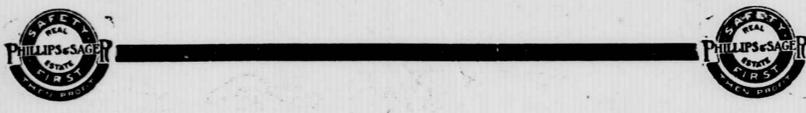


WASHINGTON, D. C., SATURDAY, NOVEMBER 2, 1912.



West of 14th Street N. W.

Remember Values in This Section Advance Rapidly!!

Look back only a few years and ascertain what land values were. Today it is regarded as the best residential development section in the Northwest.

Buchanan Street Between 14th and 16th Sts. N.W.

Only
3
Left

Remember,
It's the Land
Values That
Increase.

From 2,500 to
4,000 Feet of
Ground to
Each Lot.

Is one of the highest elevations in this section, with wide macadam streets, shade trees and surrounded by HIGH-CLASS DETACHED RESIDENCES. Near PUBLIC SCHOOLS—CHURCHES.

6 and 8 Rooms

\$5,200 to \$6,600

Small Cash Payment, Balance Monthly,
Including All Interest

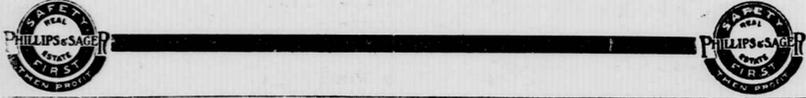
Sample House, 1422, Ready for
Inspection Sunday

In constructing our BUCHANAN STREET HOUSES the architect has made every room an outside room, with high ceilings, very spacious, affording plenty of fresh air, having unusually large windows. The attic, which is unusually large, could be utilized as a playroom. They have large, wide porches, both front and back (sleeping porch), and so many added features that description takes up too much space.

PHILLIPS & SAGER,

Real Estate, Loans
and Insurance.

715 14th St. N. W.



ONLY ONE LEFT

No. 710 15th St. S.E.

Price, \$3,850

Small Cash Payment.
Balance Monthly.

These houses are built
with a special study to make
them Ideal Homes.

Colonial front, with high mansard roof and overhanging eaves. Reinforced concrete porch and steps. Six bright rooms. Wide hall. Hardwood trim. Solid hardwood stairway. Electric and gas light. Tiled bathroom with complete floor. Cut glass door knobs. Hot-water heat. Laundry tubs. Lot 20 feet wide. Large rear yard with wide alley. Room for garage. Steel construction. Hall carpet. Beautiful mantels. Will paper to suit purchaser.

Open for Inspection.

Take Capital Traction car marked 17th and Pa. ave. s.e. Get off at 15th street and walk one-half block north.

Joseph I. Weller
REALTY BROKER.
602 F St. N.W.

The Only Way

—some people can
—get ahead is to

Buy A Home

Lots of people are so constituted that they cannot save money—the only possible way these people can accumulate and get ahead is to buy a home. Put your rent money into one of these elegant little homes and make yourself independent for life.

Only \$3,800 to \$3,950
EASY RENTAL TERMS.
412 and 414 M St. N.E.
1200 to 1216 5th St. N.E.

Open until 9 o'clock every evening.
Beautiful colonial type, spacious porches and extremely impressive fronts. 20 feet wide.

Full six and seven rooms, complete, with all modern conveniences. Lots 100 feet deep, giving good size rear yard.

Electric light, hot-water heat. Remember the fact that the personal supervision of the owner insured no attention to the construction. Four sold.

Dickhaut & Schwarz,
AGENTS.
Phone M. 7026.

To Remove Light and Trolley Poles.
An effort will be made in Philadelphia to provide funds for the removal of all city poles carrying electric wires within the near future. For this purpose an appropriation of \$50,000 will be asked for next year and a policy adopted of putting all extensions of the present fire and police telegraph system under ground. The administration is also considering the advisability of preventing the erection of additional poles by corporations and requiring that those now standing be removed. In 1882 an ordinance was passed requiring all corporations to remove their poles on or before 1886. The corporations paid no attention to the ordinance. In 1885, when they had a resolution passed by council instructing the electrical bureau to suspend the enforcement of the ordinance "for the present." No action has been taken since by council in reference to poles.

