ANDREW JACKSON.

A Good Life of "The First President of the Plain People."

HISTORY OF ANDREW JACKSON, Pioneer, Patriot, Soldier, Politician, President. By Augustus C. Buell. With Portraits. In Two Volumes. 8vo, pp. x, 482; viii, 437. Charles Scribner's Sons.

Mr. Buell's remark to his publishers that his life of Jackson, which he did not live to see through the press, would be "at least an American book—not an English one like Parton's," prepares the reader for the glorification of those traits of his hero which have commonly been the subject of apology. If Parton's admiring work is to be classed as Anglomaniac because it did not find admirable the lawless and uncultured features incident to the democratic spirit which pushed Jackson to the front, to what length, in order to be patriotic, must be carried the praises of the crudity inevitably found on the rough edges of society? The author's answer is a wholehearted proclamation of pioneer virtues and strenuous jingoism—a term which would not be a reproach to him, or, he would say, to his countrymen, but for "a peculiarity of the American mind which makes men who would face the mouth of a hostile cannon without flinching, run like rabbits from an epithet." Yet his biography of Jackson is by no means undiscriminating. On the contrary, it is a keen analysis of character, an honest, if not always successfully impartial, presentation of facts, without any attempt at blinking Jackson's violent temper, his arbitrary methods and his ignorance of statesmanship. Rather all these things are frankly set forth and made to contribute to the picture of this type of the popular hero of the rising democracy, this "first President of the plain people."

It is a vivid picture, and in its broad outlines a true one. Mr. Buell believed that for many years after its foundation our government differed from the parent realm in little except the election of its monarch every four years. The country was ruled by a small circle of statesmen, and the great body of the people had no voice in politics. In 1790 about one person in thirty-three had a vote, whereas with manhood suffrage there is about one voter to every five of the population. The logic of republican institutions demanded open doors for this non-participating class, but the practical conditions of pioneer society operated more powerfully to secure it, and the reaching out of politicians for new voters completed the process coincident with the passing of the Revolutionary leaders. In 1824 the new democracy had just come to self-consciousness and was ready to resent the leadership of conservative New-England and Virginia tradition. Adams did not represent the dominant popular feeling, though it is entirely unjust to speak of him as having been "counted in." In this and other respects, especially his supposed blindness to English machinations, this volume is unfair to one of the most aggressively and diplomatically unyielding Americans among American statesmen. In 1828 the Democracy, still further enlarged by more liberal suffrage laws in the older States, and united on one candidate, overwhelmed all opposition and placed its idol in the Presidential chair.

Jackson is frequently spoken of as a political accident, a mere military hero, elevated by unreasoning popular enthusiasm. In fact, he was the true representative of the dominant spirit of his time, a forceful leader and a political "boss" of uncommon ability. There was a straight thread of method in all his alleged madness. He traded on his own reputation for violence and was never so calculatingly cool as when he appeared in an ungovernable rage. He won his mastery because he did things which people wanted done. His hard experience as a boy with the savage warfare of the Revolution in the Carolinas gave intensity to a natural Celtic tendency and filled him with a bitter and lasting hatred of England. This amounted to a personal animosity, and it created dangerous situations which only good fortune prevented from being disastrous to the country. But undoubtedly that very trait strengthened him with a people who could not yet take an impartial view of international relations. He was a man of sentiment. The key to his policy is to be found in the realization that he was ruled by loves and hates and knew no middle ground in dealing with individuals or nations.

Yet it is a mistake to think of Jackson as merely the sport of fortune and his own passions. He was a keen witted, ambitious man, who had the gift of managing other men, and drove straight for what he wanted. Going into Tennessee in 1788, before it was a State, a young and penniless lawyer, he almost immediately made himself influential, and had been a Representative and Senator in Congress and a Judge of the Supreme Court of Tennessee in 1799. He bought large tracts of land and was an enlightened planter. Though he always protested that he was not a politician, he really built the Democratic political machine in Tennessee, one of the first of its kind and one of the most ruthlessly dictatorial. An early manifestation of his power was, in 1800, to make himself Major General of militia—in order to defeat his enemy, Governor Sevier. At that time he was utterly inexperienced in warfare, having never commanded anything but twenty men and boys in a chase for a dozen Indians, whom he let slip through his hands, as his rival, a veteran of Pontiac's war and King's Mountain, bitterly complained.

