

WITH THE SUBURBAN BUILDER AND BUYER

SOME HINTS FOR THE BUNGALOW BUILDER

Name Embraces Wide Field Though Bungalows Have Special Characteristics.

COST IS NOT ALWAYS LOW

Special Requirements in This Climate Force Many Extra Charges.

The man with but \$1,000 or \$2,000 to spend in the building of his house faces a difficult problem, says Robert C. Spencer in the *Architectural Record*. He can buy easily enough, but in building he will have his troubles. The cost of construction has doubled in the last eighteen years in those cities which were once great lumber markets of the middle West. And his wife, who graduated, I believe, at "Siwash" five years ago, and who is really a very intelligent and cultured little lady, has a big scrubbook pasted full of "inglenooks," pergolas, beautiful Colonial stairways, etc., culled since the wedding day from *Lovely Homes, Cottages and Gardens* and the *Home Builders Monthly*, and they all cost money.

And then there are his friends with their ready advice. If a man wants a lot of free, disinterested advice let him announce that he is going to build a little home in the suburbs, and say that he and his wife can't quite decide between a bungalow and a modest two story cottage. If that little house could only embody one-tenth of the desirable features that his wife thinks she wants and his friends think she ought to have it would be fit to rank next to the Seven Wonders of the world.

But, seriously, how about a bungalow for the modest home builder? Does it cost less than a house? And by the way, what is a bungalow? Several years ago that question was answered at length by Arthur C. David in an article charmingly illustrated with examples from California. The California bungalow as he defined and described it with its exaggerated eaves and Oriental or Japanese accent is out of place in the Northern and Eastern States, except when intended exclusively for summer residence. But his conclusion that the bungalow, so called, would not become a popular type of dwelling in the North and East has proved quite incorrect. As a matter of fact there is at the present time no close agree-

ment among American architects as to just what peculiar characteristics differentiate a bungalow from the general run of houses of moderate cost in expensive construction and simple furnishing. In view of the wide variance of opinion as to what constitutes a bungalow, particularly in the middle West, where buildings of this type are becoming very popular for small suburban homes, it may be well to admit that a bungalow is an unpretentious house with liberal porch space having one or more bedrooms on the ground floor, and in which whatever attic or second story space the design provides shall be utilized for sleeping purposes to a considerably less extent than in the average cottage or house. Many so-called bungalows are merely variations or modifications of the universal type of story and a half workingman's cottage, but the name has been a god-send to many two or three bedrooms would not have dared to build such cheap dwellings in good middle class suburban neighborhoods.

may be partly explained by the fact that an increasing majority of our metropolitan city dwellers live in "flats" until they are ready to build or buy homes for themselves and are so accustomed to the conveniences as well as the drawbacks of a one floor habitation that they are loath to change. Then too, the wife who does her own work with one or two small children to look after greatly appreciates the convenience of this way of living on the level of a garden level.

offering the convenience of bungalow living as well as the undeniable charm and "hominess" of a low roofed, spreading cottage as compared with the stiff, box-like proportions of the average little seven or eight room cottage is the excessive space occupied by the building in proportion to the accommodation it affords, crowding the ordinary suburban lot or necessitating larger grounds, and the common objection to sleeping on the ground floor, particularly in a flat country having a normal rainfall. Although in the arid or semi-arid regions of the West this latter objection disappears.

Much of the charm of the California bungalow is due to its very low proportions. This charm is lost to a degree, owing to the necessity for a well lighted basement and the desirability of elevating the bedrooms well above the ground. The small bungalow, like the small flat, is seldom well planned from an architect's standpoint. As a rule, the relation of bedrooms and bathroom to the living room dining room has all the informality found in a small seashore cottage. In a good plan the bedrooms and bathroom are always arranged on a little private hall or corridor, which may be completely isolated from the rest of the house. The same is true in the planning of flats and apartments, but is neglected in most speculative buildings of these types, because flat dwellers have become accustomed to such really bad features as bedrooms and bathrooms opening into living rooms, dining rooms and kitchens, without other means of entrance or exit, and real estate dealers insist that prospective purchasers overlook these trifling drawbacks in view of the space which is saved thereby and thrown into bedrooms, closets, etc.

