

MAY BE SERIOUS FOR REAL ESTATE AND BUILDING

Increase in Prices of Labor and Material.

VIEW OF SOME DEALERS

Valuable Seventh Street Business Property Sold.

The demand for higher wages on the part of the bricklayers in the District, coupled with high prices exacted for building materials, has brought about rather a peculiar condition of things so far as building operations on a large scale are concerned.

On the other hand, if the increased price for labor and material is paid and in addition thereto the normal price for the land, the result is that the selling or renting price of the buildings must be raised.

Depressing to Real Estate.

This, of course, would exercise a depressing effect on the real estate market, and especially on the sales of unimproved property.

On the other hand, if the increased price for labor and material is paid and in addition thereto the normal price for the land, the result is that the selling or renting price of the buildings must be raised.

Facing Serious Condition.

"We are face to face with a most serious condition of affairs in respect of selling real estate and building," said this broker, whose business transactions every week run up into the six-figure column.

Others did not take quite so pessimistic a view of the situation, present or prospective, but there was not one among the real estate brokers or builders that did not express the opinion that prevailing conditions bear in themselves the possibility of great harm to local interests.

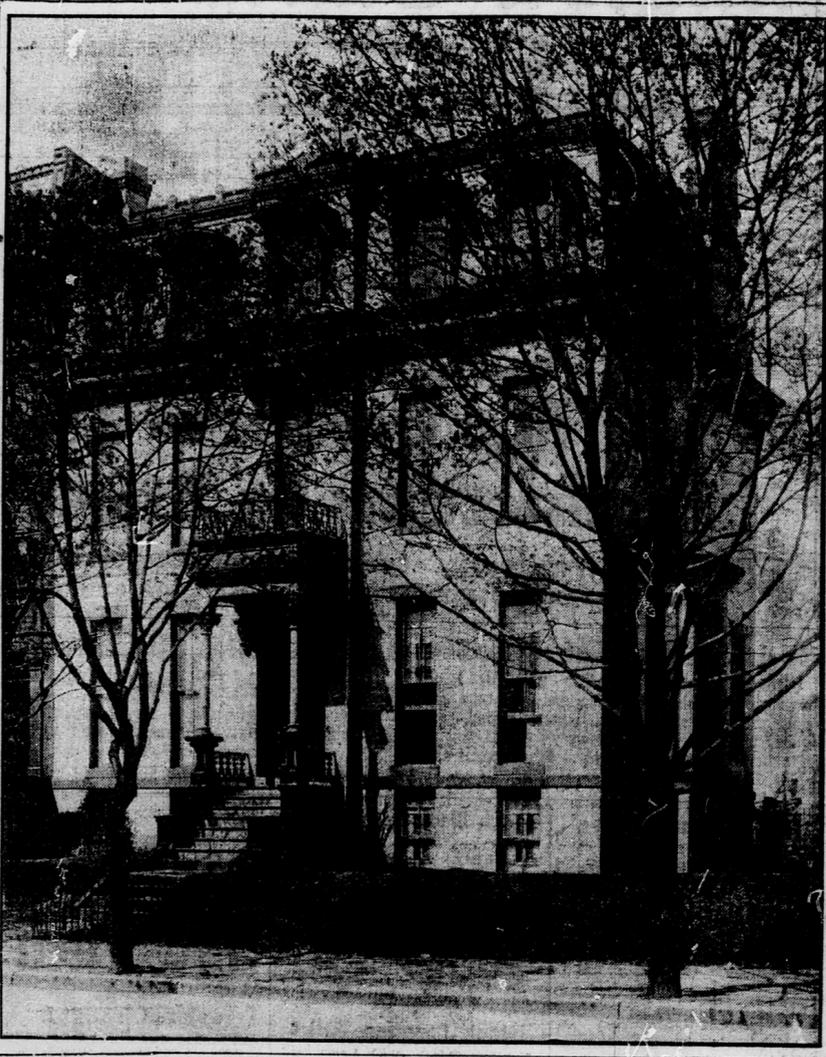
New Building Operations.

Harry Wardman is going to build apartment houses on G street, between Fourteenth and Fifteenth streets northwest, four stories in height, for which Architect N. R. Grimm is drawing the plans.