Inspect 3114 18th St.

You Will See Decidedly the Best House in the City
for the Price

\$7,500

BETWEEN KENYON STREET AND KILBOURNE STREET

But one square from the cars on Mount Pleasant street. In a section built up with attractive homes. A strictly high-class residence section.

It is but natural that you should wish to know why the houses are offered at such greatly reduced prices. The reason is this: The former owner traded in six (6) of these houses in part payment for several large pieces of business property.

The present owner

AS A RESULT OF THIS EXCHANGE

Can afford to sell these houses for \$7,500 each, which is \$1,800 less than the builder asked for them.

The reduction in the price does not indicate any depreciation whatsoever. The houses are worth the original price of \$9,300, and the purchaser of one of them at \$7,500 has a chance to resell at a profit of \$1,800.

Very handsome front. Three stories. Cellar under entire house. Some of them have covered porches in front. All of them have porches in the rear.

EXCEPTIONALLY WELL BUILT

Ten rooms, two magnificent bathrooms; expensive fixtures.

Oak woodwork throughout the dining room; oak panel with dropbeam ceiling. Two stairways. Laundry. Servants' toilet. Houses heated by a first-class economical hot-water heating plant. "Solar" gas heater. Instantaneous hot-water heater. "Chamberlain metal weather strips." Inlaid oak floors. Electric lights, call bells, etc. Many other features of value.

They must be inspected to be appreciated.

The houses alone, to say nothing of the ground, would cost not less than \$7,500 to build.

Take the Mount Pleasant car line going up Connecticut avenue, get off at Kilbourne street, go one square west.

STONE & FAIRFAX,
1342 New York Avenue.

Superbly Constructed Homes in Woodley Park

At \$7,650

—that have all the elegance and finish of
\$10,000 to \$15,000 houses.

—In a neighborhood that is recognized as
the most select in the National Capital.

—Easy terms to suit purchaser.

Nos. 2813 to 2823 27th St.

Note the unusually substantial construction.

Three stories, eight large rooms, two tiled baths and tiled kitchen; cellar full depth; hot-water heat; party with built-in refrigerator; electric and gas lighting; large concrete and iron front and rear porches, second and third floors; deep lots to paved a ley.

Take car to Cathedral avenue and walk west one short square.

Open all day. Come out Sunday. Selling agents on premises.

Floyd E. Davis,

Phone Main 353. 7th and E Sts. S.W.

Dickhaut & Schwarz,

Phone Main 7026. 1929 Pa. Ave. N.W.

HOME BUYERS, INVESTORS

Reasons why you should buy one or more of those beautiful new houses on W Street, Numbers 28 to 62, between North Capitol and First Streets, for home or investment.

The best value in the city.

They are situated in the northwestern section.

Financial institutions do not hesitate to make a large advance on northwestern property.

They are on a lettered street. Down in the city, where your friends can easily locate you.

Beautiful fronts, wide covered porches, front and rear.

They are thoroughly well constructed of the best materials by expert mechanics.

Steel construction.

All brick work done by expert white mechanics.

A high-grade economical hot-water heating plant.

Lighted by electricity.

All rooms expensively and beautifully decorated.

Tiled bathrooms.

Front entrance to the cellar.

Laundry tubs and toilet in the cellar.

Big lots. 20 by 140 feet, 2,800 square feet of land. It is the land that increases in value.

Unless you have a good size lot you cannot expect the property you buy to enhance.

Twenty-foot alley in the rear.

Will pay 7 per cent net as investment.

Sample houses Nos. 50 and 58.

Open daily and Sunday, lighted until 9 p.m.

Seven already sold.

PRICE, \$4,475.00

TERMS: \$300 or more cash. Balance small monthly payments. By paying down each month a sum only \$5.00 more than the monthly rental you are saving on an average of \$22.00 each month, which will be applied in paying off the indebtedness.

