

LOCAL REALTY MARKET IMPROVES OVER LAST WEEK IN HOME BUILDING

SALES AND PERMITS TOTAL BETTER THAN MILLION DOLLARS

Residence Properties Feature Week's Transfers And Building Projects.

SALES ARE LIVELY

Fall Buying Season Marked By Suburban Home Erection Program.

A survey of the week's activities in the realty market shows that the expected active period in property is here to stay, for awhile at least. The firms of Hedges and Middleton, Charles D. Sager, William S. Phillips, William K. Hartung, Howenstein Company, Shannon and Luchs, and O'Hara, and others show a total sales of nearly \$800,000 in realty in and about Washington during the past week.

In addition to this the District building inspector's office issued a grand total of building permits in excess of \$288,300, which makes the final figure for all realty activities \$1,118,300, better by one-third than last week's total.

The firm of William P. Brodt, Inc., completed a new store building at 569 Eleventh street, at a cost of \$35,000. Hedges and Middleton reported the sale of the large detached residence at 3006 Albemarle street, to B. D. Fowler, who will make his home there.

C. H. Small was licensed to build nine houses 2312 to 2328 Ashmead place, to cost \$22,000; Ross and Phelps will build nine houses, 3515 to 3523 Quebec street, to cost \$20,000; Charles D. Sager received a building permit for six houses, 2305 to 2316 Nineteenth street northwest, to cost \$30,000.

Some of the other permits follow: Calvary Baptist Church, repairs to property at cor 8th and H sts nw, to cost \$500. R. C. Edmonston, repairs to property at 465 Fla ave nw, to cost \$2,000. Mrs. Hazel M. Myers, to erect brick garage rear 72 W st nw, to cost \$400.

T. K. Smith, to erect four metal garages rear 1230 D st se, to cost \$400. National Catholic War Council, repairs to property at 1312 Mass ave nw, to cost \$2,500. J. Layman, to erect brick garage rear 1025 7th st se, to cost \$700. William Robertson, to erect brick garage rear 35 V st nw, to cost \$500.

R. N. Cagle, repairs to property at 1220 G st nw, to cost \$700. L. E. Breuninger and Sons, to erect brick garage rear 1612 to 1625 Varnum st nw, to cost \$2,500. Maurice Tolstol, repairs to property at 2295-97 M st nw, to cost \$500.

K. Bowler, to erect brick garage rear 7 6th st nw, to cost \$900. W. C. Mould, repairs to property at 1012 4th st nw, to cost \$450. C. O. Klenheim, repairs to property at 321 H st se, to cost \$500. M. B. Borden, repairs to property at 724 7th st nw, to cost \$600.

Elizabeth Moore, repairs to property at 724 7th st nw, to cost \$3,000. J. B. Snyder, repairs to property at 219 C st se, to cost \$500. J. O. Sand, repairs to property at 4227 Grant st ne, to cost \$2,000. R. Rosenbloom, repairs to property at 728-30 7th st se, to cost \$400. Daniel C. Shankie, to erect brick garage rear 230 13th st ne, to cost \$300.

G. F. Mertler, to erect brick garage rear 222 13th st ne, to cost \$300. G. W. Chase, to build two-story frame dwelling at 408 Asep st, to cost \$6,000. C. E. De Atley, to erect brick garage rear 151 N C ave se, to cost \$500.

H. E. Eschhorst, to erect two brick garages rear 1416 G st se, to cost \$1,500. Shubert-Belace Theater Co., repairs to property on Madison pl, to cost \$650. L. H. Forster, to repair 1121 11th st, to cost \$2,500.

J. W. L. Caldwell, to build home, 1206 Franklin st ne, to cost \$4,100. William H. Carter, to build, 4427 Douglas st ne, to cost \$1,500. H. R. Howenstein, to build home, 1300 Spring rd, to cost \$6,000. H. R. Howenstein, to build home, 2546-2545 13th st, to cost \$9,000.

