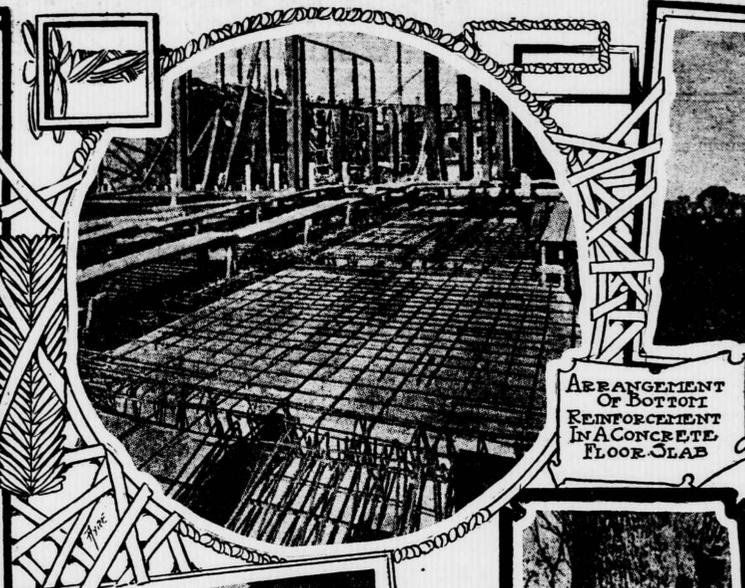


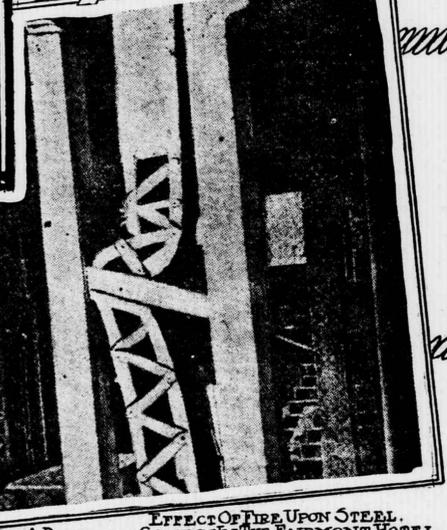
CURRENT HAPPENINGS IN THE REALTY MARKET



CONCRETE BEAMS TESTED TO 1700° F. ONLY SURFACE DISINTEGRATION OCCURRED



ARRANGEMENT OF BOTTOM REINFORCEMENT IN A CONCRETE FLOOR SLAB



EFFECT OF FIRE UPON STEEL. A BUCKLED COLUMN IN THE FAIRMONT HOTEL, SAN FRANCISCO.



PIPE USED AS SMOKE STACK BUILT OF CONCRETE

COTTAGE GUTTED BY FIRE, WITH CONCRETE WALLS UNDAUNTED

RECORDS OF BUILDINGS IN FIFTY CITIES IN AUGUST

Figures Important to Real Estate Operators Because Increases Mean More Houses to Rent and to Sell.

At the opening of the present autumn building season, when all of the industries connected either directly or indirectly with the furnishing of material and supplies for the new structures in the National Capital are booming as never before in their history; when the members of all the mechanical trades are at peace with their employers and are laboring steadily and happily and are thus adding their very material quota of earnings to the general prosperity, and when the city is gaining steadily in its assessable value because of the construction of almost countless new homes and apartment houses and business structures, it is probably of more than usual interest to compare the growth of Washington with that of the other more important cities of the country.

The marked development of property in all sections of the District of Columbia concerns not only the real estate operator, because it means more houses for him to rent and to sell, with consequent profit, but it also has its bearing upon every walk of life. The individual house owner sees his little investment accruing in value because of the addition of other improvements to the neighborhood, and the merchant and the professional man see a constantly broadening field because the steady demand for homes foretells more forcibly than the actual census figures that the city is growing—and students of economics are a unit in declaring the greatness of a city population and in the exact ratio of its population and in the growth of such population.

Gain of 34 Per Cent.
Manifestly it is unnecessary to point out that a wave of prosperity is sweeping the entire country, and it is equally obvious that the National Capital is high on the crest of the billow. Nothing more clearly indicates prosperity than the willingness of the investing public to spend its money for new buildings. According to the official bulletins to Construction News, the organ of the building interests of the country, construction operations all over the country for the month of August show a heavy increase. During the month just closed permits were taken out in fifty cities, according to official reports to Construction News, for the construction of 15,551 buildings, involving a total estimated cost of \$58,140,011.

