

Features of Interest in Washington's Real Estate Market

Comparison of the Recent Prices Paid for Downtown Properties

| Property. | Price per foot. | Property. | Price per foot. |
|---|-----------------|---------------------------------------|-----------------|
| Fourteenth and F streets..... | \$75.00 | G street, Nos. 1306-1308..... | \$16.00 |
| Present building to be demolished. | | Buildings demolished. | |
| Fourteenth and Pennsylvania avenue..... | 37.50 | G street, Nos. 1331-1333..... | 21.50 |
| Building to be torn down. | | Buildings to be demolished. | |
| Fifteenth and H streets, Colonial Hotel..... | 25.00 | G street, No. 1311, vacant lot..... | 14.00 |
| Building to be demolished. | | G street, No. 1207..... | 13.50 |
| Fifteenth street between Pennsylvania avenue and H..... | 23.00 | Present improvements of value. | |
| One-story building standing. | | E street, corner Twelfth..... | 12.00 |
| Fifteenth street, adjoining American Security..... | 25.00 | Improvements not valued. | |
| Improvements not considered. | | E street, No. 1213, 1215, 1217..... | 11.00 |
| Fifteenth street between Pennsylvania ave. and H..... | 23.00 | Improvements not considered. | |
| Dockon building; well rented. | | New York avenue, Nos. 1315, 1317..... | 17.00 |
| Fifteenth street between Pennsylvania ave. and H..... | 18.00 | Buildings to be remodeled. | |
| Barton Hotel; demolished. | | New York avenue, No. 1340..... | 20.00 |
| Pennsylvania avenue and Eleventh street..... | 23.50 | Building remodeled. | |
| Harvey's restaurant. | | Eleventh street, adjoining Moses..... | 18.75 |
| Pennsylvania avenue and Eleventh street..... | 20.50 | Buildings torn down. | |
| Kernan's Theater. | | Twelfth street, No. 710..... | 8.50 |
| Pennsylvania avenue, No. 1232..... | 10.00 | Building to be demolished. | |
| Improvements under good rental. | | | |

FINE BUILDINGS SOON TO GO UP



The Union Trust \$400,000 Nine-Story Building to Be Erected at the Corner of Fifteenth and H Streets Northwest.

NEW WARWICK PLAN IS WELL UNDER WAY

Others Are Anxious to Enter the Syndicate.

PASSING OF LANDMARK

When Building Begins in Fall it Will Mark End of Newspaper Row.

The affairs of the new hotel syndicate which purchased the property at the corner of Pennsylvania avenue and Fourteenth street a week ago are reported as progressing favorably. Several gentlemen have signified a desire to connect themselves with the enterprise, and it would not be surprising if the syndicate was enlarged to allow of their entrance into it. Several meetings have been held, at which the plans have been thoroughly discussed and a committee appointed to proceed with a complete organization.

At a meeting to be held this week it is expected that the corporation will come into existence, and then plans will be invited from architects and a movement made looking to an early start to get under way.

Nothing Until Fall.

As some of the present tenants have leases that have several months to run, it is not expected that building can begin before next fall, which will allow of completion by the spring of 1907, in time for the great influx of visitors expected for the great Jamestown exposition.

The ground on which the new hotel will stand has a history that is closely connected with many of the important events of the past four decades, and the raising of the building now standing will mark the passing of the famous old "Newspaper Row," which until the last few years was the center from which all the political news went out to the country.

Prior to the civil war there was a dwelling on the corner which was considered a pretentious for the time, but as the events of the war brought a large army of newspaper correspondents to the city, and the convenience to the departments and its contiguity to the Willard Hotel, which was the stopping place of all the noted politicians and statesmen of the time, was observed, the locality was rapidly taken up by newspaper men and was later given the name of "Newspaper Row," which title clung to it for more than thirty years.

Newspaper Row.

The "Row" extended along the east side of Fourteenth street between the Avenue and F, and reached around the corner on Pennsylvania avenue, or more properly E street, on which stood the old Washington Press Club, formerly a temple of chance, on what was some thirty or more years ago known as "Rum Row" on account of its gambling houses and restaurants, frequented by many of the leading men of the country. Those were the palmy days when in "amenable" police force was not inclined to press too heavily on the pleasures of the day and many stories are told of the big games in which some of the great men of the time participated. Later on the police turned their attention to the locality and it became at last only a memory.

Modern progress finally made its inroads upon the "Row" and the demolition of one of the principal buildings and the erection of the new Department of Commerce building began the change which the erection of the new hotel will complete and "Newspaper Row" will be no more.

Facing the property stands six fine old maple trees and the probable cutting down of these will cause many regrets by thousands who have sought the shelter of their umbrageous shade.

