

BIG APARTMENT HOUSE IS PLANNED

It Will Be Erected at 1509 Sixteenth Street.

JOSEPH RICHARDSON, OWNER

Averill, Hall and Adams Design Seven-story Structure of Limestone and Brick—Each Floor Contains Thirteen Room Suits—Constructed on Large and Cozy Lines.

Washington is to have another high-grade apartment house. It will be located at 1509 Sixteenth street northwest, nearly opposite the home of Senator J. B. Foraker, and in proximity with the Carnegie Institution administration building.

Work on the structure has been commenced. It will be owned by Joseph Richardson, of the firm of Richardson & Burgess.

The new apartment will be fireproof, constructed in stone, steel, brick and terra cotta. The building was designed by Averill, Hall & Adams, architects. When completed it will be one of the finest apartment buildings in the city, a credit to the section in which it is located, to the architects, builder, and owner.

Will Be Ready in the Fall.

Work on the structure is being rushed so as to have it completed and the plastering well seasoned for occupancy by early fall. Richardson & Burgess are the contractors. The building will cost over \$300,000. It will be unique in that each floor will contain only one apartment, with thirteen rooms and three tiled baths; all the rooms with high ceilings, well lighted, ventilated, and steam-heated.

The apartment floors forty feet on Sixteenth street and runs back 130 feet to an alley, and will contain seven stories and basement, the elevation from the pavement to the roof being eighty feet. On the north side is a ten-foot alley. Light on the front, north side, and rear is unobstructed, while on the south side the light is good.

The style of architecture is that usually employed in the better class apartment houses. Dressing rooms will be used to the second floor. Above that the front will be constructed of red pressed brick laid in white mortar, ornamented with artistic terra cotta in light color. Broad windows in artistic design will be used in the front.

The entrance hall is wide and will be trimmed in case stone, with vaulted ceiling in gold and fresco. This hall is on the north side of the house. In the basement will be located the janitor's quarters, steam-heating plant, coal storage, and lockers for tenants. The tradesmen's entrance will be through the basement to a service elevator in the center of the house, reaching the kitchens of each apartment.

In the basement will be located a modern garbage incinerating plant for the consumption of all the garbage that comes down the service elevator from the apartments above. The passenger elevator, operated by electricity, is at the rear of the entrance hall, facing the front door. The cages will be done in artistic grill work in iron and bronze. Space has been economized in the elevator shaft and stairway.

Entrance to Apartments.

Just off the elevator to the left leaving the car is a small hall, with a door entering the foyer of each apartment; from the foyer entrance is made into the drawing-room, which opens into the dining-room and library—the rooms not usually found in the average apartment. There are four bed chambers opening into three bedrooms fitted up with large porcelain tubs, shower, lavatories, and toilets. There are set aside for the servants quarters, with bath and toilet, roomy kitchens fitted out with large gas ranges, refrigerators, stoves, pantries, and other modern conveniences.

Each apartment has a number of lockers or closets and a trunk or storage room. The halls will be finished in highly polished birch, while the drawing-room, dining-room, chambers, and foyer will be finished in mahogany, with plaster cornices. The library will be finished in brown, with beamed ceiling, and fitted with wide, open fireplaces and built-in bookcases.

Taken as a whole, this will be a valued addition to the apartment houses of the city, which by reason of its location and interior coziness will command a high class of tenants.

CHRONOLOGY OF A CORNER.

How Wheat Advanced During the Letter Deal of 1898.

Chicago, May 22.—Whether the Patten wheat deal has or has not reached its maximum price, it will be interesting to look back at the chronology of the last great corner period on the Chicago Board of Trade—the Letter deal of 1898.

At the opening of April, 1898, wheat for May delivery had been \$1.02 1/2; at the opening of May, \$1.17 1/2. On May 4, the price was \$1.24; May 5, \$1.27; May 6, \$1.29; May 7, \$1.45—an advance of 7 1/2 cents for that week. On Monday, May 9, the price was \$1.75, and Tuesday, the tenth, it reached \$1.85. On May 11, the price was \$1.75, the next day, \$1.65, the next, \$1.51, and the next, May 14, \$1.30.

