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WHITE HOUSE REPAIRS.

HOW MRS. HARRISON WILL LAY OUT $24,000.

The Green Room to Be Redecorated in Recoco Style, and the State Dining-Room and Other Portions of the Mansion to Be Artistically Touched Up.

It is fortunate that at this particular time there is a lady in the Executive Mansion who unites practical knowledge of the details of good housekeeping with a refined and cultivated sense of the appropriate and beautiful, as Mrs. Harrison does. As the time draws near for the availability of the Congressional appropriation made for repairs and incidental improvements in the White House Mrs. Harrison and Maj. Ernst, who has charge of public buildings and grounds, have had several consultations as to how twenty-four of the thirty-five thousand dollars appropriated shall be spent. There have been no contracts yet awarded, but the presumption is that W. H. Post & Co., of Hartford, Conn., who decorated and refurnished the dainty Blue Room last year, will get the contract for this work, since they now have under consideration plans submitted to them to make estimates upon. The other eleven thousand dollars of the appropriation will be expended for the usual current expenses of the year. The improvements will probably begin with the Green Room, in the parlor suite. This room is to remain a green room as to tone, but is to be correspondingly light and delicate as the Blue Parlor, and peachblow is to be combined with it in decorative work and in furnishing. The style is what is known as rococo. The state dining-room has long been in a lamentably shabby condition, incompatible with the demands of the President's surroundings, and it will have a thorough renovation, such as it has not had since the Grant régime. It is to be fitted up in colonial style, probably in four colors that harmonize in delicacy of tone with it.

There is a lamentable deficiency of china and glassware in the White House pantry, none but occasional pieces having been purchased since Mrs. Hayes was first lady of the land. To make the state dining-room complete in its appointments Mrs. Harrison proposes purchasing a limited amount of each before the next official season is inaugurated. She expects to give much personal attention to all these smaller and more womanly details, so that whether the President succeeds himself or not, somebody will enjoy living comfortably in the refurnished and rejuvenated Executive Mansion, much more than its present occupants have been able to do. The main corridor and front vestibule are to receive attention, and are to be finished in a continuation of the style of the corridor on the official side of the house on the second floor, which was begun last year and left incomplete on account of the funds giving out. It is of a dull gold color in comb-work on the walls, with a deep freize of darker tone shading into bronze-brown. The parlor suite, consisting of the Red, Blue, and Green drawing-rooms, will be closed from the public as soon as the work of renovation begins, which will be about July 1, but the East Room will be used for the President's one-o'clock receptions, as usual, although it is also to receive a sprinkling of improvement in the shape of new carpets and furniture covers to harmonize with the decorative style on the walls and wood-work. The furniture will go out a few pieces at a time, and return upholstered in white and bronze, with perhaps some modifications as to shades. On going up stairs the improvements will follow, and Mrs. Harrison's bed-room is to be repapered and such other incidental repairs on that floor as may be needed to put and keep the living-rooms in perfect order will be made. But nothing will be attempted of a more expensive character than would be required by any householder of means and standing. The plumbing throughout the house has not been satisfactory for a long time, and it will receive especial attention. The bath-tubs are to be raised up the old style with wood-work frames taken out and iron tubs, done over with white enamel paint and lined with porcelain put in, and the floors and walls tiled. Every effort will be made to put the basement in a perfect sanitary condition. The laundry is to be modernized, the walls and floors tiled to correspond with the improvements made in the kitchens last season, and a drying-room is to be added to the accommodations. In the basement corridor the brick floors are to be concreted under the wood and the basement bath-rooms, scullery, and other conveniences throughly renovated by introducing the most approved modern improvements. Thus it will be seen that the twenty-four thousand dollars will be none too much to do all that is absolutely needed to put the Executive Mansion in comfortable shape.

A New Office Building.

Contractor C. V. Trott has recently completed for Messrs. Wolf & Cohen an attractive office building at 926 F street. It is 20x52 feet in size, three stories and basement high, with front of brownstone and pressed brick, surmounted with a neat galvanized iron cornice. The interior is trimmed with hard-wood and has a first-class steam-heating plant together with all modern appliances for an office building.

RESTORING THE SHOREHAM.

The Big Job Expected to Be Complete by September.