But the world moves and the new Warwick Hotel will make a handsome improvement to one of the most prominent corners of Pennsylvania avenue.

TRUST COMPANY BUILDING OF PURE CLASSIC DESIGN

Will Add One More to the Handsome Banking Houses That Have in Late Years So Embellished the City.

The new building for the Union Trust Company, designed by Wood, Donn & Deming, architects, of this city, is to be the finest thing of its kind in Washington and will compare favorably with the finest banking houses in this country.

The banking and trust company offices and safe deposit vaults will be all on the first floor and will be complete in every detail, while the firm of Thomas J. Fisher & Co. (Inc.), will occupy the rear end of the building and will have the largest and most dignified real estate offices here or anywhere else.

The rest of the building will be given up to offices, and they will have every modern convenience and be finished in a manner entirely in keeping with the first floor. There will be 170 rooms to rent that will bring in a good revenue.

Reach Limit of Height.

The building will have a frontage of 130 feet on Fifteenth street and 54 feet on H street, and will be to the limit of height allowed by law in the District, 110 feet. Although a tall building, its simple classic lines and monumental scale make it easily the most imposing private building yet erected in Washington.

The banking floor is accented by an arcade of seven large arches 11 feet wide by 20 feet high. This arcade is flanked at either end by large dignified classic doorways, which lead to the trust company on the north and Fisher & Co. on the south. There is a large transition story above the arcade and below the colonnade, which takes up the next five floors.

Corinthian Columns.

The colonnade consists of Corinthian columns five feet in diameter and forty-seven feet high. These columns are free standing with a curtain wall of metal and glass back of them. At either end of the colonnade there is a wide pier which comes directly over the doors before-mentioned and completes the architectural composition on Fifteenth street, with the exception of the rich Corinthian frieze and cornice

and the attic on the top story above it. A balustrade is on top of all and gives interest and lightness to the massive architecture below.

The H street front recalls the general treatment of that on Fifteenth street with the exception that the columns are three-quarters engaged and the curtain wall is of masonry. The Trust Company has a single large classic entrance in the middle of this front.

The building will be of white marble with a granite base. The metal and glass curtains will be of antique bronze color, and the window frames, sashes, etc., of same color. The whole color scheme therefore will be that of gleaming white marble enriched with the beautiful greens of antique bronze.

In this building the architects have been entirely successful in creating a building which is academically classic and have demonstrated that simple things done in a big way and left entirely free from unnecessary ornament is the kind of architecture which will live and be admired long after we and ours have passed away.



Nine-Story Office Building, Corner of Fourteenth and F Streets.

SIX-STORY APARTMENT HOUSE FOR ALEXANDRIA

According to plans already prepared a six-story apartment house is to be erected in Alexandria by a joint stock company that will shortly be organized with a capital of \$100,000. The building will occupy about one-half block and will have a safe, roof garden and every modern convenience. The men interested are said to have ample means and will have besides additional financial backing from Washington and Philadelphia.

NEW OFFICE BUILDING TO REPLACE OLD STRUCTURES

Stilson Hutchins has taken out a permit to build a three-story brick office building at 527 Tenth street northwest, the estimated cost being \$20,000. This property was formerly the site of several dilapidated looking structures, that were erected in the early days of Washington's history, and the improvement designed will add to that locality, which is rapidly developing as a business center.

Benjamin Blethyn is the builder and architect.

SALE OF GEORGETOWN DWELLING FOR \$5,000

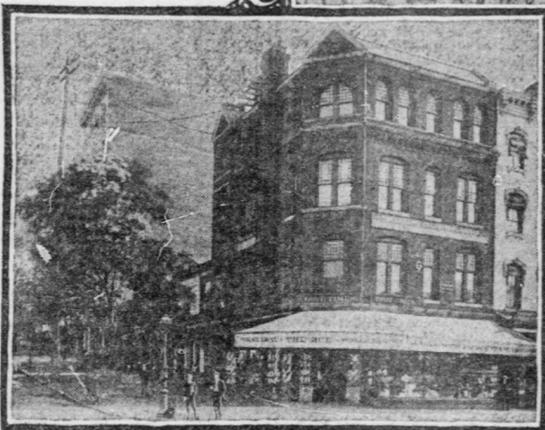
Catherine A. Waters has purchased from Shelton T. Cameron the two-story bay window brick dwelling, 3238 N street northwest, being part of lot 132, square 1218, in Beatty's addition to Georgetown. The consideration is said to have been about \$5,000.