O. H. Robey, to build, 3006 Jocelyn st, to cost \$7,500. H. R. Howenstein, to build, 1302 Spring rd, to cost \$4,000. H. R. Howenstein, to build, 1125-27-29 Pa ave se, to cost \$12,000. M. F. Hill, to build, 2006 Kearney st se, to cost \$5,200. Eude Bros., Inc., to build green-house Bladensburg rd, nr Mt Olivet, to cost \$2,000.

H. A. Donovan, to build, 3211 Morrison st, to cost \$5,000. J. G. Anello, to repair 114 Alabama ave se, to cost \$1,000. M. Weschler and D. A. Rosen, to

FINDS HOMES IN DEMAND



MORTON J. LUCHS, President of Shannon and Luchs, prominent real estate firm.

build home, 4601 8th st, to cost \$6,000. M. Weschler and D. A. Rosen, to build home, 4603 8th st, to cost \$6,500.

National Panto Co., to repair 410 1st st se, to cost \$10,000. G. N. Acker, to repair 2015 Q st, to cost \$2,500. J. W. L. and M. E. Caldwell, to build one-story frame dwelling at 1304 Franklin st ne, to cost \$4,100.

William H. Carter, to build concrete block dwelling, 4427 Douglas st ne, to cost \$4,500. Mrs. George Vanderbilt, repairs to property at 1612 K st nw, to cost \$8,000. Col. T. D. Roal, repairs to property at 1712 H st nw, to cost \$300. C. G. Saunders, to erect brick garage rear 3414 Fulton st nw, to cost \$500.

S. C. Johnston, repairs to property at 1114-16 Connecticut ave, to cost \$300. D. P. Sellers, repairs to property at 1618 15th st nw, to cost \$600. Mrs. G. Vanderbilt, to repair 1612 K st, to cost \$8,000. M. McLean, to build home, 1235 Jackson st ne, to cost \$5,000. W. C. and A. N. Miller, to erect garage, rear 2507 Woodley rd, to cost \$1,000.

W. C. and A. N. Miller, to build home, 5507 Woodley road, cost \$15,000. M. McLean, to build two-story frame dwelling at 1235 Jackson pl ne, to cost \$5,000.

Atlantic st se, bet 4th and 6th sts, sq 6164, lots 30 to 33, Washington Highlands—Bessie R. Koch to Raymond R. McConchie et ux, Irene B. 10.

Sheriff estate, part orig lot 5—M. Elizabeth Browning to Thomas J. Moore et ux, Dora V. 10. New cor of Ga ave and Delafelt pl nw, K st nw, bet 4th and 5th sts, sq 2923, lot 1, sq 515, part orig lot 1—Joseph F. Beck et ux, Anna A. to Adolph Ammann, 10.

Adolph Ammann conveys same property to Anna A. Beck, 10. North of Kennedy st west of 5th st nw, sq 2952, lot 38—Francis M. Criswell et ux, Addie A. to Ethel B. Copeland and Lena S. Copeland, 10. T st nw, bet 14th and 15th, sq 205, part orig lots 3 and 4—Eleanor A. Whitaker et al, exrs et al to New Moses Building Co, 10.

100 to 104 Indiana ave nw, sq 574, lots L and M and Dora E. Roth to Cora V. Caskins, 10. 25th and Chesapeake sts nw, Colorado Heights, pt tract described—Annie K. Warren to Mabel A. Cox, 10.

South of Hamlin st, east of 26th st, sq 4342, lot 33—Isadore Prera et ux, Amelia, to Harold G. Sutton et ux Sarah H. 10. South of Irving st, west of 15th st nw, sq 2849, pt lot 5, Columbia Heights—Ella D. Little to William Morris, 10.