In considering comparative cost as a factor in deciding between the erection of a bungalow and the two story house a question is raised which is rather difficult to answer. The California, or summer cottage, type of bungalow is undoubtedly cheaper to build, but in the North for all the year round use the bungalow requires a good basement, which for a small building should include the entire ground plan to accommodate laundry, store and fuel rooms and feeding apparatus. If the building is to be set low enough to look well in a stiff clay soil the cost of excavating and building the foundation walls will be much more than for a two story house affording equal accommodations. Much more roof also will be required to cover the same number of rooms. In the older land, less space need be devoted to the stairs, which may be placed out of sight and be more cheaply built than in a house, or omitted entirely except for access to the basement.

Without any definite comparative data, however, it is doubtless safe to say that a thoroughly well built bungalow of from six to eight rooms will cost more than an equally good story house. The former, however, lends itself more readily

NEW HOMES AT JAMAICA HILLCREST, L. I.



Something of an innovation is to be tried to-day by the Jamaica Hillcrest Company at their property at Jamaica, in the Borough of Queens. They are going to build a special sale of high class suburban homes which have been built on the property during the last year. Many owners of high class properties are inclined to the view that this method of selling is quite as satisfactory as selling by auction, while it has the advantage of giving the owner the opportunity to pass on the buyer, which is necessary if an attractive section is to be kept free from undesirable tenants.

This section of Queens has seen great building activity during the last year. Twenty-eight new houses have been erected and many more will be built during this summer and fall. The Hillcrest section of Jamaica, in which Jamaica Hillcrest is located is given entirely to homes. It is a high rolling stretch of suburban land and has a large frontage along Hillside Avenue beginning at the Soldiers Monument at the corner of Bergen Avenue. The entire property covers nearly two hundred acres, but the section on and immediately adjoining Hillside Avenue is all that has been developed as yet.

Jamaica Hillcrest Company are William J. Lee, prominent in Brooklyn and Queens real estate for many years, who were wide fame by his development of Sea Gate, Michael Goldman, the real estate appraiser for the Equitable and Mutual Life Insurance companies; Adolph Hupfel, president of the Brewers Association and a large real estate operator; Bryan L. Kennelly, the well known real estate auctioneer; John H. Judge, attorney and trustee of many estates; Louis B. Hasbrouck, attorney; George W. Palmer, ex-Comptroller of Brooklyn; H. C. McNulty, and a number of other equally prominent real estate investors.

HAUL FOR WRECKERS.

Can Start New Yards With Materials From Newark Hospital.

Another one of the old landmarks in Newark soon will disappear. Within three weeks the buildings of the old Essex County Hospital for the Insane, in South Orange Avenue, will be entirely removed, streets will be cut through and the property will be developed into a residential section.

The ground is owned by the Berry Realty Company. Under the contract made with the Levenson Wrecking

BUILDING IN NEWARK.

Plans Filed for Apartments, Residences and Shops.

A slight decrease was shown in the amount of work approved by the Newark Building Department last week in comparison with the preceding seven days. There were no plans for office buildings or factories, the new work consisting chiefly of apartment houses and dwellings. Thirty-six permits were granted, representing an aggregate outlay of about \$231,500, which is a total amount of the previous week.

A permit was issued to John H. Dunn & Sons for a five story brick apartment house to be erected at 44 Bleeker Street at a cost of \$60,000. Florentine Bergamo was given a permit to build a four story double brick apartment house at 236 and 238 Academy Street at a cost of \$27,000 and Frank and Adeline Coppola obtained a permit to put up a four story double brick apartment at 215 and 217 Clifton Avenue. The cost of the latter building is estimated at \$24,000.

Robert B. Stoutenburgh, a real estate dealer, has sold for the estate of John Dwyer the three story brick dwelling at 18 Chestnut Street to Thomas Dwyer. The consideration was \$9,000. He also sold for the Nichols estate the property at 243 and 245 Central Avenue to Charles Shuman for \$11,000. He also leased for the Improved Realty Company the building at 48 Market Street to Adolph Marks. The lease runs for two years and calls for \$5,000 rental.