The restoration of the Shoreham is going forward with all possible speed under the immediate supervision of Architect Robert T. Fleming. It is a big and delicate undertaking, but nothing will be left undone to make the work complete in every particular, so that when finished the building will be as solid as the ingenuity of architect and builder and the use of the best material can make it. At first it was thought the house could be placed in safe condition by merely replacing the flooring in the halls, which gave way. But an inspection of the floors in the chambers led to the belief that they were decaying in spots, and it was then determined to tear them all up and put new flooring throughout the building. This is now being done. The work on the seventh story is already complete, and it is expected to have the entire job finished by the first of September. The total cost is expected to be in the neighborhood of $100,000.

Not only the floors will be relaid, but all the ceilings throughout the house will be replastered and redecorated. As there are altogether over two hundred rooms in the house the magnitude of the work will be understood.

In the restoration of the house Architect Fleming will use none of the filling between joists, which is believed to have rotted the woodwork and caused the falling of the floors in the halls. Mr. Fleming does not believe in the use of this filling, and attributes many accidents similar to that of the Shoreham to it. In the work of reconstruction he has employed a different method to secure a maximum degree of strength and safety.

A BOOM FOR BELTSVILLE.

A Colony of Danes to Settle on 3,000 Acres of Land Near the Town.

The Beltsville Land and Improvement Company are making extensive improvements on their addition to the city of Beltsville, which is situated on high ground twelve miles out on the main line of the Baltimore and Ohio Railroad. Their land comprises three hundred and twenty-five acres, and the company has a large force of laborers at work making streets, sidewalks, and in other ways preparing the subdivision for settlement. A number of lots have already been sold, and plans for the erection of dwellings are being prepared. The location of Beltsville is very high and attractive. From some portions of the ground the Washington Monument and the Capitol can be seen.

A fact which seems destined to contribute greatly to the growth and prosperity of this section is the settlement one and a half miles from Beltsville of a large colony of industrious Danes. Three thousand acres of land have been purchased for them and already seventy families, containing several hundred people, are on their way to this country. The Danes are a very desirable class of colonists, as they are intelligent, steady, and hard-working, and it is probable if the first colony proves a success others will follow.

Trinidad and the Northeast.

A. J. Boyer, the well-known real estate agent at 625 F street, who makes a specialty of northeast property, states that inquiries for property in this section are more active at present than before in the history of the city. He reports many sales at good prices, among others a number of lots in the "Trinidad" subdivision, which he considers one of the most accessible, elevated, and healthful resident localities to be found around Washington. The entire Twelfth-street front of block 7 was sold a few days ago as an entirety at 30 cents a foot, while the corner of Twelfth and M streets was sold at $1 a foot. Two sales are noted of improved properties on M street at about 75 cents, and other large sales of unimproved lots in this tract are pending. Two pieces of unimproved ground were sold at auction during the week—one at 55½ cents and the other at 42 cents. The half hundred new residences recently erected in the vicinity of H and Twelfth streets are rapidly selling, and the outlook for active transactions in the immediate future is encouraging. Mr. Boyer is enthusiastic over his pet subdivision of Trinidad, and is loud in its praises as a desirable residence section. He resides on the tract himself, and says that its advantages as a suburban locality cannot be surpassed.

To Remodel an Avenue Building.

Architect Fleming has prepared plans for remodeling the building at the northeast corner of Eleventh street and the Avenue, occupied by Brentano and Prince, the photographer. This property, as well as the building occupied by Johnson's restaurant on Eleventh street, is owned by Judge Cox. The latter building will also be remodeled and joined to the other, and the whole of the lower floor will be occupied by the Brentanos. The roof of the front building will be changed, the outside stairway will be taken away, and a long bay window will be built on the Eleventh-street side. The improvements are expected to cost in the neighborhood of $20,000.

Mr. Robert I. Fleming, the architect, has purchased a lot on Twelfth street, between K and L, opposite his own residence, on which he will erect a fine three-story and basement dwelling.

THE BUILDERS BUSY.

MANY NEW ROWS AND FINE SINGLE RESIDENCES TO BE BUILT.

Trying to Fill the Demand for Small and Medium-Sized Dwellings—A Sure Sign of the Healthy Growth of the City.

The real estate market has been comparatively dull the past week. Few transactions of any magnitude took place, the transfers being mostly confined to lots for dwelling-houses and small investments. But among the builders and architects there was much activity and a large number of building permits were issued. None of these were for large edifices, but they were not the less important on that account. They were mostly for small and medium-sized dwellings, whose construction affords the surest indication of the steady and healthy development of the city.

