REAL ESTATE AND BUILDING NEWS

(Continued From First Page.)

Clerks' and commissioners' fees, 2 50
Examination of title.....160 00

Total $237 50

and no clerk's certificates as to back taxes.

"Contrast this, if you please," said Mr. Brown, "with $11.50 paid by our Richmond client for a piece of Washington property, and you will readily see what an imposition is being practiced upon our people. The truth is there should be a radical change, not only in the ad velorem tax matter but also in other costs of real estate transactions under which our people are suffering. If this keeps up somebody is going to know the reason why about election time. The more I investigate the subject the more rank and rotten appear the facts against our people. I was gratified to see that Captain Jeffress, one of the most prominent citizens of Chase City, has vigorously enlisted in the cause, and recently put up a very strong newspaper article on the subject, and I hope others will follow. The Times-Dispatch can do no greater service than you have been doing in that direction, for not a day passes but what some one does not refer to the good work The Times-Dispatch is doing in this direction, and I hope you will keep at it until some relief is obtained."

That is just the way one man talked right out in meeting, and I am quoting him straight, and without any fear of being called down and accused of inaccuracy, as is sometimes the case when rumors are published, and no names given.

By the way, I printed last week what I thought was a mighty well substantitated rumor that the Kaufmanns, well-known dry goods and millinery people on Broad Street, had made a big offer for the church property of the Grace Street Presgyterian Church with a view of extending their big house through from Broad to Grace Street. The Messrs. Kaufmann deny emphatically that such an offer has been made. I guess they know what they are talking about, and I take great pleasure in correcting the rumor, so far as they are concerned.

There were some pretty large sized sales made during the week, but the most of the people interested in them were inclined to be reticent, and but few particulars were obtainable.

Some Good Sales Made.

Williams & Cease sold 85 feet at Twenty-fifth and Venable Streets to the Johnson Box Company, who have been operating in Tenth Street for, lo! these many years. On this lot, for which the company paid $18,000, they will erect an up-to-date box factory. Williams & Cease also sold about as much more property in various parts of the city and out in the suburbs.

Amos & Poindexter sold 123 feet of ground on West Broad Street, between Allison Avenue and Meadow Street, for $175 per front foot. An investor was the purchaser, and what he proposes to do with the ground remains to be seen. It is investment or speculative ground, however, for it 's no secret that this is the third time it has been sold in as many weeks, and the court clerks have had only one pull at it.

Among the sales semi-officially reported by Richeson & Crutchfield are two Broad Street stores, near Allison Avenue, for which they got $18,500. Their other sales for the week footed up about $33,000, among which sales was a farm away out in Buckingham county.

A. J. Chewning Company made some large sales of residence property during the week, among them a handsome lot at the corner of Monument and Davis Avenues, which was bought by Mrs. Bessie Boswell Beveridge.

Blanton & Company report some good sales of West Main Street improved property, amounting in all to more than $20,000. They also did good business in Monument Annex property out in the suburbs.

Looking to the Suburbs.

While the intensely hot weather, and wasn't it awful hot for May? somewhat retarded business downtown, and among the brick lined streets it gave the suburbanites a good chance to talk about the advantages and the comforts of suburban homes. And surely the suburban homes are now looking mighty tempting.

The agents who are handling the Colonial Place properties report a big week's business. In fact, they say they sold more lots the past week than in any one week this year. Mr. Henery, who started building out there early in the year, has completed his home and moved in ahead of the hot wave. Seven other recent investors in lots have contracted for homes to be built this summer. In the meantime the company keeps on putting down sidewalks and making other improvements.

As the roses bloom and the trees grow their leaves the larger Norwood becomes more and more attractive, and last week three nice homes were sold in that suburb.

Golsan & Nash report increased inquiry for home lots in Westhampton and in Westham. The Richmond College people are improving their grounds out there, or arranging to do the same, and numbers of people who are looking to nearness to educational facilities for their children are negotiating for lots near by.

Ginter Park.

The beautiful suburb of Ginter Park continues active, especially in the building line. O. C. Peers, a contractor, stated yesterday that he alone had the contract for six houses, which are now being erected by him in this suburb, they being for G. Carlton Jackson, E. S. Simpson, John S. Eggleston, C. B. Garnett, Mrs. E. D. B. Garnett and R. C. Wight.

Besides these there are a number of other houses under construction in the park, and the grounds, while very much needing rain, are beautiful, and the flowers and shrubbery make the lots unusually attractive. E. E. Cone is having plans made for a residence on Seminary Avenue, and will start it within the next few weeks.

