

TRADING IS ACTIVE IN REALTY FIELD

Substantial Deals in All Lines Prove Satisfactory to Dealers.

INVESTORS FAVOR APARTMENT HOUSES

Home Buyers Equally Proliferous, and Suburban Sections Are in Flourishing Condition.

A few deals of more than average importance, and a fairly large number of transactions of less extent, marked the week just closed in the real estate market.

It was not a particularly active period in the realty field. It was hardly as prolific of sales and purchases, and trades as the preceding week had indicated it would be.

Its principal shortcoming was rather a lack of sudden spurt of autumn activity than of a substantial volume of trading.

The beginning of a revival of activity came a little earlier this year than in former seasons, and for this reason too much was expected of the early fall.

What is now indicated by all the known signs of the market is a steadily growing amount of business week by week until late in December when the climax probably will be reached.

Improvement Early. In the meantime there is expected to be one of the most active fall markets that has prevailed for several years in the District.

A slight set-back was inevitable, but as this has come, and yet left the market with a fair degree of activity, the dealers feel all the more assured that in October will come actual activity, which will endure until the seasonable easing up all along the line early in January.

There has been no slump. The too alluring promises of late summer have not yet been fulfilled. No one is worrying. There have been sufficient sales recently to satisfy any but the most greedy. The outlook is shaped by the inquiries that are coming into brokers' offices daily.

These are for all the various kinds of properties—residences, vacant lots, apartment houses. Practically all of these classes are desired for investment or residence.

In a few cases the buyer intends to lease the house he has bought, or else he has bought it already leased. Most of the buying of such dwellings, however, is for homes.

Apartment houses, of course, are bought almost exclusively for purposes of investment. During the past few weeks considerably more than the average number of these have changed owners, and deals are now under way whereby still other large buildings devoted to such purpose will pass into new hands.

The sale of apartment houses, in fact, has become one of the features of the local realty situation. There are not sufficient large ones to keep actively in the market, but there is a host of smaller buildings, and many of these seem to be constantly transferred from one owner to another.

Then, too, new apartment houses of moderate size are being erected here and there in all parts of the city. The permits issued from the District building show that this or that well-known architect or builder is planning to build apartment houses, and contracts are even being let for the construction of whole rows of them.

Aside from the promised activity shown by this fact, there is significance in the fact or showing that residential Washington continues to grow. Shrewd real estate operators are not erecting new apartments in rows, for instance, without good assurance that the growth of population, the spreading of city life to beyond its present limits, will soon justify their entrance upon these new undertakings.

Vacant Land Sold. As for vacant land, enough space has been purchased to make a small city by itself if the new residential sections that are being created could be grouped together.

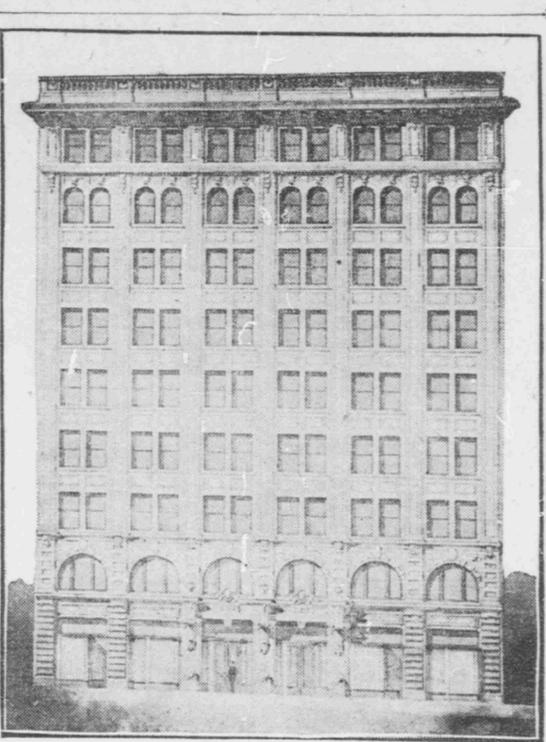
Occasionally a sale of land is made to a man who intends to wait until the growth of population in his direction shall have enhanced the value considerably. This legitimate form of speculation, however, is comparatively infrequent of occurrence.

There is also the man who buys a plot of land on which to erect a little home for himself and family. But the big deals involve the purchase of great tracts which are to be improved by the building of streets and rows of houses.

The development of the land lying between the new Connecticut avenue bridge and the District of Columbia part of Chevy Chase, including Cleveland Park, Woodley Park, and other enterprises, is too well known for further description.

Activities in these sections promise liberally for the future. They emphasize emphatically the intrinsic value that is granted to Washington real estate at present, and potentially they assure steadily increasing values and a steadily growing city during the time to come.