Architects Speiden & Speiden are preparing plans for a new synagogue for the congregation Ochoar Shalom, at 67 H street northwest.

Architect Grimm is drawing plans for four apartment houses to be erected by J. Edson Briggs at the southeast corner

HOUSE BOUGHT BY SENATOR GORMAN AT VERMONT AVENUE AND L STREET



HANDSOME RESIDENCE.

For Which the Maryland Statesman Paid \$17,500.

of Sixth and D streets southeast. Three of them are to be two stories in height and one two or three stories. The dimensions will be 29x60 feet, and the fronts will be brick with stone trimmings.

Wood, Donn & Deming are preparing plans for a residence for Mrs. Churchill Candee on New Hampshire avenue, between Q and R streets. It is to be four stories high the front of brick, with stone trimmings, and will cost about \$20,000.

It is understood that Senator Gorman will not remove from his present residence at K and Fifteenth streets to the property recently bought by him at Vermont avenue and L street, but will rent the same after certain improvements have been made.

Building in the Country.

The reports sent to the Chicago Construction News show that permits were taken out in twenty-eight of the principal cities of the country during the month of March for the construction of 12,500 buildings, involving a total cost of \$55,190,744, against 9,917 buildings aggregating \$22,842,592 in cost, an increase of 68 per cent over the corresponding month a year ago.

Valuable Business Block Sold.

An important transaction involving a deal in some of the most valuable business property on Seventh street was placed on record yesterday.

Architect Grimm is drawing plans for four apartment houses to be erected by J. Edson Briggs at the southeast corner

street, from Seventh to Eighth, and fronting sixty feet on Seventh street and eighty-five feet on Eighth street, a total of about 15,000 square feet.

It is not Mr. Goldenberg's intention to make any alterations in his newly acquired property, except such as might be required by a good tenant, for he has purchased it as an investment, deeming it a valuable holding. No consideration was mentioned in the transfer deeds.

Big Suburban Deal.

A deal for suburban property has just been concluded by the purchase of 186 acres of land on the west side of the Rockville road, just south of Bethesda Park, Md. The sale was negotiated by J. Hite Miller, real estate broker, representing the syndicate owners, and W. Russell Graham, representing the purchasers.

The streets are to be macadamized and a sewer and water system is to be installed. Trees are to be planted along the streets, which are to be of unusual width, namely, 100 feet from building line to building line.

Handsomeness New Houses, \$10,000—Washington Heights

New, exceptionally well-built homes; 11 rooms; two baths; in choicest section; south side CINCINNATI ST., between 19th and 20th streets. Just being completed. OPEN EVERY DAY.

Purchaser may select decorations and gas fixtures. An unusual chance to buy a REAL WELL-BUILT HOME at a fair price.

The builder's name is a guarantee of quality. No detail slighted. In section of handsome residences. Every convenience of car service. Let us show you the advantages of these houses. They contain 11 rooms. TWO tiled baths, are heated by steam, and finely finished.

The F. H. Smith Company, 1408 N. Y. Ave.

contain eight rooms and which will be sold for \$4,500 up.

Homes Offered For Sale.

Among the most interesting propositions recently put before the public, and especially that portion of it that is looking for houses, either for residential purposes or as rental investments, is the long list of choice homes put upon the market by Stone & Fairfax.

Sales in Cleveland Park.

Moore & Hill have recently made the following sales in Cleveland Park: For Charles M. Towson, the handsome residence known as 3207 Highland avenue.

For Mrs. Elizabeth P. Danenhower, 3332 Ashley terrace, for \$10,000. For Bates and John L. Warren, 5921 Newark street, to Mrs. Margaret J. Wallace, for \$5,500; for same to Edward A.

Preble, 3027 Newark street, for same to Frederick W. Mackenzie, 3025 Newark street, for \$5,500.

Real Estate Transfers.

Meridian Hill—Carolyn G. Caughey et vir, John W. to John B. Henderson, west half of lot 3, block 4, \$10, \$10.

Brookland—Catherine L. Sheehan to Florence P. Safford, lot 3, block 23, \$10.