Though he took this office as an incident of a political and personal struggle, he made the most of it for the country. He believed war with England would come, and ardently desired to have a hand in it, so he studied military affairs and saw to it that the Tennessee troops were in a state of efficiency. The massacre of Fort Mims gave him his first real military experience, and he improved it with characteristic energy by the destruction of the Creek nation. This brought him his commission as major general in the regular army, notwithstanding Madison's dread of a general who did not hesitate to disobey positive orders without military necessity, but merely because he would not have his Tennessee "boys" ill treated, and who had already acquired the trick of invading Spanish territories. While major general in the regular army, Jackson still was the political "boss" of Tennessee in a fashion which would now be thought indecent. He was a stern disciplinarian, hanged and shot offenders among his own soldiers, and later Englishmen whom he caught in Florida on his lawless but justifiable invasion. Yet he showed little deference to his own superiors, and went so far as to issue addresses to his troops criticising and even attacking the Secretary of War and General Brown. While in command of the Southern District in 1820 he ordered trespassers from the Indian reservations because they were violating what he called "my treaties," without any authority from Washington. It was in itself a good thing, but an unnecessary usurpation. The department approved the removals, but suggested that there were laws ample for such cases, and that it should have been consulted. Yet this incorrigible despot was of all men the man to organize the Southwest for defence and to save Louisiana.

The battle of New-Orleans was fought after the Peace of Ghent was signed, and it is often thought of as an empty victory. But it was not. Mr. Buell's volume contains evidence tending to show that it really saved Louisiana. The British had never acknowledged the validity of the Spanish cession to France or of Napoleon's sale to the United States. General Packenham had with him a printed proclamation to be used after the taking of New-Orleans, assuming jurisdiction of the whole territory as trustee for Spain. On the night after the defeat all the copies were destroyed. He also brought with him a civil government staff. While the treaty stipulated for a return of all places taken by either side, the British commissioners had specially announced that they could not admit Bonaparte's construction of the law of nations, or accept it in relation to any matter before them. The meaning of this was not fully understood by the Americans, but there is reason to believe that the British commissioners supposed New-Orleans taken when they signed the treaty. Indeed, they hung off for months and then suddenly accepted terms before declared impossible. The last troops sent to Packenham went under orders dated London, December 22, 1814, the very day that the British announced in Ghent that they were authorized to waive the last obstacles to agreement, and two days later the treaty was signed. When this order was sent it was perfectly known that the war would be ended long before the troops would be in the field, but they would have been of the greatest use if Louisiana was still to be occupied. But for unforeseen delays Packenham would have been before New-Orleans by November 20, instead of December 23, at that early day would probably have succeeded and had his government established. It was necessary to have the treaty signed before word of this reached Ghent to postpone the question of Louisiana's status. The agreement was nicely timed, after the expedition was under way, but before its success was announced. If that was really the British plan, we owe Louisiana to Jackson's victory, for with a British army in New-Orleans and determined to remain it is doubtful if the Madison administration would have had either the power or the disposition to renew the war for their dislodgement.

There was nothing adventitious in the rise of a man with such a record of political leadership and military achievement. Trained statesmen might look upon him as unfit for the Presidency, but he responded exactly to the popular demand, which he knew well how to foster. His election was by no means the result of a spontaneous popular uprising. The movement was carefully nursed by some of the cleverest politicians the country has ever seen, and he himself, at least after his first defeat, was their centre and directing force. Mr. Buell's narrative is an admiring survey of Jackson's career as President, notwithstanding its acknowledgement of the shortcomings of his policy. His woful financial ignorance is admitted, though his responsibility for the subsequent disasters is ignored. Mr. Buell could read his hero's character clearly enough, but never could bring himself to be anything but a hero worshipper. Whether gambling, fighting, duelling, running amuck on great public questions or leading armies to victory and standing four square against the storm of nullification, Jackson was ever the type of the progressive, militant, untrammelled American spirit, which Mr. Buell still found admirable in its more cultivated but not less forceful and expansive modern aspects. No portrait of Jackson as a statesman has ever been better drawn in a few words than in these paragraphs:

> Jackson was, as he understood it, a Democrat. On all occasions he was wont to proclaim himself a believer in the doctrines expounded by Jefferson. But whatever his theories were—and perhaps it would be more perspicuous to say, whatever he may have thought they were—Jackson in practice was a territorial expansionist; a believer in a strong central government; he despised the weakness of individual States and the impotency of their militia in the emergencies of war; he favored a strong regular army; he was for increase of the navy from his first Congressional vote in 1796 to his last message, in 1837; whenever he conscientiously conceived the national safety or the integrity of the Union to be imminently jeopardized, he was capable of suspending the Constitution, overriding the civil laws, suppressing legislatures, arresting courts and exiling judges; under such conditions he could invade foreign territory on his own responsibility, subjugate with the national forces the colonies of European governments with whom the United States was at peace, and execute culprits by general order or by fiat of court martial without reference or appeal. And then the moment the emergency was over, he could relapse into the most submissive of patriots, the most law-abiding of citizens. In short, whatever he may have fancied himself to be theoretically, General Jackson was in practice what would now be termed an imperialist of the deepest dye. And that was what gave to him his marvellous hold on the imagination and the ambition of the plain people.
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> From the beginning of Jefferson to the end of Monroe the people had heard men of words only. In Jackson, for the first time in a generation, they saw a man of acts. They did not trouble themselves with elaborate analysis of the acts. They simply applauded the results without question and apotheosized the actor without argument.

Mr. Buell's statements of fact are in general accurate. He was misled, however, in declaring that Jackson as Governor of Florida was relieved of almost every vestige of executive power, through the act of Congress in providing a restricted form of territorial government, apparently to hamper him. Jackson was under act of Congress a despot in Florida, being clothed with the powers formerly exercised by "the Governor and Captain General and Intendant of Cuba." He returned to Tennessee in November, 1821, and the act establishing a territorial government with more restricted powers was not passed till March, 1822. It is surprising also to find that Mr. Buell accepted "Johnny" Rhea's tale of Monroe's authorizing the invasion of Florida, a story improbable in itself and solemnly denied by Monroe in almost his dying hour. It was brought forward for use in Jackson's quarrel with Calhoun, had no corroboration outside the word of Rhea, and Rhea never had a character that could stand for an instant against that of James Monroe.

CAREER OF ELECTRICAL ENGINEER.

No calling is attracting the attention of young men more generally at present than that of electrical engineering. The subject is thoroughly discussed in the book just published, entitled "CAREERS FOR THE COMING MEN," by Thomas Commerford Martin, former president of the American Institute of Electrical Engineers and Editor of "The Electrical World and Engineer."

TEN YEARS FOR PERJURY.

Straw Bondsman Convicted—Result of "System," Counsel Says.

Herman Froehlich, a butcher, of No. 1,877 Third-ave., was convicted of perjury by a jury before Justice Cowing yesterday and sentenced to serve ten years in prison. This is the last of the eight or ten cases of straw bondsmen which have been prosecuted by the District Attorney's office in the last year. Froehlich admitted that he has gone on more than four thousand bonds, and Mr. Jerome said that of these he was confident more than fifty were fraudulent.

Lewis Stuyvesant Chanler, the defendant's counsel, pleaded that the offence was the result of "the system." "The system" is supposed to mean that the sergeant who takes the bond receives a fee, usually $2. Justice Cowing said that in his experience on the bench he had seen only three or four people convicted of perjury, but that he was convinced that the crime has been committed in his court thousands of times.

KNOW OF NO ATTACK ON HAAN.

Police Have Not Heard of "Black Hand" Letter to Him—He Will Not Talk

Police Inspector McClusky yesterday declared that he was not investigating an attempt to extort money from R. M. Haan, proprietor of the new St. Regis Hotel in Fifth-ave., by means of threatening letters, and that he did not know that there had been an explosion at the door of Mr. Haan's room in the hotel. Mr. Haan declined to talk about the story.

