

GOOD VALUES IN HOUSES ON NEW CAR LINES

RAPID BUILDING ON LINE OF TROLLEY EXTENSIONS IN NORTHWEST SECTION

Apartment Houses and Residences Going Up in Many Instances Where Roads Are Only Proposed or Half Completed.

The march of improvement follows the extension of the street car service. This is a truism so fully proved that the simple introduction of a bill chartering a rapid building up of the section through which the road is scheduled to pass.

Much more than is to be expected in a city where the further extension of the tracks of a local road into the outlying district brings the section into closer communication with the heart of the business center.

This has been amply developed in the several extensions made by local street car companies and in no case more extensively than by the continuation of the road out Eleventh street from Florida avenue to the present terminus of the line at Monroe street on Columbia Heights.

It will be remembered that several of the city streets running north ended at the boundary, as it was long called, and in the case of Eleventh street was stopped by a high hill, on which several handsome residences were owned by well-known citizens of the District. After years of endeavor Congress was persuaded to pass a bill extending the street on to the new section beyond, and less than two years ago operations were completed and the street thrown open to public use. The Anacostia and Potomac branch of the Washington Railway and Electric Company promptly took advantage of the opportunity for reaching out in the new territory and extended their lines fully a mile beyond their old terminus at Florida avenue.

Building Up Rapidly.

The rapidity with which the section so promptly provided with excellent facilities of transportation has been built upon is little short of marvelous and within the short period since the improvement was completed the street has been provided with rows of houses of excellent character, besides numerous single ones that will provide homes for many of our citizens, in addition to materially adding to the taxable values.

Not only has Eleventh street been wonderfully improved, but those paralleling it on either side, besides all of the interesting streets, have found favor with builders and home-seekers, and several hundred new houses represent the result.

Agents who have had these various houses for sale or rent report the demand as being extremely active, and in the case of the row situated between Columbia road and Irving street eleven out of the twelve were disposed of through the office of Moore & Hill, Inc., before they were completed. The same may be said of the row on Monroes street, which was begun and finished in anticipation of the coming of the railroad.

Many Apartment Houses.

Apartment houses have also crept into the new section, and while there are no large ones, there are a number of smaller size, which are reported as meeting a good demand for dwellings of that class. Those now built or in course of erection are furnished with all the modern requirements, and the fact that they are well located on high ground and have every convenience of quick transit facilities make them naturally most attractive as homes.

INCREASE IN BUILDING LARGE FOR SIX MONTHS

Twenty-four Cities Expended Enormous Total of \$275,000,000 for First Half of Year.

Building for the first half of the year in the larger cities shows a very satisfactory increase over the corresponding period a year ago. During the first six months, according to official reports to Construction News, permits were taken out for buildings to cost \$275,000,000, against \$247,886,881, for the corresponding period a year ago, an increase of \$27,113,119, or 11 per cent. From a glance at the enormous totals one can appreciate the importance of the building industry of the country. There is scarcely anything remarkable about the report other than that it should be a source of great satisfaction to know that it shows a gain over what was, prior to this, the most prosperous building season in the history of the country.

Out of twenty-four cities only five show decreases and these were not of great moment. The increases run up to as high as 55 per cent. The most significant increases were in Buffalo and Atlanta, each 55 per cent, although the volume in Atlanta was nothing like that of Buffalo. Detroit and Omaha each showed an increase of 45 per cent, but in Detroit the volume of building operations was almost three times greater.

Building continues active in all sections. There are many new and hitherto almost obscure communities which are making up for the falling off, if there is such a thing, in the cities in which building has been active for so long. There is no indication of a let up other than that which comes between seasons when it is too late to begin building for fall occupancy and too early to build for spring renting. Altogether the situation is satisfactory.

