

BUSINESS PROPERTY

FOR SALE—
ON PA. AVE. N.W.
Price, \$7,500. Renting for \$63 a month. 18x117.
STONE & FAIRFAX,
1342 New York Ave.

FOR SALE—
7th ST. N.W.
A BARGAIN AT \$9,500.
A very substantial building. Large storeroom. Lot 20x75; alley.
STONE & FAIRFAX,
1342 New York Ave.

FOR SALE—
NEW STORE.
PRICE, \$6,500. LEASED FOR SEVERAL YEARS AT \$55 A MONTH. DOWNTOWN, NEAR 14th AND K STS.
STONE & FAIRFAX,
1342 New York Ave.

FOR SALE—
14TH STREET INVESTMENT. SPECULATION.
PRICE, \$14,000. LEASED \$10 A MONTH. LOT 25x126.
STONE & FAIRFAX,
1342 New York Ave.

FOR SALE—
TO SETTLE AN ESTATE.
A business property on the west side of 11th street, very close to the corner of G street, opposite the Palais Royal; near the largest business concerns in this city. A frontage of 29 ft. 6 inches; a depth of 95 ft. to an alley. On account of the wide frontage this is a most attractive property.
STONE & FAIRFAX,
1342 New York Ave.

FOR SALE—
NEAR 14th AND G STS. BUSINESS PROPERTY.
Price, \$30,000. Leased to one tenant at \$2,100 a year. A strictly first-class, modern building. Good lot to wide alley.
STONE & FAIRFAX,
1342 New York Ave.

FOR SALE—
14th ST. VERY CHOICE.
Price, \$11,750. Renting for \$75 a month; substantial improvement. Lot 20x110. West side of street.
STONE & FAIRFAX,
1342 New York Ave.

FOR SALE—
NEAR THE BOSTON HOUSE.
Modern business building. Leased to one tenant.
Price, \$17,500.
Leased \$1,500 a year.
STONE & FAIRFAX,
1342 New York Ave.

FOR SALE—
14th ST. CORNER.
Price, \$35,000.
Rents \$245 a month. A modern building. Lot 25x126.
STONE & FAIRFAX,
1342 New York Ave.

FOR SALE—
\$30,000.
Leased \$2,100 a year. New building near 14th and G.

SOLD DURING THE WEEK.



ARROW SHOWS THE PROPERTY 1320 F STREET, BOUGHT BY GILES F. HEILPRIN.

BUILDING ACTIVITY IN CITY SHOWS CONTINUED INCREASE

Records of Inspector's Office Indicate Value of New Structures Already Is \$1,500,000 Ahead of Last Year.

The present period of the year is what is known as the dull season in the building trade. Dullness at this season is an annual occurrence, independent of current conditions. An important factor this year in curtailing building activity has been the long continued and unusual severity of the winter. General business conditions, also, have not been propitious. But even under such circumstances the records of the building inspector's office shows the total value of the building operations in the District outside of what the general government has done is \$1,500,000 in excess of the same period last year.

In other words, for the fiscal year beginning on the 1st of July, 1911, the money spent and proposed to be spent in new building enterprises is greater by that amount than for the corresponding portion of the preceding fiscal year. There is not much change to be noted in the character of the building. As many apartment houses have been built and are in course of erection this current fiscal year as was the case during the previous year. The same condition holds true in regard to the modern development of the city that attracts as much attention as the erection of these big structures. The size of the undertakings and their location in the business centers, where they literally "rust themselves upon the attention" of the passing crowds, make the office structures always the most conspicuous of the improvements of the city.

SALES REPORTED OF HOUSES AND LOTS

N. L. Sansbury Company Gives Resume of Recent Realty Transactions.

Sales of six houses and six lots which, it is stated, were consummated during the past week were reported today by the N. L. Sansbury Company, real estate brokers. Two of the houses transferred were in the row of new dwellings on 19th street between Lamont street and Park road, recently completed by Lewis E. Breuninger. Dr. J. R. Walton purchased the house at 2222 19th street, and Genevieve O. Nichel bought the residence at No. 3216. Dr. Walton's home, which has side light, brought a price of about \$9,500, while the consideration in the other transaction was about \$8,500. Each house contains nine rooms and bath.

For the same builder, the firm sold the residence 3141 19th street, one of a row of new six-room and bath houses, to Joseph J. Pohlmann. The price was stated to be about \$5,950. Another Breuninger house, at 3617 Observatory place, was sold to Mrs. Mary N. McNew. Mrs. Maud A. Leech purchased the three-story, ten-room residence, with garage, at 218 2d street northwest, at a price of about \$5,500. In Sansbury's addition the sale of the nine-room detached house at 1228 Crittenden street was made for Edwin L. Yancey to Cyrus F. Logan. The purchaser, who will make the house his home, paid about \$12,500 for the premises. The lots sold by the Sansbury company included the following: Lot 3, square 2300, Sau's Addition, on 14th street between Decatur and Deland streets northwest, sold for Isaac Pyles to R. W. Given, lots 18 and 19, square 1808, Chevy Chase, containing about 6,500 square feet; to William Sebastian, lot on Wisconsin avenue northwest, price about \$1,000; to Fred E. McKinley, lot on Wisconsin avenue northwest, consideration \$1,000; to Lewis E. Breuninger, in conjunction with Simpson-Sullivan Company, lot 18th and Park road northwest, consideration about \$2,000.

