

# CAPITAL SUBURBAN TERRITORY RICH IN PROMISE



View on Work in Progress on the Extension of the Fourteenth Street Line of the Capital Traction Company.

## MARKED INCREASE IN REALTY VALUES ON 14TH EXTENDED

Lots in the New Sub-division in Great Demand.

## WORK ON CAR BARN

Expected That Capital Traction Cars Will Be in Operation in Fall.

The grading of Fourteenth street extended is now entirely completed. The iron and rails for the extension of the car line have all been distributed along the right of way, and the work of laying the track will begin at once, and it can be stated on authority that the cars will be running in the early fall. This new extension is 1 1/2 miles in width and extends two miles north of its present terminus. The opening of this important thoroughfare is one of the most notable improvements to the Northwest, as it makes it possible for this growing section of the city to push out over one of the most beautiful wooded tracts in the District.

Another important thoroughfare that will shortly be extended through this locality to the District line is Sixteenth street. The Government is now building the \$50,000 Sixteenth street bridge across Piney branch, and this makes it possible to extend this street to the District line, the right of way having already been secured by the Government at a cost of \$1,000,000.

The Capital Traction Railroad Company have ordered thirty extra heavy cars to be used on the new extension, a number of which are already on the street, and are considered the handsomest in the city. They will run direct, without transfer, to the new Union Station. The schedule time from the terminus of the new line to the business center of the city will be only twenty minutes. Work on the car barn is also progressing nicely, and when completed will be the largest and most ornamental car barn in the city.

As these important improvements progress the eyes of the realty experts are turned more and more toward this desirable neighborhood, especially to the section lying between Fourteenth street and Rock Creek Park, and already a number of tracts have been platted and others are now being prepared for the market.

The first subdivision to be placed on the market in this locality in anticipation of these improvements is the one on Mt. Pleasant Heights, one of the Fulton R. Gordon properties. Mr. Gordon purchased this property from Charles C. Glover, president of Riggs National Bank, at a cost of about \$100,000. This tract lies two squares north of old Mt. Pleasant on a high plateau overlooking the city, and between Fourteenth street and Rock Creek Park. The property has already been extensively improved with macadamized streets, granite sidewalks, shade trees planted and boxed, stone gutters laid, etc. And it can be stated on authority that already the entire tract of 150 lots has been sold with the exception of three villa plots.

This property is under the management of Robert E. Heater. About six blocks north of this tract Thomas Elagden has recently sold ten acres on Sixteenth street to Clayton T. Cameron and others for the sum of \$90,000. This property has already been platted and will be extensively improved. A small portion only of this property, it is stated, will be offered for sale at 50 to 60 cents a square foot. The remaining portion will be divided up among Mr. Cameron's half a dozen co-purchasers, who will build homes for themselves and hold their ground as a permanent investment. Adjoining this ground on the east lies



One of the Country Homes on Piney Branch Road.

The Saul estate, consisting of eighty acres, twenty of which was sold to the Capital Traction Company for their extensive car barn. The remaining sixty acres is now being prepared for the market in building lots. A large force of men and teams, including a steam shovel, are now engaged in reducing this property to grade. As soon as this work is completed all city improvements will be installed in the property and forty handsome detached houses will be built. This property will be marketed at 50 cents a square foot. Adjoining the Saul tract on the south is a subdivision of Fourteenth Street Heights. This tract formerly belonged to the Ruppert estate, consisting of twenty acres. It begins at a point one square east of Fourteenth street extended, and fronting about four blocks on Brightwood avenue, opposite Petworth.

A few squares south of the Saul property on Fourteenth street extended is the Rheese tract of ten acres, which has recently been platted. One block of this ground has been sold to Harry Wardman, the builder, at 65 cents a square foot. Mr. Wardman will shortly improve this property with a dozen or more handsome homes. It is predicted by realty experts that the property lying along this new extension will develop even much faster than the phenomenal growth of Columbia Heights and old Mt. Pleasant in the last few years.

## ANOTHER APARTMENT ON COLUMBIA HEIGHTS

Ground will be broken in a few days for another apartment house on Columbia Heights as Harry Wardman has taken out a permit to build one at 2902 Fourteenth street. The house is to be a four-story brick after designs by Architect A. H. Biers and will be built in the most approved manner, with all modern conveniences. The estimated cost is \$50,000, and it is expected to be finished in time for occupancy next winter.