A handsome two and a half story house is to be built for the Rev. Frederick W. Lewis at Elwood Avenue and Oak Street, on the lot with 105 feet of frontage on the latter street and the Dutch Colonial type, the exterior being gray shingle with a white trim. An open porch will run along the side of the lot. On the first floor there is a living room, dining room, reception hall, kitchen and butler's pantry, and on the second floor will be four bedrooms. There will be two bedrooms and bath in the attic.

The Art Novelty and Covering Company, which was recently organized, will build a two story brick factory mill at the corner of Irving and Lenox Streets. The front of the building will be red burnt brick with Roman brick and bluestone trimmings. The property is on Twentieth Street between Clinton and Springfield Avenues.

CLUB FOR BROOKLYN BROKERS.

New Organization Planned to Help Business Across the River.

A movement is under way for the organization of a real estate men's club in Brooklyn. The Board of Real Estate Brokers, comprising over a hundred members, has formed an athletic committee of which George H. Gray is chairman, and during the usual business hours during the summer months arrangements will be made for baseball, tennis and golf matches and yachting trips. This is expected to be followed in the fall by the formation of a club, to be thrown open to the 400 outside real estate operators.

Big Cedarstrom, who is active in the club movement, said: "Brooklyn has more real live real estate brokers than any other city in the country and we are in need of a place where brokers could meet socially and discuss not only real estate matters but other questions. I for one am heartily in favor of an organization of this kind and I believe that in a few years we could build a clubhouse large enough to accommodate every broker in the city."

TO DEVELOP CRANFORD TRACT.

Irving H. Wolfe resold for Hugo Doornik the Oak Side Realty Company the tract of land recently purchased by him from Jason C. Cameron at Cranford, N. J., on the Highway River and adjoining the recent purchases of Thomas R. Beckwith, L. I. The purchase was by division by the Oak Side Realty Company.

TO BUILD BUNGALOWS.

Irving Wolfe sold for Charles J. Lores his large tract of land at Ramsey, N. J., to the Nutley Realty Company. The latter in part payment a plot of land situated at Nutley place and Daily Street, West Nutley. The Nutley Realty Company will improve the Ramsey tract at once with a high class bungalow development.

YORKTOWN HEIGHTS ACTIVITY.

Irving Wolfe sold for a client of Herbert Reever a large tract of land at Yorktown Heights, Westchester county, to a realty corporation, which will immediately develop same into lots and blocks. He will build a number of houses, which they will offer for sale on the easy payment plan.

FAR ROCKAWAY DWELLING PLOT.

Irving Wolfe sold for A. S. Talley a plot of land in Kensington Garden, Far Rockaway, L. I. The purchaser also will build it with a high class residence for his own use.

POPPENHEUSEN POND NOW PARK.

City Takes Land of Unknown Ownership for a Playground.

Thirty years ago the lads and lassies of Flushing staked and courted in winter and where in the heat of summer the village urchin shed his clothing and plunged into the "old swimmin' hole" by a decision of Justice Garretson in the Queens County Supreme Court, last week, was transformed into Leavitt Avenue Park. The new park contains 7.58 acres. In the days when Conrad Poppenhausen, whose bronze bust from a little triangular grass grown park in College Point gazes on unmoved at the mad haste of to-day, was a power for good in his community, he gave the use of the old pond to the adjoining villages with the proviso that in events of its falling into disuse it was to revert to his heirs.

In the course of time it became a public dumping ground, when suddenly it acquired value and then began a contest of different claimants. Commissioner Leavitt, the present millionaire superintendent of the Queens highways, are among those interested in the contest.

BUYERS AT KENSINGTON.

The Rickett-Finlay Realty Company has sold in Kensington-Great Neck to Mrs. L. J. Jordan the lot with 105 feet frontage on Arleigh Road, southwest corner of East Drive, to William C. Millard, who is to build a two story house on the north side of Nassau Road, 200 feet wide, between Netherwood Road and Shore Road. Mrs. L. J. Jordan the lot with 105 feet frontage on the north side of Nassau Road, 200 feet east of East Drive, to Dr. Walter L. Jones. The lot with 105 feet frontage on the north side of Arleigh Road, between Netherwood Road and Shore Road, to Dr. Walter L. Jones. The lot with 122 feet frontage on the north side of Beverly Road, 205 feet east of West Drive, to Dr. Walter L. Jones.