The deal turned out disastrously, and on the 13th of June, when wheat had collapsed to 70 cents, the elder Leiter announced that he would no longer assist his son Joseph. That ended the speculation; wheat shortly afterward sold at 63 3/4 cents a bushel.

Some Good Things in Store.

Special articles soon to appear in this section include Newborn News and the handling of coal, educational progress in Texas during the current year, the Appalachian forest and its importance to the States traversed by the range, the present status of the movement for Appalachian forest preservation, the park system of St. Louis as an inspiration to other Southern cities, and the Portland cement possibilities of Oklahoma.

Gov. Noel Well Pleasured.

Jackson Miss., May 22.—Such enterprises will unquestionably assist in the development and general progress of our section. In this work you have my best wishes.

Governor of Mississippi

James L. Parsons

Contractor and Builder

616 Union Trust Building WASHINGTON, D. C. Phone M. 1649

FIGURES IN RECENT PROPERTY DEAL.



Twelve dwellings at southwest corner of Potomac avenue and Tenth street southeast, recently sold by Dwight Anderson, real estate broker, to Edwin L. Wilson.

MINISTER HERRARTE RAPS MAGAZINE MUCK RAKER

Defends Guatemala and Its Public Men from Charges of Tyranny, Extortion, Cruelty, and Persecution.

Mr. Edwin Emerson in the May number of "The Pacific Monthly" has an article under the heading of "Central America—A Land of Good Intentions," in which, after dwelling upon general unsubstantiated considerations, he makes against the government of Guatemala the following extraordinary charges:

I. That although the capital city of that republic is provided with universities, academies, technical institutes, colleges, conservatories, high schools, and other educational institutions, they are all closed on account of lack of pupils and teachers.

II. That President Gen. Reyna Barrios oppressed the country and was murdered by one of his countrymen, whom he had affronted.

III. That in Guatemala, Nicaragua, and Salvador, when the government needs more soldiers for its army or officers for its navy, it sends its army and navy to search out into the country to hunt and catch natives.

IV. That the natives might be considered as a race of slaves on account of the way in which they are treated.

V. That the Guatemalan constitution (which Emerson calls Magna Charta) contains principles and rights that are disregarded by the government.

VI. That on a 15th of September, the independence day of the republic, he saw about fifty men, innocent of all wrong, being rounded up by soldiers, who marched them to their work with halters around their necks and with their hands tied behind their backs.

VII. That the Guatemalan code of criminal procedure prohibits capital punishment, but that in spite of such prohibition the death penalty is inflicted.

VIII. That after the last attempt against the life of President Estrada Cabrera (April 20, 1898) over thirty persons were executed, among them one by mistake.

IX. That the property of these persons was confiscated, and that in the house that belonged to one of the men executed there were the bodies of Don Joaquin Mendez, lives at present.

X. That Don Juan Viteri was found hanging in his prison, and that Don Francisco Valladares was assassinated in a public square.

XI. That the general bureau of revenues is an institution similar to the Spanish Inquisition, wherein private individuals are subjected to tortures in order to extort money from them.

XII. That in Guatemala the most horrible tortures are inflicted, such as lashing, hanging by the thumbs, and branding with hot irons.

XIII. That to end such a state of affairs it is indispensable that the United States establish a protectorate in those countries similar to that exercised by Japan over Korea and by England over Egypt.

For the purpose of establishing the truth and destroying such ridiculous and false imputations the following lines have been written as an official response to Mr. Emerson's charges:

The trouble with Mr. Emerson is that having fatigued the attention of Eastern readers of the United States with his fantastic and slanderous narratives, he is placed in the necessity of removing his literary activities to another field in order that the photographic repetitions of himself may find new listeners, and, therefore, new customers. In this respect he could not have found a more congenial medium than that afforded by certain magazines which, with the design of entertaining the leisure hours of the great masses, always accept cheerfully sensational and awe-inspiring articles, paying little or no heed to the reliability and veracity of the sources from which they are inspired.

