

REALTY BOOM OF 14 MILLIONS ALONG AVENUE

Connecticut to Become "Fifth" Avenue of Washington Business Progress in Near Future

LAND VALUES INCREASE

New Walker Hotel Tops List of Great Building Operations in This Section of the City

Lower Connecticut avenue is in the midst of a \$14,000,000 building boom.

Three colossal constructions, the Walker Hotel, the new transportation building and the future home of the Chamber of Commerce, represent a total of \$12,000,000, while buildings long the avenue top the \$2,000,000 mark. This marks an unparalleled building era for this section, gigantic in size and destined to transform the appearance of the avenue.

The Walker Hotel, according to building plans, will be one of the most modern hostleries in this section of the country. It will cost over \$7,000,000 and cover 80,000 square feet of ground at Connecticut avenue and DeSales street. Far-sighted merchants of New York, one prominent realtor claims, are looking on the avenue with envious eyes. They will inevitably locate here, he declares.

A center of tremendous increases in real estate values, the Walker Hotel serves as a magnet to exclusive business shops. Since the announcement of the development of the hotel property in that vicinity has risen to an unprecedented cast. In that particular section one realtor is known to have paid \$40 a square foot for ground.

This gigantic structure will devote its first two floors to public rooms, restaurants, palm court, lounge, ballroom mezzanine and peacock alley. The ground floor will cover an area of one acre and one-half, while the space on all floors will be equal to fourteen acres of land. The peacock alley will wind its way 400 feet long through an array of spacious rooms.

Approximately 1,050 rooms will house the guests. According to the Walker Hotel Corporation, which owns and operates the project, the structure will be completed by October, 1923. Allen E. Walker is president of the corporation.

Rumors were current this week that one prominent realtor is considering the erection of a theater in that particular location. No map of Connecticut avenue is complete, so rapid has been the development there. Speed has marked every project along the avenue. It is said that a well-known merchant in the vicinity of Rhode Island avenue and Connecticut avenue will soon erect a ten-story building. Then, too, several prominent

Building Grows But Inspectors Still Too Few

WHILE building in the District has increased from \$12,000,000 to \$36,000,000 during the past few years, no adequate relief has been given to the office of the Building Inspector at the District building, according to reports received last night.

With only ten permanent inspectors to scrutinize the hundreds of erection projects now in progress here, it is thought that building is being retarded. Just recently, Congress appropriated several thousand dollars for the Building Inspector in order to meet this condition.

It is claimed, however, that the inspection of buildings here has so completely swamped this office that realtors are considering asking Congress for more financial aid in this direction. With the force he now directs, Inspector Healy is extending efficient work to realtors of the city despite the fact that more men should be added to his rolls, it is said.

WOODSIDE COLONY ONCE NOYES FARM

Attractive Plots Ready for Sale to Capital Buyers.

Noyes Farm, the beautiful 182-acre estate of the late Crosby Stuart Noyes, situated at Woodside, in Montgomery County, Maryland, has been transferred by Thomas E. Jarrell and J. Walter O'Boyle, who contracted for the purchase of this property several months ago, to the Woodside Development Corporation.

The officers of the purchasing corporation are Charles W. Hopkins, president, and M. A. Armstrong, secretary-treasurer. Mr. Hopkins, secretary-treasurer of the Blair Development Corporation and the Hopkins Land Co., has been highly successful in the development of the fifty-acre tract known as Blair, situated in the same neighborhood as the Noyes estate.

Mr. Armstrong, of Hampton, Va., who will be associated with Mr. Hopkins in this enterprise, is the originator and manufacturer of the Gypsum Wall Board, millions of feet of which were used in the more permanent buildings located in Washington during the war.

During the past summer this magnificent estate was the scene of the City Club annual barbecue and tournament. On October 21, 5,000 Shriners made merry at the farm on the occasion of their annual ox roast and picnic.

The Woodside Corporation will undertake an extensive development of this property along lines new to Washington. The entire estate, with the exception of the home place and grounds, will be subdivided into a residential park of acre plots facing winding drives which follow the contours of the land.

These driveways will be Tarviasurfaced and the engineer in charge of the planning, James H. Starkey, is projecting them so as to conserve the natural beauty spots and landscape features of the estate.

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HIGH RENTS DRIVE RENTERS TO BUY

Sales of Homes in District Larger Than Any Time in Its History.

CHEVY CHASE BOOMING

Large Number of Bungalows and Business Houses Planned.

Washington tenants who see no future decrease in rentals are now joining the ranks of home owners. A majority of rents in the northwest section of the city show little reduction from those of last year, thus causing many dissatisfied persons to swell the growing list of home-buyers, according to realty observers here.