SOUTHAMPTON TRANSACTIONS.

Alfred E. Schermerhorn has sold three and one-half acres of land on the west side of First Neck Lane adjoining the Meadow Club at Southampton, L. I. for Mrs. Alfred Nelson to the Meadow Club. The club will use this land for extensions to its courts and other club uses. Also has been rented for the season for Shepherd Knapp's Forest his cottage on Ox Pasture Road to J. Searle Barclay; for T. O'Donnell Hillon Mrs. Henry Elias Fine's cottage on First Neck Lane to H. Carroll Brown; for G. A. Weaver his Ivy Lodge on Captain's Neck to his wife, Mrs. Wanda; for Mrs. Archibald M. Brown her cottage on the Shinnecock Hills to Harold T. White; for Alfred H. Jordan the lot with 105 feet frontage on the north side of Nassau Road, 200 feet east of East Drive, to Dr. Walter L. Jones; for Misses Ball their Hillcrest at Waterbury to John Edmund Schermerhorn and for Mrs. Caroline Henry her cottage in the Art Village to Dr. Edward L. Keyes.

RICHMOND.

The cottage colony known as Little Farms at Annadale, Staten Island, which was opened by Wood, Harmon & Co. last year, is proving very popular this season. Numerous buyers are coming to the city and investors who see in the recent decision of the city to build the subway through the narrow evidences of a new and remarkable area of property for Staten Island. Staten Island realty experts maintain that now here else within the corporate limits of Greater New York can so much land be bought for so little money. Good land can be had at the southern and central part of the island as low as \$1,000 an acre. Among those who have recently completed bungalows at Annadale are Felix Aichberger, Mrs. Margaret E. Shortell, Henry H. Barkness, William W. West and William C. Heas, Mrs. J. H. M. Koenig and Mrs. Margaret Rinaldo.

\$500,000 FOR QUEENS BUILDINGS.

Large Total Cost of Structures Planned During the Last Week.

Vacation time is apparently not so popular to the Queens builders and investors, and last week the applications for building permits filed with the bureau of buildings in that borough passed the half million dollar mark. In all there were eighty-two applications for new buildings, aggregating \$467,530. This is considered an excellent showing for mid-summer, and when real work is begun on the proposed new transit routes in that borough builders say there is no foretelling the great activity that will follow.

Church building is keeping pace with the order of progress and improvement in Queens, and last week plans for a three story brick parish house were filed by Grace Episcopal Church of Jamaica. The building is to cost \$34,500. Its equipment will be modern and it is to be erected in Grove Street West of Flushing Avenue, Jamaica.

Continued progress is being made by the Sage Foundation Company, which is building a number of high class brick and tile dwellings at an average cost of \$7,500 each in Clifton, Glen and Greenway drives, Forest Hill. The Blackwell Construction Company will continue its development in the Astoria section of Long Island City by the erection of a four story apartment house in Jamaica Avenue South of Hopkins Avenue. William J. McCaw will erect a number of three story brick tenements in Jamaica Avenue West of Gulon Place, Richmond Hill, at a cost of \$10,000 each.

Among the frame dwellings in the list of building permits are the following: The Berner Realty Company, ten two and a half story dwellings in Oceanview Avenue South of Ridge Street, Woodhaven, at a total cost of \$22,000; Thomas Daly, five two and a half story dwellings in Clifton Street South of Park Avenue, Corona, at a total cost of \$18,500; the Ackroyd Construction Company on Ackroyd Avenue North of Hillside Avenue, Jamaica, six two and a half story frame dwellings at a total cost of \$21,000; A. J. Wick, six two and a half story dwellings in Ward, Chichester and Sherman Avenues, Morris Park, at a total cost of \$18,200.

The Regnaw Realty Company is to erect three story brick tenements in Myrtle and Buchanan Avenues, Ridgewood, at a cost of \$5,000 each.

SUMMER ATTRACTIONS DRAW MANY BUYERS

South Long Island Shore Largely Settled by Former Visitors.