## CHURCH OF THE ADVENT TO BE GREATLY IMPROVED

Extensive repairs and alterations are about to be made to the Church of the Advent, corner Second and V streets northwest, to accommodate the growing needs of the congregation. W. A. Kimmel has the contract, and the estimated cost is \$10,000. When the improvements contemplated are completed it is expected that the church will be one of the most attractive religious edifices in Washington. Rev. Edward Marshall Mott is pastor of the congregation.

## BUILDING OPERATIONS ACTIVE IN GEORGETOWN

Among the many improvements now under way in Georgetown are: Eight houses for George E. Howard, fronting on Prospect avenue and Thirty-third streets. Architect and builder, Richard Dugh. A \$12,000 home for D. A. Greenlee, 2315 R street. Home for J. Bernard Harry, on the Wendel tract, recently purchased by Mr. Harry, in Tenleytown. The new Hyde School Building, north of O street, west of Thirty-second. House 104 East Market Space no. 10, being the old fish market, is being remodeled by the new owners. The building is a large frame.



Summer Residence Opposite Blagden Estate.



View on Taylor Street, Mt. Pleasant Heights.

## PAROCHIAL SCHOOL ON SITE OF OLD TRINITY

There is but very little doubt that old Trinity Church, Georgetown, now better known as the Trinity Sunday School Building, will this summer give way to a very handsome parochial school building, estimated to cost about \$90,000. The building will front N street. It was planned originally to locate the parochial school on the main church parking at Thirty-sixth and N streets. The present plan, however, is conceded to be best.

## TWO NEAT HOUSES IN SECOND STREET N. W.

Bailey & Wren, builders, will erect for Flora W. Patterson, two two-story brick dwellings at 2407-2409 Second street northwest, at a cost of \$5,500. A. C. Plant, jr., is the architect, and has departed from the usual set style and incorporated some new ideas that will make the houses most attractive.

## TO IMPROVE F STREET STORE AND BUILDING

Samuel H. Edmonston, builder, has been awarded the contract for the reconstruction of the three-story building at 124 F street, now occupied as a haberdashery. A new front of brick and stone will be a part of the changes, while the interior will also undergo many alterations, at a cost of \$7,000. The property is owned by Mrs. Jane L. Stone Harrison and immediately adjoins the Stone mansion, which was recently sold and is to be demolished to make way for a large and handsome office building.

## GOOD DEMAND FOR SMALL BUSINESS PROPERTIES

The Harrison Realty Company, at 97 G street, report active trading in business properties, they having sold store and dwelling, 17 H street northwest, immediately opposite the old Government Printing Office building. This row which a few years ago was entirely composed of dwellings has largely been remodeled and converted into store properties. Also stores, 1717 and 1723 Seventh street northwest, and 739 Eighth street southeast, opposite the Marine Barracks. The prices are withheld at the request of purchasers, but it is learned that in each case they showed an appreciation of values in these localities.

## MUST BE SOLD TO CLOSE AN ESTATE

## Valuable Business Corner

About One Square From Ninth and F Sts. N. W. Fronting 87.3 on 9th st. and 170.8 ft. on Grant st. This is a northwest corner in the business center, and is valuable for stores, downtown apartment or hotel. In order to close out the estate the heirs have authorized us to accept the low price of \$1 per foot. \$19 and \$12 per foot is asked for surrounding properties. INVESTORS AND CAPITALISTS, TAKE NOTICE. This opportunity will never occur again in this section, as values are increasing.

## CHANGES OF PROPERTY MADE DURING PAST WEEK

Joseph B. Williamson sold to Margaret C. King the three-story brick dwelling, 2023 Cambridge place northwest.

The large three-story straight front brick dwelling, 2030 P street northwest, owned by W. L. Lapscomb, has been sold, the purchase price being about \$2,000.

The deed went on record yesterday whereby Laura A. Pearson transferred to Margaret W. Hozier lots 208 and 209 Pearson's subdivision of square 1254, being the two two-story brick dwellings 3521 and 3523 P street northwest. The consideration was \$10,500 for both houses.

During the week the deed went on record whereby Patrick T. Moran and D. W. O'Donoghue, assignees, transferred to Mary J. Heenan the old Cook home, being house 3521 O street northwest, the consideration named in the deed being \$2,250. The house is an eight-room frame with large lot.