Never before in the history of the city have the sales of homes been so large and consistent, reports from the active realty firms indicate. During the last several winters, realty sales have slumped considerably, but this winter great optimism prevails in the realty circles. Many new building operations are being planned for next year by the progressive builders here. Several new apartment houses are expected to be built; hundreds of small stores contemplated; comely subdivisions in the outlying sections of the city considered; and attractive bungalows in Chevy Chase planned.

Perhaps the greatest amount of building activity the city has ever experienced is under way in the northwest section. Hundreds of homes are being erected and prospective buyers are flocking to the homes.

1922 Paint Consumption Breaks All Records

More paint and varnish were used in the United States in 1922 than in any previous year, according to estimates made by the Save the Surface campaign, the co-operative organization of the paint and varnish industry, which has its headquarters in Philadelphia.

Information received from individual manufacturers indicates that practically all of them will show greater sales tonnages than ever before.

Figures as nearly official as possible were presented to the trade at the paint congress in Atlantic City November 13 to 17.

1922 Building Era Greatest in U. S. Annals

BUILDING figures indicate the increase for November over last year to be about \$275,000,000 for the entire country, says S. W. Strauss and Company in a survey of the general erection situation throughout the United States.

Based on the most accurate information obtainable at this time, total building operations for the month were approximately \$275,000,000 for the eleven months' period, January 1 to December 1, of about \$3,175,000,000, according to the report issued last night.

With a continuation of building operations at the rate which now seems probable, the year 1922 will stand as the greatest period in the annals of the building industry, having to its credit a total of about \$3,750,000,000, or more than twice as much as the year 1916, generally accepted as the pre-war period, says the report.

HOTEL WALKER ONE OF CITY'S BIGGEST

When Completed Will Be 153 Feet Wide and 455 Feet Long.

The magnitude of the Hotel Walker, Connecticut avenue and DeSales street northwest, is not known to the majority of Washington boosters. Following are some facts about this gigantic hostelry.

Located on the southeast corner of Connecticut avenue and DeSales street northwest, the Walker Hotel will stand on one of the most growing business streets in the city.

With a frontage of 153 feet on Connecticut avenue, the hostelry will stretch 455 feet on DeSales street and 140 feet on Seventeenth street. It will be the most elaborate erection ever attempted in this section of the country.

The first two floors will contain sumptuous public rooms, restaurants, palm court, lounge room, mezzanine, with promenade twenty-four feet wide and nearly 400 feet long.

HEAT IMPORTANT IN NEW BUILDING

Proper Degree of Temperature Needed Before Plastering.

LATH MUST BE SEASONED

Warping and Cracking Frequently Results from Improper Methods.

If plastering is to be done in the winter time it is necessary to maintain some heat in the building, says the Home Builders' Clinic.

Be sure that the temperature is not raised excessively. If the heat is too excessive and maintained for a longer time than necessary there is a possibility the wooden lath may become too dry and shrinkage occur in the lath.

When the plastering is applied upon the lath under these conditions it will take up the excess moisture and warp, twist and crack the plaster plane.

If by chance the lath should become too dry through overheating the house, before the plaster is applied, the laths should be dampened by throwing water on them. The plaster itself must not be dried too rapidly.

This is especially true of the so-called wall plaster made of gypsum. When they are dried by artificial heat or through the action of hot winds they do not accommodate themselves to internal stresses brought on by the rapid shrinkage, and therefore cracks develop. A slow process of drying out is desired. It should be thorough and not forced. The temperature of the house should not be allowed to drop below freezing until after plaster setting has been completed.

Another thing to look out for are the conditions surrounding installation of millwork in cold weather. There is more than an even chance that a considerable amount of dampness will occur about the house. This dampness will be readily absorbed by the woodwork.

Wood taken in its natural state from the forest is full of moisture, which should be driven off to make the wood durable and permanent. If any considerable amount of moisture is reabsorbed the wood will swell, shrink, warp and deteriorate, with resulting bad appearance and detrimental effects to the construction of building. For that reason it always is desirable to keep woodwork as dry as possible.

Realtors War On Collusive Agents in City

WASHINGTON realtors have combined efforts to stamp out unethical practices in the local real estate field, according to Charles S. Shrove, president of the real estate board here.

The creation of a new body, to be known as the Vigilance committee for the purpose of driving from the city "shady" agents, was announced yesterday by the board.

One of the primary purposes of this committee is to systematically protect the title realtor and prevent any improper use of it. It was pointed out by Mr. Shrove that the use of this title is restricted in the District of Columbia to active members of the Washington Real Estate Board, which privilege is accorded them through their membership in the National Association of Real Estate Boards.