APARTMENT HOUSE TO REPLACE "LITTLE ITALY"

Architect A. Goenner is preparing plans for a handsome apartment house, which will be built in that section known as "Little Italy," the congested Italian quarter on First street northwest, facing the Capitol grounds, which has long been an eyesore to that section. The house will be erected for Alonzo O. Bliss and is expected to cost about \$150,000. It will be five stories high with a frontage of 125 feet, and will contain fifty small apartments with an aggregate of 280 rooms. It will make a handsome improvement to that section.

FOR RENT

NEW 1 AND 6-ROOM APARTMENTS. 1733-35-45-47 and 34 T st. n.w. hot-water heat—1st floor, 5r. and bath.....\$29.50 —2d floor, 6r. bath and attic.....\$35.50 1737 T, cor. alley; all outside rooms—1st floor, 5r. and bath.....\$32.50 —2d floor, 6r., bath and attic.....\$35.50 Open every day and Sunday. THOS. J. FISHER & CO., Inc., 1414 F Street Exclusive Agents.



Site of Proposed New Hotel, Pennsylvania Avenue and Fourteenth Street.

NEW APARTMENT HOUSE FOR THE SOUTHWEST

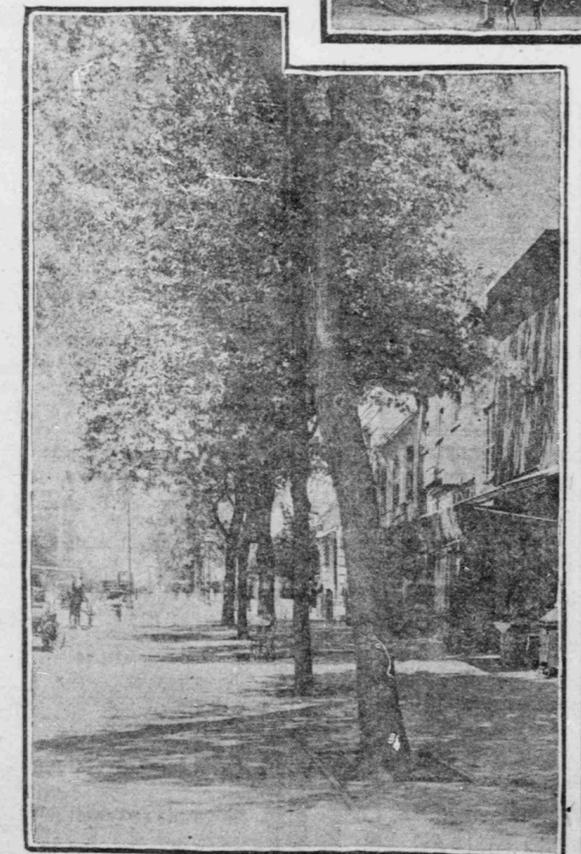
Apartment houses have become so popular that every section of the city is now well occupied with them. T. H. Pickford will shortly commence the erection of a three-story brick apartment house at 304 Fourteenth street southwest, the plans for which have been drawn by Architect W. J. Simmons. The cost is estimated at \$20,000. This section has not been favored to any great extent with this class of houses, and the venture will be watched with some interest. They will be complete in every detail and at moderate rentals.

WASHINGTON SEVENTH IN BUILDING OPERATIONS

In his annual report to the Employers' Association of the Building Trades President S. J. Prescott stated that in spite of the fact that the increase in the cost of building material has been 21 per cent in the last five years the figures of the building operations placed this city seventh among the cities of the United States and twelfth among the cities of the world. The grand total of building operations, he said, amounting to \$33,764,820, represented \$18,577,000 by the National Government and \$12,262,320 of individual investments.

PROPERTY OWNERS OBJECT TO STEAM SAW MILL.

The property owners on Thirty-third street, between Volta place and Q street northwest, registered complaints at the District Building against the installation of a steam wood saw at Young's wood and coal yard at 1625 Thirty-third street northwest. When the property owners and residents signed for the establishment of the wood and coal yard there it was understood that nothing but a small retail business would be carried on, and that the sawing of wood would be done by hand. A steam saw has been placed on the premises, however, causing much annoyance to the residents.



Trees on Fourteenth Street Side of the New Hotel Site, Fourteenth and Pennsylvania Avenue.

GROUND IN ACRE PLOTS IS QUITE ATTRACTIVE

William F. Matteson, agent of the subdivision of a part of the tract belonging to the late Alexander T. Britton, located in Maryland, just beyond the District line, which has been placed on the market by the Brown syndicate, reports lively inquiry for lots, and already has disposed of five acres to G. R. Taggart, of the Bureau of Corporations, and Charles H. Becker, of the Department of Commerce and Labor. These purchasers contemplate building summer homes at an early day, and as the cost per acre was about \$900, the total improvements will represent a neat amount. This tract was subdivided with the idea that suburban homes should have plenty of ground, and the interest shown fully substantiates that idea.