Among the permits were several for rows of small houses. Wright & Sockett will build six two-story bricks on G street northeast and five similar dwellings on F street northeast. Mrs. M. J. Hunt will build four two-story bricks on E street southeast. A. B. Hines took out permits for nine two-story frame houses at Isherwood. James A. Healey got permits for building four two story and basement bricks on Third street northwest. Mr. Theodore A. Harding will build three handsome four-story brick and stone houses on P street northwest, between Seventeenth and Eighteenth.

Mr. Joseph Prather is having built by Contractor P. Fersinger three three-story and basement dwellings at Fourth and M streets northwest. They have fronts of brownstone and pressed brick, circular and square bay windows, and the roofs will be slated mansard. The interiors will be finished in natural wood, with furnaces, speaking tubes, electric bells, and all modern comforts. The three houses will cost $13,000.

The total number of permits for new buildings issued during the week ending on Friday night was 74. The aggregate cost of the proposed buildings was $379,430. The permits were divided among the different sections of the city as follows: Northwest, twenty-six permits, $265,000; southwest, three, $5,300; northeast, twenty-two, $58,300; southeast, eleven, $42,500; county, twelve, $8,330.

A BEAUTIFUL NEW HOUSE

Designed by Architect Maish for Mr. J. Reed Littell.

The residence for Mr. J. Reed Littell, now in course of erection on S street, between Sixteenth and Seventeenth streets, is a striking example of the refined style of domestic architecture which Architect W. J. Maish has exhibited in some of the most attractive houses in the city. The treatment of the front is simple, but effectively carried out in perfect harmony of design and material. The first two stories are built in a selected shade of hand-made red brick, trimmed with Seneca stone lintels and sills, with an oriel projection in the second story met by the overhanging eaves of the high, blue-slate roof. The incline of the roof is relieved by the graceful dormer windows of the third story. On the main floor is the entrance hall leading to a reception-room on the right and opening into the staircase hall. This staircase hall is provided with a handsome fire place, built in Pompaeian brick, and from the first landing of the main stairway opens a recess forming a balcony overlooking the dining-room. From the rear of the dining-room is projected an angular bay, having a window seat, and to the left is the butler's pantry. On the main sleeping floor the chambers are attractively finished with tiled fire-places, and in the front is a large room to be finished in a delicate shade of gray, and having a wide alcove and an oriel projection. The woodwork of the upper floors will be tinted to harmonize with the prevailing color of the rooms. The bath-room will be finished in cream-colored tiles. On the upper floor is arranged a unique "den" or library, having a large rock-faced stone fire-place, and the decoration and arrangement of this room shows a complete departure from the conventional. Large packing-rooms, linen and cedar closets are conveniently located. This improvement will be an attractive addition to the rapidly growing section between Sixteenth street and New Hampshire avenue, in which Architect Maish has already provided the handsome store now owned and occupied by Messrs. Theodore and F. B. Noyes and C. B. Rheem, and it is to be regretted that more residences are not erected in that artistic and substantial style of architecture which carries with it an individuality and purity of design never attained by over ornamentation or the use of imitation materials. The contract for building Mr. Littell's residence is being carried out by Mr. F. H. Saunders, and it will be completed about October 1.

THREE FINE DWELLINGS

To Be Erected at New Hampshire Avenue and Seventeenth Street.

Architect N. T. Haller is preparing the plans for the erection of three handsome dwelling houses for Mr. S. B. Priest, a wealthy resident of Cleveland, Ohio, at the intersection of New Hampshire avenue, Seventeenth and S streets. The ground, 50x90 feet, was bought a few days ago and the price paid was $11,000, or about $2.75 per foot. The houses that will improve this property will have three stories, basement, and sub-cellar, 18x42 feet, with base and entry porches of Hummelstown brownstone, and pressed brick above. A circular bay window with tower top will add to the beauty of the exterior, also two square bay windows, with pediment finish, and high slate roofs. The interiors will be finished in oak and cherry, with cabinet mantels, open fire-places, steam heating plant, and electrical fixtures, etc.

BUILDING NOTES.

