

ACTIVE REALTY YEAR FORECAST BY A. E. WALKER

Months of 1922 Find Company Boasting of Record Sales Totalling One-Half Million

HOTEL IS NOW UNDER WAY

Comprehensive Building Plans to Pierce Every Corner of City—Home Sales Recorded

Closing a very active year's business with sales totalling practically half a million dollars, Allan E. Walker & Co., Inc., approach the new year firm in the belief that 1923 will set a new mark in real estate activity in the National Capital.

During the year just closed sales and loans were negotiated by the company in excess of ten million dollars. This includes vacant ground, business, investment and residential property in all sections of the city.

At the present time the Allan E. Walker organization's major project is the new \$3,000,000 Hotel Walker, the largest private undertaking ever inaugurated in Washington. This magnificent hotel will be completed October, 1923, and will be a tremendous factor in the building of a greater Washington.

The company is building a number of homes in Chevy Chase, on Albemarle street, west of Connecticut avenue, and in Petworth, together with gasoline stations, apartment buildings and business properties.

This already comprehensive building program will be greatly augmented by the company soon after the advent of the new year.

Included in the December sales are numerous business and residential properties.

For E. D. Williams the property at 1515-13 L street northwest, was sold to Winifred E. Johnson.

A local corporation purchased 1616, 1618 and 1620 L street northwest, which will be developed immediately.

For David W. Burke the apartment building at 1828 M street northwest, was sold to Elizabeth A. Cook.

The Royal Garage, a building on L street, was sold to C. J. Cusack, who will hold the property for investment.

Alexander P. Reeves, the beautiful new home, built by Allan E. Walker Investment Company at 3301 Jocelyn street, one of the prettiest homes in Chevy Chase, D. C. This is a fine, modern, detached residence, built of Bethesda blue granite.

Rocco Pezelo purchased the property at 1719 De Sales street, facing the new Hotel Walker, and it is proposed to convert this into a high class business property.

For Mignon Lamour, the business property at 1537 Fourteenth street northwest, was sold to Douglas E. Bulloch.

A. I. Miller sold to Morris Park the property at 1115 Twentieth street northwest, which will be held as an investment.

Charles H. Gordon sold to J. A. and Hattie J. Wise, lots 18, 19 and 20, in square 1930.

Frances A. De Atley purchased from Lewis S. Friedman, the property at 3663 Thirteenth street northwest.

Serafem Janios purchased the property at 1535 Fifteenth street northwest for a residence.

For Albert Hall the property at 1523 street northwest, was sold to S. K. Wagman.

Phyllis Aronson purchased the property at 2294 Champlain street northwest.

Charles H. Stratton purchased for \$5 in square 1751.

The company also sold apartment #67, Rutland Courts, to E. L. Turt and apartments 42 and 44 in the Parkwood to L. B. Fouts; and sold for George R. Wolfe to Matilde Schwinghammer, apartment 502, the Netherlands. These apartments were sold under the Walker co-operative plan.

Transportation Is Big Factor In Real Estate

It might appear at first sight that a system of transportation which would make it possible for a large part of the population to live a considerable distance away from the center in which it was employed, and to get from point to point quickly under low cost, would have the effect of equalizing values over a large area and causing a great equality in the districts where business and business buildings would be located. As a matter of fact, it has just the reverse effect. That which makes it possible to cover a large area with residential districts is a very powerful factor, making for the concentration of the business districts.

New Buildings Opened At Home School for Deaf

Two new buildings, which will greatly enlarge the facilities of the institution, have been opened at the Home School for Deaf Children at Kensington. Miss Anna C. Reinhardt is superintendent of the school. A teacher's laboratory and a hospital comprises the latest additions. The school building was erected in memory of the late Alexander Graham Bell, inventor of the telephone.

HOARDING IS NOT THRIFT.

The Erie (Pa.) Times rightly says that it is hardly necessary to say that the thrift movement as it is now being taught has no relation to hoarding of money. Those who save in the right spirit are the ones who always have money to go out and buy what they need. They are the ones who are welcomed by the merchants and the stockholders because they know what they want and have the money to pay for it.

Washington Achieves Banner Real Estate Year as 1922 Closes

By ARGYLE N. FINNEY.

Tomorrow ends the greatest real estate year in the history of Washington. On that hour when 1922 is pushed back in the past and 1923, is born, old man construction can blow his shrilling trumpet, spread his hoary chest and acclaim a building record representing approximately \$36,000,000.

This figure should be broadcasted to every corner of the city, for it reflects a prosperous Capital, the increase of home ownership and a continued growth, which strikingly points the way to a greater Washington rapidly covering its ten-mile area with hundreds of homes. Real estate values have remained stable. As the months have moved forward they have shown an upward trend in price. Gigantic structures have sprung up. Comely apartment houses now tower the city. Look to the northwest, to the northeast where row after row of homes have lured the awakened tenant to the ranks of home owners.

