

THE REAL ESTATE MARKET.

ADVANCE IN THE USE OF REINFORCED CONCRETE.

Introduced in 1885, it has increased the yearly output of Portland Cement from 150,000 barrels to 30,000,000.

The filing of plans this week by the McGraw Publishing Company for an eleven story reinforced concrete building to be erected on the West Side lands special interest to a paper by Ross F. Tucker, read before the American Association of Cement Manufacturers and printed in a recent number of the Record and Guide.

Some idea of the popularity which the new form of construction has obtained may be gathered from the increase in the production of Portland cement since 1885, when Ernest L. Ransome of San Francisco invented the twisted bar, making it possible to incorporate steel bars in a mass of concrete so as to enable the concrete to withstand transverse loads.

Among the important buildings of reinforced concrete erected by Mr. Ransome are the museum and the girls' dormitory at Stanford University, both of which came through the ordeal of the San Francisco earthquake practically uninjured.

An important factor in bringing about a general introduction of the new method of construction was the shortage in structural steel which occurred in 1897 and 1898. Architects and engineers the country over were then compelled to turn to reinforced concrete as the only available substitute and consequently made themselves familiar not only with the Ransome system but with various systems employed abroad.

In reinforced concrete the cement is simply an envelope for a skeleton of metal in the form of girders, rods or meshwork. This construction has been mainly confined to engineering works, especially bridges, where the architectural problems are of the simplest.

The average architect and engineer, according to Mr. Tucker, is yet too unfamiliar with the characteristics of concrete to design a mass of concrete in the form of brick and steel, designs in brick and steel, and then attempts to adapt concrete to his structure.

Reinforced concrete structural method possessing peculiar characteristics which are essentially its own, and any design which is to be carried out in this material should be adapted to these characteristics and qualifications. For instance, many have an idea that the cost of cement and the labor involved in the handling of concrete are the particular objectionable features of this method.

It is therefore apparent that the greatest economy in the use of reinforced concrete is to be attained by keeping this fact in mind and designing the structure accordingly. The essence of economy in concrete work is the simplicity and duplication of forms, and of such color scheme as may be desired by the architect.

Many of the best examples of concrete work have endured for more than 2,000 years were built of a concrete far inferior to that which we use to-day—so inferior, in fact, and so different in method and material as to be hardly entitled to the name of concrete, as we know it at all.

Private Sales. THIRTY-FOURTH STREET.—M. H. Berger & Co. have sold for a client to Julius Sternfeld Nos. 217 to 221 East Thirty-fourth street, three four story tenements, on plot 61,288.8.

HORSE SHOW AT LONG BRANCH.

CLORETTA, ATLANTIC CITY WINNER, BEATEN IN SADDLE CLASS.

Field Day for Lolla, Mrs. Elliott's Newest Candidate—Mrs. John Gerken Celebrates Her Birthday by Triple Win—Clever Work by Amateur Drivers.

LONG BRANCH, July 25.—There was a fine start for the Monmouth County Horse Show Association's open air fixture at Hollywood Park to-day, the launch being so successful that there is no doubt in the fact that it is the thirtieth annual exhibition.

There is a good entry in the chief classes, and roadsters, harness horses, hunters, saddle horses and ponies had each an inning.

Mr. Gerken drove, and in the famous pony, Doncaster Model—These ribbons are extra birthday gifts, said John Gerken, "for this is my wife's birthday."

The conditions for Mr. Matliard's prize barred winners of first prize in single harness, and in the famous pony, Doncaster Model—These ribbons are extra birthday gifts, said John Gerken, "for this is my wife's birthday."

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Yesterday's Auction Sales. [At 14 Vesey Street.] BY JOSEPH P. DAE. Fifty-third street, No. 288 south side, 160 feet east of Madison street, a two story brick tenement in rear, A. M. Duffy vs. A. C. Duffy, etc., subject to mortgage, etc., \$18,100.

CUSTER WINS STAGGERING. Two Chamber of Commerce Candidates Not Up to Expectations. DETROIT, July 25.—Two Chamber of Commerce Stake candidates were turned loose at Windsor this afternoon and neither came up to expectations.

BOAT RACE ON SEPT. 8. Shells to Be Used by Harvard Crew Shipped From Boston. CAMBRIDGE, Mass., July 25.—More progress was made to-day in the preparations for Harvard's annual regatta, and to row the Cambridge crew.

CAMBRIDGE CREW PRACTICE. It Will Begin on August 9—Regular Course for Boat Race. Special Cable Dispatch to THE SUN. LONDON, July 25.—Considerable interest is being displayed in university circles over the forthcoming race between the notorious Harvard crew and the Cambridge University.

