

# WASHINGTON CONTINUES HER STEADY REAL ESTATE DEVELOPMENTS

## STRONG MARKET SHOWS GROWTH OF CAPITAL CITY

**Hesitancy of Investment Is Overcome During New Building Era.**

### HOUSES MULTIPLY

**Volume of Transactions Equal City's Record Figures.**

The continual growth of Washington has advanced values and created a steady real estate market. The hesitancy of investment during the readjustment period has been overcome, and the volume of transactions again equals the record figures reached during the spectacular era of speculation following the war. The investment spirit is even more active, for most of the purchases combine further expansion purposes, and many are based upon large construction or extension plans.

The surviving complaint is that residential property is not moving as fast as the dealers believe it should in view of the demand for vacant ground and the success of the subdivision plans. The latter phase furnishes the explanation of the condition causing complaint. Many of the new homes were erected as peak material and labor prices. Despite all the expert assurances that now is the time to build, numerous home-seekers cling to the conviction that the level will decline, and that they will be able to reconstruct homes fully conforming to their desires for less than they are asked for dwellings already built. As soon as the question is definitely settled the residential market will be as busy as any other department.

Meantime living accommodations are multiplying at unprecedented speed, and though new and more population is constantly entering the supply should be sufficient to prevent any further rise in residential rents. In some classes there may even be scaling of rates.

The outlook for any similar reduction in commercial rents is fast passing, for the gaps have been filled without waiting for the regular leasing season, and there does not appear to be any diminution of demand. The buildings which suddenly added hundreds of offices to the supply increased in other ways are not yet completely filled, but construction stopped in time to permit patronage to catch up. The organization or influx of new enterprises of varied character will take up all the slack, so there will not be any decline in that quarter either.

## HARLOW COMPANY OPENS OPERATION

**New Division to Be Known As Hill Wood Terrace.**

Eighty-eight villa sites at Kearsy, Va., adjoining the city property, will be subdivided into building plots by the Harlow Company, 819 Fifteenth street northwest, according to an announcement made by the firm last night. The new development will be known as the Hill Wood Terrace.

Erection of twenty bungalows on this section will be inaugurated by the Harlow Company this week. They will contain five or six rooms.

The Harlow Company reports the sale of three houses and ten lots on Randle Highlands made during the past month. Six bungalows and seventy-one lots in Bon Air, Va., were also sold by the company.

H. Richard Harlow, formerly connected with the Harlow Company, has taken over the Bon Air interests and will devote his entire time to that project.

## HEN CATCHES MICE, USING CAT METHODS

**SARANAC LAKE, N. Y., May 20.**—The Adirondacks are just now echoing with the fame of a Plymouth Rock hen owned by Burt Sweet of Elizabethtown, which catches, kills and eats full grown mice.

After catching the mice, the blood-thirsty biddy tosses them in the air, playing with them at fashion. She then tears them in pieces with bill and feet and devours them to the last bit of tail.

## NEGLECTED HALL IN HOUSES BLEMISHES HOME BEAUTY

**Visitor Receives First Impression of Abode From Hall's Appearance.**

The hall far too often fails to receive its share of attention when schemes of house furnishing are planned or put into execution. If the available sum for furnishing the house is limited, as such sums have an uncomfortable habit of being, nearly all of it is apt to be spent on the appointment of the various rooms which offer inviting possibilities or make insistent demands, while only an inadequate pittance is left to take care of the hall. Nothing gives a worse impression of inconsistency and slipshod methods, on the part of the occupants than a house with carefully furnished rooms and a neglected hall.

The hall cannot be properly equipped with left-overs and tag ends from the rest of the house, and attempts to do so must necessarily be unsuccessful in the outcome. The visitor entering the house gets his first and often most lasting impression from the hall, so if one values the effect of first impressions upon the minds of all who cross the threshold, one must have an eye to the hall. Then, again, the hall is the bond that links the other parts of the house together.