Washington must persevere in her rapid building march. We are told by the realty observers that the Capital is two years behind in its erection program. It is palpable that realtors of the city will plan larger building programs for 1923, as there still exists here a large group of tenants who have yet to learn the doctrine of home ownership.

We predict that hundreds of Washingtonians will buy homes in 1923. Money has become more available and the own your own home gospel is impressing on the mind of the most orthodox tenant just what it means to own a home.

The fact that we are living in Washington, the Capital, should prove the most decisive selling point to the prospective home purchaser. Then there is that intangible something about owning a home. We hear that the joy of owning a home opens channels of unknown happiness, that the process of mowing a lawn, or caring for the flowers in the garden contain intrinsic pleasure, known only to the home owner.

HOME OWNERSHIP DRIVE APPROVED

Realtors to Tell Capital Residents How to Own Abodes.

One of the most important steps towards the promotion of home ownership in Washington was taken last week when members of the Washington Real Estate Board, meeting at Wardman Park Hotel, decided to inaugurate an intensive "own your own home" campaign here.

Urging all local realtors to adopt the poster plan for the own your home drive, William E. Herrin, national field secretary of the National Association of Real Estate Boards, declared that such a method of publicity would educate Washingtonians to the advantages of owning their own homes. Mr. Herrin said it was through the activities of approximately 275 real estate boards of the National Association of Real Estate Boards that the real estate business has achieved such high ethical standards.

F. X. Wholley, director of the Better Business Bureau, said hundreds of fake oil stock promoters were located in Washington because of the fact that there is no "blue sky" law here. He sounded a warning to the realtors urging them to cooperate with the Better Business Bureau in driving these "shady" brokers from the city.

Charles F. S. Shreve presided. Reports were read by W. C. Miller, chairman of the membership committee, and John A. Petty, secretary of the board. Clyde C. Dunnington, vice chairman of the entertainment committee, announced that on January 17 the board will give a supper dance at Wardman Park Hotel.

Lewis M. Thayer Moves To 909 Twelfth St. N. W.

Among the new improvements in the section north of New York avenue northwest is the new home of Lewis M. Thayer. The building, located at 909 Twelfth street, is two stories high, with a frontage of sixteen feet and a depth of sixty-seven feet to an alley in the rear. The front is finished in red tapestry brick, with granite and limestone trimmings.

INAUGURATES FIRST BUILDING PROGRAM

McKeever & Goss Forming Plans For Northeast Section.

For the first time in its history the firm of McKeever & Goss will inaugurate an extensive building program. Approximately 123 houses, to be located at L and M streets and Third and Fourth streets northeast, will be erected.

Conveniently located near Union Station and the many large industrial plants in the northeast, it is predicted that this operation will meet with success. Realty observers declare that an acute housing shortage exists in this particular locality.

According to the building plans for this operation, every home to be erected will be designed with the idea of affording a minimum amount of work for the housewife. Fred T. Nesbit, manager of the building department of McKeever & Goss, will direct the operation.

It is expected that the first unit will be completed by March. Six rooms, one bath, front porch, back porch, breakfast porch, sleeping porch, hardwood floors, pantry and built-in garages will grace these homes. Ground has already been broken.

M-O-N-E-Y

TO LOAN ON REAL ESTATE First and Second Trusts

Consult me when you want to buy or build a home or re-finance your property. My services are at your disposal.

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Money at 6%

Available for loans on improved city property—any amount. Applications answered immediately.

WARDMAN

1430 K St. Main 4191

Would Reduce Cost of Government's Rents

Urging the necessity of reducing the yearly expenditure in rentals, the report of the Public Buildings Commission shows that more than \$600,000 is now being paid by the Government for buildings.

The Department of Agriculture, referred to as "the worst housed institution in Washington," is now occupying twenty-five buildings scattered over a wide territory, the report states.

Purchase of certain lands in the Northwest section of the city for future sites of Government buildings is also recommended. With respect to buildings which it is

proposed to erect, the report states that it is the opinion of the commission that they should not necessarily be of pretentious design, but should be the type of structure of the Treasury Department annex at Pennsylvania avenue and Madison place.

Growth of City May Boost Home Prices

Opportunity for home-seekers was never so great as at the present time, according to local real estate observers. Homes now available by their moderate prices are destined to become more desirable with the growth of the city, it is claimed.

Attractive Interest
Maximum Safety
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7% First Mortgage Real Estate
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ALLAN E. WALKER AND CO., INC.

813 15th St. N. W. Main 2430

Start the New Year Right Live Abingdon or Mt. Ida

Abingdon has "taken its place in the sun" as an ideal suburb—a fitting subdivision of the Nation's Capital. Served by city water, sewerage, schools, churches, and all other conveniences.

Take Alexandria car at 12th and Pa. Ave. to Mt. Ida Station; take bus at 13th and Pa. Ave. to sign marked Abingdon, one block south of Home Station. By auto, cross Highway Bridge, turn to the right on Mt. Vernon Blvd. and drive 3 1/4 miles.