According to the report, which the police discredited, letters were sent to Mr. Haan, telling him to leave $5,000 in an envelope at a certain place if he wished to save himself from death, and that one day last week there was a mysterious explosion outside Mr. Haan's room in the hotel, which did no damage, but created some excitement. It was said further that a strange woman was seen in the corridor a few moments before the explosion, and that she disappeared in the excitement.

Detective sergeants from Police Headquarters have been in the hotel daily, but Inspector McClusky says they are there in the ordinary pursuit of police business, to see that no professional thieves invade the place. The attention of the police has been called recently to several attempts of the "Black Hand" to extort money from people by threatening letters, but the writers of the letters have not been caught.

VAN. COTT WITNESS GONE.

Holds Postoffice Job—Prosecution Was to Call Him.

It was learned yesterday that Raphael Jones, an important witness in the charges against Richard Van Cott, of aiding and abetting in colonization, has disappeared. Jones holds a responsible position in the Postoffice. One of the deputy attorney generals said he understood Jones had gone South, where he would remain until after election.

The further examination of Van Cott and Bankson McAvoy was resumed yesterday before Justice Wyatt. Benjamin D. Levy, one of the witnesses for the prosecution, was crossexamined by counsel for the defendants, many of the questions being prompted by Van Cott.

The witness admitted that he pleaded guilty to the theft of $75 in April, 1902, before Justice Newburger, but declared that he was not guilty and that he did not steal the money from Van Cott. On September 29 McAvoy made arrangements with him to "place" colonizers.

"You were working for yourself only?" he was asked.

"No; I was working for Richard Van Cott."

"Didn't you go to a club in East Thirteenth-st. and offer to 'squeal' on Van Cott?"

"No."

"Didn't you, in a billiard room in the Tenderloin, say you were going to put up a job on Van Cott and were going to get a pile of money for it?"

"I don't remember."

On redirect examination Levy said he told a friend that he had a deal on that meant at least $200 to him and a good place after it was ended. He would get the money from Richard Van Cott.

Before adournment was taken to Friday counsel for the defence promised not to seek Levy's arrest on a federal or other legal process because of his testimony until the end of the Van Cott case.

"I shall have to ask you for some subpœnas for the next session," said Deputy Attorney General Collins. "We have lost one witness, Raphael Jones, through no fault of ours, and we do not care to lose any more."

READY TO OPEN SUBWAY.

Sale of Tickets Begins at 7 o'Clock P. M. on Thursday.

Arrangements for the simple ceremony which is to mark the opening of the subway to the public on Thursday were nearly completed yesterday afternoon, when the special committee of the Rapid Transit Commission held a meeting to talk over new suggestions. As the plans stood after the meeting, the speechmaking in the chamber of the Board of Aldermen in the City hall is to begin at 1 p. m. Brief speeches are to be made on behalf of the Rapid Transit Commission by Alexander E. Orr, president of the commission, and John H. Starin, who is the only member who also was a member of the first two commissions; on behalf of the city by Mayor McClellan, and on behalf of the Interborough Rapid Transit Company by August Belmont. The speechmaking is expected to last about an hour.

John B. McDonald, the contractor for the subway, was asked to make a speech, but he declined. He was quoted the other day as saying, in explanation of his being left out of the ceremony, "Wall Street doesn't give a —— for the contractor after he gets the dirt off his shovel."

"We have asked Mr. McDonald to be present," Mr. Starin said yesterday, "and he will be asked to speak. He tells us he is not an orator and will not say a word, but he will have to get up and say he's got the dirt off his shovel, anyhow."

William Barclay Parsons, the chief engineer who planned the subway and supervised the building of it, may also be forced to say a few words.

After the ceremony special trains are to be run in the subway for invited guests until 6 o'clock. From 6 o'clock until 7 o'clock nobody except the officials and employes of the road will be allowed in the subway. At 7 o'clock the sale of tickets will be begun at all stations from the City Hall to One-hundred-and-forty-fifth-st. and Broadway. Then the road is open to the public, and the plan is to keep it open continuously, day and night, thereafter. A schedule for the running of the trains probably will be announced on Thursday.