Against the 1909 building permits, \$22,101 for the corresponding month a year ago, an increase for the month closed of 1,030 buildings and \$14,817,910 or 34 per cent. This is one of the most interesting reports from the standpoint of the remarkable increase which it shows that has been made public for a long time and clearly illustrates the enormous activity prevailing in building in all sections of the country. Probably nothing like it has ever before been known. It is a better illustration of the fact that a new era obtains in the affairs of this country than anything that has come to light in a long time.

One of the most significant features of the increase is the fact that out of the fifty cities only eleven show decreases, while thirty-nine have remarkable increases, clearly indicating the buoyant conditions all over the country. The increases are so general and so large that it is scarcely worth while to attempt analysis, while the decreases are in cities which have shown remarkable activity in building heretofore and are so widely scattered that they have little bearing upon the situation.

Significance of Some Decreases.
The most significant decrease probably is that in Chicago, where in August, 1908, permits were taken out for 922 buildings, involving a total cost of \$3,041,050, against 884 buildings, aggregating a cost, it is estimated, \$4,801,650 for the month just closed, a decrease of about 15 per cent. The fact of the matter is that the increase for the preceding months of the year has been upon such an enormous scale that a lower level was to be expected. In fact, the total for 1908 are now upon par with the totals for the months of last year. There is nothing particularly depressing in this state of affairs. It is not surprising to find a decrease of 37 per cent. in Seattle, for the reason that that city has been a scene of unusual activity for years and is now decreasing its attention chiefly to Alaska-Yukon-Pacific exposition. Pittsburgh, a decrease of 26 per cent., Baltimore 37, New Orleans 13, Louisville 28, Toledo, Ohio 11; Terre Haute 22, Mobile 28, Sacramento 56 and Harrisburg, Pa., 1 per cent.

In Washington the report of the building industry shows that in August of this year permits were issued for the construction of 330 buildings, at an estimated cost of \$1,194,322, as against 419 permits for the month of August, 1908, in the same month of 1908. The enforcement of the new building regulations of course has had a material bearing upon the number of permits issued in Washington in August, because a great many builders anticipated the new laws by rushing through the plans for structures on which work had not yet begun under the old laws after the issuance of the permits, solely that the amended schedule of fees for the licenses could be avoided. Consequently the figures for the District for the past month cannot be held up for comparison on the same basis as those of other municipalities. The appended table shows the increase in building activity throughout the country, and the cities which have contributed largely to the gains reported.

SUMMARY OF REPORTS FROM ALL OVER THE COUNTRY.

City	1909		1908		Per cent. Gain
	No. of Bldgs.	Est. cost.	No. of Bldgs.	Est. cost.	
New York, including Manhattan and Bronx	192	\$7,915,007	256	\$5,512,850	23
Boston	73	2,716,000	73	1,724,000	57
Philadelphia	1,406	6,338,875	1,127	2,024,330	23
Chicago	84	4,801,650	322	5,631,050	15
San Francisco	29	1,167,000	2	401,221	1
St. Louis, Mo.	898	2,962,959	803	1,418,684	109
St. Paul	105	1,585,835	116	336,500	351
Detroit	422	1,631,700	116	816,000	63
Los Angeles	779	1,355,199	676	1,044,271	63
San Antonio	69	1,019,200	642	2,043,500	9
Milwaukee	370	1,227,735	423	981,299	32
St. Paul	115	1,222,525	357	806,214	105
Portland	1,145	1,145,000	1,145	1,145,000	37
Cincinnati	849	1,150,134	479	561,210	106
Kansas	368	1,127,111	387	943,347	11
Indianapolis	391	1,125,884	372	751,319	50
Pittsburgh	352	1,096,301	337	1,481,306	26
Cleveland	325	1,019,200	325	1,019,200	20
Portland	473	966,345	412	772,395	29
Schenectady, N. Y.	280	891,741	199	623,381	38
Buffalo	745,000	739	1,724,000	124,000	10
Newark, N. J.	218	715,888	204	648,232	10
Worcester	70	721,385	86	683,725	48
Denver	270	709,395	248	661,310	5
Oakland, Cal.	270	547,836	263	443,969	24
Baltimore	279	516,255	214	401,221	1
Baltimore	238	449,270	158	711,032	57
Atlanta, Ga.	32	358,000	32	358,000	74
Worcester	124	338,710	94	262,000	30
Dallas, Tex.	129	357,435	117	234,701	62
San Antonio	116	325,000	116	325,000	62
Duluth, Minn.	125	263,738	117	180,278	63
Patterson, N. J.	89	258,284	80	177,296	63
Louisville, Ky.	261	253,262	261	239,813	10
Birmingham, Ala.	90	232,000	90	232,000	55
Richmond, Va.	94	228,507	89	222,043	7
San Antonio	307	216,896	274	168,890	68
Cedar Rapids, Iowa	22	171,000	22	162,000	61
Birmingham, Ala.	104	163,817	104	163,817	15
Toledo, Ohio	111	148,709	115	148,238	10
San Antonio	102	147,000	102	147,000	10
Terre Haute, Ind.	84	101,595	61	129,640	21
Harrisburg, Pa.	22	94,000	22	95,250	29
San Antonio	24	84,300	22	84,300	62
Mobile	59	61,520	44	83,329	28
Stockton, Cal.	32	54,000	32	54,000	28
Sacramento, Cal.	19	19,512	6	24,159	56
Total	15,551	\$58,140,011	14,521	\$48,322,101	34