627 Massachusetts avenue northeast—David C. Tingling to W. B. and Catherine Elliott, lot 10, square 88, \$4,500.

1329 F street northeast—Anna J. Martin to Thomas F. and Mary Jane Ryan, lot 103, square 97.

1329 F street northeast—William H. Keeler et ux. to William McK. Clayton, trustee, lot 1, square 50, \$10.

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2nd streets—Edward I. Lanahan et ux. to Percy Cranford, lot 94, square 721, \$10.

Fairview—Henry C. Kestler et ux. to Joseph S. and Annie V. Lemp, lots 2 and 3, block 12, \$10.

132 Delaware avenue southwest—Thomas Walker, trustee, to Francis Leonard, lot 26, square 612, \$420.

Potomac—Andrew D. Loffer et ux. to Thomas E. Jerrill, lot 7, square 20, \$10.

Addition to Anacostia—Henry A. Griswold et ux. to Julius W. Tolson, lot 348 to \$81, \$10.

H street northeast between Sixth and Seventh streets—Sarah M. Starr to Mary A. Regan, part original lot 18, square 83, \$10.

Brookland—Catherine L. Sheehan to Florence P. Safford, lot 3, block 23, \$10.

Mt. Pleasant Heights—Fulton R. Gordon et ux. to Edgar L. Thomas, lot 1, block 3, \$2,741.92. Same to Mary C. Armay, lots 8 and 9, block 3, \$2,406.88. Same to Fannie R. Bethune, lots 12 and 13, square 3, \$1,881.29. Same to Gerald S. Martindale, lots 50 and 51, square 4, \$3,194.98. Same to Charles V. Piper, lots 14 and 15, square 4, and lot 5, square 2, \$4,885.68. Same to Eugene H. Tennent, lot 1, square 5, \$1,150.59.

C street northeast between Twelfth and Thirtieth streets—Washington Loan and Trust Company to John Wesley Stokes, lots 38 and 39, square 1010, \$10.

1329 F street northeast—Annette Spalding to Charles J. Butler, lot 125, square 235, \$10.

Mintwood—Clarence F. Norment et ux. to William J. Vickroy, lot 135, \$10.

I street northeast between Sixth and Seventh streets—Wharton E. Lester et ux. to J. Philip Herrmann, part original lot 5, square 452, \$10.

FOR SALE—HOUSES.

IT WILL BRING BUSINESS To you if you will let the really purchasers know what you have for sale and rent through THE TIMES REALTY ADS. Get in the Best, and Be in It Always.

HOUSES FOR SALE—Excellent small dwellings just south of Lincoln Park, and square from cars; modern bath; good condition; front lawn and rear yards to alley. So cheap any one with a moderate salary can have a comfortable, beautiful home. JOHN H. WALTER, 233 Colorado Building, 14th and G sts. nw.

FOR SALE—507 T ST. NW.—Large lot, 60x141; beautiful garden; fruit trees; three stories; beautiful interior; ten large rooms; hot water heat; stationary wash tub; 100 large for owner; well cared; must be seen to be appreciated. Apply on premises. ap-31

FOR SALE—Cheap, two frame houses, 233 23 Washington st., Anacostia. Apply on premises. ap-31

FOR SALE—A 9 room rented house, furnished and full of roomers, at a bargain, to the pick-up buyer. Possession given at once. Inquire at 324 3rd st. nw. ap-31

FOR SALE—Choice corner lot; 8-room house; city water; beautiful yard; twenty minutes to Treasury; one square cars; almost new; Dakota and Myrtle aces, Woodridge, D. C. McQUIFTON. ap-31

BEAUTIFUL COTTAGE of six rooms, summer kitchen, stable and other outbuildings; 48x100 to alley; fruit trees and flowers; brick sidewalk; cars about four squares; price \$1,750; terms liberal. JOHN H. WALTER, 233 Colorado Building, 14th and G sts. nw. ap-31