THE BOX HOUSE

For convenience, low cost of maintenance, economy of housekeeping and comfort, in the opinion of an expert on sanitary construction, is the type of home unequaled, PROVIDING it has not the unhealthy skylight room or a bathroom located over the parlor.

STONE & FAIRFAX, 1342 New York Avenue

Beautiful Detached Homes in Sixteenth Street Highlands.

There is about these matchless homes a fascinating beauty and an indefinable charm that appeal with distinctive force to people of refined and cultivated ideals. In completeness of arrangement and elegance of finish they seem to be as nearly perfect as scientific designers and skillful artisans could make them. Moreover, they are decidedly the best built houses ever sold at their respective prices in the vicinity of Washington. They contain from eight to twelve large rooms and a full complement of pantries and closets. Hot-water heat. Gas and electric lights. Commodious living rooms. Beautiful parlors. Beamed dining rooms. Delightful lawns. Fine porches and everything else that contributes to the ensemble of perfect homes. You will miss the opportunity of a lifetime if you fail to see them.

It is the unanimous opinion of all visitors to SIXTEENTH STREET HIGHLANDS that it is the most beautiful spot within 100 miles of Washington, and that no other suburban section compares favorably with it in any respect whatever. No other locality is developing so rapidly. No other suburb has such a splendid system of streets, avenues and driveways. Ground is vastly lower in price here than in any other high-class suburb, and the assurance of a quick increase in value is infinitely greater than anywhere else. PERFECT CAR SERVICE. Choice lots adjacent to 16th street and Rock Creek Park at 43 cents a foot—an unparalleled value. Easy terms.

MAIN OFFICE ON PROPERTY.

PHONE COL. 3518.

Holmes Central Realty Corporation,
Office, 14th and Kennedy Streets N.W.

Marvelous Home Offering

A Low-Priced Home in a First-Class Convenient Location.
Otis Street, Just Off New Hampshire Avenue.
One Block North of Park Road—Columbia Heights.

Only \$3,750.

\$300 Cash.

Balance Positively Less Than Rent.

The 14th St., the 11th St. and Georgia Avenue Cars All Convenient.

You will be amazed at this proposition. The last set of new houses in this immediate neighborhood sold for \$5,000 each. They are no better than these.

Investments or Homes—We Will Guarantee \$32.50 Rent.

Each house has six good sized rooms and large entrance hall; tiled bath, with modern substantial fixtures, including washstand and medicine cabinet. The kitchen equipment is most complete. Numerous closets; hot-water heat; a first-class plant (not junk) guaranteed in writing to be absolutely satisfactory. Gas and electric light; really these fixtures are the equal of many found in \$10,000 homes. Cement cellar under entire house; laundry and other conveniences; instantaneous water heater.

COVERED FRONT AND REAR PORCHES.

Come out tomorrow; size up the neighborhood; look these houses over. You'll want one, and we'll fix the terms so that you can own it.

Remember, it is not far from the 14th st., 11th st. or Georgia ave. cars. On Otis st., right off of New Hampshire ave., about one block north of Park road.

BELT, O'BRIEN & CO., INC.,
1309 G STREET NORTHWEST.

A KENNEDY BROS. HOME

Is different from all other homes. If you know the difference you will buy one. 10 distinctive features that will appeal to you.

To Be Appreciated These Homes
Must Be Inspected.

Your Choice of Two Unexcelled Locations.

LEXINGTON STREET N.E.

(between 6th and 7th, D and E Sts. N.E.)

6, 7 AND 8 ROOMS AND BATH,
\$5,250 UP

QUEBEC STREET N.W.

(One square south of Rock Creek Church Road.)

9 ROOMS AND 2 BATHS \$5,850
6 ROOMS AND BATH \$4,875

OUR SALESMAN ON THE PREMISES.

KENNEDY BROS., Inc., Owners and Builders.

N. L. SANSBURY CO.,

Exclusive Agents, 719-21 13th St. N.W.

LOCATION IDEAL— CONSTRUCTION PERFECT

No matter where located, the section in which these elegant homes are situated cannot be excelled. From them you can observe fully the exquisite beauty of our widely famed ROCK CREEK PARK. The architecture, design, construction and finish are unsurpassed—the fact that they were built by day labor assures the purchaser of their superiority in all respects.