Mt. Ida, the companion suburb to Abingdon, shares its advantages. It is but 17 minutes' ride from Washington, and is notable for its city conveniences, while retaining its charm as a suburb.

Take car at 12th and Pa. Ave., get off at Mt. Ida Station. By auto, cross Highway Bridge and drive to the right on Mt. Vernon Blvd.

Easy terms on both lots and houses. Come out Sunday.

Lots can be had for \$250; \$10 down and \$5 per month less 10% discount for cash. Salesmen on both properties daily and Sunday. Come out today, as out of our building program of 25 homes more than half have already been sold.

Easy terms on both lots and houses. Come out Sunday.

Semi-Bungalow, 6 rooms.....	\$6,500
Bungalow, 5 rooms.....	\$5,250
Bungalow, 4 rooms.....	\$3,950

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FOR SALE

ALLAN E. WALKER AND CO., INC.

813 15th St. N. W. Main 2430

CHEVY CHASE

The National Capital's smart suburban residential section becomes more and more inviting each year. Here we offer the two best buying opportunities now on the market in that section.

Two New Houses
3905 and 3911 Jocelyn St. N. W.
Open for Inspection

Located close to the highest point in the District of Columbia, in a section of fine residences, these houses embody all the new ideas in superior residential construction. They are priced at a figure less than reproduction cost in today's market. The shrewd buyer will see them at once.

OPEN FOR INSPECTION

ALLAN E. WALKER AND CO., INC.

813 15th St. N. W. Main 2430

Q ST. NEAR N. CAP. N. E.
\$4,500 for a fine little bay-window home of 6 large rooms and bath. Just half block off Truxton Circle and two car lines. Home in lovely condition and immediate possession given. Only \$1,500 cash; balance easy. Room for garage.

LONGFELLOW ST. N. W.
This lovely colonial home has 4 rooms, full tiled bath, breakfast and sleeping porches, hardwood floor and trim, in lovely condition; hot-water heat, electric lights, fine cellar with laundry and toilet; large yard to wide alley. Price, \$11,000—\$1,500 cash. \$75 per month includes interest and principal on both trusts.

SOUTHEAST BARGAINS
\$4,750—Nearly new colonial home of 6 fine rooms and tiled bath; h.-w. h., electric lights, perfect condition. A fine garage and a large yard. Only \$750 cash, \$50 per month.

N. E. BARGAIN
\$4,750—Beautiful modern colonial home near Tennessee ave. and D St. N. E. Has hardwood floors; h.-w. h.; electric lights; lovely condition and room for garage. Only \$1,500 cash. Balance like rent.

HIGH VIEW
\$4,500—Just off 1st and E. I. ave. N. E. in the highest part of this pretty section. A fine little six-room and bath colonial home with parquetry flooring; beautiful light fixtures and house in fine shape. Room for garage. \$1,500 cash, balance easy.

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This exceptionally well-built, two-story, bay-window brick dwelling contains six large rooms and modern bath, hot-water heat and electricity; deep lot; wide side and rear alley, with ample room for double garage.

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Member of the Washington Real Estate Board

Start the Year Right—Own Your Home

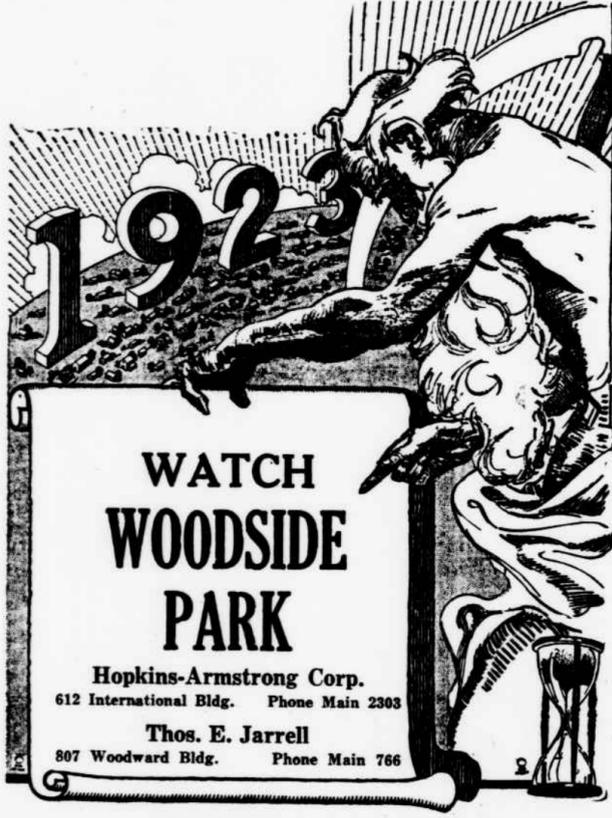
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