North of Morse st west of Monello ave ne, sq 4065, lot 90—Geo. E. Holmes, Jr. et ux, Edna A. to Wm. E. Goggins et ux, Ora B. 10. 402 8th st se, sq south of 893, part lot 2—George Claggett et ux, Mable A. to Amanda Kramer and Bertha M. Kramer, 10.

1503 28th st nw, sq 1268, lot 27—Mary Mansfield to Ross P. Andrews, 10. Morrison st nw, w of 39th st nw, sq 1748, lot 15—Mary L. Whitall et al. to Wm. S. and Susan L. Dewhirst, 10. 520 Kenyon st nw, sq 3048, lot

LUCHS CONFIDENT REALTY BUSINESS IS ON FIRM BASIS

Declares Recent Heavy Buying Indicates Healthy State.

Morton J. Luchs, of the firm of Shannon and Luchs, realtors and builders of homes is of the opinion that the recent heavy buying of home and business properties in Washington is evidence of the establishment of a new and more healthy business condition here.

Mr. Luchs when asked for his opinion as to conditions in the line of real estate indicating general business tendencies, said: "Until about two months ago it was evident that logical buyers of both residential and business properties were hesitating in confidence that they hesitated to do even the very clear wise things. Our firm was met on every hand by hesitation growing out of a more or less vague impression of an impending drop in prices. But we found that in each case opinions of this character were backed merely by other opinions, and try as we did, we could not find a single fact to justify them."

More recently, however, the situation has flatly reversed itself, to such an extent that it is now, no slight task to satisfy the demand for the required business and home properties. I do not believe that in the past fifteen years, there has been a period surpassing the activity of the real estate market during the past forty days.

The fact is that the people who have always believed that it is most comfortable and economical to own one's own home have finally taken the situation into their own hands and faced the facts for themselves, uninfluenced by the opinions of those who have no material interest in the outcome of their investments. These people have made up their minds that present prices cannot be subjected to any material depreciation and that every moment of delay is costing them money. It is certainly a fact that within the past year many a Washington family has paid enough in rent to make the necessary original payment on a home of their own.

Desirable Properties on Market. "While it is a fact that practically every builder in Washington is having difficulty in keeping up with the demand for new houses, there are a number of very desirable, fairly priced properties on the market. With the distribution of these properties, such as will be constructed it is likely that during the next two years Washington will be firmly established as one of the prominent home-owning cities of the United States. And I certainly believe that condition to be highly desirable both for the community and the individual.

The rental situation here is bad. I believe that the quickest way to change it for the better is to permit natural forces to have their effect. It has been my observation that any heavy demand has been met quickly by a more than sufficient supply, provided the supply was not prohibited.

Must Encourage Building. "In short, the only way to get more rental properties is to encourage their production. I firmly believe that ultimately this will be found necessary, and that until something along this line is accomplished any number of families will be housed inadequately. "Everybody in the real estate business, I am sure, has felt the optimism of the past few weeks. I believe it is a healthy optimism, built on a solid foundation of confidence in the United States, its people and its capital city after a long period of too much attention to finely-drawn opinions."

CHEVY CHASE DEAL INVOLVES \$500,000

Allan E. Walker Company Will Erect 40 Detached Homes.

The purchase last week of nine acres of Chevy Chase property by the Allan E. Walker Investment Company was the first step towards the erection of forty detached homes in a building operation involving \$500,000.

The estate of Edward J. Stellwagen, president of the Union Trust Company, known as "Stellholn," was bought by the Walker Company, and will be subdivided at once so that the firm may begin the construction of the new houses. These detached residences will sell at prices ranging from \$16,000 to \$22,000.

This property is bounded by Keokuk street, thirty-ninth street, Jocelyn and Jennifer streets and Fort-First street. Reno road passes through the tract. The ground is ideally situated, but one and one-half squares from Connecticut avenue. Robert F. Herford will be the architect for the houses. Frank C. Henry acting for the firm of Thomas J. Fisher & Co., represented the Stellwagen interest in the sale.