Alderman Griffenhagen went before the committee yesterday and asked that a bottle of champagne made in New-York State be broken at the ceremony in the City Hall. His plan, apparently, was to advertise a particular brand of champagne. The committee frowned on the proposition, and the Mayor said later that there would be no champagne at the ceremony.

The Interborough company has begun to advertise special trains for football games. This shows that the company expects to do a rushing business in the subway. For the ceremony at the City Hall about five hundred invitations have been sent to officials of the nation, State and city, to heads of the exchanges and financial institutions, and to some clergymen. Invitations which will enable about fifteen thousand persons to ride free in the subway for two hours before 6 p. m. on Thursday have been issued. Commissioner McAdoo has arranged to have sufficient policemen detailed at all the stations of the line to prevent overcrowding.

GIRL STRUCK AND ROBBED

Nine Years Old, but Highwayman Knocks Her Down.

Josephine Berg, nine years old, had been saving her pennies for months past to buy a warm winter coat. She drew her savings yesterday from the bank in the East Side department store where she has been depositing and started for her home, at No. 503 East Fifty-fifth-st., with two dollar bills clasped in her right hand and a dollar bill and seventy-nine cents in the left.

The police believe that a man followed her, because when she went up the stoop to her home a man knocked her down and grabbed the dollar from her left hand. The child shrieked and neighbors came to the rescue.

A large crowd chased a fugitive who is believed to be the girl's assailant. This man said he was Arthur Horton, an ironworker, living at No. 138 East Fifty-fourth-st. A dollar bill was found in his pocket.

QUICK RESALE OF CRIMMINS PARCEL.

Robert S. Masterton has bought from A. Hollander six lots on the south side of One-hundred-and-forty-sixth-st., in the Crimmins block, recently purchased by Samuel Green. Warren & Skillin were the brokers.

MAY BUILD HOTEL ON MALCOLM SITE.

Overtures have been made to purchase a parcel 200x98.9 feet, at the northwest corner of Fortieth-st. and Sixth-ave. W. H. Malcolm owns the property. It is said that if these negotiations are successful a hotel will be erected on the premises.

RECEIVER OF RENTS APPOINTED.

Justice McCall, of the Supreme Court, appointed Clement H. Smith receiver for the rents of property at the northeast corner of Walnut-ave. and One-hundred-and-forty-first-st., 125x100 feet, pending a suit brought by James Neil against Mary A. Murray and other persons to foreclose a mortgage for $8,400.

REPORTED LEASES.

P. J. Schweig & Co. have rented from the plans for W. G. Pigueron two lofts in the new mercantile building now being erected at No. 28 West Fifteenth-st. to a large costume house; also for J. B. Podesta, the store at No. 70 University Place for a term of years; also the store at No. 20 East Eighth-st., for L. A. Cuneo to the Breterman Fur Importing Company. The above leases were made for terms of years.

Tucker, Speyers & Co. have leased for James Hennesey to Cowperthwaite & Sons the building No. 30 City Hall Place for a term of years; also leased for Edward C. Smith to the American Ice Company the building Nos. 35, 37 and 39 Renwick-st. for a long term of years; also for the Hawes Von Gal Hat Company to the Commercial Advertising Company the store at No. 1,389 Broadway; also for Jesse C. Woodhull to Sterling & Le Doux the second floor at Nos. 35 and 37 West Thirty-first-st.; also for William Flinn to John C. Graul the store at No. 257 Fifth-ave., and for George H. Richmond to Harold J. Gross a store in the Knickerbocker Trust Company Building, at Thirty-fourth-st. and Fifth-ave.

G. Tuoti & Co. have leased for H. J. Hardesty the two four story tenement houses, 25x100 feet each, Nos. 215 and 217 East One-hundred-st., for a term of five years, at an aggregate rental of $11,000.

CHOICE HOUSE CHANGES HANDS.

W. W. & T. M. Hall have sold No. 7 West Seventy-third-st., a five story American basement dwelling house, between Central Park West and Columbus-ave.

REPORT ABOUT BLOCK DEAL UNTRUE.