The fields of crimson clover along the Hermitage Road, near the Hill Monument, make the surrounding country unusually attractive and add greatly to the beauty of that section.

Lakeside Park.

The crowds that go to Lakeside Park have been greatly increased during the hit days. It is really a pity that the city of Richmond does not own more parks like the beautiful Lakeside Park. It is always in the highest state of keep, and the privet hedges, beautiful shade trees, lake, bowling alleys, cafe and dancing hall add greatly to the attractiveness of the place.

Many thousands of people visit Lakeside on Saturdays and Sundays, and the crowds are especially large on Sunday afternoons. It is really worth the time of any one to go there and spend a few hours.

Notes and Thoughts.

Real estate men are clamoring for a summer holiday early in the season, and some of them are taking it, too. At least a dozen agents went down stream yesterday to go fishing. Certainly they will not fish to-day.

The men who deal exclusively in farm lands say they have never had more calls from the wild and woolly West than they have had this season.

The real estate firm of Latham & Ruffin has been dissolved by mutual consent, and the firm of Ruffin & Sloan looms up in its place, John Sloan having bought the interest of Mr. Latham. Mr. Sloan has been actively engaged in the real estate business for several years past, and now that he gets in the ring as a partner he does not get into a field that is new to him, but simply gets into a position in that field that will enable him the better to make himself valuable.

RICHMOND RIGHT SQUARE UP TO DATE

Old Landmark at Third and Franklin Streets Makes Room for Professional Building.

Richmond grows and gets more up-to-date every day in the year, and as it grows and gets up-to-date old landmarks disappear and modern structures take their place. The modern "vandal" hand is being kept busy wrecking old landmarks to make room for new twentieth century buildings.

At the corner of Third and Franklin Streets there was an old-time fashionable boarding house. It was known for years, two generations at least, as Mrs. Duvall's boarding house, and in its time it housed many distinguished statesmen and their families. It was familiarly known for many years as "301," and everybody knew about "301," and everybody knew that only the bontons could get board there.

Less than three months ago a syndicate of professional men bought 301, and two weeks ago they made a contract with builders to wreck the old building and put in its place a modern structure, which, when completed, will be known as the "Professional Building." The name implies something, and the implication is that it will be devoted entirely to the uses of professional men.

Acording to the reading of the contract, the building is to be a three-story structure, made up of offices for dentists and physicians, and while the work of wrecking the old building was commenced only the past week the three stories, possibly, if the contract shall be amended, four stories will be completed and ready for occupancy as offices for dentists and doctors by September 1.

These offices will be arranged with every modern convenience required by professional men, and their offices will be en suite.

Even before the old building was started on the wrecking process every one of the proposed offices except two were leased to dentists and doctors. Already the syndicate of professional men, who own the property, is being urged to run the house up another story, so as to furnish a number more of offices.

However, the present plan is to make the two first stories office suites for doctors and dentists and the third story a kind of batchelor's den for home rooms for the occupants of the offices.

SCHOOL HOMES IN THE GREAT SOUTH

(Continued From First Page.)

that they must be comfortable and contented to be helpers in his well planned work, he has built school homes for them in communities where suitable board could not be obtained. These homes are the property of the county, and furnished by the same. When there is a married man as principal he takes the home and boards the teachers, and when the principal is unmarried a matron is secured for the home.

One home is maintained by "bachelor maids," and that has been pronounced a wonderfully well managed establishment.

These homes were built or bought, as the needs for them arose, and no home is maintained in a community where suitable board can be secured by teachers.

One home is an old school building remodeled into a comfortable cottage with porches. There are six school homes in Richland county owned and furnished by the county, with necessary outbuildings, and an acre of land for a garden.

The Teachers' Home.

The idea of the school home has come to stay, and if it could be carried over the land, even into Virginia, it would be a great blessing. It would have a tendency to check the wandering and restless disposition of some teachers, and anchor them to one spot.

Teachers in going into new work often experience trying ordeals in finding boarding places, and often a mistake made at this moment may impair their usefulness for all time. The efficiency of teachers is greatly influenced by their personal comforts and immediate surroundings. Superintendents of schools are sometimes so harassed by living conditions that the physical and mental discomfort incurred renders them incapable of good administrative work. Teaching is a vocation, and no worker at any trade is so subject to petty annoyances from the general public.

Surely the molders of human clay should have the same consideration the cotton mill worker has when his cottage is provided him.