Any improper advertising pertaining to real estate will be investigated by this committee and it will also devise methods to advertise the title realtor in order to familiarize the public with its significance. The personnel of this committee consists of David E. Barry, chairman; A. A. King, W. L. King, A. H. Heintzmann and John Quinn.

Washington Enterprises Show Marked Increase

Here's a healthy sign for a prosperous city. Manufacturing interests are rapidly increasing in Washington. There are 600 enterprises located here, 15,000 persons engaged in their operations, representing \$65,000,000 invested capital.

Limited to an area of only sixty-nine and one-quarter miles, all of these activities are subdivided into 6,227 squares, or blocks. The national Government owns about one-half of the real estate in this section. The tax rate for all purposes has never been greater than \$1.50 minimum to \$1.95 maximum per hundred.

The deed of trust form of lien used in the District vests the mortgagees, trustees, with power to provide for taxes and fire insurance, foreclosure and convey without court proceedings of right of mortgagee to redeem, and the interest rates are legal up to 6 per cent.

CAPITAL LEADS U. S. CITIES IN BUILDING RATE

Construction for Past Year Totals \$36,000,000, Tripling Pre-War Volume

DEMAND EXCEEDS SUPPLY

Two Years More Estimated to Be Required for Supplying Needs of District

In the building program of American cities, Washington, in point of comparative size and population, ranks highest, with construction totaling \$36,000,000 for the last twelve months.

Deluged with permits, the building inspector's office declares this year to be the greatest in the history of the city. Residential construction stands highest, with apartment building secondary, figures compiled by the office indicate. Prior to the war, construction activities averaged approximately \$12,000,000 a year. That a slump is not approaching is shown by the fact that as much construction is now in progress as corresponding months of last year showed.

Every month, the office reports, approximately \$3,500,000 of construction work is recorded. Outstanding in the building program is the erection of residences ranging in price from \$12,000 to \$15,000. Although it has not retarded the present boom, building of homes priced at \$6,000 to \$8,000 has been noticeably slack, it was said. The cause of this is attributable to the high cost of labor and building materials, according to one official.

John Ritchie, chief clerk of the District building department, predicts that the demand for homes will not be met for two years, even though the erection of smaller homes is taken up on a larger scale.

"There is a crying need for homes of a smaller type," declared Mr. Ritchie yesterday. "The alley law pending in Congress will throw thousands of poor persons from their dwellings."

"Washington shows a steady growth. Building activities here will never fall back to prewar days. High rents for many residents of moderate means have caused genuine hardships and the only hope for relief is an enlarged building program that would specialize in small-type homes," declared Mr. Ritchie.

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Built as the Individual *Would Build for Himself*

Near Soldiers' Home Park

The Best Brick Houses in Washington at the Price

\$8,650 to \$8,950---\$1,000 Cash
109 to 125 Webster St. N. W.

Note These Features

6 rooms, reception hall and bath; breakfast porch entered through French doors; sleeping porch; hot-water heat, electricity, large closets with lights; concrete cellar, complete laundry, servants' toilet; hardwood floors, built-in fireplace, pantry and numerous other features.

Nine Built—Seven Sold

Charming, Individual, Characterful, Cozy—

These houses built previous to the sharp increase in building costs, defy duplication today at anything like the price. Individual exterior designs, splendidly built, with many features found as a rule only in houses costing much more. They are, without question, investments extraordinary!

Take Soldiers' Home car to park gate or drive out Rock Creek Church road, proceeding north to Webster street.

See Them TOMORROW Without Fail!

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NOW WE OFFER WOODSIDE PARK ACRE PLOTS

To Be Developed From the Beautiful NOYES FARM, Famous for its Wealth of Rare Trees and Shrubbery and Picturesque Rolling Acres, Truly One of the Show Places of Washington

View of Mansion and Grounds, Noyes Estate, now Woodside Park.

An Acre Plot at Woodside Park, with its winding drives, trees and shrubbery, 20 minutes' drive from the White House, is your opportunity for a Real Home.

The Tarvia-surfaced driveways will follow the contours of the land, emphasizing its picturesque hills and vales.

One of the attractions of the development will be the laying out of a parkway which will wind through the property for nearly a mile and which will be featured by a community swimming pool, rippling cascades, trees, shrubbery, etc.

Woodside Park is located in direct line of the most intensive building activity in Washington. It is approached by 16th St., Washington's finest boulevard, and is only 20 minutes' drive to the White House. These reasons, combined with the natural beauty of the estate and the parking plan of development, make Woodside Park acreage lots, at opening prices, the best buy in suburban Washington property on the market today. Drive out and reserve one of these acre plots.

Afternoon tea will be served at the Mansion House Sunday afternoon for visitors to the property.

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Washington, D. C., Nov. 18, 1922.

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