Three sorts of halls are to be taken into account in making any classification. Recent domestic architecture of an informal type has popularized the living hall, which is, in effect, merely a living room with a staircase introduced as one of its features. The arrangement of such a hall is so similar to that of a room that we may dismiss it from present consideration and devote attention to the other two varieties of halls which are really hallways, passage-ways from the entrance to other parts of the house. They are the broad, central hallway so commonly found in large, double houses or in the roomy old houses of colonial date, and the narrow hallway, an undesirable contrivance which, however, must be faced as a widespread reality and dealt with as circumstances will best permit.

**Hall Simple Problem.**

The broad hall does not usually present any very serious furnishing difficulties, inasmuch as it is, while the narrow hall, on the other hand, almost invariably does. Because the narrow hallway is small and seemingly unimportant (even insignificant) it is, however, no excuse for treating it with contempt as unworthy of effort, or neglecting it. Indeed, it is the very small hall and the narrow hallway which are the most difficult to furnish, and the most often require the utmost care and thoughtful consideration in their treatment, and where so little furniture can be used as in the first instance, it is highly desirable to have an agreeable grouping of furniture visible to anyone entering the house door. Next, in the choice and arrangement of hall furniture, it is well to preserve an aspect of proper restraint and dignity. While everything possible should be done to create an air of hospitality, all evidence of person and thoroughness in the treatment of the hall should be reserved for the rooms which are necessarily of more intimate character. Finally, in choosing hangings and determining the color for the walls, it is best to stick to neutral tones or such as are absolutely certain to harmonize with the color schemes used in all the rooms opening into the hall. Furthermore, as many halls—especially narrow halls of the city type—have but little direct light from windows, it is advisable to compensate for the light possibly by appropriate coloring of the walls.

**Exclude Hat Rack!**

In furnishing halls of either type, a most essential preliminary step is to exclude or, if one has been in use, get rid of the always objectionable hat rack. Its presence is an indication of laziness and an indication of careless habits. A miscellaneous array of hats, coats, umbrellas and overshoes draped over or clustered about a piece of furniture cannot be other than hideous and, in a house otherwise well furnished, positively incongruous.

For hats, gloves, clothes brushes, overshoes and the numerous odds and ends that are convenient but unsightly when scattered about a cupboard with shelves and, perhaps, a few drawers, is to be recommended. Such a piece of cabinet work is a dignified and agreeable item in a hall furnishing scheme.

The broad hall, besides having room for a hat and glove cabinet or cupboard and a hanging cupboard for coats and wraps, if no

## New Cafritz Home



This attractive building, 913 Fifteenth street northwest, is the new and larger quarters of Morris Cafritz Company, Inc. A general real estate and insurance business will be conducted by the firm in their new home.

## OLD BRICKS USED FOR HOME CHARM

One of the newest things in home architecture is the return to the old. A number of builders are using old bricks, for instance, to lend the charm of age as well as an air of substantiality to their houses. Old bricks, it is said, are nearly twice as heavy as bricks made today.

The effect of the old hand-cut shingle is obtained by using split shingles, a machine product. These are larger and cleaner than the ordinary type. Instead of a thickness of one-quarter to three-eighths inches and a length of sixteen inches, the split shingle is from three-eighths to one-half inch thick and twenty to twenty-four inches long.

Antique fixtures, such as wrought iron lanterns for the porch light or iron candlesticks for the wall lights, are used effectively. The stiff modernity of the concrete walk can be eliminated by using irregularly shaped blocks of rock planed level. When grass and moss grow up between the rocks the effect is enhanced.

## REAL ESTATE BOARD HOLDS CELEBRATION

Members of the Louisville Real Estate Board got together for a general jubilation and celebration of the opening of their new headquarters on the fourth floor of the Realty building last Thursday. Hardly a member missed the opportunity to greet his associates in their new "home."

Dealers took an afternoon off.



## You Can Own This Country Estate!

Situated in a delightful suburb, within easy access to Washington, only twenty minutes from the shopping district.

— IN —

### West Riverdale, Md.

Contains six rooms and bath, vapor heat, gas and electricity, colonial front porch, breakfast porch, large sleeping porch, hardwood floors, brick fireplace; all large rooms, in perfect condition. Garage for two cars; attic over entire house.