Spring Road Dwelling Sold.

Shannon & Luchs, real estate brokers, report the sale of the two-story brick dwelling No. 1302 Spring road northwest to H. Morris Husband. The consideration in the transaction was \$5,000.

Corner Dwelling Sold.

Shannon & Luchs, real estate brokers, have sold the two-story brick dwelling at the northeast corner of Summit place and Highland terrace, High View, to Herman Jorg, who will occupy the house when it is completed. It contains six rooms and bath. The consideration was \$3,750.

William M. Ziegler Buys Home.

The new two-story brick residence at No. 521 K street northeast has been sold for Middaugh & Shannon (Inc.) to William M. Ziegler, through the real estate office of Shannon & Luchs. The consideration in the transaction was \$3,275.

House Building Little Noticed.

It is quite possible for entire sections of the outlying portions of the District to be wholly built up with houses, and at an expenditure of money that would pay for several office buildings, and yet such important developments will naturally escape the attention of a large number of citizens. No one can escape noticing the big buildings which are transforming some of the blocks in the business part of the city into veritable canyons. The height of the local office structures is not so great on the average as is the height of similar buildings in other cities where building laws do not restrict the amount of sky space which may be utilized, nor is the mere matter of height so impressive as it is in other cities where the streets are not so broad and where the canyon effect is more completely secured. It is not remarkable then that these large business buildings are attracting a

FOR SALE— HIGH-CLASS INVESTMENT PROPERTY—NORTH-WEST.

Five rooms and bath; latrobe heat; hot and cold water; nicely papered; finished in mahogany and white; press brick fronts; colonial porches; lot 140 ft. deep to wide alley.
601 TO 607 GIRARD ST. N.W.
RENT, \$19. PRICE, \$2,000.

These are snappy little houses—the kind that are seldom vacant—the kind that require the least expenditure. A positive permanent 10% net investment.
INVESTIGATE.
James A. Cahill,
1308 F St. N.W.

The Best Values Will Be Recognized.

Responses to last Saturday "ad" on those beautiful houses at
Sixth & E Streets, N.E.
Demonstrate their superior worth. Only a few left from which to make your selection. See our agents and make your selection. We are preparing to build the balance of the block and reasonable changes will be made to suit.
Price \$5,250
Terms as easy as rent.
KENNEDY BROS., Inc., OWNERS AND BUILDERS.
N. L. SANSBURY CO.,
Exclusive Selling Agents,
719-21 13th Street N.W.

BELIEVE FREEZE IS OVER.

Rivermen, Notwithstanding, Await Change in the Moon.
The rivermen have strong hopes that the end of the freeze is in sight, but before they are willing to express an opinion they want to see what kind of weather comes tonight on the new moon. They say the indications now point to the coming of mild weather, and, taken in connection with the long-continued freeze, it looks as if a thaw was about to set in. If the weather is mild and melting tomorrow they will be certain that the thaw is at hand, and that within the next two weeks or so the river will be open to navigation by sailing craft and the long freeze will be at end. Just now, however, the fog in the vicinity of this city is as heavy and firm as it has been at any time in the past six weeks. The Vigilant and the fireboat keep the channels open so that the fire-fighter can make quick runs if her services are needed. But except for the fire-fighter's track the ice in Georgetown channel is unbroken. The ice is still delaying the big steamers of the Norfolk line for an hour or two, and the government tug has to fight hard to get to Indian Head and Fort Washington.

This Proposition Is Worth Your Consideration.

The new homes we are offering in

SAUL'S ADDITION

Are of exceptional character. Our builder is just completing a group of these houses and they can be finished to suit. Every modern convenience; arrangement and construction ideal. Sample house ready.
If you prefer to build your own home we have building lots 30% cheaper than adjoining properties. All city improvements in, not promised.
N. L. SANSBURY CO.,
Exclusive Agents,
719-21 13th St. N.W.

"Facts and Figures are Convincing Arguments"

"FIGURES"—\$5,950.00 PRICE. Small cash payment and \$40.50 per month pays all interest and a substantial payment on purchase price.
"FACTS"—Plan, construction and material are first class; six large, well arranged rooms, spacious bath; all modern, up-to-date features.
"LOCATION"—NINETEENTH STREET between Kilbourne and Lamont Streets N.W. Southwestern exposure, overlooking ROCK CREEK PARK.
Twenty sold—only a few left.
N. L. SANSBURY CO.,
Exclusive Agents,
719-21 13th St. N.W.

SALES IN FIFTEEN DAYS TOTAL \$90,000 IN VALUE

William A. Craig Finds Buyers for Two Apartments and Several Houses.