GOOD TRANSIT SERVICE

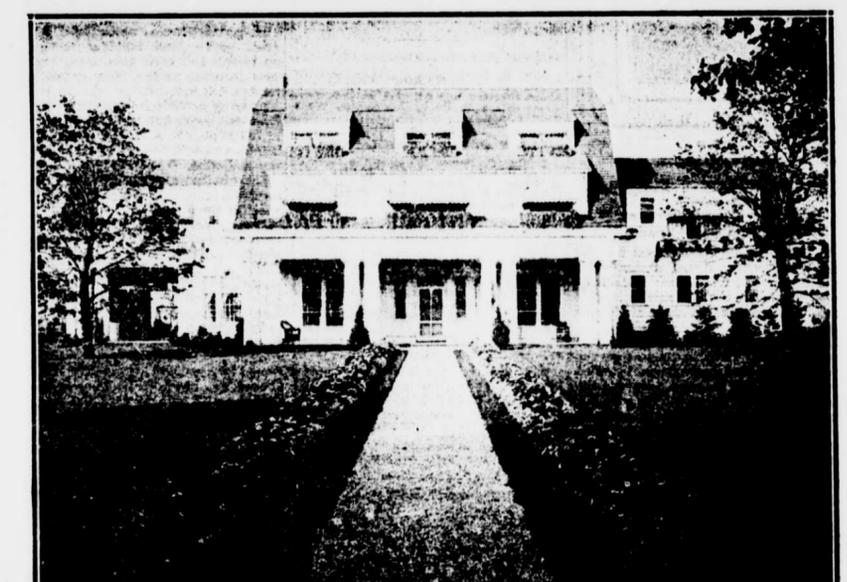
Upbuilding of Long Beach Has Called Attention to Nearby Places.

In spite of the steady influx of all year residents to Nassau county and the increase of assessed valuations as a result of the growth the county is still sought by summer sojourners; these in turn are a propelling force to further permanent increase of population. Long Beach forms the southern coast line of Nassau county, and the development and improvement of that vast stretch of beach has attracted thousands of recreation seekers there for the summer months. Further east, at Point Lookout, is another ocean front colony, which appeals to more of the middle class of people.

Many of the persons who frequent these places in the summer months are prospective purchasers of all year homes on Long Island within easy reach of the metropolis, and the experience of land developers shows that many summer residents at the ocean front become enamored with the idea of suburban life for all the year, with the result that such all year places as Rockville Centre, Lynbrook, Hempstead, Valley Stream, Floral Park and contiguous points are visited by ocean front summer residents who either buy homes for occupancy or buy plots for improvement with homes after their own plans.

The electrification of the Long Island

T. L. WOODRUFF PLACE AT GARDEN CITY ESTATES



Sold by Gage E. Tarbell to A. C. Rishel.

ment among American architects as to just what peculiar characteristics differentiate a bungalow from the general run of houses of moderate cost in expensive construction and simple furnishing.

In view of the wide variance of opinion as to what constitutes a bungalow, particularly in the middle West, where buildings of this type are becoming very popular for small suburban homes, it may be well to admit that a bungalow is an unpretentious house with liberal porch space having one or more bedrooms on the ground floor, and in which whatever attic or second story space the design provides shall be utilized for sleeping purposes to a considerably less extent than in the average cottage or house. Many so-called bungalows are merely variations or modifications of the universal type of story and a half workingman's cottage, but the name has been a god-send to many two or three bedrooms would not have dared to build such cheap dwellings in good middle class suburban neighborhoods.

A big porch across the street front and wide eaves and an open arrangement of living and dining room are really the only distinctive bungalow features of these little houses, but they help a lot when coupled with the magic title "bungalow."

In some middle Western cities whole districts are being largely built up with these so-called bungalows. Many of them provide two or three bedrooms on the ground floor, with additional provision for one or two more fair sized attic rooms, the attic space, however, being left unfinished in those which are built by real estate speculators. In a building of this type, with the rather low pitched and spreading roof, which is an important characteristic, the attic rooms are seldom fit for use, except as servants' rooms, during our hot Northern summers, as they are in cable ends or in single dormers without cross draught. In the South the bungalow roof space contains no rooms whatever.