Fortunately, Central America is by no means Tibet or Babylonia, and consequently its particular conditions are perfectly well known to the sensible and well-informed public of the United States and to the enlightened men who guide the destinies of this great nation; therefore, in order to refute in a few words and in a conclusive manner Mr. Emerson's feverish fancies, it would be sufficient to quote the reports of eminent American representatives accredited to those countries and of the United States naval officers who have recently visited the isthmian republics.

It is to be regretted that a mind so well supplied as Mr. Emerson's should resort to phenomenal and absurd inventions, the fruits of which are completely soggy and unworthy of so privileged an intellect as his. A journalist of his qualification should rather devote himself to writing about the result of his numerous travels and explorations or to discussing in a sober and truthful manner the transcendental problems that confront humanity at the present time. Perhaps Mr. Emerson may have strong reasons for not so acting and for publishing inaccuracies, which reasons I am not called upon to specify.

I ask any honest and just man how he would describe a writer who publishes photographs, attributing them deliberately to places and localities to which they do not belong; who invents names of fictitious persons, making them the victims of an imaginary tyranny; who attributes to persons whom he knows not words and deeds that they have neither uttered nor performed. Of course, whatever name could be applied by man of upright and just conscience to such a writer

The judicial archives of Guatemala are open to the public and anybody can consult them.

It is likewise false that the present minister of public works, Senor Joaquin Mendez, now lives in a house that belonged to one of the executed men. Everybody knows that this official resides in a house owned by a person very well known in Guatemala.

All modern legislation provides for civil responsibility in addition to criminal responsibility for pecuniary indemnities to be paid by the person causing injuries to a third party. What here and everywhere is a daily occurrence and constitutes an act of justice is what Mr. Emerson calls "confiscation" of property when referred to Guatemala.

Before I continue answering his article I will say, as Emerson himself, that I must repeat ad nauseam that he does not speak the truth; that all which he writes is inaccurate and false.

In the list of the prominent persons from whom, he asserts, the government of Guatemala has extorted properties through the infliction of tortures appear fictitious names, as that of "Senor Jose Manzanera" whom only Emerson knows by the utterances of this misinformed journalist. I would take the trouble of writing to the persons whom he gratuitously accuses, so that they themselves could give him the straight answer.

Emerson in his determination to see monsters and ghosts everywhere makes of the fiscal bureau for the centralization of public revenues an inquisitorial and deadly chamber which, happily, only he has visited in his Dantesque and morbid dreams. I would not be surprised if tomorrow, allowing himself to be guided by his feverish imagination, he were to describe the offices of the collector of customs as a smugger's den and the partition of foreign relations as the Black Forest.

I will not do Mr. Emerson the honor of paying attention to the insults and assaults contained in his article against the venerable persons that form the Guatemalan judiciary. They are far above the gratuitous and despicable attacks that they might choose to direct against them.

To conclude, I will give Mr. Emerson this disinterested advice: When his accommodating correspondents in Guatemala paint him pictures to illustrate the brilliant life in Guatemala, he should ask, at least, where they come from, so that he shall not be laughed at for publishing the photograph of a street in La Antigua, saying that it is an avenue of the capital city, or the picture of four stacks of El Merendón on the suggestive caption of "The Port of San Jose de Guatemala."

LEIS TOLMAN HERRARTE, B. E. & M. P. OF GUATEMALA.

DIVERSITY IN FARM CROPS

Raising Other Things Than Cotton Offers Hope to the South.

Several States and Localities Organize Colonization Plans to Occupy Old Pine Lands.

From the Southern Lumberman.

Such obstacles as low prices at cotton marketing time, long droughts in the late summer, and the assaults of the boll weevil seem certain in the long run to produce changes in the kind of crops grown in the far South, and with the diversity in the production there will be fewer lean and fat years and more certainty in the annual revenue from the farms. This is the hope of the Southern farming folk, and the hope of the nation, for the American farmer is the backbone of the nation's wealth.