INTEREST MANIFESTED IN NEW HALL OF RECORDS

Selection of Material for Construction of Government Building the Question—Local Expert Advocates Concrete.

Ever since the renewal of agitation for the construction by the government in Washington of a Hall of Records, which may be a repository for all of the important documents of the various departments and of the records of the courts, construction engineers have been taking a lively interest in the possible form which this building may take. It is generally conceded that the structure must be fireproof not only in its walls and floors, but in its every appointment, because countless thousands of the documents which it will contain will be invaluable. Many papers and reports and books never could be replaced if destroyed.

To be sure, every government department now maintains its own storehouse, where records are placed, and it was the very fact that documents of immense importance in such places as the Supreme Court, the War Office, the Pension Office, State, War, Navy, Interior and other departments are continuously being destroyed by fire that led to the demand for one central structure, as a nearly fireproof as human ingenuity could make, for the storing of all of these papers. Congress made an appropriation, and the ground for the Hall of Records was purchased, but there the matter rested, until the present time, when the government declared the amount available would not pay for both ground and building.

But since the purchase of the ground which toward the success of the plan, and since the selection of any one material for such a building means practically the selection of the material for the government of the fireproof qualities of such material, the advocates of various flame and heat resisting construction methods are actively engaged in the waiting the competition which must ensue before Uncle Sam chooses one or another for use in the making of his hall of records.

Concrete, granite, marble, granite and steel and brick, and all of the combinations of these various materials are being advocated, and the selection of one or another is the prize of approval by the government engineers.

Local Expert Speaks for Concrete.
One of the most active figures in the preliminary skirmishing is Edward F. Cowell, formerly industrial representative of the Philadelphia and Reading railway, who is now a resident of Berwyn, Md., and actively engaged in the local building field, and he is an advocate of concrete, first, last and all the time. Mr. Cowell is an authority on concrete, and in an interview yesterday he presented a number of cogent reasons why not only the Hall of Records, but every structure whose builders are interested in protection from fire, should be constructed of concrete. He quoted liberally from other authorities, and from government and from underwriters' reports.

"The Pennsylvania railroad has decided to build a reinforced concrete building for the preservation of records at its home office in Philadelphia," said he. "The boards of underwriters in New York, Philadelphia, and other cities have tested concrete up to 1,700 degrees Fahrenheit, with quick reduction of the temperature of the walls by subjecting them to streams of cold water at high pressure, and concrete has come out victor every time. In the Baltimore and San Francisco fires concrete showed better resistance to the heat than any other material. The term fireproof is a misnomer. 'Fire-resistant' is much better.

"F. W. Taylor, M. E., and S. E. Thompson, S. E., writing on 'Fire and Rust Protection' say: 'Observations of steel imbedded in concrete which has been exposed to fire or to corrosive action and experimental tests prove conclusively that two inches of dense Portland cement concrete, made in ordinary proportions with broken stone, gravel or cinders of good quality, and mixed wet, will effectively resist the most severe fire liable to occur in buildings, and will prevent the corrosion of steel even under extraordinary conditions. In buildings concrete has been found to be a more effective fire-resisting material than terra cotta and fully equal or even superior to first-class brickwork. Brickwork cannot exist in a structure exposed to fire, and some other material like steel or wood, both of which are seriously affected by fire, whereas concrete reinforced with steel may replace not only brickwork, but also the steel or wood columns and beams.'