H. M. Earle has sold to Mrs. Anna B. Spear a piece of property on the corner of Eighteenth and Riggs streets, fronting 46 feet on Eighteenth street and 85 feet on Riggs street. The price paid was $9,500. Mrs. Shaw contemplates erecting two handsome residences on this site.

John F. Waggaman has sold during the past weeks sixteen lots in the subdivision of Wesley Heights. The purchasers were Mrs. B. McKnight, John E. McLeran, Frank Bennett, and Robert Caverly. The prices ranged from $1,600 to $2,500 per lot, and in size are 25x150 feet. Mr. McLeran intends to build.

Mr. Joseph Gillotte will have built on Ninth street, between G and I, from plans now being made by Architect Joseph C. Johnson, two six-room dwellings. They will have fronts of pressed brick and Ohio stone, galvanized cornices, electric bells, etc. Two houses, from plans by the same architect, will be built on the alley in the rear, and will cost $5,000.

Architect Joseph C. Johnson has also under way plans for a tasty dwelling that will be built for Mrs. A. E. Bateman, on O street, between Thirty-fourth and Thirty-fifth streets northwest. It will be 18x40 feet, two stories and cellar, and the front will be of brownstone and pressed brick, with square bay window, galvanized-iron cornice, and iron steps. The interior will be trimmed in white pine, and will contain latrobe stoves, cabinet mantels, electric bells, etc., and the cost will be $3,000.

The row of seven handsome houses which D. B. Groff is building on Seventh street, between G and H streets northeast, are about completed, and will be ready for occupancy by the first of July. They are constructed of pressed brick, with stone trimmings. Each house has a bay window and slate-roofed tower. The lots are 116x16 and the houses two stories and basement. Mr. Germuiller was the architect.

Mr. Henry Keller is having erected a handsome three-story and basement dwelling on North Capitol street, between O and P streets, by Contractor P. Fersinger. It will be 18x57 feet, and the front will be of Hummelstown brownstone and pressed brick, with square bay windows. The interior will be trimmed in natural finish white pine. It will contain cabinet mantels, speaking tubes, electric bells, a gas-lighting apparatus, and will be heated by a furnace.

A. F. Augustine is building for Mr. C. E. Brayton, of the Treasury Department, a handsome house at Colonial Beach, Va., which Mr. Brayton will occupy when finished. It will be a frame 32x32 feet, two stories and attic, with a series of bay-window projections, with a broad piazza running around it. The centre of the high-hipped roof will be topped with a handsome observatory balcony. The interior will be neatly finished in natural woods, and will contain a gas machine, electric bells, speaking tubes, together with a complete system of sewerage. The cost will be $3,000.

Architect Joseph C. Johnson has been commissioned by Mr. Lewis J. Ifft to prepare plans and designs for two dwellings that he will have built on Florida avenue near Linden street, Le Droit Park. They will be 18x56 feet, and will be three stories and basement with fronts to second story sill of Hummelstown brownstone, the upper part being of pressed brick. They will also have tower topped circular bay windows, slated mansard roofs, copper cornices, and stone steps. The interiors will be trimmed in white pine, natural finish, and will contain tiled vestibules and fire-places, cabinet mantels, electric bells, speaking tubes, etc., and will be heated by furnaces. The cost will be $12,000.

Mr. Morris Hahn will erect at 1914 Pennsylvania avenue, from plans now being prepared by Architects B. and S. Patrick, an elegant three story and cellar store and flat house. It will be 28x80 feet, with front of pressed brick, Ohio stone, and terra cotta. The store on the first floor will have a large plate glass and iron show window, and will be the entire size of the building. Above the show window will arise two graceful oriel bay windows with tower tops that will extend to the roof, which will be of slate. Independent of each other, the two upper stories will be finished as two flats, and will contain latrobe stoves, cabinet mantels, speaking tubes, electric bells, gas-lighting apparatus, and will be heated by furnaces. All modern appliances will be used and the cost will be $9,000.

Architect Grimm is now at work preparing plans for a handsome residence that will be built on Roanoke street, near Fourteenth street northwest, for a gentleman whose name is not given. It will be 37x60 feet, two stories and attic, and the front to the second story will be of Hummelstown brownstone and the upper part of pressed brick. It will also have two loggia-finished bay windows, and will be surmounted by a high-pitched, slated hip roof with an observatory gallery at the highest point. The interior will be trimmed in natural finish oak, with a handsome hallway and staircase of the same wood; the vestibule will be tiled as also will be the fire-places, which will be finished with cabinet mantels. A hot-water heating plant will be used, also electrical fixtures, speaking tubes, etc. A coachman's residence and a commodious stable will be erected in the rear, the whole to cost $15,000.