The recent developed mania for bungalow building, which is so evident, for example, in the vicinity of Chicago,

to a comparatively rough and inexpensive treatment, particularly as to exterior covering, which may be of rough unstained boards, shingles, or perhaps a good, heavy asphalt, roofing felt with the crushed quartz or gravel embedded in the surface, divided into vertical panels by rough, undressed boards, giving a sort of half finished effect, the felt being afterward painted with one of the flat paints especially prepared for exterior stucco work.

In building a comparatively large rambling bungalow it is unnecessary to excavate under the entire house, a basement under half the floor area being perhaps sufficient to accommodate laundry, heating apparatus, etc. provided that the latter shall be a steam or hot water system. The underpinning of the unexcavated parts of the bungalow may consist of brick or concrete piers, between which heavy tarred planks are fitted, against which the earth is banked for warmth when the grounds are graded. The modern bungalow makes an ideal farmhouse, particularly for the rolling and hilly regions so common throughout our Northern States. On a well drained hill or high knoll the objections to ground floor bedrooms disappear and no type of habitation can be more pleasing and harmonious in a rural landscape than the broad, low, homelike house of one story.

PROGRESS AT JAMAICA ESTATES.

During the past week considerable progress has been made by the improvement of the Jamaica Estates, cement walks and macadam streets have been laid and the development work on the Jamaica Estates is well wooded and is located half way between the ocean and the Sound on the east end in altitude to Washington Heights in New York City. It is within easy reach of all the popular attractive building proposition has been provided for home seekers and every improvement made for the early unbidding of this property. Purchasers of plots may select a home after their own ideas from plans already drawn or may submit their own ideas, which will be arranged in a practical manner.

MANY HOMES SOLD AT KEW GARDENS. Kew Gardens, L. I., is enjoying a most active season. Many new houses of a highly artistic character, costing from \$25,000 to \$50,000, having every modern convenience, have been built and several large homes are now being planned for prominent New York business men.

Company of Hoboken the work of raising the buildings is to be completed within forty days. Nearly half of that time has been consumed, and to finish the work on time an extra force was engaged last week to continue at night the work where the men in the daytime left off. About 200 men are employed in the work.

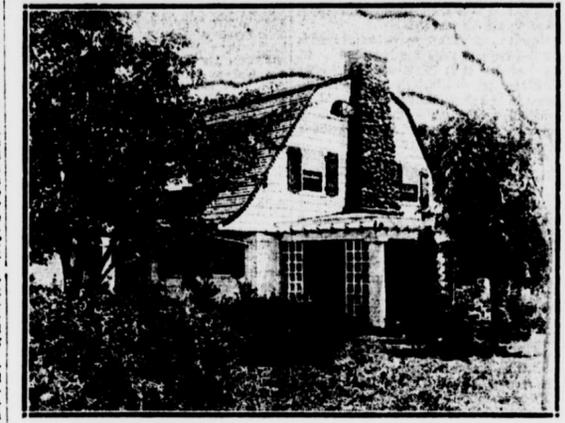
There were six buildings in the group on the grounds, covering about 600 feet deep by 1,200 feet long. None of the brick or material is being stored on the premises. Nearly all of the material has been sold and is being carted away as fast as it can be cleaned and loaded. In the main building it is estimated that there are 1,500,000 North River brick, Samuel J. Rachlin, superintendent of the work, said there are 6,000,000 bricks in the buildings, miles of pipe and tubing, and 1,125,000 slate slabs on the roof, 3 inches by 18 inches.

The plumbing on each of the floors is of three thicknesses and all of the wood is in good condition. There are over 1,000,000 feet of maple and yellow pine and 1,000,000 of spruce floor timbers, 3 inches by 14 inches. Besides this the contractors discovered 500 tons of iron, thousands of five pipes, a large quantity of plumbing and heating supplies which were installed shortly before the building was vacated, and 1,200 windows, the glass and sash of which are being sold to florists for hotbeds.

BLOCKFRONTS IN FORECLOSURE.