William A. Craig, who recently bought the interest of Arthur C. Merriam in the first of W. J. Craig & Co., reports the business for last fifteen days to amount to over \$90,000. He sold to John M. Daniel the two apartment houses, the Berkely and Carrollton, 1735 and 1737 Willard street northwest. These buildings contain twelve suites of five and six rooms and bath each, and the annual rental amounts to over \$5,000. Both were sold for Joseph Swift of Wilmington, Del., and the consideration was said to be \$50,000. Mr. Craig sold to J. Harry M. Chaney the business property, 311 10th street northwest. It has a frontage of over twenty-four feet and the lot is improved by a house of twelve rooms and two baths. The consideration was \$16,500. He also sold to Jesse J. Haas of Pittsburgh the four new houses 615, 617, 619 and 621 Quincy street northwest. These houses have six rooms and bath each. They were built about one year ago. The price paid was \$1,950 each, or \$19,500 for the four. The sale was made for Harry Wardman. He sold to Ada W. Craig the house 508 8th street northeast, containing six rooms and bath. The consideration was \$5,500.

WOODLEY PARK TO HAVE NEW CATHOLIC CHURCH

Ground for the erection of a new Catholic church in Woodley Park was sold last week by Harry Wardman, through the Syrett W. Hendrick Company (Inc.). The property is located at the northeast corner of Woodley road and 27th street, one block west of Connecticut avenue, and contains 20,000 square feet. A one-hundred-thousand-dollar church and parsonage will be built on the site. The Hendrick Company also sold to Clarence F. Norment the country place Longview, near Hyattsville, Md. This property contains about forty acres of ground. Mr. Norment gave as part payment the two new houses 1818 and 1820 Belmont road northwest, valued at \$38,000. This sale was made in connection with the Simpson-Sullivan Company. Longview is valued at \$40,000. This firm has sold to local builders a 120-foot frontage on Irving street, where nine houses will be erected. The new row of six houses built by Turton & Rogers at the northeast corner of 27th street and Woodley road is now complete and ready to be placed on the market. These houses represent an investment of \$47,200, and each has two baths, two open fireplaces and hardwood floors. The Syrett W. Hendrick Company has the selling agency.

IF YOU HAVE NOT SEEN OUR Fourteenth and Allison Street 6 and 8 Room Homes

Don't overlook this opportunity. It's the only time in the history of home selling one could buy a modern, up-to-date house with nearly 4,000 feet of ground, west of 14th street, for less than \$5,000.

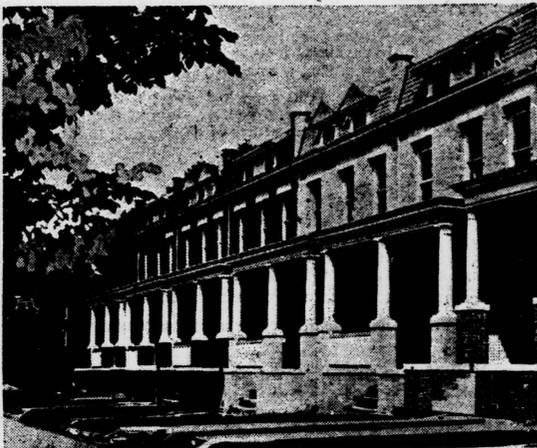
An Inspection Will Convince You of This See Them Sunday

Open, Lighted and Heated Every Day TO INSPECT Take Any 14th Street Car to Corner of Allison Street

Prices, \$4,850 to \$6,500 EASY TERMS **PHILLIPS & SAGER,** 715 Fourteenth Street N.W.

New Washington Heights Homes, 1706, 1708 and 1710 Euclid St. N.W.

TAKE CARS TO 17TH AND COLUMBIA ROAD AND WALK ONE SQUARE SOUTH. Open Daily. Lighted and Heated Until 9 O'clock P.M.



Colonial design with cement platform porch and steps; seven rooms, tile bath, concrete cellar under entire house; fine hot-water heating plant; laundry, servant's toilet; double rear porch; combination gas and electric fixtures, gas log. Entire house very handsomely decorated and No. 1 hardwood flooring.
ONLY \$5,500.

Situated within a few squares of the new park at 16th and Chapin streets and adjacent to many palatial homes. They are bound to increase in value. You will have to act quickly to get one. Terms arranged. Come out this evening. Early purchaser will get benefit of end house, party wall worth about \$125—equal to a discount of that amount on price.
H. R. HOWENSTEIN CO., 1314 F St. N.W.
Exclusive Agents.

THE PURCHASERS OF THE NEXT TWENTY LOTS SOLD IN CHEVY CHASE HEIGHTS

OR SECTION IV Will Be Allowed a SPECIAL DISCOUNT From Prevailing Prices.

These two subdivisions represent the well known Chevy Chase standard of development—namely, THE BEST.

The former lies along the west side of Connecticut avenue about one-half mile this side of Chevy Chase Circle.

The latter occupies the ground between the Chevy Chase and Columbia Country Clubs. The lots in this section are larger, affording an opportunity for spacious lawns surrounding one's home.

Let us furnish you the details.
THOMAS J. FISHER & COMPANY, Inc.