

### RESIDENCE SALES LEAD THE MARKET

#### Owing to Weather Conditions Unimproved Property Takes Slight Slump.

If any one feature has characterized the real estate market this week more than another it has been the number of sales of residences. It chanced during the week that unimproved property took a slight slump and building operations slackened up a bit, but dwelling houses changed hands to a sufficient extent to make realty men busy.

And one condition only may be said to have produced this condition—that of the weather. Rain invariably interferes with the sales of unimproved suburban tracts and always hampers, more or less, building operations.

#### Rain Has Effect.

There was nothing but rain crowded into the first half of the present week, so far as the real estate man was concerned, and it resulted in more than ordinary attention being paid to improved property.

Sales of this class of property, therefore, surprisingly increased, and among the deals consummated were some of the biggest sales of residences made during the year. There were any number of transactions ranging between \$4,000 and \$8,000 marks.

The interest figured on the notes in the majority of the transactions was reduced from 6 to 5 per cent, and this returning to old conditions was more generally brought about during the week than at any time since the financial scare of over a year ago. The money feature assumed a much easier tone.

#### Record Month.

For the most part, real estate dealers say that the month will go on record as being one of the best Februaries ever experienced, in so far as is concerned the number of realty transactions made. Two days were lost on account of being holidays, and several others on account of the weather. Notwithstanding this, however, the days on which business could be transacted were extraordinarily active ones and every class of property came in for consideration by buyers.

### A. E. DOWELL BUYS STORE AND HOUSE

#### \$6,000 Cost of Property. Brokers Report Numerous Minor Sales.

For a consideration of \$6,000, Arthur E. Dowell has purchased through Moore & Hill from A. A. Hoehling and the National Savings and Trust Company, executors of the estate of Charles S. Wilson, the store and dwelling property located at the northwest corner of Fifteenth and S streets northwest, which he has been occupying as a tenant for several years.

Moore & Hill also report the following sales:

For Charles S. Richards, premises 310 South Capitol street, consisting of a two-story and basement brick house. The purchaser acquires the property as an investment.

To J. S. Jennings, the apartment building located at 1678 Irving street; also to H. T. Johnson the property adjoining, situated at 1659 Irving street. Both were secured as investments.

For Harry Wardman to Miss L. Jackson, the residence located at 2612 Garfield place, Woodley Park, which will be occupied as a home. Consideration, \$7,500.

For W. W. Chiswell and Harry A. Kite, premises 829 Third street northeast, which is one of the recently finished colonial designed houses built in that section. Consideration, \$3,875.

For Charles P. Powell, the two-story flat building located at 810 Second street southeast, which contains four flats of four rooms each.

For Michael Koerner, the two-story and basement house at 224 Eleventh street northeast. The property contains six rooms and a bath.

For Mrs. J. R. Jeffries, the two-story brick dwelling at 1516 Columbia street northwest. This house contains six rooms and a bath and is located on a lot having a frontage of 16 feet by a depth of 10.

Watch for a city—Randle Highlands. —Adv.

### FINE NEW THEATER PLANNED FOR CITY

#### Pennsylvania Men Prepare to Spend \$200,000 on Downtown Site.

Following the visit of several prominent business men of Waynesboro, Pa., to Washington several days ago, information has just leaked out concerning a deal which is on foot to build a \$200,000 theater in this city. The project contemplates tearing down the six-story brick building at 719 Thirteenth street, which is now occupied by a branch of the Department of Commerce and Labor, and erecting in its place one of the handsomest theaters to be found anywhere in the East.

It is understood that the trusts on the building amount to considerably over \$100,000 and are held by Waynesboro capitalists. Arrangements are being made to sell the property within a few weeks. The deal has so far progressed, it is learned, that a company has been practically organized to finance the theater project.

The property was formerly occupied by the Builders' Exchange and is admirably located for a theater. The building is valued at about \$170,000, and has a frontage of 65 feet by a depth of 15. Besides the Department of Commerce and Labor branch, the Light-house Board occupies quarters in it, in addition to the N. L. Sansbury real estate firm.