## MILLER-SHOEMAKER CO. SELL CROPLEY'S STORE

One of the best realty deals of the week in the west end was the sale by the Miller-Shoemaker Real Estate Company, incorporated, to Alice K. and Charles W. De Maine, by Lucia P. Loving, trustee, estate Charles B. Cropley (bankrupt), the three-story brick business property 3215 M street northwest. The property is one of the best business blocks.

It is the intention of the purchasers to rent the property until they are ready to occupy it themselves for business purposes. For many years Cropley & Boteler and later Charles B. Cropley occupied the building as an agricultural store.

# \$7,750

## OPEN FOR INSPECTION

### 15% Net Investment

ONE SOLD



1733-35-45-47 T STREET N.W.

Located in the best section of the northwest, surrounded by elegant improvements. These elegant two-family buildings, just completed and ready for occupancy. First floor—5 large rooms, bath and cellar. Second floor 6-rooms, bath, large attic, and cellar. Splendid hot-water heating plant for each apartment. Good, substantial investment. Rents, \$30.50 and \$32.50. Look at these Sunday.

THOS. J. FISHER & CO. (Inc.)  
1414 F St. N. W.  
Exclusive Agents

## TO BUILD EXTENSION OF STORAGE WAREHOUSE

Union Trust Company Will Provide Additional Facilities for Increasing Business.

The Union Trust Company has placed a commission with A. B. Mullet & Co., architects, to prepare plans for a four-story storage warehouse, to be erected adjoining their present building at the corner of First and K streets northeast. The building will have a frontage of fifty feet, with a depth of 106 feet, and will be entirely of reinforced concrete and of fireproof construction throughout. The cost is estimated at \$25,000.

The tremendous growth of the storage business of his corporation and the great increase probable on the completion of the Union Station has required additional provision which they are making as rapidly as possible. It is probable that the balance of the square will soon be built upon so that the entire front will extend from K to L streets.

## BIG WHARF TO BE BUILT ON THE EASTERN BRANCH

James Martin, builder, is now engaged in constructing a wharf at the foot of South Capitol street, on the eastern branch of the Potomac, which will be 165 feet wide by 500 feet long. The floor of the wharf will be of reinforced concrete, laid on top of the piling, and as the idea is not a common one much interest is shown as to the final results. The cost will be about \$4,000.

## WHITNEY CLOSE TO HAVE SIX MORE NEW HOUSES

Middaugh & Shannon have had plans prepared by Architect B. Stanley Simmons for the construction of six semi-detached houses on their subdivision of Whitney Close, adjoining the Soldiers' Home grounds. The large number of houses they have already built there have been rapidly taken up and the demand still continues for the very neat class of dwellings they are erecting.

## You Can Easily Own One of These Houses

### Price, \$3,350

Terms: \$100 cash; balance \$30 a month, including interest.

Renting for \$22.50.

Which would you rather be, the owner of the house you live in or merely the tenant? It doesn't cost any more to be the owner of one of these handsome, modern and well-built homes than it does to rent a home in some poor location. These houses are situated in one of the highest, healthiest locations in the Northwest, near two car lines. Twelve minutes' ride from Eleventh and P; very pretty; two stories; cellar; six lovely rooms; modern bath; open plumbing; cabinets; mantels; furnace heat.

## Stone & Fairfax

1342 New York Avenue, Adjoining Corner of Fourteenth

## New Homes on Very Easy Payments.

\$100 Cash and \$20 a Month

Will pay for one of these new brick houses on a numbered street west of 14th street. Very attractive homes, and they are good investments at the price—

Only \$3,250

Stone & Fairfax,  
1342 New York Avenue, Adjoining Corner of Fourteenth

## TO BUILD ENTIRE FRONT OF SQUARE SOUTHEAST

Ten New Dwellings and Two-Family Apartments on Fifteenth Street.

The entire west front of square 1629 on Fifteenth street between A and B streets east has been purchased by James Martin, builder, who intends promptly building ten two-story houses on a portion of the ground. The tract comprises twenty lots and contains 23,000 feet and the price paid was stated to be 49 cents per square foot, making a total of \$9,270 for the entire tract.

The houses will contain six rooms and reception hall, with a one-story front porch, and will be built in the most modern manner, having all the improvements contained in houses of that size.