It was reported yesterday that William Hall's Sons had bought the block front on the west side of Amsterdam-ave., between One-hundred-and-thirty-fifth and One-hundred-and-thirty-sixth sts. That report is untrue.

BUYS TRETBAR ESTATE PLOT.

The Tretbar estate has sold to John Behrens a plot of ten lots adjoining the Phelps property at Irvington. The property has a frontage of 150 feet in Main-st., 150 feet along the Aqueduct and extends west to South J-st.

TIEMANN BLOCKS SOLD.

Upper Broadway Landmark Bought by C. M. Rosenthal.

The purchasing movement in vacant land in the upper section of the city became considerably broader yesterday. Not only was the plot of 145 lots in the blocks bounded by One-hundred-and-thirty-third and One-hundred-and-thirty-sixth sts., Broadway and Amsterdam-ave., which was bought last week by the Central Realty Bond and Trust Company and the Fleischmann Realty and Construction Company, resold by L. J. Phillips & Co. to various persons, but a market for the old Tiemann tract was found. Bernard Smyth & Sons were the brokers in the Tiemann deal, Charles M. Rosenthal the buyer and Sonn Brothers the sellers.

The Tieman tract sold comprises two square blocks bounded by Broadway, One-hundred-and-twenty-fifth to One-hundred-and-twenty-seventh st. and Claremont-ave. This plat includes the frontages in One-hundred-and-twenty-fifth, One-hundred-and-twenty-sixth and One-hundred-and-twenty-seventh sts.

The sellers purchased the property a few years ago from the estate aof ex-Mayor Daniel F. Tiemann, who inherited the property from his father, Anthony Tiemann, in 1833, when the tract was farm land. The house occupied by ex-Mayor Tiemann stood on the parcel for many years. He lived there from 1858 to 1860, the period of his administration as Mayor of this city. This property is at the entrance to the subway station at Manhattan-st. and Broadway.

The number of persons who visited the Fort Washington Heights and the Dyckman sections and The Bronx on Sunday, with a view to purchasing vacant plots there, was greater than on any similar day for years. It is said that hundreds of lots changed hands, and that the contracts were signed yesterday.

FOR THE BEACONFIELD, $140,000.

Adolph Weiss & Co. have sold for a client the Beaconfield, a six story apartment house, Nos. 125 and 127 West One-hundred-and-fifteenth-st. The building is on a plot 63x100.11 feet. The buyer paid $140,000 for the property.

HUDSON REALTY IN SEVERAL DEALS.

The Hudson Realty Company has purchased the southeast corner of Prospect-ave. and One-hundred-and-sixty-fifth-st., a four story flathouse, 37x85 feet, from S. Mendelsohn. The same company has also bought a plot, 96x91 feet, at the southwest corner of Prospect-ave. and One-hundred-and-sixty-fifth-st., and the northwest corner of Tinton-ave. and One-hundred-and-sixty-third-st., 42x89 feet, from Jacob Ott, through L. Reiter.

PAROCHIAL SCHOOL PLANS.

Plans have been filed with Buildings Superintendent Hopper for a four story parochial school, to be erected for St. Paul's Roman Catholic Church, in East One-hundred-and-seventeenth-st., of which the Rev. John McQuaid is rector. The school will be in One-hundred-and-eighteenth-st., east of Park-ave., in the rear of the church. The basement story is to be built at once, and used temporarily as a chapel. The cost of the basement is estimated at $12,000 by the architects, Neville & Bagge.

TRANSACTIONS IN REALTY.

J. Clarence Davies has sold for William M. Benjamin two lots, 40x100 feet, on the south side of One-hundred-and-fortieth-st., 225 feet north of St. Ann's-ave.

H. L. Phelps has sold for M. Ullman No. 692 East One-hundred-and-thirty-ninth-st., a five story flathouse, on a plot 41.8x100 feet. He has also sold for a client the northeast corner of St. Ann's-ave. and One-hundred-and-thirty-sixth-st., a five story building, on plot 45x100 feet; for Elkin Kahn, No. 1,017 Trinity-ave., a five story flathouse, on plot 36x100 feet; for a Mr. Rubson the plot, 50x100 feet, on the east side of Washington-ave., 110 feet south on One-hundred-and-seventy-second-st. He has also sold for Mrs. Daugh No. 508 East Onehundred-and-sixty-first-st., a five story flatnouse, on plot 44x60 feet.

