his "goody" when in college. "This 'goody' had been a servant in Exeter, and had known Dr. Phillips and his household. She said that it was customary for the Doctor to entertain the clergy when they met in Exeter, and that on such occasions he gave to each of them a glass of ordinary table wine; but to the one who was to preach the sermon of the day he gave a glass of rich mulled drink, a sort of cherry-bounce, in order, perhaps, to excite in him a proper amount of enthusiasm. He was, as has been well said, a rigorous old Puritan, a trifle sombre perhaps in his exterior, but with his friends always genial and warm-hearted, always greatly respected; in later years he became the object of affection and reverence. Indeed, he was a man to command respect. In his youth he had been carefully trained; he had seen his father and relatives all patterns of old-time politeness, revered by neighbors, old and young; and it was only natural that he should have their same fine manners, and both expect and receive the love and honor of all. No boy dared scale his orchard wall, nor cry at him, 'Say, Mister, gimme a cent!' but a low bow and a reverent tone would open this good man's purse, and at the same time fill the boy's pockets with cherries from his tree."

Mr. Cunningham's picture of Dr. Benjamin Abbott, the second principal and second parent of the school, is that of a stalwart, dignified scholar who was as thorough a gentleman as a teacher. His kindness was sunshine itself, but he did not forget to be just; he punished when necessary with a promptitude and decision that inspired wholesome respect. The moment discipline was administered, however, the sunshine appeared again; there was no nursing of grievances. Even as Rhadamanthus his courtesy was unfailing. Judge Whitman, of Cincinnati, has told a characteristic story concerning this trait of the good Doctor's: "One day at the close of school the Doctor called me to the desk and said, 'Come to my house to-morrow morning at 8 o'clock.' The stern tone left no doubt in my mind as to the nature of the summons. At the hour appointed, I promptly reported myself by rapping loudly on the front door with the great iron knocker. With equal promptness the door was opened an inch or two, and I was met with the stern command, 'Go round to the back door, sir!' To the back door I went; and, after an interview in the library, the Doctor, with his *usual politeness*, bowed me out of the front door."

Dr. Abbott's successor, Dr. Gideon Lane Soule, was a man after Abbott's own heart. He was a Christian and a scholar of the noblest type, and an instructor whose sympathy and sense of justice inspired deep love and reverence in his pupils. Mr. Cunningham recalls the fact that during the Rebellion a worthy colored student was a member of the academy. "Exeter knew no color line. Four students coming from Kentucky were full of indignation, and, after talking the matter over among themselves, called upon the Principal in his study and said, 'Doctor, we see that you have a colored student in the Academy, and we have called to say that if he stays we must leave.' Said the Doctor, 'The colored student will stay; you can do as you please.' The Southrons left." It ought not to be forgotten that it was a pupil of Phillips Exeter who wrote the first anti-slavery novel. After Richard Hildreth's visit to the South in 1832 and long before he entered upon his service to THE TRIBUNE he wrote his story of "Archy Moore."

Dr. Soule's dignity was great and was never lightly regarded by his students when in a normal condition. He was constitutionally opposed to drinking. An old pupil writes: "One day a classmate of mine whom I will call Smith, got gloriously drunk. The Doctor called him up, and made him detail the course of the spree, which included a visit to the three or four groggeries of the village, and the absorption of four or five glasses of ale, three glasses of wine, and a horn or two of whiskey. In holy horror, as Smith ended the enumeration, the Doctor held up his hands, saying, 'Why, Smith, if I at my age had drank that much, I should have been carried home on a stretcher.' 'Possibly,' said the imperturbable Smith, 'some heads are constitutionally weak to spiritual influences.' The Doctor smote off Smith's academic head that instant, and he went home on the evening train." Lewis Cass was once a pupil of Phillips Exeter, and Professor Waterhouse has recalled Dr Abbott's memories of the youth:

"Lewis Cass," he said, "was a very wild boy. One day his father, Major Cass, came to me and asked me if I could take his son?

"'Certainly; but why do you ask?'

"'O, the youngster is headstrong, and hard to manage.'

"'What does he do?'

"'Plays truant, runs away from his work, steals off without my permission to go a-gunning, fishing or swimming, and is full of all kinds of pranks.'

"'Well, send him to me, and I'll see what I can do with him.'

"The boy was placed under my charge. Several months later I met his father, and asked him how his son was getting along.

"'Well, sir,' said he, 'if Lewis was half as afraid of the Almighty as he is of you, I should never have any more trouble with him.'"