It is also intended to build a two-family apartment house on a part of the tract which, together with the dwellings, will make an investment of fully \$30,000. This section of the city is rapidly building up, and the demand for houses that will sell for about \$3,500 will be partly met by these houses. Edward Volland is the architect and has designed a dwelling of good taste and with every comfort.

## PROFESSIONAL MEN FAVOR CONNECTICUT AVENUE

Ground is now being broken on the east side of Connecticut avenue, between M and N streets, on the former owned by Senator Walcott of Colorado, for the erection of a three-story building that will be used for doctors' offices.

## Investment Propositions.

—Some splendid income-producers at bargain prices. All are well-located properties.

- \$15,000—Renting for \$120 a month; improvements new; location convenient, first-class surroundings; the owner of this property to realize cash will sell at a great sacrifice; a rare chance for any one to see; make your own terms; NOT REQUIRE MUCH CASH. WE WILL LEND OVER \$10,000 ON THE PROPERTY.
- \$9,500—Renting for \$50 a month; new; west of 14th; near very expensive buildings. One of the best investments ever offered.
- \$18,000—Renting for \$1,800 a year; west of 9th, south of P street. A well-located apartment house.
- \$27,000—Will purchase ten two-story brick dwellings west of 14th st., north of O st. These houses rent continuously. A rare chance for one wishing an investment and speculation combined. A section where ground sells for \$2.50 a foot.
- \$14,000—It will buy six new houses renting for \$120 a year; white tenants. Each house, 6 rooms and a bath.
- \$9,000—Will buy three new buildings, renting for \$84 a month; owner needing his money for a building scheme will give some one a bargain.
- \$11,000—Renting for \$100 a month; new; west of 14th st.; corner.
- \$6,500—Rents \$60. A block of houses on a corner near two car lines.
- \$10,000—Rents \$90. New; 10 minutes' ride from 9th and F sts.
- \$4,500—Renting for \$40; New York ave. near 7th; valuable for business purposes; the price is below value; owner needs the money.
- \$4,100—Eye st. n.w.; rent \$32; lot 35 by 102; lot alone worth the price; houses seldom vacant.
- \$4,100—Rents \$37.50; near 5th and H sts. n.w.; on a wide thorough street; splendid investment.
- \$4,850—Renting for \$45; new; on a lettered st. n.w.; 3 rooms; 2 baths.
- \$3,750—Renting for \$30; lot 30 by 120; on a numbered st. n.w.
- \$4,750—Rents \$35; lot 30x100; 10 rooms; bath; HOT-WATER HEAT; northwest.
- \$6,100—RENTS \$51; LOT 45x75; 45x8 SQ. FT.; NEAR 18TH & PA. AVE.; LOT WORTH MORE.
- \$4,000—Rents \$27.50; lot 25.5x100; VERY NEAR CAPITOL; 2 dwellings.
- \$4,500—Renting for \$42; near Capitol sq.; good renter.
- \$7,000—Rent \$88. Block of houses on numbered st. n.w.; south of R.
- \$5,300—Rents \$41. Convenient location office, south of H st. n.w.
- \$5,200—Rents \$48. New Jersey ave. n.w. Central.
- \$5,850—Rents \$40. Modern 10-room dwelling; rent \$30; near 14th; HEAT; west of 14th; worth \$7,500.
- \$4,600—Renting for \$41. New; near 14th and P; good renter.
- \$3,250—Renting for \$30. On Capitol Hill; 8 rooms.
- \$2,200—Renting for \$20 a month. West of 14th st.
- \$1,250—Renting for \$10.50. Brick, se. near G. P. O.
- \$3,000—Renting for \$28. New.

## Pinehurst

The most exclusive and desirable subdivision in the most beautiful section of the District—near Chevy Chase and the Rock Creek National Park.

Choice Lots, 3c to 15c Foot

Terms, \$50 cash; balance \$10 to \$20 monthly.

JOHN A. MASSIE,  
With the  
McLachlen Real Estate & Loan Co.,  
Cor. 10th and G Sts.

## SPECIAL!

### For Sale or Exchange Well-Built 10-Room House

In the downtown section, one short block from Conn. ave. 5 minutes' walk from WHITE HOUSE. House is in excellent condition, 4 bath rooms, 3 of which have open plumbing.

**\$11,000**

Owner will take small house or building lot in part payment. Trust of \$5,000 at 4% per cent can remain on property. All offers will be given due consideration. See

Thos. J. Fisher & Co.  
(INCORPORATED),  
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