School homes bring a feeling of independence to teachers, and set them apart from any factional feeling which may arise in a community. They make the cost of living less, and afford more rest when working hours are over.

The Only Way.

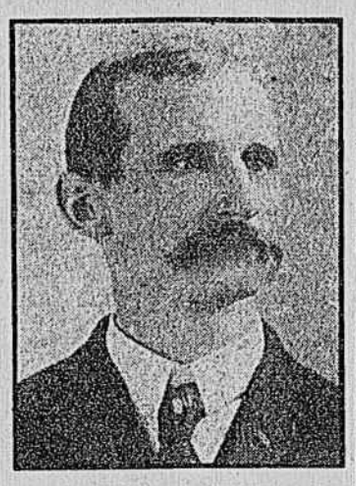
Mr. Clarkson built homes because he had no other way to keep teachers in the schools; now he sees the benefit of them, not only to the schools, but to the teachers and communities as well. Richland county gives free books to children, which is another step in progress worth mentioning.

L. M. R.

Teachers' Homes in Richland Co., S. C.

TEACHERS' HOME, MILL CREEK SCHOOL.

TEACHERS' HOME, HARRILL HILL.



S. M. CLARKSON,
Founder of Teachers' Homes.

The Confederate Museum
TWELFTH AND CLAY STREETS.
OPEN 9 A. M. TO 5 P. M.
Admission, 25c. FREE ON SATURDAYS

Atlantic City Resorts.

HOTEL STRAND
ATLANTIC CITY, N. J.
Entirely New. Completed 1910.
Half Block Ocean Front.
Fireproof. Capacity 600.
AMERICAN PLAN.
Always Open. Orchestra.
Sea Water in Baths, public and private.
Private Garage for Patrons.
Frank B. Off. H. C. Edwards.

HOTEL ABSECON
Virginia Ave. near Steel Pier.
Fireproof. Sun parlor. Private baths—running water; $10, $12, $15 up per week; $2 up per day. Special rates and booklet on application. O. P. PAINTER.

ISLESWORTH,
On the ocean front, Virginia Ave. Most central location. Cap. 550. Fresh and sea water in all baths; sun parlors, elevator. Large rooms, southern exposure, etc. Orchestra. American or European plan. Special American plan, $12.50 up weekly. Always open. Auto at train. Booklet.
WM. HYMAN, Prop.
FRANK M. PHOEBUS, Mgr.

2 CENTS POSTAGE SECURES FULL INFORMATION of ATLANTIC CITY, N. J. All Hotels, Amusements, Streets, Beaches, Bathing, etc. A Handsomely Illustrated 80 Page "OFFICIAL" Guide With Only Correct City Map Sent FREE by City Information Bureau.

THE ELKTON HOTEL.
A delightful summer home, in the Shenandoah Valley of Virginia; excellent table; pure air; lithia water; modern conveniences; open May 1. MRS. A. C. DRAWBAUGH, Elkton, Rockingham Co., Va.

The St. Charles
The Most Select Location Facing the Ocean,
ATLANTIC CITY, - - N. J.
With an established reputation of its exclusiveness and high-class patronage. Thoroughly modern and completely equipped. Courteous service. Bathrooms, with hot and cold, fresh and sea water attachment, showers, etc. Magnificent sun parlors and porches overlooking the Boardwalk and Ocean. Orchestra of soloists. Golf privileges. Illustrated booklet. NEWLIN HAINES COMPANY.

Summer Resorts.

PAVILION HOTEL
AND COTTAGES,
SHARON SPRINGS, N. Y.
NOW OPEN.
The celebrated WHITE SULPHUR SPRINGS AND BATHING ESTABLISHMENT OPEN MAY 15TH. Sulphur Bath, Pine Needle Baths, Douches, Steam Massage, Inhalation, Neuheim Baths. Dry Hot Air for treatment of RHEUMATISM, GOUT, SKIN AND NERVOUS DISEASES OF THE RESPIRATORY ORGANS, MALARIA AND HEART DISEASE. Folders sent Free.
JOHN H. GARDNER & SON.
W. H. CRAIG, Manager.

Pulaski Alum Springs
PULASKI, VA.
Open June 1, 1911.
Elevation, 2,000 feet. Accommodation, 200 guests. The most delightful summer resort in the Virginia mountains. Water is endorsed by the leading physicians in the State for all forms of Stomach, Blood, Liver and Kidney Troubles.
Rates reasonable. Fare excellent. Water shipped the year round. Write for booklet.
R. C. GRAHAM,
Owner and Manager,
Pulaski, Va.