In relating this incident Dr. Abbott fairly shook with the laughter which the recollection of Major Cass's answer excited. It is scarcely necessary to add that, controlled by the Preceptor's extraordinary *power* of discipline, the strong motive energies which led young Cass into all sorts of boyish mischief were directed to nobler objects. The results of the wise management, which quickened the ambition and roused into action the faculties of a powerful nature, are recorded in American history. It was, however, intimated that, at Exeter, the future statesman evinced more talent for practical affairs than for the details of scholarship.

One alumnus remembers George Bancroft as a boy of twelve "speaking a dramatic piece" in which he personated with admirable effect an old man, in a full-bottom wig, knee-breeches and gray hose, to the great diversion of the spectators. Governor Butler, when at Exeter, was a slender boy with pale and freckled face, a modest and studious urchin and of quick parts. An old acquaintance says of him: "He was the same Ben Butler, a boy, that he is a man. I recollect that he was a strong Jackson Democrat, in consequence of which he was unpopular with the boys, against whom he would stand up and fight for his party. He was a diligent student, and a great fellow at foot-ball."

There was little hazing at the Academy in early days, climbing a high post and having one's face scrubbed at the first snow-fall defining its extent. Football and practical jokes were the chief amusements. Mr. George Kent records that on one occasion a number of pupils were taken one by one into a stable at a charge of sixpence each to see "a horse whose head was where his tail ought to be." The showman would admit but one at a time, that the horse might not be frightened at a greater number. As each boy emerged he was too shamefaced at his credulity to betray the "sell"; consequently a long line found themselves without the cherished sixpence and mournfully gazing at a common animal backed up in his stall.

The story of Aunt Ringe, who in the days of Dr. Abbott took students to board, has not yet been forgotten by the alumni:

In those days but few boys had fires in their own rooms, and so it was customary for them to study in the living room of the family with whom they boarded. In the house of Aunt Ringe, however, the boys each evening had the dining room quite to themselves, and on this account it was a favorite boarding-place. A custom of the house was the ringing of a 9 o'clock bell; this was the signal for the boys to fold their books, and like the Arabs, to "silently steal away." They seldom grumbled, or begged to be allowed to sit up later, but one night after the bell had been rung, they all remained and studied with a zeal which, during the day, would be more commendable than common. Aunt Ringe observed that the young men were not disposed to retire, and so began, after the manner of women, to ask questions. "Boys, didn't you hear that bell?" "Oh, let us stay a little while longer," said the boys, suddenly disposed to be studious. "Didn't you hear that bell?" was the only response. "Just a few moments more." "Didn't you hear that bell?"

Not even students could stand such a volley of questions, and, worsted in the debate, they retired from the dining-room. Once upstairs, however, they all began to march back and forth, from room to room, in a manner which would have been a model even for the Exeter police force. They took great care not to close the doors *carefully*, and the good lady of the house listened patiently until midnight to the ceaseless tramp of the young Trojans. Then, taking her stand at the foot of the stairs, she called one of the boys down, and, taking him affectionately by the collar, plunged him forthwith out of the front door into the snow. We assure you that he was not long lonesome out in the dark night, for before the bewildered youth could pick himself up and collect his scattered senses, he had company.

Thus, calling all the young patrolmen one by one, she escorted them to the door, and saw them across the threshold. Among the number is said to have been the son of Dr. Gideon Soule. Once out in the stormy night, for the snow was falling fast, these young mischief-makers either walked about in a dazed way till dawn, or else found shelter and solace with some schoolmate.

The next day Aunt Ringe told Dr. Abbott that a few of the boys could return, but some of them never could board with her again. The result was that she had no boarders the next year, but only for that year, for afterward her house was ever full. The boys well knew the real kindness of her heart, and, after all, admired her resolution and old-fashioned New England pluck. In fact, she became quite a heroine.

Mr. Cunningham's book will delight the alumni of the famous old Academy and will, moreover, be matter of interest to the general reader.

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MUSIC TEACHERS WANTED.—Superior lady vocalist, and gentleman for piano and violin or French, for Virginia school, $1,050 each; interview Tuesday, July 17th. Episcopal gentleman for piano, organ, singing, for Hudson River school. $800 and home. Several desirable positions for good musicians. Also for French ladies able to teach music or art. Application form for stamp. J. W. SCHERMERHORN, 7 East 14th-st., N. Y.

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WANTED.—A principal for an established day and boarding school in a healthy village forty miles from New-York.
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WANTED.—A lady teacher competent to teach grammar and high school studies in public school. Address, stating education and experience, LUCIUS McADAM, Watsessing, N. J.

REAL ESTATE.

NEW-YORK, Thursday, July 12, 1883.