Leopold Hutter and Emanuel Arnstein have sold through J. W. Liner the lot, 27.6x106 feet, on the north side of One-hundred-and-forty-eighth-st., between Courtlandt and Morris aves., opposite Cottage Place. The buyer will erect a six story flathouse. Mr. Hutter has sold through Max Arens, attorney, to Ludwig F. D. Schutte, representing the Schencke Piano Company, No. 271 to 275 Rider ave., a factory, on plot 80x125x43x115 feet.

Edward A. Barry has sold the remaining five story flathouse of a row he is erecting at the southeast corner of Franklin-ave. and One-hundred-and-sixty-sixth-st.

Isaac Strauss has sold for Steindler & Powell to Joseph Winter No. 623 East One-hundred-and-thirty-eighth-st., a five story flathouse, with stores, on a lot 25x100 feet.

F. A. Becker has bought the plot, of about four lots, at the southeast corner of Longwood and Prospect aves.

James T. Meehan has resold the triangular plot at the junction of Westchester and Prospect aves., facing Longwood-ave., 295x93x268 feet.

Barry & McLaughlin have sold for the Murray estate to a builder, for improvement, the northwest corner of Wales-ave. and One-hundred-and-fifty-first-st., a plot 126x100 feet, and have sold for James D. McBride to a builder, for improvement, Nos. 575 and 577 East One-hundred-and-fiftieth-st., a dwelling house, on plot 50x118 feet.

Reiss Brothers have sold for Thomas T. Malcolm to Korn & Holzman the new six story apartment house at the southwest corner of Melrose-ave. and One-hundred-and-sixtieth-st., on plot 100x49 feet.

Schindler & Liebler have bought for a client from the Northwestern Realty Company the plot, 120x100 feet, on the north side of One-hundred-and-sixty-sixth-st., 100 feet west of Prospect-ave.

Isidor A. Wollheim has bought, through M. Ruben, from the Northwestern Realty Company, the plot, 100x95 feet, on the north side of One-hundred-and-fortieth-st., 200 feet east of St. Ann's-ave.

Joseph Mandelkein has resold for a client the plot, 50x100 feet, on the west side of Prospect-ave., 25 feet north of One-hundred-and-fiftieth-st.

Charles T. Barney has sold the southwest corner of Amsterdam-ave. and One-hundred-and-thirty-ninth-st., a plot 99.11x100 feet.

Paul Halpin has sold for Charles H. Harris a plot 75x100 feet on the north side of Two-hundred-and-sixth-st., 100 feet east of Tenth-ave.

Charles B. Gumb has sold No. 107 Morningside-ave., a five story flathouse, on lot 25x88 feet.

Charles E. Duross has sold No. 161 West Fifteenth-st., a three story and basement dwelling house.

Edward C. Williams has sold for I. Lebowitz to S. & L. Cohn, for about $65,600, the northwest corner of Seventh-ave. and One-hundred-and-eighteenth-st., a five story flathouse, on lot 26x100 feet.

The Central Realty, Bond and Trust Company and Max Marx have sold through John H. Deane to John Capello, the plot, 75x99.11 feet, on the south side of Two-hundred-and-third-st., 200 feet west of Ninth-ave.

W. H. Malcolm has sold No. 141 West Ninety-seventh-st., a four story dwelling house, on lot 18x100.8 feet.

Reese & Clauter have sold Nos. 236 and 238 East One-hundred-and-thirteenth-st., old buildings, on plot 50x100 feet, to I. Chiatin, who will erect a six story flathouse.

I. Chiatin has sold to a builder Nos. 213 and 215 East One-hundred-and-twelfth-st., old buildings, on plot 54x100.11 feet.

LEASES FIFTH-AVE. BUILDING.

Richard V. Harnett & Co., have leased No. 396 Fifth-ave., a five story business building, to the Singer Manufacturing Company. The lessee will alter the building and then use it for showrooms and warerooms.