Results in Actual Fires.
"Numerous experimental tests have been made showing the value of concrete as a fire-resisting material, but the best proof of its value in this respect lies in the fact that it has actually withstood very severe fires. The fire in the four-story reinforced concrete factory of the Pacific Coast Box Company, Bayonne, N. J., built entirely of concrete except the roof, utterly destroyed the contents

of the building, the roof and the interior framework, but the walls and floors remained intact, save in one place where an eighteen-ton tank fell through the floor beams, and in one place on the outside of the walls, where the surface of the concrete was slightly puffed. The fire was so hot that brass and iron castings were melted to junk."

"The effect of fire upon concrete in various buildings located in the center of the burned district of Baltimore is best appreciated by an examination of the reports of experts upon the fire. Capt. James S. Sewell in his report to the chief of engineers, United States Army, in referring to the fire in one of the buildings built with reinforced concrete columns, beams and arches, writes: 'It was surrounded by non-fireproof buildings, and was subjected to an extremely severe test, probably involving an intense high temperature as any that existed anywhere. The concrete was made with broken granite as an aggregate. In the upper stories where the heat was intense the concrete was calcined to a depth of one-fourth to three-fourths of an inch, but it showed no tendency to spall except at exposed corners. In the lower stories the concrete was absolutely unimpaired, though the contents of the building were all burned out. Afterward it witnessed a long test of this structure. One bay of the second floor, with a beam in the center, was loaded with nearly 300 pounds per square foot, superimposed on the floor, and the deflection, with a deflection of not exceeding one-eighth of an inch. The floor was designed for a total working load of 150 pounds per square foot.'

Quotation from Bulletin 370.
"The latest printed data upon 'The Fire-Resisting Properties of Various Building Materials' is Bulletin 370 of the United States Geological Survey, prepared by Richard L. Humphrey, and which reads in part: 'The investigations herein reported are a preliminary part of a comprehensive series undertaken with the object of determining the fire-resistive properties and rates of heat conductivity of various building materials, and the comparative efficiency of the various methods of fireproofing. These investigations have the further object of greatly lessening the liability of loss by fire in government buildings and greatly reducing their cost through more efficient methods of construction. While the tests are conducted primarily for the purpose of obtaining information of essential value to the government, it is believed the results will prove to be of much importance to the general public.'

"The tests were conducted in the underwriters' laboratories in Chicago," Mr. Cowell continued, "and they were elaborate in character, upon all of the most important materials used in building construction. The report does not announce any one material as being the best, but tests, but merely states the results, and this is one of the most forceful statements of all: 'A fact brought out most clearly by the tests is that the transmission rate of Portland cement mortars and concretes. This is one of the desirable qualities in materials for fireproofing purposes.'

"The large fire losses in this country—six times per capita those of Germany and France—show that more attention should be given to the proper construction of buildings. The government should lead in this respect. A new building is needed here for the housing or storing of records. Will it be up-to-date, of modern reinforced concrete construction?"

Besides advocating the use of reinforced concrete for the Hall of Records and for the construction of business houses and offices, Mr. Cowell cited a number of unique uses to which concrete has been applied.

One of the earliest recorded examples of the application of reinforced concrete was a boat of concrete and iron, built at the Paris international exhibition in 1855. This boat is still in existence. Easily the best of the barges were built in Italy for commercial purposes, and this year a hull is being constructed for a government cruiser. Several barges were also built on our Missouri river. The material also may be used for telegraph poles, hitching and fence posts, water tanks, gas tanks, barns, garages, bathhouses, monuments, chimneys, grain elevators, statues, stadiums, walls and foundations, and in fact, wherever pipes and drains; and in the fine arts, the fire detail of some work is convincing evidence that cement is well adapted for use in stately where delicate effects are required. In recent work done by Brommberg Guild, Worcester, England, figures three feet to six feet high were made to illustrate the economy of cement, which is less than one-half that of lead. The work of this guild is typical of what is transpiring in all parts of the world since the many advantages of cement have become apparent. One six-foot statue of Father Time, cast in lead, cost \$300, while the cast in the same figure cast in cement was but \$100.