NEW BUSINESS HOME



Nine-Story Office Building to Be Erected This Fall By the Evans Estate.

Of the several propositions to erect business buildings now being carried toward a definite conclusion by local interests, the largest is one for a nine-story office building at 1418-1424 New York avenue, for the Evans estate.

The official permit for the erection of this building at a cost of \$286,000 has been issued, and the contract for its construction has been awarded to the George A. Fuller Company.

The two-story buildings now on the site are to be torn down. The new office building will be one of the finest in the city.

Most of the residences sold during the week were bought for homes by the purchasers. Among such were the following, sold through the office of Boss & Phelps:

For Mrs. N. H. Brouson, her residence at 1115 Euclid street, Columbia Heights, for \$8,750. The house contains twelve rooms and two baths.

For W. B. Wingate, the premises at 1259 Kenyon street northwest. This is a two-story residence, and was bought by an out-of-town buyer, who will make his home in Washington.

For John H. Edwards, of New York, the corner residence at 1800 Belmont avenue. The house has twelve rooms and bath. The purchaser, Mrs. Charlotte Dalley, was represented by John W. Childress.

For the F. S. Carmody Construction Company, a new residence at 1372 Columbia road, to a local physician for \$7,750.

For Charles P. Stone, a semi-detached residence at 163 Park road, for which Dr. Wilbur L. Wright paid \$8,850.

For Lewis E. Breuninger, a new colonial residence at 1341 Monroe street northwest, to Miss Mary B. Oursley, for \$6,800.

RECENT SALES MADE BY ONE REALTY FIRM. These sales in the northwest section were reported by Davidson & Davidson as having been made by them within the last few days:

1414 Newton street, to A. E. L. Leckie; 1416 Newton street, to George Mann; 3410 Fourteenth street, to John Berkman; 2406 Fourteenth street, to Grace Stoddard; 1421 Monroe street, to Harry Lakeman; 1423 Monroe street, to Harry Capierelle.

The last sale was made in connection with the Simpson-Sullivan Company. These houses are all homes with six rooms and bath each, recently completed by John H. Nolan, builder.

ACRES OF PICTURES. Fifteen thousand pictures are now on exhibition in the two great salons in Paris. These represent about three acres of canvas.

"ARABIAN NIGHTS." The "Arabian Nights" is an extensive collection of tales forming part of the Arabic literature, and the exact title of which is "The Book of the Thousand and One Nights."

Many Big Properties Involved In Condemnation Proceedings

Valuable Business Locations Will Be Changed as Result of Deal—Biggest Real Estate Transactions Now Under Way in District.

The condemnation proceedings, which are to come up in the Supreme Court of the District of Columbia next Thursday to fix the value of the land in the section bounded by Pennsylvania avenue, Fourteenth street, the Mall, and Fifteenth street, involve what might be called the largest real estate transaction now under consideration in the District.

Congress appropriated \$2,500,000 for the purchase of the property, and, if this should be less than the value fixed in condemnation proceedings, it is generally believed that Congress will willingly appropriate the extra amount necessary.

Some valuable business properties on Pennsylvania avenue, such as Chase's Theater and others on Fourteenth street, will be forced eventually to seek new locations. In all, there are about 250 persons and estates with a number of trustees and corporations, involved in the proceedings, as told in The Times of last Thursday. Citations have been issued to the following, to appear in court October 1, at 10 o'clock a. m.:

- The Grand Opera House Company, Pimpton B. Chase, Arthur A. Birney, Gasbarric DeWitt, Ezra N. Parker, Orren C. Staples, Eugene W. Wheeler, Duparcquet, Hunt & Monette Co., Arthur T. Brice, William J. Flather, Samuel G. Cornwell, Willard Hotel Company, Annie F. Murphy, Will H. Bell and J. Milton E. Allen, John D. Barnes, Baltimore American Newspaper Company, J. Forbes Beale, Albert W. Ward, James Cunningham, George H. Higbee, John M. Davis, Florentine Cafe Company, Murray A. Cobb, Amanda P. Siskies, Frederick W. Gilmer, Miriam A. Fraser, Rufus H. Darby Printing Company, National Extracolor Company, Edward H. Thomas, Guy H. Johnson, John C. Gittings, Jerome Mazzochi, John P. Lohman, John C. Gittings, Anthony J. Clark, Elizabeth Trimble, Marion Francis Clark, Robert H. McCarty, Dennis J. McCarthy, The District of Columbia, Milton Smith, Benjamin F. McCauley, Frances M. Miller, Frederick W. Greenleaf, Walter R. Wilcox, George F. Hane, Central Dispensary and Emergency Hospital, American Security and Trust Company, Edwin P. Mitchell, Kate Mitchell, Ella Davis, Ella Coleman, Margaretta Lavina Naylor, James E. Grasse, William B. Hibbs, Benjamin S. Graves, Henry Uke, Meyer Cohen, Adolph H. Wolf, William F. Hall, Edwin H. Pillsbury, Conrad Beck, Clara Solomon, George A. Williamson, William F. Williams, Mary Ann Alken, Rena Williamson, John T. Williamson, Joseph Peyton, Harry J. Eisenbeles, George M. Enceyole, Douglas S. Mackall, J. H. William Kettler, Daisy Dyer, Thomas C. Wilson, John C. Wilson, Margaret Wilson, Edward L. Wittstatt, Thomas McLaughlin, Walter Montjoy, Lamar Gatzert, Albert Galtney, Herman E. Gauch and Harry C. Birge, The Globe Printing Company, Union Trust and Storage Company, Lee Dorsey, Samuel Selbert, Allen Dixon, Joseph Hawkins, Joseph Sansone, John Lem. Weisenborn and Caroline Weisenborn, Leo Sansone, John Backus, Sindo Salvarran, Lavina Norton, John E. Jackson, Frances M. Clark (otherwise called Marion Frances Clark), David Cox, Giovanni Lavazzo, Helra at law of William H. Birch, Harvey J. McGowan, Jesse McGowan, John H. Havener and Leonard J. Matber, James L. Norris and John B. Wight, Elizabeth J. Miller, Mary Elgin, John B. Larner and E. Edward Chapman, James Keith Forrest, Edwin Forrest, George Albert Davidson, Thomas R. Keith Forrest, Eary, Irene E. D. McSherry, Justin M. Chamberlain and Oscar Luckett, Welford E. Rand and James E. Padgett, C. Clinton James and Charles Bendheim, Martha Scott, executrix, Elizabeth Emily Davidson, George Albert Davidson, Margaret Ann Parker, Mary Elizabeth Davidson, Emma M. Sosenay, Samuel Blue, Elizabeth Schneider, Charles Schneider, David Schneider, Susanna J. Moreland, John Taylor, John Sanone, L. P. Shoemaker and Albert F. Fox, J. Edward Chapman, E. Welch Ashford and Elmer E. Ramey, Charles F. Benjamin and Roger T. Mitchell, Matthew C. Byrne, Lucy C. Byrne, Julia M. Byrne.

MANY PLAN TO LIVE IN NEW RESIDENCES

Purchasers of Washington Property During Week Will Make Home in the Capital.

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WILLIAM BROWNING BUYS NEW DWELLING

Rhode Island Residence Is Sold for \$5,000 by Stone & Fairfax.

The new two-story and cellar brick dwelling at 147 Rhode Island avenue northwest has been purchased by William L. Browning and will be occupied by him as his home. The sale was made through the office of Stone & Fairfax, the price being \$5,000.

The same firm has sold for Joseph M. Carmody three more of the new brick dwellings erected by the latter at the northwest corner of Fourth and D streets northwest. The houses are numbered 22 and 24 D street and 46 Fourth street. They are of light brick construction and are heated by hot water.

The three houses were sold for \$4,250. The three-story frame dwelling at 308 Twenty-second street northwest was sold for M. Johnson by this firm. The house contains nine rooms and bath, and the property has a frontage of about twenty-eight feet with a depth of about 100 feet.

CONTRACTS ARE LET FOR NEW BUILDINGS. H. L. Rust, of 608 Fourteenth street northwest, has had plans prepared by A. H. Sonneman, 1413 G street northwest, for five dwellings, to be constructed at 1511-1527 Park road. They will be brick and frame buildings of three stories each. The estimated cost is \$10,000.

An apartment house to cost \$50,000 is to be erected at 1601 Park road northwest, by B. Parker. It will be of brick and stone, five stories high. Plans were drawn by Nicholas T. Haller & Co.

A branch building for the Young Men's Christian Association of this city is to be erected for colored men. This E. Marshall is the lowest bidder for the construction work, at \$75,000.

The contract for the great roofed bookstack for the southeast court of the library building has been awarded to Snead & Co., of Jersey City, N. J. The stack will include 15,120 shelves for books, and 10,000 shelves for newspapers. The contract price is \$219,960.

BIG APARTMENT HOUSES ARE MUCH IN DEMAND



ROYALTON APARTMENT HOUSE, Bought Last Week by Dr. Louis Kolipinski for \$150,000.

Investment demand for buildings in Washington has become one of the features of the local realty situation. During the past week it was especially marked by sales of apartment houses and by inquiries regarding opportunities to secure this class of investment.