Kaufmans Will Remodel To Increase Show Space

Seventh Street Merchants Will Improve Their Whole Store Front and Lobby At Cost of \$10,000.

The firm of Charles Kaufman and Sons, 431-437 Seventh street northwest, in the tailoring and haberdashery business, has decided to provide more show space by remodeling the show window front, putting in modern windows, which will permit of light and ventilation over the tops.

The plans call for the base of the show windows to be finished with red-velvet tapestry brick. The plate glass will be glazed with the latest improved copper sash setting and corner bars. The corners of the show windows, including the large display case in the center of the entrance, will be finished with copper. The ceiling of the show windows will be paneled and to be provided with modern recessed X-ray lighting. Floors of the show windows and display case are to be finished with oak parquet flooring with ornamental strips of hardwood for border. The background of the show windows are to be paneled and finished with enamel paint, with cornice effect near ceiling, relieved with light compo work.

The floor of the lobby entrance to the store will be laid with a deep, rich red 4 by 4-inch tile with black joints. For the ceiling of the lobby, instead of using metal, as customary, the architects have substituted rough texture Portland cement plaster work, stippled effect. The side walls over the show windows and the ceiling will be broken with an ornamental cornice mould.

The front above show windows will be treated with new metal cornice of galvanized iron on which will be placed the present old sign letters, which are now mounted on a wire framework.

The second and third floor front windows of the building are to be remodeled with plate glass and one light pivoted sash.

The entire front of the building is to be painted in a modern color. The improvement is estimated to cost \$10,000. It has been planned by A. B. Muller & Co., architects, and is to be executed by Metzler and McKay, contractors.

It is estimated that the work of the proposed improvement will be completed in thirty working days.

BRISK SALES WEEK FOR PHILLIPS FIRM

Suburban and City Realty Sales Run Neck-and-Neck.

Reporting a total sales aggregate of \$85,600, the office of William S. Phillips, announced the transfer of the following homes during the past week:

P. A. Simpson purchased from I. J. Farley, a beautiful bungalow at 820 Whittier place northwest. This bungalow contains seven rooms and bath, hot water heat, electric lights, and on a very large lot.

C. W. King purchased from Mr. Phillips, three houses on Todd place, northeast, being premises 47, 49 and 51.

Phillips Gervasio purchased from William C. McCurdy, premises at 3701 New Hampshire avenue. This is a corner property containing three stores and apartments on the second floor.

Madeline Thecker purchased from Mrs. Florence Bell, the six-room brick house at 3312 Dent place, northwest.

Thomas Ross purchased at 1135 Twenty-first street northwest, a 10-room brick residence from Simon Oppenheimer.

Haskell C. Davis purchased the modern brick house at 731 Otis place northwest, from Miss Irene M. Cook.

Mrs. Ethel B. Copeland purchased 918 Longfellow street, which is one of the new houses recently completed by Dr. Francis M. Criswell. This is a modern six-room and bath brick house.

Mrs. Mae V. Daley purchased 313 Shepherd street from Mrs. Line Carroll. This is a six-room and bath tapestry brick residence.

REAL ESTATE NOTES

At the weekly meeting of the Washington Real Estate Board, last Wednesday, Thomas E. Jarrell was elected president of the Convention Club. The formation of the Convention Club is in answer to the call of the National Association of Real Estate Boards, of which the local board is a member, for delegates to the national convention to be held in San Francisco next year. John A. Petty was made secretary of the club.

The club will endeavor to obtain a large number of delegates to the national convention, and it is proposed to establish a lower limit to the number of members, of twenty-five.

The financial plan of the club is for each member to pay into the club treasury the amount of the expenses of the California trip, and the treasurer will then invest that sum, the proceeds of the investment being used to defray expenses for badges, banners and other advertising incidentals of the trip.