Edward Tuck, an enterprising American resident of La Malmalson near Paris, France, who wished to erect a chimney in a grove of trees, hit upon the idea of making it of concrete so as not to spoil the landscape, and he had the concrete molded to resemble a tree, and the illusion was rendered more perfect by planting a Virginia creeper, which soon covered the chimney to resemble a tree, and with its branches and leaves made the smoke-stack a thing of beauty.

SALES AGGREGATE \$700,000

MOORE & HILL REPORT LIVELY BUSINESS SINCE JUNE 1.

The three-story residence, No. 2818 Connecticut avenue extended, Woodley Park, has just been sold to a local attorney, who will reside in same in the near future. This is one of the two houses which were erected by Franklin T. Sanner about a year ago, and contains twelve rooms and two baths and finished throughout in quartered oak. The sale was negotiated by Moore & Hill, incorporated, at a consideration of \$15,000.

Moore & Hill have also sold for Augustus P. Loring, executor of the Hughes estate, the three-story ten-room house No. 1323 Girard street, Columbia Heights.

Moore & Hill report they have sold since June 1 properties aggregating nearly \$700,000 in value. Some of the properties sold include the following:

For H. Rozier Dulancy, 18,000 square feet of ground, in Woodley Park, the purchasers being F. T. Sanner and William A. Hill, who are now improving same with high-class houses.

For Joseph A. O'Hare, 405 T street northwest.

For George P. Pitt, 207 C street northwest.

For ex-Gov. William P. Kellogg, 1730 Q street northwest.

For Bladen Forrest, the Alamo apartment house, located on 12th street between M and N streets, containing twenty-four apartments, containing twenty-four apartments.

To Bladen Forrest, the Harvard apartment house, located on Harvard street, Columbia Heights, and premises 903 S street northwest.

For Zepp Brothers, twenty-one of the

Houses in Demand.

For the Elchorn estate, 1006 1st street northwest.

For the People's Mutual Benefit Insurance, premises 2028 North Capitol street.

To Mrs. Grace A. Smith, 532 Tennessee avenue northeast.

For H. A. Caswell, 1110 6th street southeast.

For Ben M. Rawlings, a residence on Newark street, Cleveland Park.

For F. R. Gordon, 1400-1411 D street northwest.

To George B. Wells, 911 French street northwest.

To Dr. T. S. Palmer, 1321 Columbia street northwest.

For Clarence B. Hight, 727 Fairmont street.

For Percy McGlue, 1751 8th street northwest.

For F. T. Sanner and William A. Hill, 1321 Fairmont street, Columbia Heights; also 1906 G street northwest.

To J. H. Rinehart, ten houses, Nos. 1513 to 1531 O street northwest.

For Hood & Apple, trustees, 1524 East Capitol street.

For Harry Wardman, 3310 Ross place, Cleveland Park.

For Mary C. King, 3023 Cambridge place northwest.

For Mrs. Catherine Fowler Wells, 228-230-232 3d street southwest.

For Chiswell & Kite, 837-3d street northwest.