Stable for 10 head of cattle, smoke house, three chicken houses in good condition; all kinds of fruit.

Four acres of land, 400 feet on Calvert street, and 500 feet on Coleville pike; beautiful yard, fine garden spot.

**STOP PAYING RENT**

**BE YOUR OWN LANDLORD**

**Beautiful Roleland Park, D. C.**

**ONLY \$2,450**

**\$200 Cash**

**BALANCE \$24 Month**

**For the First 10 Buyers Only**

**ROLELAND PARK, D. C.**

*Few Squares from Car Lines. One Fare*

**HARLOW CO. OWNERS AND BUILDERS**

Room 22-24 819 15th St. N. W. Main 4359

## HEALTHY REALTY CONDITIONS HERE REFLECTED BY WALKER

**Firm Reports Real Estate Sales Closed Totaling \$300,000.**

Sales recently concluded, totalling \$300,000, were reported this week by Allan E. Walker & Co., Inc., including residences, business property and apartments.

Considerable activity in real estate on Connecticut avenue and on Seventeenth street, where there is a large amount of development in progress, is noted in the list of sales just made.

Premises 1111 and 1113 Seventeenth street, consisting of two brick houses, were sold for Morris Cafritz to Benjamin Brill. It is expected that the property will be remodelled for business purposes.

W. C. and A. N. Miller are the purchasers of a substantial brick house located at 1119 Seventeenth street northwest. This section is zoned for business and the property will be remodelled and a modern store room installed.

The large brick residence at 1222 Connecticut avenue was sold to Roy N. Neuhouser. It consists of four stories, and the lot runs through to an alley. The property will be remodelled for high-class business purposes.

A new stone bungalow, just completed by the Allan E. Walker Investment Company at the corner of Forty-first and Harrison streets, Chevy Chase, was sold to a local investor. This residence, built of Bethesda blue granite, is one of the most charming new houses in Chevy Chase. It has all the appointments of the most modern and complete home, with large lot and garage.

A very attractive residence, 3740 Keokuk street, Chevy Chase, was sold for W. F. Palmer to Lucille E. Little. This house is of stucco construction, with nine rooms, two baths, porches and all modern features. It is located on a large lot at the corner of Thirty-eighth street. There is a garage on the property.

A very nice brick house, 1107 Allison street northwest was sold for Nora R. Riley to Helen W. Abraham and others. This house has seven rooms, tiled bath, breakfast and sleeping porches and all modern appointments.

For Charles W. King a new house located at 1301 Allison street northwest was sold to Mary D'Elia. This is a most attractive six-room and bath brick house, with all modern features, and located in a very desirable residential section.

One of the new residences on Albemarle street in Armsleigh Park, erected by Harry Kite, was sold to Jack Whitcomb. This is a very pretty six-room and bath dwelling, with sleeping porch, breakfast porch, and all modern appointments.

One of the bungalows recently completed by the Allan E. Walker Investment Company in Brookland, 4000 Thirteenth street northeast, was sold to Bernardine Gulliant. The bungalow contains five large rooms and bath on one floor, is very attractive in design and arrangement. It has all modern improvements, and is located on a large lot. All of the bungalows comprising the Brookland operation of the company have been sold.

For Mary D'Elia the property at 1718 Oregon avenue was sold to J. H. Salus. This is a substantial brick house containing eight rooms and bath.

The nine-room and bath brick residence at 922 N. street northwest was sold for Rosa Saks to Fred R. Murgia.

George Ad purchased the excellent business property located at 301 S. street northwest from James Eskin. This property contains a large store room on the first floor with apartments above.

The brick house located at 2322 Cleveland place was sold for Bertha Caron to Irene Pollock. This property will be held as an investment.

Elizabeth B. Marr sold the prop-

erty at 2321 Cleveland place to Irene Pollock, who will hold it as an investment. Carmen L. Mayer sold the property located at 2311 Cleveland place to Cornelia P. Grady, who will hold it as an investment.

The six-room and bath brick dwelling at 1515 Pennsylvania avenue southeast was sold for Howard A. Carrico to Joseph and Mary Smith.