TO IMPROVE G STREET WITH HANDSOME STORE

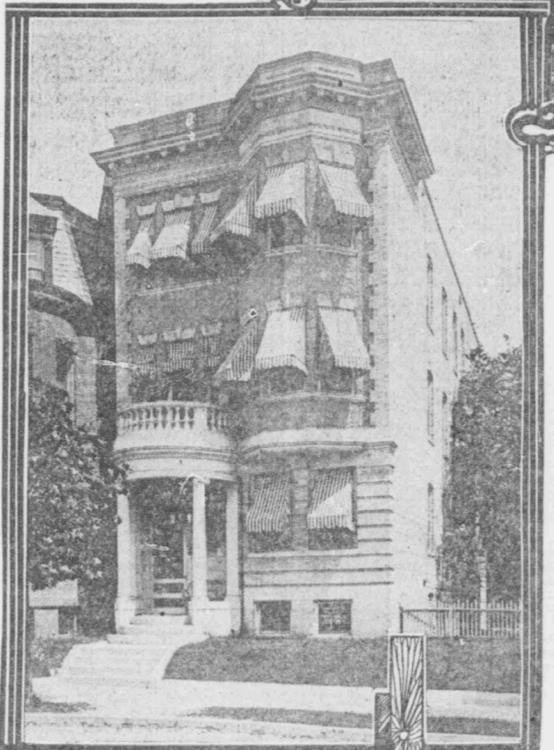
John H. Nolan, builder, has been awarded the contract for the erection of the four-story brick store at 1119 G street northwest, which is to be owned and occupied by Hugo Worch as a music emporium. The front of the building will consist almost entirely of plate glass set in copper frames. The estimated cost is \$25,000.

Given then adequate means of quick transportation and the upbuilding of any section convenient to the business center of a city is a matter of a few months only, and an assured addition to the wealth of the community in added real estate values.

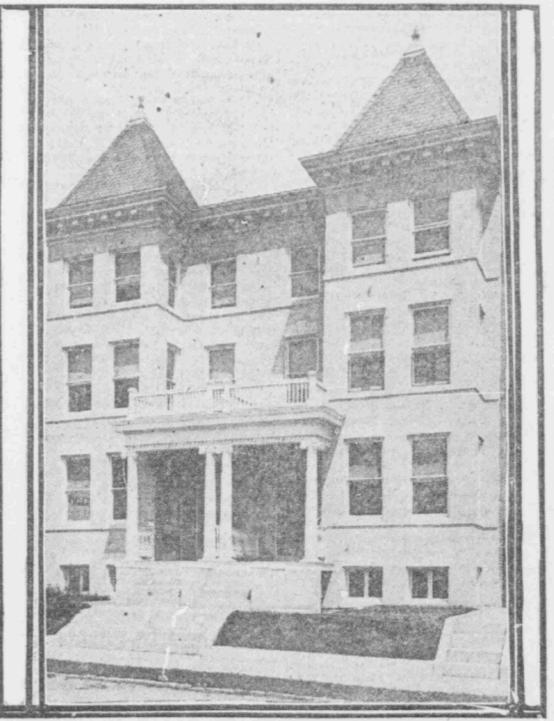
SAMPLE HOUSES IN NEW ELEVENTH STREET SECTION



ROW OF HOUSES ON MONROE STREET.



MONROE STREET APARTMENT HOUSE.



PARK ROAD APARTMENT HOUSES.

WASHINGTON PROPERTY CONSIDERED GOOD ASSET

A deal which is stated to be under consideration shows the high value placed upon Washington property by outside people. A trade is being arranged which if consummated will represent a half million dollars whereby a prominent New York capitalist will come into possession of a valuable piece of local property in exchange for a parcel in New York and a cash consideration. The details are not yet ready for publication, but are rapidly assuming practical shape.

TOWER 41 STORIES HIGH ON SINGER BUILDING

Architect Ernest Flagg has filed with Building Superintendent Murphy the completed plans for the mammoth office building to be erected for the Singer Manufacturing Company at the corner of Broadway and Liberty street, New York. The striking feature of which is to be a tower of forty-one stories, making it the highest building in America. The tower will be 625 feet high. The main building will be fourteen stories, and will be remodeled from the present fourteen-story Singer building and the eleven-story Bourne office building adjoining it on Liberty street. It is to cost \$1,500,000, including the tower.

OUTLOOK PROMISES ACTIVE BUSINESS

Rhulon, O'Brien & Belt, Inc., have just completed the sale of the new row of houses on S street northwest, between North Capitol and First streets, for the owner, Thomas H. Melton.

They have also secured the exclusive agency for the new row on T street, between Seventeenth and Eighteenth streets, consisting of eleven houses belonging to John M. Henderson, and which are offered at \$7,500.

They expect to be able to announce in a short time a sale of a large parcel of ground on Columbia Heights, containing 35,000 square feet to a Philadelphia purchaser, who intends buying it for the purpose of establishing a large garage in that section.