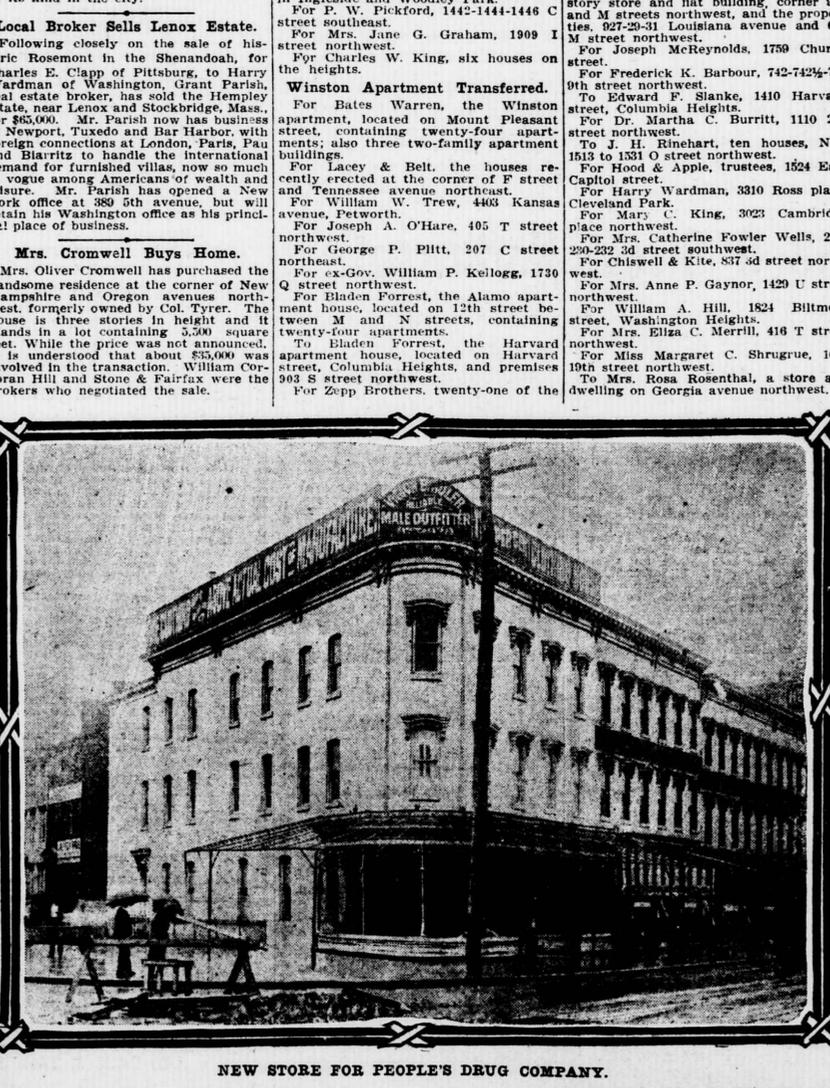
For Mrs. Anne P. Gaynor, 1429 U street northwest.

For William A. Hill, 1824 Biltmore street, Washington Heights.

For Mrs. Eliza C. Merrill, 416 T street northwest.

For Miss Margaret C. Shrugue, 1633 19th street northwest.

To Mrs. Rosa Rosenthal, a store and dwelling on Georgia avenue northwest.



NEW STORE FOR PEOPLE'S DRUG COMPANY.

CLIFTON APARTMENT SOLD.

Local Merchant Secures Valuable Investment Property.

One of the important real estate transactions of the current week was the sale of the Clifton apartment house for Lewis E. Breuninger to Philip T. Hall, of the F street merchant. The sale was made by Charles Early, real estate broker, and Mr. Hall will hold the property as an investment.

The Clifton is a new structure, having been completed by Mr. Breuninger during the present summer. It contains fourteen suites, all but two of which are already under lease. The Clifton is located on Clifton street between 13th and 14th streets northwest. It is understood that the price secured for the property was \$70,000, and the annual income from rentals approximates \$5,000. The Clifton is in a very desirable location, being directly opposite the handsome parking surrounding the Barber mansion, and as it is on one of the highest points in that part of Mount Pleasant, nearly all of its windows afford unobstructed views of all of the downtown sections of the city and of the hills in Virginia beyond the river.

New Firm Makes Sale.
Gardner & Dent, Incorporated, have sold for Zepp Brothers the house at 603 Rock Creek Church road. The house is a two-story brick of colonial design and contains six rooms, bath and cellar. The purchaser, Mrs. Katherine C. Dean, will occupy the house as her home.

Subdivision of Ingleside, Has Been Purchased by Mrs. Frances Rose, the F Street Milliner, who will hold the same as an investment. The house is three stories in height and contains ten large rooms and two full-bath tubs. It occupies a lot 18 feet front by a depth of 110 feet, overlooking Rock Creek park. The house was built by Mrs. Vogt several years ago after plans designed by Oscar G. Vogt, architect. It is understood that in the neighborhood of \$8,500 was paid for the property. The sale was negotiated through the real estate firm of Willige, Gibbs & Daniel.

Sale of Bryant Street Residence.

Willige, Gibbs & Daniel, real estate brokers, have sold for Harry J. Mattern one of the new three-story brick dwellings, numbered 51 Bryant street northwest, just west of North Capitol street.

The house has nine rooms and bath with nickel-plumbing and is heated by a hot-water system. It occupies a lot 15 feet front by a depth of 140 feet to a rear alley. It is understood that \$3,550 was paid for the property, which will be occupied as residence by the purchaser, Mrs. Sarah J. Dwyer.

Property Purchased as Investment.

The handsome brick residence occupied for several years past by Mrs. Sophia Vogt, widow of John L. Vogt, 1771 Lamont street northwest, in the Walbridge