The appropriations for public instruction have been doubled, and, in addition, the principal educational institutions are conducted by professors contracted abroad, which fact is in itself enough to destroy the ridiculous assertion that the teachers in this country are not paid their salaries.

Following the order that obtains in the article in question—if there be order in that article of misconceptions—I will in refutation say that Gen. Reyna Barrios was neither a tyrant nor he was killed by one of his countrymen, as Emerson inaccurately affirms. The murderer of Oscar Zöllinger, who was suffering from hallucinations of persecution. To think that one who knows so little about the fundamental facts of our history should have the audacity to write and to dogmatize in respect thereto! Decidedly Mr. Emerson is an ardent believer of the classic Latin axiom: *Audaces fortuna juvat.*

That same Gen. Reyna Barrios, whose memory is so mercilessly slandered, was the President who, by a memorable edict, abolished the legal system established by the Spaniards by which the Indians were treated as slaves to the land, substituting therefor modern labor laws, a reform which was successfully completed by provisions enacted during the administration of Senor Estrada Cabrera.

Improvement in the condition of the Indian was also initiated by Don Joaquin Mendez and furthered by President Estrada Cabrera, with the establishment of special schools for the education of that people in their own language.

The soldiers of the Guatemalan army are enlisted in accordance with the laws on the subject, and, happily, not one single citizen of that country refuses to render his services to the motherland, nor are the recruits forced into the barracks by soldiers armed to the teeth. They join the army patriotically and cheerfully whenever it is their duty to do so.

Those men that Emerson saw with halters round their necks and with their hands tied to their backs, who on a 15th of September were dragged to their work, are neither slaves nor martyrs; they are scribes further on, who he has depicted as a horrible nightmare, hanged by the thumbs and branded with hot irons! These general conceptions that Mr. Emerson on the same level as those of Edgar Allan Poe, and Ponson du Terrail, have no other imperfection, except that of being as false and improbable as the amusing novels of those widely read authors. Mr. Emerson knows perfectly how to make his fables appeal to the popular mind, and that is why he seasons them with tales capable of drawing tears from the eye of a potato or moving the stoic heart of an executioner.

To my knowledge there is no Magna Charta in Guatemala, since our fundamental law is called the constitution of the republic, a fact with which any schoolboy over five years is acquainted, and of which our enlightened egoist is ignorant.

The penal code of Guatemala provides for capital punishment, just as in many other civilized countries of the globe, and in most of the States forming the American Union. Mr. Emerson's charge against the Guatemalan law there is no such thing as capital punishment.

The persons who, after due process of law and having all guarantees granted by law in such cases, were executed for the attempt against the life of the President of the republic on April 20, 1898, were not thirty-six in number, nor was their property confiscated, as Mr. Emerson boldly asserts. I have already stated, and I now repeat, that in the United States, France, Spain, England, etc., those who attempted the life of or murdered the chief executive or sovereign of those nations met with capital punishment, and nobody has ever thought of slandering and detesting him that account the courts and judges that imposed the penalty.

In the manner above indicated Don Juan Viteri and Don Francisco Valladares were executed; it being false, utterly false, that the former was found hanging in one prison and the latter was murdered in another.

Nobody was shot by mistake as the records of the trials clearly show, as do also the sentences rendered at the time.

GROWING IN THE OZARKS.

Bakersfield Wants Farmers to Help Develop Surrounding Country.

Bakersfield, Mo., May 22.—The little town of Bakersfield, Ozark County, Mo., is surely coming to life. During the past eighteen months ten or twelve handsome residences have been built; a general store, a fine livery barn, a new church, and other buildings of minor importance.

We boast of ten general stores, one exclusive dry goods store, two drug stores, two hotels, two mills, two livery barns, a new school, the only graded high school in the county.

The town has a population of 500, is well located, and is the center of a fine agricultural district. Many improvements are planned for this year.

We need more people, more enterprising farmers. The town is twenty-five miles from the "Price" Railway. But a proposition is now under way to build an electric line through here soon.