THIRTEENTH STREET RAPIDLY CHANGING

The square on Thirteenth street between E and F streets is rapidly changing from a residence to a business section, and at present there are two houses being remodeled for business uses. House 535, which was purchased some months ago by J. M. Stein & Co., is undergoing extensive alterations, at a cost of \$8,000, and when finished will be occupied by them as a high-class tailoring establishment. The upper floors will be fitted up as bachelor apartments, as the central location will make them very desirable.

NEW YORK AVENUE CHANGING RAPIDLY

Work is rapidly progressing on the building 1340 New York avenue, adjoining Stone & Fairfax, Inc., which was bought by them, and is being remodeled for office purposes. This is the last house on this square used for residential purposes, and marks the rapid advance of business in that section. Two of the dwellings opposite, recently purchased through the office of David Moore, will soon be in the hands of workmen, to be changed to business houses.

CHAIRMAN SHONTS LEASES FINE HOUSE

Theodore P. Shonts, chairman of the Isthmian Canal Commission, has leased the handsome residence of W. C. Whittemore at the southwest corner of New Hampshire avenue and Q street. This is considered one of the most artistic residences in the city, and is located in one of the most fashionable sections.

FIVE NEAT HOUSES FOR THE NORTHEAST

Merrill T. Vaughn, builder, is about to commence the erection of five two-story brick dwellings at 332-340 Tenth street northeast for the owner, Annie C. Cunningham. The cost is estimated at \$15,000, and the plans show that they will be desirable and comfortable houses, with careful attention to the niceties required to make them attractive homes.

WE SELL FARMS and COUNTRY HOMES

Near Washington, D. C. Write for "Bulletin," over 1,000 Bargain Farms, Country Homes, Tracts of Timber, Subdivision Sites, Fishing, Hunting, and Game Club Tracts, River front Farms, Historical Estates all Sections Maryland, Virginia, and District of Columbia. Exclusive Farm Agency at National Capital.

BOOTH'S FARM AGENCY,

"Ouray Building," Washington, D. C.

BARTON HOTEL NOW BEING TORN DOWN

The workmen have been busily engaged during the past week tearing down the old Barton Hotel on Fifteenth street just above Pennsylvania avenue, on which is to be erected handsome office buildings for W. B. Hibbs & Co. and Swartzell, Rheem and Hensley Company. The architects have the plans nearly prepared and the designs show two very handsome structures. The Barton Hotel is an old landmark that under its former name of Welcker's had a national reputation.

BUSINESS MOVING UP TWELFTH STREET

John Miller, the coal dealer, now located at the corner of G and Thirteenth streets, being obliged to move, as the property in which he is located has been placed on the market for sale, has purchased premises 719 Twelfth street and will erect a building thereon for his own use. The lot has a frontage of 24 feet and contains 2,664 feet, and the price paid, \$11,000, is an average of approximately \$5 per foot. The high prices of F and G street ground has caused the overflow to seek the cross streets, and Twelfth is now becoming rapidly built up with business houses. The sale was made through the office of F. H. Smith Company.

WILL CONVERT DWELLING INTO APARTMENT HOUSE

Now that the Washington Boys' Club has vacated house 229 N street the owner of the property, Frederick A. Linger, is having plans prepared for the conversion of same into a modern apartment house. The house contains eight rooms, and is already provided with a hot water heating plant. This house was for years occupied and owned by the late Dr. George Connell.

POTOMAC STREET HOUSE GOES INTO NEW HANDS

The deed has been placed on record whereby house and premises 1219 Potomac street northwest was conveyed by Samuel T. Howard to Daniel F. and William T. Reynolds. The property fronts twenty feet on Potomac street.

Ride out on the Chesapeake Beach cars tomorrow afternoon, get off at the District line, enjoy an open air band concert and select your suburban home-site at beautiful

Seat Pleasant Heights

The highest and most picturesque subdivision in Prince George's county. Convenient to the cars, and only a few minutes' ride from the center of the city. One car fare. Plenty of shade. Abundant supply of pure water. An ideal home section.

LOTS \$50 TO \$125 EACH. \$2 CASH and \$2 PER MONTH.

FREE BAND CONCERT Tomorrow afternoon, from 2 to 4 p. m., there will be a FREE OPEN AIR BAND CONCERT by the Seat Pleasant Band. Everyone is invited.

JOHN E. MORRISON, Resident Manager. F. S. CARMODY CO., Owners, 1413 G STREET N. W.