The Blue Mouutain House
IN THE HEART OF THE BLUE RIDGE.
Superbly located at elevation of two thousand feet, with unobstructed view of world-famed Cumberland and Shenandoah Valleys. Modern in every detail; rooms with or without private baths, electric lights, telephones, hot and cold water throughout the house. Exhilarating atmosphere, beautiful scenery, delightful drives, excellent Riding Academy conected with hotel.
For rates, booklets, etc., address BOND & GIBBONS, Belvedere Hotel, Baltimore, Md.

Summer Resorts.

STRIBLING SPRINGS,
SHENANDOAH MOUNTAINS, VA.
Sulphur, Alum and Chalybeate Waters. Reopened by former owner, whose management is known by many Richmond residents to guarantee excellence. Rates, $7 to $10. Guests arriving by July 4 will be transported free from Staunton. P. O. Mount Solon, Augusta county, Va.
F. CHICHESTER.

MRS. E. A. ROBINSON WILL NOT conduct the Brandon Hotel, Basic City, this season, but will be associated with Mrs. W. A. Williams,
THE BRUNSWICK INN
Waynesboro, Va.

Red Sulphur Springs,
MONROE COUNTY, WEST VIRGINIA.
Open June 1 under new management.
Nature's only known cure for lung and kidney diseases, rheumatism and all stomach trouble. For rates, booklet, etc., address
J. L. DILLION.

QUEEN ANNE COTTAGE,
Virginia Beach, Va.
Open all the year. Apply to
MISS LISTER.

AFTON HOUSE
Opens June —, 1911.
The elevation is commanding, and the scenery is unsurpassed by any in the Blue Ridge or Alleghany Mountains for beauty and grandeur. Address MRS. JAS. R. GOODLOE, Afton, Nelson Co., Va.

OTTERBURN SPRINGS HOTEL
OPENS ON JUNE 1st. Newly furnished throughout, and with every modern convenience, including private and public baths, gas and running water in every room. Orchestra, dancing, tennis courts and other forms of amusements provided.
Otterburn Lithia Springs Water is a special feature of this resort, and is an efficient remedy in all affections due to Uric Acid Diathesis, Gout, Rheumatism, Bright's Disease, Kidney and Liver Complaints, Dyspepsia and Indigestion, etc., etc.
Rates, $15 per week and up. Special family rates and booklet furnished on request.
C. H. PAXTON, Manager,
Otterburn Springs, Virginia,
(Amelia County).

Schools. Schools. Schools.

The Chamberlayne School
A COUNTRY SCHOOL FOR BOYS, AT RICHMOND, VA.
The undersigned proposes to open, on TUESDAY, SEPT. 26, 1911,
A Boarding and Day School for Boys
Located on Grove Road, at the very edge of the city.
During the first session the number of boys will be limited to thirty-five. The object of the school will be to furnish to Richmond boys the advantages offered by the best boarding schools in the State, without separating them from their parents more than is absolutely necessary. For the present boys above fifteen years of age will not be received.
The School will be, in the main, a Day School for Richmond boys, but there will be accommodation for ten resident pupils.
For Prospectus address Headmaster, 411 East Franklin Street, Richmond, Va.
CHURCHILL GIBSON CHAMBERLAYNE, B. A. (U. Va.), M. A., Ph. D. (Halle).
DABNEY S. LANCASTER (U. Va.), Assistant Master.

1865 **McGuire's University School** 1911
JOHN P. McGUIRE, Principal.
Opposite Monroe Park, - - - - - - Richmond, Va.
Forty-seventh session opens September 18. Certificate admits to advanced standing at University of Virginia. Each boy has constant individual attention. Classes small. The average number in each class last year was eight.
At University of Virginia boys prepared here received eight degrees in 1907; seven degrees in 1908; five degrees in 1909, and five degrees in 1910. Only experienced university men engaged in Upper School. Lower School with separate rooms and instruction for little boys. All teachers give the whole of their time to the work of this school.
Professor Fitz Hugh, of University of Virginia, writing August 16, 1909, says: "McGuire's Univeristy School is one of the very finest types of Southern private schools for preparation for college, and stands to-day in the very prime of its working efficiency. The students from McGuire's are uniformly successful in the Latin classes at the University. I can recommend this school without reserve."
Prof. Echols, of the U. Va., writing August 20, 1909, says: "Especially in mathematics have the boys from McGuire's distinguished themselves at the University, exhibiting a careful and thorough preparation which has made them marked men in the classes.
"During the past ten years no less than forty-five have been entered from the school directly into the senior bachelor of arts course in mathematics, and their uniform success in this course speaks in unmistakable terms of the thoroughness of their preparation.
"It is one of the few schools in Virginia in which the old-time thoroughness of preparation is carefully maintained."
Dr. J. M. Page, Professor of Mathematics and Dean of the University of Virginia, writing September 13, 1909, says: "For about ten years it has been my duty to pass upon the preparation of students entering the University, and it is only fair to say that in no case have I found that a student entering with the McGuire recommendation proved later to be deficient in the subjects for which he was recommended. . . . I have no hesitation in saying that any parent should consider himself most fortunate who has the opportunity to enter his son at McGuire's."