One of these was the sale of the Royalton, handsome five-story apartment house at 913 M street northwest. The price was \$150,000.

Deeds were placed on record transferring the title to the Chapin apartment house at 1415 Chapin street, Columbia Heights, for a consideration of \$100,000. The third sale was of a large apartment house for \$100,000. The agreements of sale have been signed, and the details will be published within a day or two.

The sale of the Royalton was one of the largest cash transactions that have been consummated here for several weeks. The building was purchased by Dr. Louis Kolipinski, and was sold by the A. G. Plant Company, bankers, in connection with J. Cassin Howard.

The Royalton was erected about five years ago for Mrs. Louise C. Plant, who made it an investment proposition. It is of fireproof construction, five stories high, and contains twenty-five apartments. It has a frontage of about seventy feet and a depth of 120 feet.

The purchase of it by the association was regarded at the time as indicating that the building would be remodelled for sanatorium purposes. Whether or not such was the original intention, the Chapin will now continue to be used for the occupancy of the numerous suites of various sizes that are rented in the building.

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SEPARATED. A regiment of soldiers were recently drawn up one Sunday for church parade, but the church was being repaired and could only hold half of them. "Sergeant-major" showed the colonel, "tell all the men who don't want to go to church to fall out on the reverse flank."

Now, sergeant-major," said the colonel, "dismiss all the men who did not fall out and march the others to church—they need it most."—Exchange.

BLUNDON SELLS HOUSE. Francis O. Blundon, real estate broker, has sold the last of several modern eight-room and bath brick houses built by R. F. Luket on R street northeast. This makes six houses sold by this dealer recently, the total of the prices aggregating \$35,000.

CONGRATULATES CITY FOR RAZING SHACKS. Trade Journal Praises Washington's Unsanitary Building Board.

The city of Washington is setting an example to other cities in the country by destroying buildings which the health authorities believed to be unsanitary.

Thirty-two such buildings were razed during the month of March, and about the same number were destroyed during each of the months of January and February.

In less than two years, about 1,000 buildings have either been destroyed or have been brought up to the sanitary standards required by the District ordinances. These numbers would indicate that it was high time such action was taken. In fact, many sections of Washington and even parts of its prominent thoroughfares, were quite recently disfigured by shacks that would discredit a country town; but the greatest evil lay in the unsanitary conditions existing in many buildings, aside from their appearance.

At the present rate, the unsanitary buildings board will, in a short time, have redeemed Washington's reputation, and made it, as it should be, a model for the other cities of the country.—Municipal Journal and Engineer.

FOR RENT APARTMENTS THE DAMARISCOTTA 518 18th St. N. W. 2 or 6 rooms and bath...\$30 to \$50. THE MANOR HOUSE 1234 Monroe St. N. W. 4, 6 or 6 rooms and bath...\$40 to \$50. THE LAMONT 1642 Lamont St. N. W. 5 rms., rec. hall and bath...\$40 to \$45. THE MT. PLEASANT 3113 Mt. Pleasant St. One suite of 6 rooms and bath...\$42.50. THE WALLIS 1647 Lamont St. One suite of 5 rooms and bath...\$40.00. THE HOWARD 3617 Swann St. (16th and 17th, S and T Sts.) 5 rooms and bath...\$35.00. 3606 13th St. N. W. 6 large rooms and bath, Southern exposure...\$47.50. 1007 Monroe St. N. W. 6 rooms & bath, elegant order...\$50. 716 13th St. N. W. 6 rooms and bath, downtown...\$45. Call at any of the above mentioned buildings Sunday and janitor will be glad to show you around. Rent includes steam heat, hot water, and janitor service.

The F. H. Smith Co. E. Q. Smith, Pres. Lee D. Latimer, V. P. 1408 N. Y. Ave. N. W.

Is the Apartment, Which You Have Just Leased, Equipped For Electric Lighting? Electric Light is absolutely clean; it does not soil draperies and decorations. Electric Light does not destroy the life-giving properties in the air, as do open-flame illuminants. Electric Light is very convenient; matches are not necessary in connection with its use. Therefore, it is the safest artificial illuminant. Electric Light is economical. Let us send a representative to tell you more about it. Potomac Electric Power Company 213 Fourteenth Street N. W.

Delightful New Homes In the heart of the fashionable northwest at the remarkably low price of \$5,500 Each On Oregon Avenue between New Hampshire Avenue and 18th Street Number 1743 now completed and decorated. Open for inspection every day and Sunday. A. F. FOX COMPANY, Established 1876 "The Realty Corner" Fourteenth Street and New York Ave.