AUCTION SALES YESTERDAY.

By Joseph P Day: 1 Front-st, s s, about 34.6 ft e of Whitehall-st, 33.5x110.2x39.5x110; American Mortgage Co agt J E Thrall et al; Bowers & S, attys; C P Blaney, ref; amt due, $19,301 40; taxes, etc, $902 03; withdrawn; 150 Convent-ave, n w cor 148th-st, 18.11x75; 3 story bk dwlg h; M H Rindskopf agt L Lewensohn et al; P M Herzog, atty; G E Plunkett, ref; amt due, $21,106 13; taxes, etc, $1,500; to the pltff for $22,500.

By Charles A Berrian: Gun Hill road, s s, 14 ft e of Lowmede-st, 36x99; 3 story f ten h; Margaret Koepper agt Mary Weber et al; Appell & T, attys; T A McKennell, ref; taxes, etc, $500; partition; to I N Hibberd for $7,050.

By L J Phillips & Co: 106 61st-st, s s, 110.4 ft w of 9th-ave, 40x100.5; 6 story s f fl h; S Altman agt L J Gallagher et al; Steuer & H, attys; B Tuska, ref; amt due, $13,060 19; taxes, etc, $116 44; to Philip Sugarman for $57,125.

AUCTION SALES TO-DAY.

By Bryan L. Kennelly: Columbus-ave, No 152-154, w s, 20.5 ft n 68th-st, 40x80 ft; two five sty stone front flathouses with stores; voluntary sale. Gansevoort-st, No 10, s s, 149 ft w 4th-st, 25x94.6 ft; three sty front and rear tenements; executors' sale; estate of Mary A Glover, deceased.

By D. P. Ingraham & Co.: Prince-st, No 138 to 142, s e cor West Broadway, 75x101 ft; five and six sty brk loft and store buildings; Mutual Life Ins Co agt M E Abbot et al; Davies, S & A, attys; E G Bergen, ref; amt due, $147,788 19; taxes, etc, $2,389 50.

By Charles A. Berrian: Third-st, No 138, s s, 60 ft e 6th-ave, 20x50; two sty brk tenement; Mary Hitchcock agt Joseph Morel et al; Peckham, M & K, attys; W H Knox, ref; amt due, $7,467 68; taxes, etc, $266 80.

By James L. Wells: West Farms Road, n w cor Lincoln-st., two lots, each 25x100, with lot adjoining on street; Lincoln-st, w s, 150 ft n of West Farms Road, 48.6x100, 4 sty dwg h and vacant; also lot 25x100, 26.6 ft n of same; Lincoln-st, w s, 275 ft n of West Farms Road, 50x100, 3 2 sty fr dwg hs; Lincoln-st, e s, 15.2 ft s of New-Haven Railroad, 25x100, 2 sty fr dwg h; Lincoln-st, e s, 100 ft n of West Farms Road, 4 lots, each 25x100; West Farms Road, n s, 50 ft e of Lincoln-st, 25x100; also 125 ft e of Lincoln-st, 25x100; Forest-st, w s, 250 ft n of West Farms Road, 75x100; Forest-st, w s, at railroad, 30x101.8x11.7x100, 2 sty dwg h; Forest-st, e s, 25 ft n of Poplar-st, 25x101; Poplar-st, n s, 101 ft e of Forest-st, 50.4x94.8, irregular, 2 sty fr dwg h and vacant; Poplar-st, s s, 277.2 ft e of Forest-st, 25.2x112.11; Forest-st, e s, 187.6 ft n of West Farms Road, 37.6x104.5, 2 sty fr dwg h; Forest-st, e s, 100 ft n of West Farms Road, 25x110, 2 sty fr dwg h; West Farms Road, n s, 58.5 ft e of Forest-st, 58x100x irregular.

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Life insurance is now the business of thousands and tens of thousands of men. Those best informed think that it is still in its infancy. What it offers as a business is ably set forth in "CAREERS FOR THE COMING MEN," by Senator John F. Dryden, president of the Prudential Insurance Company of America.

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