In the event the project materializes it is believed the building will be torn down within a few months. It is planned to erect a building of re-enforced concrete.

Baltimore and Return, \$1.25. Baltimore and Ohio R. R. Every Saturday and Sunday. All trains both ways, both days, except Royal Limited. City Offices, 1417 G st. and 619 Penna. ave. —Ave.

Best Coal at Low Prices. R. J. & M. C. Grace, 4th & F ne. Phone Linc. 233. —Adv.

### WILL PUBLISH FACTS ABOUT POLICE SPIES

ST. PETERSBURG, Feb. 27.—As a result of the action of the reactionary majority of the douma in refusing to continue the Azer inquiry, the radical wing today declared its intention to publish all the known facts in the secret police scandal, and scatter the report broadcast over the empire.

The radicals will charge that the government is afraid to investigate the alleged criminal activity of the secret police. The latter, it is charged, have evidence that would ruin many high officials and have made threats to be re-venge should the investigation continue.

### BUY THREE HOUSES FOR INVESTMENT

Sales of three of the houses built on Twenty-first street northwest, by Wallace A. Chiswell and Harry Kite have just been made through the real estate firm of Moore & Hill, for investment purposes. The property is located at 1155, 1157, and 1153, and the purchasers, respectively, are Eugene F. Hughes, Clarke E. Thomas, and Mrs. Katherine P. Hughes.

In each transaction the consideration was \$3,600. The houses contain six rooms each, in addition to baths. They have been bringing \$28.50 in rents.

#### THE WIRELESS CALL.

"I see some of the papers now have their C. Q. D. columns?"  
"Their C. Q. D. columns?"  
"Yes; help wanted."—Pittsburg Post.

### INDIGESTION AND MISERY IN STOMACH ARE ENDED FOREVER

Miserable is the man or woman who suffers from dread Indigestion or Dyspepsia. There are few diseases which create such misery, long drawn-out suffering, as Indigestion. It pursues them before meals, after meals and between meals; they take it to bed with them. It is with them wherever they go, though Indigestion is the simplest disease of all to cure.

Tell such afflicted ones, dear reader, of Page's Diapepsin; urge the sufferer to go to any Pharmacy here and give 50 cents for a case. Such a sufferer would ever bless you, because five minutes after taking there would be no more Indigestion, no feeling like a lump of lead in the Stomach, or Heartburn, or flatness and discomfort, no Belching of Gas or Eructations of Sour food, Debilitating Headache, Nausea, Water Brash and other symptoms of a sour, disordered stomach.

Page's Diapepsin will rest anything you eat without the aid of the Stomach. Diapepsin is a wonderful Stomach purifier and splendid to keep the intestines clean and fresh; then your food will not ferment and poison your breath with nauseous odors.

Diapepsin will rest the stomach and increase the gastric juices; this is what is mostly needed—more and better digestive juices—and no Gas—then Indigestion and all stomach trouble will go. Each 50-cent case contains sufficient to usually thoroughly cure the most chronic dyspeptic.

### Another New Row

#### Bryant St., 1st and 2d Sts. N. W. (Second Street North of W Street N. W.)



Colonial Fronts.  
Hot Water Heat.  
Six rooms and bath.  
Steel construction.  
Lot 20 feet front.  
Laundry.  
Beautiful tiled bath.  
Front and back double porches.

#### Price \$4,150

#### \$300 Cash \$20 Monthly

#### Come Out Today

#### H. R. Howenstein Co., 1314 F St. N. W.

### CAN YOU AFFORD TO PAY RENT?

#### Only \$100 Cash

And \$25.75 per month, including all interest, will buy one of the best houses you ever saw for the low price of \$2,750.

#### Nos. 1635 to 59 Kramer St. N. E.

Two Blocks East and One Block South From 15th and H N. E.