Secretary of Ozark County, Mo.

LUMBER INDUSTRY FACES BIG CRISIS

Must Restrict Production or Go Into Bankruptcy.

DAILY REPORTS PROVE FACT

Southern Lumberman Points Out Reasons Why Operations Are Conducted at a Loss—Declares the Only Remedy Is Shutting Off Supply. This Would Conserve Timber.

Curtailment in the cutting of yellow pine must come soon is the declaration of the Southern Lumberman, if the South hopes to hold its pre-eminence as the lumber producing region of the nation.

In a recent issue of that paper the editor writes as follows upon the subject: "Every mill man who is a member of the yellow pine association has been receiving for the past twenty days a daily report of the cut and shipment of about 125 of the association mills. He knows what the situation is. He has it put before him every morning in figures that can be taken at a glance. Probably the reports as yet cover less than one-fifth of the mills cutting yellow pine, but they are from the larger mills, and are sufficient to show the present drift and the inevitable consequences."

Whether the manufacturer who gets these reports will realize the situation, and will govern himself accordingly, and thereby save himself while contributing to save the general situation remains to be seen. It will be seen in the next few weeks. The present excess of production of yellow pine must stop. If it is not stopped voluntarily it will be stopped involuntarily—through involuntary bankruptcy of many concerns.

There is no use trying to veil the real facts or in speaking guarded words in gentle whispers. The production of yellow pine lumber must be diminished—heavily diminished. There has never been a time in the history of the business when immediate and decisive action was so imperative.

Up to the Operator.

It is up to the individual mill operator. He has to choose. If strong financially he has to consider only what will be his greater loss, to shut down and lose his organization of crew and business, but save his timber; or to run and swallow his loss (of which the stumpage will be only a part), but be ready for quick action when the turn comes. It is a question of the man's temperament and his ideas of the future, as to when the turn will come.

Every man will prefer to run at a loss for a certain time rather than disrupt his organization, if reasonably assured of the price of the lumber. In these days of any assurance ahead of the business, the term during which yellow pine lumber will be manufactured at an absolute loss, if the present production is continued? With the experience of the past eighteen months of the extreme slowness with which all business has expanded since the panic, is there the slightest hope that there will be an increase in yellow pine consumption more than a proportionate one of what has occurred?

The answer must be an emphatic no to both questions. There is not the remotest hope that consumption can overtake the progressive excess of production as shown by these daily reports at any time within the period when lumber cut now will be gotten on the sticks.

Lower Prices Will Not Help.

Does any man believe that a further fall of price will stimulate a single sale that would not otherwise be made? All experience shows exactly the contrary is the case. Every quotation sent out at a further cut, is another step toward making a bad matter worse, and the quotation sent out by a mill cutting 30,000 feet per day is just as hurtful as that from a concern cutting 150,000 feet per day. It is the figures that hurt. The amount of lumber involved is not thought of. Every such quotation marks a downward step in the price of the lumber. It does not increase the volume of business. It does not create a market. It does not improve the position of the operator who is financially strong, and can continue to operate if he thinks it is good business to operate. To the other, the operator who owes heavy debts, there is one other consideration. It is the creditor. What is his status and best interest? Suppose the question to be put clearly up to him. Whose security is being jeopardized? Whose prospect of ultimate repayment in full with interest is being depleted?

The situation of the mill in debt is identical with that of the mill out of debt, only more impelling in the matter of curtailing the production. It is not given to many men to figure on the inside of such colossal deals as have been several of those put forward in recent years in the yellow pine business, but as the big can frequently be judged in the little, and as a part is a sample of the whole, it may be said that the creditor can usually see his true interest more quickly than it can be pointed out to him, and that though in some cases there may be grasping men, or grasping banks, which think they see opportunity in the distress of others, as a general proposition it may be put down that the man who holds the debt is the one most afraid of the wreck ahead.