Since the last announcement, Clarence F. Donohoe, Joseph H. Herbert, Robert L. McKeever and William H. Saunders have joined the club, which has an additional members, Percy H. Russell, William S. Phillips, John A. Petty and Thomas E. Jarrell.

Near Soldiers' Home

NEW row of rough-texture brick houses built by Clarence H. Small. One house left, corner; six rooms and bath, hot water heat, electric lights, finished in hardwood, sleeping and breakfast porch in rear; concrete covered porch in front; space for garage.

4th and Upshur

OPEN DAILY UNTIL 9 P. M.

This house must be seen to be appreciated.

McKEEVER and GOSS Service

1405 Eye St. Main 4752

Members of the Washington Real Estate Board

posed to establish a lower limit to the number of members, of twenty-five.

The financial plan of the club is for each member to pay into the club treasury the amount of the expenses of the California trip, and the treasurer will then invest that sum, the proceeds of the investment being used to defray expenses for badges, banners and other advertising incidentals of the trip.

Since the last announcement, Clarence F. Donohoe, Joseph H. Herbert, Robert L. McKeever and William H. Saunders have joined the club, which has an additional members, Percy H. Russell, William S. Phillips, John A. Petty and Thomas E. Jarrell.

The club will endeavor to obtain a large number of delegates to the national convention, and it is proposed to establish a lower limit to the number of members, of twenty-five.

A Magnificent Residence

ON 16th STREET

Available for Inspection All Day Sunday

1834 16th Street N.W.

A location in the heart of the social section, with a house eminently suitable for entertaining. It contains 11 rooms and 3 baths; with hot-water heat and electricity; 6 open fireplaces; 3-car brick garage; the whole house has just been handsomely redecorated throughout; price and terms reasonable.

SHANNON & LUCHS

REALTORS

713 14th St. N. W. Main 2345

\$500 CASH

And phone us for auto to inspect new homes

608 to 620 OTIS ST. N. W.

The only houses offered for \$500 cash and \$75 monthly

Open and Lighted Until 8 O'Clock P. M. DAILY

THE HOUSES WITH THE BIG LOTS 20 BY 142 EACH TO WIDE ALLEY

Plenty Room for Garages, Gardens and Flowers

H. R. HOWENSTEIN CO.

1314 F STREET NORTHWEST

Apartment House Owners

If the building you own is for sale list it with us at once. We have several clients with unlimited resources who are desirous of purchasing good-paying properties. Our business property department can be of valuable assistance to you in placing your investments or disposing of your holdings.

See Mr. Barkley Business Property Department

WILLIAM S. PHILLIPS

REALTOR Main 98 1409 New York Ave.

Why Stop Building?

Our Artificial Stone Construction Brings Building to a Pre-War Basis

Let our 20 years' experience be of service to you. Three-way builders—% or contract or we furnish material, you do work.

EDMONDS CONTRACTING CO., INC.

26th and Evans Streets N. E. Phone N. 9091

Dealers in CEMENT, ARTIFICIAL STONE, LIME

AN OFFERING

ON Lots and Bungalows

YOU CAN'T AFFORD TO MISS THIS SPECIAL SALE

\$975 2-room Bungalow; large front porch; for quick sale \$975; \$100 cash, \$15 per mo.

\$2250 4-room Bungalow, large front porch; \$200 cash, \$30 per mo.

\$2050 3-room Bungalow, lot 40x150; \$2,050; \$150 cash, \$20 per mo.

\$2950 4-room and hall-room Bungalow, \$2,950; \$250 cash, \$30 per mo.

12 BEAUTIFUL, LARGE LOTS 40x150 FEET

BON-AIR HEIGHTS

For Quick Sale—\$250 Each, \$10 Down, \$5 a Month

Take Car at 12th and Pa. Ave. Get Off at Veitch Station Walk a Few Blocks South.

THE HARLOW COMPANY

OWNERS AND BUILDERS

H. Richard Harlow, Sales Mgr.

819-15th Street N. W. Main 4359