Joseph P. Day will offer at Supreme Court foreclosure sale in the Vesey Street substation on Tuesday the southeast corner of 143rd Street and Lenox Avenue, occupied by the Lenox Theatre, having a frontage on Lenox Avenue of 24.11 feet and 65 feet on 143rd Street. Also on Monday, July 8, he will sell the southwest corner of 142d Street and Lenox Avenue, a six story brick building with stores, having a frontage of 39.11 feet on the avenue and 100 feet on the street, and the north-west corner of 141st Street and Lenox Avenue, a similar property. Mr. Day will also offer on Tuesday, July 9, a block front on the west side of Audubon Avenue, between 187th and 188th Streets, occupied by a six story brick apartment house, having a frontage of 152.9 feet on Audubon Avenue and 75 feet on each of the side streets.

Dutch Colonial Cottage, Kensington, Great Neck.



TO BEAUTIFY JACKSON AVENUE.

Long Island City Street to Be Planted Its Entire Length.

To combine the beautiful with the practical is one of the modern ideas taken up by large real estate interests in Queens and in conjunction with the Long Island City Business Men's Association it is proposed to beautify Jackson Avenue from its starting point at the junction of Vernon Avenue to the viaduct of the Newtown Creek Bridge, Long Island City, for its entire length through the Borough of Queens by a system of tree planting. It is proposed to arouse civic pride and make this avenue a beautiful shaded thoroughfare.

This avenue is one of the main arteries in Long Island City and along the north shore of the borough, where it continues until it joins with the highway system in Nassau county. At present it is a sun baked, wind swept, busy thoroughfare. To line this avenue with trees adapted to the soil and climatic conditions is a task which will require the enthusiastic support of property owners and residents, and in response to a request from those interested in the project Park Commissioner Walter G. Elliot has set a staff of experts to work studying the situation.

From that thrifty European cities, where they are subjected to the baneful effects of electricity, escaping gas and paved streets, probably will be the kind selected for this interesting experiment. Commissioner Elliot is confident that shade trees that stand all these apparently unnatural conditions will be found, and a report is expected in time to start the tree planting this fall.

LONG ISLAND PLOT SALES.

The Windsor Land and Improvement Company has sold plots of land at Valhalla, N. Y., to C. Bender, Al. Fiorino, C. H. Warnbold, W. L. Lange, J. Donohue, E. Murphy, J. P. McDuff, C. H. Klein, J. Ganey, D. H. Conroy, W. C. Miller, D. Griffin, W. H. Cornell, E. Ott, C. J. Miller, P. Smith, K. C. Donohue, M. Quinlan, M. Blott, H. Conroy, W. Schull, A. Schmitt and S. Erlanger. The same company has sold plots at Lynbrook to C. Murphy, E. B. Penzance, W. J. Fitzgerald, A. Young, H. Roemild, P. J. Visser and C. Tietjen; at Hempstead to C. Murphy, E. B. Penzance, A. and C. Halliday and N. Fink; at Floral Park to E. Smith, T. J. Brady, E. Ward and J. Rochette; and at Rockville Centre to H. and H. Von Thun, H. Boeremann, H. Wisch, E. Mats and Koff and Tscheller.

Type of Bungalow at Annadale, Staten Island.



TO PROTECT QUEENS HOMES.

City Will Build Three Firehouses and Have Modern Engines.

Because of the millions of dollars invested in new buildings in certain sections in Queens, the old volunteer firemen are rapidly being relegated into the history of the past and their places are being filled with the paid service of the city. In last week's applications for permits for new buildings in that borough are three from the city of New York for the erection of fire houses, which will supersede the old volunteer fire houses. The buildings are to be of brick, two stories high and of size sufficient to house the new automobile apparatus which has been found so necessary in Queens owing to the wide extent of territory each fire company is expected to cover and where experience has shown that the horses become exhausted before reaching the fire.

The structures are to be modern in every way and taken in the aggregate, will represent an expenditure of \$140,000. One of the new buildings is to be located in Jamaica Avenue, west of the new development, where within the past eighteen months several millions have been invested in new buildings, and where the old volunteers have been unable to keep pace with the new developments. The second house is to be located in Grand Avenue east of Van Alst Avenue in the Astoria section of Long Island City, which will mean the protection of the new developments thereabout and will be accessible for the factory district some distance away. The third house will be erected in every way and taken in the aggregate, will represent an expenditure of \$140,000. 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