If the men who now complain that they cannot shut down because of interest charges and sinking fund requirements would manifest the same Napoleonic ability in dealing with their financial matters as they exhibited when their mammoth operations were formulated there should be no difficulty in arriving at an agreement on the obvious and sensible basis that the interests of both will be subserved by leaving the timber in the woods.

A Napoleon was more needed at Leipzig than at Marengo.

There is as little excuse for the mill in debt as for the mill out of debt, in refusing to cut lumber, much of which under the most favorable conditions affecting the sales office must be marketed at a level of the lowest quotations made—prices that would involve an actual loss even if the timber cost nothing, and the mill which it is manufactured represented not a cent of investment. This is the point to which these lowest quotations have gone. Can they go any lower? Of all the slight excuses that have been put forward by men for continuing to operate full time it is that they were shut down for so many months last year and that, therefore, they will now continue to operate. This seems based on some sort of vague idea as to the history of getting even with somebody—that having done an obviously sensible thing one time removes the necessity for doing it a second time. It is hard to see validity in this reasoning. Is the mill run who shuts down for any period and for any reason suffers a loss and inconvenience, but if he does it only to escape a heavier loss there is no reason why he should not do it as often as the necessities require.

Must Hold Production Down.

Unless the yellow pine manufacturers can bring themselves to a general recognition that the production of lumber must be held down to what the country will absorb, it will always, except at intervals of brief duration, as in the past, be sold at an actual loss, viewing sawmilling strictly as a manufacturing proposition divested of all features of stumpage enhancement. This is the history of the business in the South. A just valuation put upon the timber shows that the manufacture of yellow pine into lumber may be said to have always been at a loss. It will continue to be so until the recognition comes that the country can absorb only so much and that production beyond this means loss.

We have hope and confidence that curtailment sufficient to escape disaster will occur. The next few weeks will determine. The present strain cannot endure. The consumption under the circumstances is all that could reasonably be expected, and a continued moderate increase in all that has been done of late is not the result of any sudden thing happening to increase it. The sole remedy is in reducing the amount produced.

The report of many of the daily reports of what the mills are doing offers hope. It is the best step the manufacturers have ever taken. It would be better if more mills were reporting. Doubtless more will report as the service is better understood. But every mill that reports having received the situation is clearly disclosed.

It is prompt action that is called for.

FARMS WAIT IN MISSISSIPPI

Hattiesburg Commercial Club Starts Colonization Plan.

Seeks to Induce Energetic Men to Occupy Cut-over Lands in that State.

Hattiesburg, Miss., May 22.—Some time ago the Hattiesburg Commercial Club began a campaign to secure cut-over lands for the sale at a low price to settlers, and while not much progress was made to begin with, Secretary M. L. Bixler, of that body, announced that conditions are changing rapidly, and that he is daily receiving assurances from the owners of large bodies of land that they will cooperate with the Commercial Club, and in the past two weeks fully 50,000 acres have been listed.

The club wants double that amount so that real estate men can be enlisted who will spend money liberally to bring the people down here where there are 10,000 square miles of undeveloped territory waiting for people who want homes in a country that will raise anything that is produced in the temperate zone. The Hattiesburg Commercial Club is enlisting the assistance of business men's clubs in smaller towns, and much interest is being manifested all over South Mississippi. Several thousand acres of the best land in Mississippi have been secured at prices so low that it is probable that actual settlers at \$5 per acre, which is far below the price at which such lands can be purchased in any other State.

The activity going on in this matter is a direct result of the fact that progress can be made in South Mississippi in the development of the agricultural resources, and that when that is done it will be possible to do much manufacturing that cannot be done now on account of the lack of intelligent labor at wages which prevail in the North.

The work of the Hattiesburg Commercial Club is being done without any attempt to make money except from the indirect benefit which will come from the development of the idle lands, which will produce everything in the way of staple crops except wheat, and which is especially adapted to early vegetables, many small fruits, and tobacco.

The lands are especially adapted to white clover, and are the natural home of Bermuda grass, which will stay green ten months in the year, so that this country offers special inducements to dairymen in view of the fact that the Southern sides are being supplied with butter from Illinois, and their beef and pork from Fort Worth and Kansas City, while their poultry and eggs, with the exception of a small percentage, are produced in other States.