SAN FRANCISCO LIMITS HEIGHT OF BUILDINGS

At a meeting of the joint council on building laws, with the various sub-committees, it was definitely decided to recommend the following ordinance: "On streets 100 feet wide or more the height of buildings facing thereon shall be unlimited. "On streets eighty feet wide or more the height of buildings shall be limited to 200 feet. "On streets less than eighty feet wide the height of buildings is to be one and one-half times the width of the street upon which the buildings face."

COLORED LABOR UNION TO ERECT A BUILDING

Will Be Devoted to Their Uses and Also Made a Profitable Investment.

A permit has been taken out for the erection of a three-story brick office building, to be owned and used by the Laborers' Business Building League. This is an organization composed entirely of colored men, representing the Hood Carriers' and other unions, and is in a most prosperous condition.

The building, which has been designed by J. A. Lankford & Bro., architects, is a combination of Roman and Gothic style, while the colonades, which are a part of the facade, give a suggestion of the Ionic.

The lot has a frontage of 33 feet by a depth of 210, and will allow of some novel ideas in the building.

The first floor will be divided into four stores. On the second floor will be an auditorium and concert room, 30 by 55 feet, while the third floor will be used for lodge rooms and the necessary accessories. The estimated cost of the building is to be \$40,000.

This will be the second large office building in the District designed and built entirely by colored people, the True Reformers' Hall, at the corner of Twelfth and U streets northwest, being by the same architects.

ADDITION TO SUBSTATION FOR ELECTRIC COMPANY

The Potomac Electric Power Company has purchased additional ground on Washington street northwest, between Fourth and Fifth streets, to add to their plant in that locality. A deed was placed on record last week by which William B. Lord conveyed part of lot 2, square 518, to the company, the consideration named being nominal. Building operations will begin shortly, as the demand upon that substation has been quite extensive.

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REAL ESTATE MARKET TAKES ALL THE MONEY

Plaint of Bond Dealers That Their Business Is Suffering in Consequence.

Inquiry amongst the bond houses elicits the statement that business "over the counter" shows a falling off, as compared with last year, ranging from 25 to 50 per cent, with an average of probably about 35 per cent. On this point one bond manager says: "The New York papers last week contained long articles about the interest taken in New York city real estate by people of other cities. They figured investments during the past twelve months in New York city real estate by outsiders to total all the way from \$50,000,000 to \$100,000,000.

"That pretty nearly answered the question as to what is the matter with the bond market. What is happening in New York is happening at one hundred other points on a smaller scale.

"When you find people in Canada, on the Pacific coast, and in all the cities between the two oceans pouring their money into real estate, I don't see how you can expect them at the same time to patronize the bond market."

The enthusiasm in Washington real estate has had a somewhat similar effect here.

SAFEGUARDING CITIES FROM DANGEROUS FIRES

Report to National Board of Fire Underwriters Makes Several Valuable Recommendations.

Many suggestions, says the Architect and Builder, for safeguarding a city from fire are contained in a report made to the National Board of Fire Underwriters by George W. Booth, a corps of engineers, on conditions in Detroit, Mich., which city has been comparatively free from conflagrations during recent years. It is recommended that all overhead wires, except trolley wires, be placed under ground in the closely built sections; that a building department be created to relieve the fire marshal of the duties usually performed by the superintendent of builders, and that he be made subordinate to the chief of the fire department; that the fire-escape ordinances be rigidly enforced; that a complete code of regulations governing the manufacture, sale, storage, and transportation of all explosives and inflammable substances be adopted; that automatic sprinkler equipment be required in all buildings which, by reason of their size, construction or occupancy, might act as conflagration breeders.

The Court of Appeals of the District held, in the case of the Mercantile Trust Company vs. Hensley, that in the absence of express provisions to that effect in the contract, the certificate of an architect is not final and conclusive to the extent of precluding the owner from showing that the materials were inferior or the work poorly done, or that there were other violations of the contract; that in an action on a bond given to secure the performance of a building contract, to recover damages is the difference between what the houses were worth as in fact completed and what they would have been worth if completed as required by the contract, and that in such case the obligee in the bond is not precluded from recovering such damages from the surety by the fact that the surety, as the holder of notes secured by the deed of trust, caused the same to be foreclosed and the houses sold immediately after their completion, no opportunity being given the owner to sell, rent or otherwise utilize them.