Penatquilt Corinthian Annual Regatta. The Penatquilt Corinthian Yacht Club of Bay Shore will hold its summer regatta next Saturday.

THURSDAY, July 26.—There was a fine start for the Monmouth County Horse Show Association's open air fixture at Hollywood Park to-day, the launch being so successful that there is no doubt in the fact that it is the thirtieth annual exhibition.

CARS.

GUARANTEED FOR ONE YEAR. 40 H. P. IMMEDIATE DELIVERY.

IN WORKMANSHIP, MATERIALS, DESIGN AND APPOINTMENTS THE FINEST CAR ON THE MARKET.

Bodies by A. T. Demarest & Co. and Healey & Co. FRANK C. ARMSTRONG Broadway & 93th Street. E. W. BLISS CO.

AMONG THE AUTOMOBILISTS.

SCENIC DELIGHTS AND GOOD ROADS FOR TOURISTS.

Glidden Contestants Arrive at Waterville—Accident, but Nobody Hurt—Discontent General Over Theory Which Has Not Been Carried Out—Other News.

WATERVILLE, Me., July 25.—After a day of delight in travelling ninety-three miles from Jacksonville over splendid roads through Maine woods the A. A. tourists and the Glidden and the Demarest contestants arrived here to-night. The roads were so fine that not one fell by the wayside to-day, and early in the evening, when most of the cars checked in, there was, so far as known, only one of the contestants that had dropped from the contest.

It was a duel between her and the black mare Roxana, which she won in a very close race. The other ribbons were withheld. Just out, a spotted pony, was too headstrong for Master Edward de Ceres and ran away.

Only three appeared in the pony class, and it had a farcical termination. The blue went to Welsh Princess, and the other ribbons were withheld.

Several of the saddle horses appeared with ribbons, but the only one that was good for an opening day. The scene has lost none of its charm with the passing of time, and the sport of the day is still as popular as ever.

Among the box holders were W. Goodby, Edward F. Murphy, Jr., ring steward for the day, Arthur H. H. Ladd, and others.

The summary in order of judging: Class A—Combination Harness and Saddle Horses.—First, Mrs. Gerken's; second, Mrs. C. A. Bingham's; third, Mrs. J. H. Gerken's; fourth, Mrs. W. Stinson's; fifth, Mrs. L. L. Gerken's.

Class B—Harnessed horses, not over 14 hands.—First, Mrs. W. Stinson's; second, Mrs. L. L. Gerken's; third, Mrs. J. H. Gerken's; fourth, Mrs. C. A. Bingham's; fifth, Mrs. Gerken's.

Class C—Harnessed horses, not over 14 hands.—First, Mrs. W. Stinson's; second, Mrs. L. L. Gerken's; third, Mrs. J. H. Gerken's; fourth, Mrs. C. A. Bingham's; fifth, Mrs. Gerken's.

Class D—Harnessed horses, not over 14 hands.—First, Mrs. W. Stinson's; second, Mrs. L. L. Gerken's; third, Mrs. J. H. Gerken's; fourth, Mrs. C. A. Bingham's; fifth, Mrs. Gerken's.

Class E—Harnessed horses, not over 14 hands.—First, Mrs. W. Stinson's; second, Mrs. L. L. Gerken's; third, Mrs. J. H. Gerken's; fourth, Mrs. C. A. Bingham's; fifth, Mrs. Gerken's.

Class F—Harnessed horses, not over 14 hands.—First, Mrs. W. Stinson's; second, Mrs. L. L. Gerken's; third, Mrs. J. H. Gerken's; fourth, Mrs. C. A. Bingham's; fifth, Mrs. Gerken's.

Class G—Harnessed horses, not over 14 hands.—First, Mrs. W. Stinson's; second, Mrs. L. L. Gerken's; third, Mrs. J. H. Gerken's; fourth, Mrs. C. A. Bingham's; fifth, Mrs. Gerken's.

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MORTGAGE LOANS. H. M. VALENTIN, BROKER. 119 Nassau St., New York.

REAL ESTATE AT AUCTION. THE REALTY FIRE INSURANCE CO. is to sell at public auction on Saturday, July 28th, 1906, its real estate.

SELECT APARTMENTS. EXCLUSIVE Housekeeping Apartment House, 43 5th St., northeast corner 11th St.

BRANCH OFFICES. The Sun BRANCH OFFICES. DAILY, SUNDAY, EVENING.

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