It may be said that the creditor can usually see his true interest more quickly than it can be pointed out to him, and that though in some cases there may be grasping men, or grasping banks, which think they see opportunity in the distress of others, as a general proposition it may be put down that the man who holds the debt is the one most afraid of the wreck ahead.

If the men who now complain that they cannot shut down because of interest charges and sinking fund requirements would manifest the same Napoleonic ability in dealing with their financial matters as they exhibited when their mammoth operations were formulated there should be no difficulty in arriving at an agreement on the obvious and sensible basis that the interests of both will be subserved by leaving the timber in the woods.

BUYERS PARK ROAD HOUSE.

Francis Tubins Purchases Home Built by L. E. Breuninger.

Francis Tubins, of this city, has purchased from Lewis E. Breuninger, the new colonial brick residence at 150 Park road northwest, recently built by Mr. Breuninger. The house has five rooms, and is heated by an approved hot-water system.

The first floor contains parlor, reception hall, library, music room, dining room, pantry, and kitchen. The second and third floors each have three sleeping chambers and bath. The house occupies a lot twenty-four feet front by a depth of 145 feet. The front has colonial porch. The corners are surmounted by a mansard roof. It is understood that \$12,500 was paid for the property.

Mrs. Harriet E. Berran has sold to Henry N. Brewer, Jr., the three-story brick house with carriage porch at 337 Twenty-first street between Lemon and Monroe streets northwest, in Ingleside subdivision. The house has ten rooms and hot-water heat, and occupies a lot 30 feet front by a depth of 120 feet. It is one of a row built three years ago by John F. Lynch. It is understood that \$7,800 was paid for the property, which will be occupied by the purchaser.

Both these sales were made by Willis, Gibbs & Daniel.

Special Bargain

—in a 6-room-and-bath house in northwest, near Fourteenth and R streets.

\$4,250 reasonable terms.

This is an exceptional opportunity to secure a well-built house in the downtown section at a sacrifice price.

The house is heated by furnace.

Lot 20x25 ft. to 10-ft. alley.

Thos. J. Fisher & Co., Inc., 738 15th St. N. W.

Phone M. 6830. After 5 p. m. Phone M. 8746-y.

RAINY DAYS HURT PROPERTY MARKET

Brokers Report a Comparatively Dull Week.

SALE OF THE RIFLES' ARMORY

Purchase of Acreage Tract in Northern Suburbs, to Be Known as Jefferson Park, Opens Large Territory to Building Operations—Improvement of Car Service.

The local real estate market was reported yesterday by the brokers as dull. Rainy weather for the past two days brought matters largely to a standstill, so far as outside operations are concerned, and during the early days of the week little was done. In fact, outside of the selling of houses and suburban lots, the market is rather bare.

The deal for the transfer of the Rifles' Armory Hall property from the company which has owned it for several years to Thomas Ridgata was consummated last week. This valuable property, fronting on G street, between Ninth and Tenth, has been for many years the meeting place for a great many of the public and other gatherings in this city. For a long time it has been the home of the Shriners, so far as their convocations for the initiation of new members is concerned. It has also been the meeting place of many lodges, at least for their annual gatherings, and in many ways has been one of the most frequented halls in Washington.

New Owned by Individual.

The sale of the property takes it from the hands and management of a stock company into individual ownership, unless, as reported, Mr. Ridgata is the representative of parties other than himself. This report Mr. Ridgata has denied, and he has authorized the statement that the property will be held for the purposes for which it has been used.

The passing of deeds for four large tracts of acreage land in the northern part of the District, lying beyond the tract bought by the District for the municipal hospital site, between Fourteenth street and Georgia avenue, brings the culmination of the land deal which has been one of the topics of discussion among real estate men since last February. Something like 300 acres are involved in the transaction, and the property has been purchased by Virginia capitalists for improvement and sale to home-seekers.

Building Toward the