## U. S. Army Surplus

### Embury Hot Blast LANTERNS

7,196 purchased from Uncle Sam, brand new, polished tin, in original cartons. Well built, serviceable lanterns; patented inside lift, easy to operate; strong and dependable. No. 0 tubular globe, burn 20 hours.

**69c EACH**

Householders, Farmers, Contractors, Hardware Dealers, these prices will save you money. Complete with globe and wicks.

Each one dozen lots \$6.00  
Five dozen lots (per box) \$25.00

### For Your Garden

A Bargain Combination  
Full Size Pick with handle  
Full Size Shovel \$1.50  
A Good Rake

**Sidney L. Hechinger Co.**

Two Offices:  
6th and C. Sts. S. W.  
5th and Fla. Ave. N. E.

## ANNOUNCEMENT

Thomas J. Nash, Jr., formerly Sales Manager for McKeever and Goss, wishes to announce to his many friends and clients that he is associated in the same capacity with Morris Cafritz Company, Inc., 913 Fifteenth Street Northwest. Sales, Rents, Loans. Telephone Main 617-618.

## Specials For Home Buyers

**Chevy Chase Home—\$9,500.**

In beautiful section of Chevy Chase, Maryland. Pretty seven room and bath house, modern in every particular. Two-car garage on lot 50 by 228 feet, and only \$1,500, cash required. See it at once.

**Chevy Chase, D. C.—\$15,500.**

Here is a very attractive house of eight rooms and bath, with hot-water heat, electric light, Pittsburgh instantaneous water heater, garage and all modern appointments. Lot 60 by 140. Close to Connecticut avenue. Property in fine condition.

**Good Residential Section, N. W.—\$8,300.**

\$1,500 cash and \$60 per month. Six rooms, sleeping porch, large tiled bath, all modern conveniences. Lot 20 by 120 to 15-foot alley with room for garage. Pretty section. House in splendid condition.

**Wide Avenue Northwest—\$12,250.**

Most attractive corner house in excellent section with large lot. Six rooms and bath, parquet floors, and all modern appointments. Garage. Room for additional house on good side street. Property is in splendid condition.

**Spring Road near 14th—\$11,000.**

\$1,500 cash makes this offer most interesting. Six large rooms and tiled bath, sleeping porch, and all appointments of the fine modern home. Garage on large lot. Alley at rear.

**Near New Hampshire Ave. and S St. N. W.—\$10,500.**

Substantially built brick house with brick and stone front on excellent street. It contains ten rooms and bath. \$2,000 cash will take it, with reasonable monthly terms.

**Chevy Chase, D. C.—\$10,500.**

Brick house of eight rooms and two complete baths, sleeping porch, and all strictly modern throughout. Excellent location. Garage. \$2,000 cash and reasonable monthly payments.

**3515 N. H. Ave. N. W.—\$10,600.**

Unusually attractive six room and bath brick, with sleeping porch, and all modern appointments throughout. Double garage. This is a real opportunity in a section where it is seldom possible to secure a home. See it at once.

**Delafield West of 14th.—\$15,500.**

Here is an ideal residence in exceptionally good locality. Detached house with nine rooms and bath, modern in every particular and in superior condition. It is situated on lot 40 feet wide by 90 feet deep.

**New Home in Chevy Chase—\$14,000.**

Full two story type bungalow, with seven commodious rooms, complete tiled bath and shower, first floor tiled lavatory, sun parlor, mammoth living porch, stone trimming, chimney and fireplace, hardwood floors on first and second stories, immense closet space, hot-water heat, electric light, instantaneous hot-water heater, large lot, delightful section. This is the best buy in Chevy Chase today. \$1,500 cash and moderate monthly payments.

**Fine Corner for Physician—\$20,000.**

Excellent brick house of eleven rooms and bath on three floors. Located on good corner S. E. Formerly occupied by physician with large practice, who died recently. Offices on first floor. Can be arranged into three separate apartments if desired. Two story brick garage for four cars on very deep lot. See this at once.

**ALLAN E. WALKER AND CO., INC.**

813 15th St. N. W. Main 2430.