The following sales were made at the Exchange Salesroom to-day:

By C. S. Brown.

14-story brick dwelling with lot, No 15 Rutgers-place (Monroe-st), n s, 156.6 ft w of Clinton-st, lot 26x110; Samuel Bush	$10,550

By E. H. Ludlow & Co.

14-story brown stone dwelling with lease of lot, No 28 West 49th-st, s s, 390 ft w of 5th-ave, lot 20 x98.9; C A Rice	23,000
Leasehold 18 years and 9 months; ground rent, $320 per month.	

By A. J. Bleecker & Son.

1 2-story brick house with lot, n s East 150th-st, 221.2 ft w of 3d-ave, plot of land 25x118.5; R B Mesier	4,000
1 lot s s East 151st-st, 450 ft e of Courtland-ave, 25x118.5; W J Barnes	550
Building with about 9 acres on Marshland-road, s e cor of White Plains turnpike, Bronxville; J F Swain	6,000

RECORDED REAL ESTATE TRANSFERS.
NEW-YORK CITY.

Samuel-st, s s, lot 117, 56x153; Elliot Sandford, referee, to M Brady	$180
39th-st, s s, 89 ft e of 2d-ave, 20x98.9x2'x77.5; S Joseph to Isaac Simon	6,300
Cherry-st, No 124; Edward Prisson to Sarah J Pirsson	1
Lot 193 on Madison-ave, 24th Ward, 27.7x87.7; J F Smith and wife to John Wild	1
Same property; John Kahorn and wife to G W Gros and wife	2,300
2d-ave, e s, 20.11 ft n of 123d-st, 60x80; the N Y Life Ins Co to Henry Gauzenmuller	30,000
2d-ave, e s, 80.11 ft n of 123d-st, 80x80; same to Aug Gauzenmuller	40,000
49th-st, s s, 325 ft e of 1st-ave, 75x100.5; G Ostrum and wife to G G Kip	11,750
Gold-st, Nos 20, 22 and 24; August Schaad to Sarah J Dunbar	38,500
68th-st, n s, 69th-st, 100 ft e of 9th-ave, 50x100.5x37.6x100.5x37.6x200.10, etc; M E Hayward to F D Hirschberg	65,050
Mott-st, e s, lot 214, 25x94; N Y Fire Ins Co to L L Portorne	9,000
151st-st, n s, 525 ft w of 11th-ave, 50x99.11 x irregular; H J Davison, assignee, to Veronica Perls	300
80th-st, s s, 122 ft e of 5th-ave, 100x102.2; Chauncey Kilner and wife to S A Williams	100,000
45th-st, n s, 200 ft w of 10th-ave, 25x100.5; C P Crosby and wife to H Daily jr	1
Same property; Henry Daily jr and wife to J Schmidt-lapp	7,700
East Houston-st, Nos 402 and 203 2d-st, J W Keese et al to C H Reed	5,750
2d-ave, p w cor of 101st-st, to 102d-st, 201.8x100; Bertha Smith and husband to A F Ferris	160,000
3d-ave, e s, 100 ft s of Rosco s, 25x100; J M Smith, referee, to Richard Connor	17,100
89th-st, s s, 366.8 ft e of 5th-ave, 88.4x100.8, Temple Beth El to N Fleisch	17,600
120th-st, n s, 275 ft e of 2d-ave, 16.2x102.11; A Ellis to H C Browning	1
3d-ave, w s, 25.4 ft s of 94th-st, 76.4x100; J Korn to Catharine Fettretch	36,000
123d-st, n s, 174.6 ft e of Madison-ave, 19.3x100.11, T F Tracey and wife to Reetha School	1
Prince-st, No 138; P T Ruggles, referee, to E A Albert	11,550

Steamboats and Railroads.

A.—HUDSON RIVER BY DAYLIGHT.—Steamers ALBANY and C. VIBBARD daily, except Sundays, leave Brooklyn by Annex at 8 a. m.; Vestry-st. pier at 8:35, and West 22d-st. at 9 a. m. for Albany, landing at Nyack and Tarrytown (by ferry), West Point, Newburgh, Poughkeepsie, Rhinebeck, Catskill and Hudson. Connecting at Rhinebeck with Ulster and Delaware R. R., at Catskill with Catskill Mountain R. R., and at Albany with trains for the NORTH and WEST and with SPECIAL SARATOGA EXPRESS.

ALBANY BOATS, PEOPLE'S LINE, DREW and ST. JOHN leave pier 41, N. R., foot of Canal-st., every WEEK DAY at 6 p. m., connecting at Albany Sunday morning excepted with trains north, west and east.

FOR BRI