ARCHITECT'S CERTIFICATE NO BAR TO AN ACTION

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EXTENSIVE IMPROVEMENTS TO JOHNSON RESIDENCE

Extensive alterations and improvements are contemplated in the residence of Gen. John A. Johnson, retired, 2111 Q street northwest, after designs made by Architect L. Norris. The plans provide additional stone added to the height of the building and a number of rooms on the side, which will be almost equal to the building of a new house. The interior will undergo many changes, prominent among them being the addition of several bath rooms, so that each chamber will be provided with a private bath. The estimated cost of the improvements is \$40,000, and the contract has been given to John S. Larcombe, builder.

This house was designed by Hornblower & Marshall for the late Senator George F. Edmunds of Vermont, and occupied by him during the latter part of his term of service. It was afterward purchased and occupied by Mrs. U. S. Grant and after her death was sold to General Johnson, who has since made it his home.

HANDSOME DWELLING ON CAPITOL HILL SOLD

Samuel H. Walker has purchased from Mrs. Frank W. Baldwin her residence, 807 A street northeast, for which it is stated \$3,250 was paid. The house is three stories high, with a front of Tuckahoe marble, and contains seven-teen rooms. The lot is 38x100 feet in size. It is stated to be the intention of the new owner to remodel the premises into an apartment house.



ROW OF HOUSES ON 11TH STREET. FOURTEENTH AND U A BUSINESS CENTER

Good Values Recently Paid for Property in the Neighborhood.

The movement in property in the neighborhood of Fourteenth and U streets northwest still continues and desirable pieces are securing rapid sale at good prices. The two two-story brick houses, known as 1928 and 1930 Fourteenth street northwest, belonging to B. H. Warner, have just been sold through the office of Dwight Anderson.

The lot has a frontage of thirty-six feet by a depth of 138 feet, and contains nearly 5,000 square feet. The price paid is stated at \$14,500, which is equal to \$3 per foot, and is considered a fair price for ground in that section.

It is probable that the new owner will make some extensive improvements, although the property is now under good rental. It will be recalled that the corner of U street above sold recently to the North Savings Bank for \$12 per foot.

ADVANTAGES FOR HOME OFFERED AT OAKLYN

Villa Sites From One-quarter to Five Acres in an Ideal Location.

In these pleasant days of summer when the alluring delights of a home in the suburbs is a tempting proposition to the dweller in the city and there are so many different propositions offered, it is a difficult matter to decide where to go. Each section has its varied attractions and advantages and to choose the best is no easy matter.

One of the most superb and picturesque of Washington's suburbs which has been recently offered is Oaklyn, situated near Landover station, on the Pennsylvania road, about six miles from the Capitol. It is high, healthy, convenient to schools, churches, and stores; has a daily service of twelve excellent trains, and a commutation fare but a trifle more than street car fare would cost. The lots are of generous size, being divided into quarter-acre sections and are offered at prices that are unusually low for suburban lots.

The location being in Prince George county, Md., affords one advantage over many other subdivisions—it gives an opportunity for the buyer to become a citizen of that good old State and enjoy the inalienable rights of voting privileges.

Special Attention

is called to our list of Houses and Lots for sale and exchange in the sale columns of the papers. If you do not find what you want in published list, call for special list. It is impossible for us to publish all the bargains we have listed in our office. Consult us about some new houses on Washington and Columbia Heights.

Thos. J. Fisher & Co., (Inc.) 1414 F Street N. W.

Special for One Week

Fifty desirable lots at SEAT PLEASANT HEIGHTS offered at \$50 each—payable \$1 cash and \$1 per month. Select your lot today.

Seat Pleasant Heights

is the most attractive home section in the suburbs of Washington. It is reached via the Chesapeake Beach Cars for one fare. The location is high and picturesque. There are plenty of shade trees and an abundant supply of pure water.

Lots \$50 to \$125 Each \$2 Cash and \$2 Per Month

We make it easy for you to build at Seat Pleasant Heights by furnishing the necessary lumber at the lowest market prices, and on easy monthly payments.

Sacred Band Concert today from 3 to 5 p. m. by the Naval Gun Factory Band, Jacob G. Moody, director. An excellent program has been arranged, and every one is invited to ride out and enjoy the music. Take Chesapeake Beach cars to the District line.

John E. Morrison, Resident F. S. CARMODY CO. Owners, 1413 G Street N. W.