THREE BRICKS, D st. nw. Rent, \$2.30. 4TH ST. NW.—Six rooms and bath. Rent, \$18.50. 5TH ST. NW.—8 rooms, frame stable; cost \$2,600; lot 20x35. Want offer. L. NEAR N. CAP.—6 rooms and bath; easy terms. 2,500. FLA. AVE. NW. near 1st—2,500. bath; 2-story brick stable. 3,600. N. NEAR N. CAP.—10 rooms and bath. 4,000. P. NEAR N. CAP.—New, 7 rooms and bath; furnace heat. 4,000. T ST. near N. CAP.—6 rooms and bath; cost \$3,500. 8TH NW. bet. M. and N.—9 rooms and bath. 5,350. F. BET. 1st and 2d nw.—6 rooms and bath. 4,500. I. NEAR N. CAP. nw.—10 rooms and bath. 4,500. P. BET. 9th and 10th—9 rooms and bath; furnace heat; brick stable. 6,500. 2D ST. NW.—14 rooms and bath; hot water heat. 7,000. 307 E ST. NW.—14 rooms and bath; hot water heat. 7,000. THE HARRISON-BROWNING CO., 907 G St. N. W. ap-31

THIRTY-SEVEN SOLD. ONLY SIX LEFT. WORTH \$4,500. PRICE, \$3,500. Nos. 62 and 64 New York ave. ne. Six rooms and bath; cellar; furnace. Exceptionally well planned. Cozy houses; deep parking. Lots running through to O st. RENTED FOR \$3 MONTHLY.

NORTH CAPITOL STREET IN SAME SQUARE AS ABOVE. ONLY ONE LEFT. Six rooms and bath; cellar; furnace. Lot, 13x50. PRICE, \$3,500. S. V. PICKFORD, Sales Agent, 311 Colorado Building. ap-31

THE HARRISON-BROWNING COMPANY, Real Estate, Loans, Insurance, 907 G St. N. W. FIVE SMALL BRICKS. In large, well paved court. Rent \$30 each. Price, \$650 each. C. N. W.—Good six-room brick. Rent, \$18; price, \$1,500. Pa. ave. near 24th—Eight rooms and bath. Price, \$4,500. C. ST. N. E. between 9th and 10th—Six rooms and bath. \$3,500. K. N. E. between 8th and 9th—Rent, \$17.30. Price, \$2,400. 15TH ST. E. close to Lincoln Park—Seven rooms and bath. Price, \$4,200. 15TH near Pa. ave. se.—New; six rooms and bath. Price, \$3,000; terms to suit. apl-2,29

FOR SALE—In central Northwest, a neat home; suitable for a colored physician; lot 21x100; paved alley. House in thorough repair. Terms to suit.

ATKINSON & BALLARD CO., REAL ESTATE, LOANS AND INSURANCE, 141 1/2 St. N. W. ap-31

FOR SALE—MT. PLEASANT. ONLY \$2,500. ON VERY EASY TERMS, LIKE RENT. Cheapest house in this fine location. New, two-story bay window brick and stone, with EVERY modern improvement. Rent at once. LARGE LOT. PERCY H. RUSSELL, 913 G st. nw. ap-31

FOR SALE—Eight-room bay window brick house; all modern improvements; cellar and yard on H st. ne. near 12th; must be sold at once. \$3,400. P. J. W. SHEPHERD, 1338 New York ave. ap-31

FOR SALE—Ten rooms and bath; Northwest; rented at \$22.50; price, \$3,000. TWO STORIES—North Capitol and O sts. rented at \$20.50 each. \$2,850. D. ST. S.E. between 2d and 4th—Six rooms and bath; cellar; deep lot; a nice little home for \$2,400. K. ST. N.E.—Six rooms and bath; rented at \$18.50. Price, \$2,400. 10TH ST. E.—Six rooms and bath; rented at \$13.50. Price, \$2,800. RENTED FOR \$5 AND \$5.50 MONTHLY. PRICES, \$3,000 to \$3,650. S. W. PICKFORD, 211 Colorado Building. mh31-tr

NEAR 12th and E STS. N.E. and car line. A neat two-story brick dwelling, with six good-size rooms and bath. Will rent for \$11 per month. White locality. \$4,600.