TAKE ADVANTAGE OF THIS OPPORTUNITY.
Outdoor Sketching
In the Garden of the Art Club
During June and July.
Apply at the Club, 521 West Grace Street. One class free to club members one day of every week

Virginia Military Institute
"THE WEST POINT OF THE SOUTH"
Collegiate and technical courses combined with the rigid discipline of an army post.
Virginia Cadets tuition free.
Lexington, Va. Gen. E. W. NICHOLS, Supt.

Hotels.

HOTEL IROQUOIS

So. Carolina Ave. and Beach. Capacity 400; private baths, running water in rooms, elevator, fine porches, music, white service. Special, $12.50 up weekly. Booklet.
W. F. SHAW.

WARM SULPHUR SPRINGS
BATH COUNTY, VIRGINIA
This famous resort with the most delightful bath in America is now open for guests. Write for rates and information.
Mrs. John L. Eubank, Warm Springs, Va.

Jefferson Park Hotel
This well-known hotel, 15 minutes by trolley from Union Station, Charlottesville, Va., will be opened June 1, 1911, under the same management as last year. The celebrated Fry's Spring, which is noted for its curative qualities, is only 150 yards distant from the hotel. Booklet. J. L. VEAL, Manager, Charlottesville, Va.

GRANLIDEN HOTEL,
LAKE SUNAPEE, N. H.
One of the finest hotels in the White Mountains. Golf, Tennis, Fishing, etc.
ONE OF THE IDEAL TOUR HOTELS.
Write for Circular. W. W. BROWN,
Manhattan Hotel, 42nd St., New York City.

Summer Resorts.

Alleghany Inn
Modern—Up-to-date.
2,000 feet above sea level. In the heart of the most picturesque mountain country of Virginia. Wonderful scenic beauty. Ideal place for health seekers, overworked people, the lover of the beautiful. Most exhilarating climate in America. Abundance of mineral springs; the best of waters. First-class amusements. Fine cuisine. It's the ideal place. Write now for descriptive booklet, rates and full information.
Alleghany Improvement Co.,
Main Line C. & O. Ry.,
Goshen, Va.

Virginia.
RAWLEY SPRINGS,
Rockingham Co., Va.
Opens June 15; the health resort of Virginia; famous iron, chalybeate and sulphur springs; elevation 2,000 feet. Until June 10, address MRS. BOLLING, Annapolis.

Hotels. Hotels.

THE GUERRANT HOTEL
RICHMOND, VA.
Is Open Under New Management
Special attention given to the table. A celebrated chef, famous for his excellent dishes, with the personal attention of the proprietor, who has long experience in the hotel business, insures the patrons of the best attention and table in the city. I invite the traveling public and the boarding families of Richmond to allow me to cater to their comfort.
American plan only. Rates, per day, $2.00 and up. Special rates per month.
J. W. BELL,
Proprietor.

Summer Resorts. Summer Resorts.

THE KITTATINNY
DELAWARE WATER GAP, PA.
Leading Hotel; coolest location; no malaria or mosquitoes. Capacity 500. Every convenience. Boating, fishing, bathing, golf, orchestra, social diversions, saddle horses. Table supplied from own farm. American Plan and a la carte. Write for booklet of views and special terms. G. FRANK COPE.

TATE SPRING
NATURAL MINERAL WATER
Magnesia—Iron Cathartic—Tonic
Dr. E. E. Hoss, Bishop of Methodist Church, Nashville, Tenn., says: "TATE SPRING WATER is the best for all disorders of the Stomach, Bowels, Liver and Kidneys."
Prices { Case, 24 qts., crows sealed.....$3.00
Demijohn, $2.50; 30-gal. barrel... 5.00
MODERN HOTEL. OPEN ALL THE YEAR
ILLUSTRATED BOOKLET MAILED
TATE SPRING COMPANY, Tate Spring, Tennessee