Their individual features must be seen to be appreciated. We are setting forth here just a few of them:

Imposing three-story effect.	Four sleeping rooms on one floor.
Tiled bath with shower.	Liberal closets.
Two-story rear porch.	Outside pantry.
Hot-water heat.	Twenty-three feet front.
Perfect ventilation.	Excellent front porch.
Eight spacious rooms.	Elegant fixtures.
Immense attic.	Large roomy kitchen.
Electricity and gas.	Laundry in cellar.

Price, \$6,700

1870 MONROE ST. N.W.

OUR SALESMAN ON THE PREMISES.

CARL H. SMITH, OWNER AND BUILDER.

N. L. SANSBURY CO.,

Exclusive Agents, 719-21 13th St. N.W.

\$3,750

Will purchase an ideal home, located in one of the most desirable sections of the northwest, overlooking the beautiful grounds of the Soldiers' Home Park, all that is needed is a small cash payment and the balance in monthly installments the same as rent.

5TH AND RANDOLPH STS. N.W.

Contains 6 large rooms, tiled bath, hot-water heat, front porch and two-story rear porch, and is finished in a most attractive style.

To inspect take 9th street car to Randolph and walk three squares east.

OUR SALESMAN ON THE PREMISES.

N. L. SANSBURY CO.,

Exclusive Agents, 719-21 13th St. N.W.

DETACHED HOMES

In that beautiful subdivision, "SAUL'S ADDITION," where you receive all the benefits and comforts of a suburb with the conveniences and advantages of the city. Twenty minutes to the heart of the city by an excellent car system, operating cars every two minutes.

The Homes range from 7 to 9 rooms and bath, and contain all improvements of any home at any price, in addition three roomy porches and large lawns.

PRICES REASONABLE.

TERMS VERY ACCOMMODATING.

BRANCH OFFICE:

14th AND DECATUR STS. N.W.

N. L. SANSBURY CO.,

Exclusive Agents,
719-21 13th St. N.W.

A HOME FOR THE HOMESEAKER

To secure a beautiful two-story, six-room home, with complete, equipped bath; hot-water heat, electricity and gas; hardwood trim; massive front porch; rear porch; 20 feet front, with front lawn and large rear yard, in one of the most desirable sections of northwest, surrounded by homes that range in value from \$6,000 to \$75,000.

REDUCED FROM \$6,000

To \$4,750

On a Very Easy-Term

Purchase

1851 Newton St. N.W.

OUR SALESMAN ON THE

PREMISES.

N. L. SANSBURY CO.,

Exclusive Agents,
719-21 13th St. N.W.

WASHINGTONIAN IS WINNER.

Jack Lehti Gets Third Prize for Cheap Concrete House Design.

The third prize in a competition under the auspices of the Blaw Construction Company of Pittsburgh for the best plans for small houses of poured concrete was awarded to Jack Lehti of 4th and T streets northeast.

The principal condition of the contest was that the house, ready for occupancy, must not cost more than \$3,000. Mr. Lehti designed a house, the exterior walls of which and the foundations, footings, chimney and basement floor shall be of concrete. Wood was to be used in the first and second floors as well as the roof, while the same material is to be used for the floors with the exception of the bath room, where tile is specified. Prof. A. D. F. Hamlin of Columbia University was the judge.

Novel Plan to Urge Wide Street.

Every horse and every wagon traversing Halsted street from West Chicago avenue to West 12th street in Chicago will be given a tag advocating the widening of Halsted street. In fact, 100,000 wagon and horse tags will be issued by merchants and property owners interested in the plan to widen Halsted street in order to make the agitation more intense and general. It is a plan of those who are issuing the tags to remind the people of the winter days, when street car lines are blocked and horses are overworked on account of snow in narrow streets.

When Stucco Is Left Natural.

The claim is made that the truest and best effects are produced when stucco is left in its natural state, the result being a delicate gray which merges beautifully with unstained shingle roofs or the tile roofs of greens and reds.