VERY ATTRACTIVE new two-story and cellar cottage style house; large rooms; attractive finish; furnace heat; will finish to suit purchaser. High ground in country, on City and Suburban street car line. Lot 16x115. Terms reasonable. JOSEPH I. WELLER, REALTY BROKER, 602 F St. N. W. ap-31

WE GUARANTEE SATISFACTION. JOHN F. DONOHUE & SONS, Real Estate AGENTS, BROKERS, APPRAISERS, Phone East 84. 208 East Capitol St. mh31-tr

WORTH \$4,500. PRICES \$1,500 to \$3,650. ONLY 7 MORE LEFT. New York ave. and North Capitol st. Graystone and brick fronts; six rooms and bath; gas and coal ranges; furnace heat. Lots 17x100 to alley. RENTED FOR \$5 AND \$5.50 MONTHLY. PRICES, \$3,000 to \$3,650. S. W. PICKFORD, 211 Colorado Building. mh31-tr

MOUNT PLEASANT HEIGHTS—Two squares north of Mount Pleasant, extending from 16th to 18th st.; 1/2, 1, 2, and 3 acre villa plots; also 1 1/2 building lots. The property is being subdivided and plotted. Prop. postal or call for illustrated booklet. Terms, \$100 to \$500 cash and \$20 to \$25 monthly. FULTON R. GORDON, Northwest Subdivisions a Specialty, ROBERT E. HEATER, Manager, Tel. Main 629. Colorado Building. de31-tr

Only 2 Left. Florida Ave. N. E. Bet. 10th and 11th Sts.

Most complete homes in northeast for the price; containing six rooms and reception hall, large cellar, furnace, large yard, hardwood finish, electric gas lighting, large cabinet mantel, tiled bath and vestibule, and cellar under entire house. \$350 cash, balance \$20 per month.

B. F. Saul Co. 7th and L Sts.

TIMES WANT ADS BRING RESULTS

H. R. Howenstein Co., 1314 F St. N. W. ANOTHER OPPORTUNITY Is Offered You to Secure One of Those Elegant New Homes On Capitol Hill For \$5,950 \$500 Cash \$25.00 Monthly Nos. 911-13 and 15 MARYLAND AVENUE

H. R. Howenstein Co., 1314 F St. N. W. FOR SALE, HOUSES Mass. Ave. Northeast—6-room and bath brick. Price, \$4,000. 18th St. N. W.—3-story and cellar brick; 9 rooms and bath. All modern improvements. Rent \$40 per month. Make offer. 8th St. N. E.—Frame, 6 rooms and bath, stable, rent \$25. Price, \$3,000. 8th St. N. E.—3-story, 10-room and bath brick, rent \$35.50, price \$5,200. Several new 2-story 6-room and bath bricks. Rent \$20.50 each. Offer wanted. Harvard St. N. W.—3-story and cellar, 9-room and bath brick. All modern improvements. Price, \$6,600. 13th St. N. W.—3-story and cellar buff brick, 11 rooms and bath, hot water heat, papered and decorated. Price, \$7,800. Several semi-detached colonial style brick dwellings, 8 rooms, bath, cellar, attic, steam heat, laundry, cabinet mantels. Plenty of light, on terrace. All modern improvements. Price, \$7,800. LOUIS D. WINE & CO., 1304 F Street N. W.

Mount Pleasant Heights Located Two Squares North of old Mount Pleasant and just west of Fourteenth Street Extended The location alone is a sufficient guarantee as to the desirability of this property. Take a run out today and you can judge for yourself. One-Half, One, Two, and Three-Acre Villas Also 125 Building Lots Part of which are covered with natural forest shade trees. Prices: 20c to 40c a square foot Terms: \$100 to \$500 cash, balance \$20 to \$50 monthly, or one-fourth cash, balance in four annual payments. Five per cent off for cash. For Full Particulars Write or telephone for illustrated booklet, plat, etc. Automobile at your door if you wish to see the property. FULTON R. GORDON Northwest Subdivisions a Specialty ROBERT E. HEATER, Manager Colorado Building TAKE NOTICE—We wish to notify our friends and the public that Mr. Frank G. Butts, formerly with Messrs. Wescott, Wilcox & Heston is now associated with us.

Small Cash Payment. Balance, \$20 Monthly. THOSE MODERN HOMES, Nos. 9 to 39 Q Street N. E. (Just off North Capitol St.) No. 25 Lighted at Night for Inspection. Handsome pressed brick bay window fronts with brownstone trimmings; 6 large rooms; tiled baths; porcelain tubs; furnace heat; two-story back porches. 10 SOLD. 6 YET UNSOLD. Price Only \$4,350 Willige, Gibbs & Daniel 603 and 605 Thirteenth St. N. W.