THE NEW POST OFFICE.

COMPLETING THE WORK OF SECURING THE AVENUE SITE.

What Now Remains to Be Done Before the Supervising Architect Can Begin His Plans—A General Disposition to Expedite Matters.

It is probable that a couple of weeks more time will see the titles to the property on the square opposite the *Star* office vested in the Government, thus removing all obstacles in the way of beginning work on the new post-office building. Early in the week the findings of the commission which appraised the property were approved by the court without difficulty. These findings and the notice of the action of the court were transmitted on Friday to the Department of Justice, by which they were turned over to the Treasury Department. The report of the appraisers will, under the act of Congress, have to be approved by the President before they become finally effective. Whether the President will take action on them before the titles to the different pieces of property are examined and approved or afterwards is not yet known. The examination of the titles will first be made by the District Attorney, in whose hands the papers now are. Then the titles will have to be finally examined and approved by the examiner of titles in the Department of Justice, and when this is done the Supervising Architect's Office can at once begin to prepare the plans for the building.

It is not believed by officials and others who are familiar with the subject that any fresh difficulties or further delay will occur. All is now thought to be plain sailing. It is not believed that the President will have any fault to find with the appraisement of the property as made by the commission. It is agreed on all hands that the property owners were awarded fair prices for their holdings in the square desired for the Post Office site, while the Government is not asked to pay unreasonable figures. Altogether real estate men look on the settlement reached as one of the most satisfactory ever made in a similar case in Washington. There seems to be a general disposition among the officials at the Department of Justice and at the Treasury to expedite matters as rapidly as possible, so that the actual work on the much-needed Post Office building may be commenced without delay.

MR. STAPLES TAKES THE RIGGS

It Will Reopen in October Under His Management.

Fifteenth street about the corner of G has been gloomy at night since the closing of the Riggs House. This will not continue long, however, as Mr. O. G. Staples, of Willard's Hotel, has leased the house, and will reopen it as a first-class hotel on the American plan the first of October. Mr. Staples has had a long experience in hotel management, and will no doubt make a success of the Riggs House as he has of the other hotels with which he has been connected.

The Riggs House will be thoroughly repaired and renovated during the summer. The office on Fifteenth street will be enlarged and remodeled; some of the pillars will be taken out and the entrance will be improved. The kitchen will be furnished with new ranges and all modern improvements, and the store-rooms, which are at present in the basement, will be moved to the top floor of the house.

Mr. Staples has bought that portion of the present furniture of the house, which is in good condition, and will retain it. New furniture of the best kind will be purchased to supplement this, and before the opening, in October, the house will be fitted up throughout equal to any in the country.

Among the furniture of the Riggs House are two of the finest and largest mirrors in the country. They are about sixteen feet high and nine feet wide, of the finest French plate, and were made in Paris especially for exhibition at the Centennial. They are now in position in the small parlor on the office floor on G street.

Mr. Staples has not included the annex on G street in his lease. The hotel building proper contains about two hundred and twenty-five rooms.

Secretary Foster in Wall Street.

N. Y. Evening World.

When Secretary Foster was in town last week hobnobbing with the bankers and moneyed men of Gotham I saw him several times in Wall street locked arm in arm with Solicitor Hepburn, who never let the Secretary out of his sight during his visit. It is safe to say that not one in a thousand in the busy throng which crowded the streets in the vicinity of the Sub-Treasury recognized the Cabinet officer, who, from his appearance, might very well be taken for a well-to-do farmer who had casually drifted down to that part of the city to take in the sights of its busy life. A lossely-fitting "pepper-and-salt" suit, a broad-brimmed straw hat, and a cotton necktie aroused no suspicion on the part of observers, and the Secretary was jostled and elbowed by brokers' clerks and messenger boys just like any other citizen who gets caught in the rush of the street during business hours.

Eugene B. Wight has bought for $10,000 of J. S. Jenks, sub. 235, square 132.20x96.04 feet on Nineteenth street, between R street and Cedar Place.