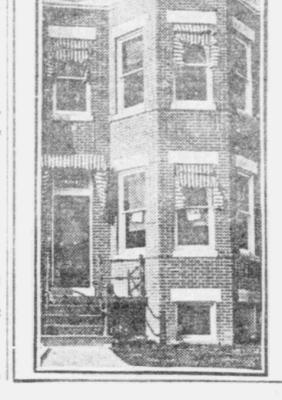
When you see the attractive appearance, the exterior and interior these houses present, the convenient arrangement, the bright, cheerful rooms, the thoroughly modern equipments, the many details that go to add to the attractiveness as well as the convenience and comforts of home, you will wonder how we can sell such a house at the low price named, and sell it on a rental basis.

They have 6 rooms, beautiful bath, large cellar, Thatcher furniture with hot-water attachment. The cabinet mantels, gas fixtures, and decorations would do credit to a \$6,000 house. Come and see them.

#### Open Every Day—All Day

#### JORDAN & CO. (Inc.)

#### 1305 G Street



#### \$4,000

Only one left of a row of nine. 6 large rooms and reception hall. Tiled bath and vestibule. Fine concrete cellar under whole house. Pressed brick front, 17 feet wide.

#### On East Capitol Street

#### 2 Squares from Lincoln Park

These houses have been sold on their merits, and there is absolutely nothing misrepresented in either construction or material. Duplicates of these houses now building on "A" street for

#### \$3,750

John C. Deichmann, OWNER  
1520 East Capitol Street.

### A Final Offering



#### One Square of New Houses Built by The Kennedy & Davis Company For Small Families

#### Six Outside Rooms, Bath, Cellar, Furnace Heat, Bay Windows and Large Porches

#### Only \$300 to \$500 Cash

#### Balance in Small Monthly Payments. Price \$3,750

Occupancy principally by purchasers make a highly desirable neighborhood.

Take East Capitol street cars to 14th street and go north to the heated and lighted sample house at 1419 North Carolina avenue northeast.

#### THOS. J. FISHER & CO. (Incorporated)

#### 738 Fifteenth Street N. W.

### Concerning Chevy Chase

#### Yesterday.....

Twenty years ago this subdivision was designed by its owners to be the most attractive suburb of Washington.

#### Today.....

It has fulfilled those expectations and has earned the name of the "Suburb Beautiful."

#### Tomorrow.....

What it has done it will continue to do because the plan is right. It is the "Suburb With a Future."

Plans, Prices and Particulars From  
**THOS. J. FISHER & CO., Inc.**  
738 15th Street

### First Time Advertised

#### 3 Sold 3 For Sale

#### \$3,500 Small Cash Payments

#### EASY PAYMENTS

#### Thirteenth Street S. E., Near Penn. Ave.

#### A Row of Modern Six-Room Colonial Style Brick Dwellings.

#### ALWAYS OPEN

#### 20 Feet Front Large Yard Large Porch

#### LEWIS & JONES CO.

#### 617 E STREET N. W. PHONE M. 4059

### Make Your Trip to Washington Profitable as Well as Pleasant

Buy one or more of the 15 attractive new dwellings, containing 6 bright rooms and modern bath, centrally located near UNION STATION, LIBRARY and CAPITOL at

4TH AND G STREETS N. E. Ten Minutes from Treasury Building via 11 street cars, with free transfer to any section of the District of Columbia. \$3,750 EACH—Corner house, \$3,500. Easy terms if wanted and tenant guaranteed at \$25.00 per month. 12-15-16 st. and 28-31 st. Open for inspection, GO SEE THEM.

ALSO 11th KALORAMA ROAD. "Washington Heights." Within 100 feet of Capital Traction Cars. ONLY \$4,750—Rental \$22.50 Per Month. \$3,500 EACH.

ALSO 10th ST., BETWEEN 3D & 4TH N. E. (Between N. H. ave. and 18th st.) Beautiful 7-room Colonial Houses at the remarkably low price of \$3,500 EACH. (3 sold only 2 left).

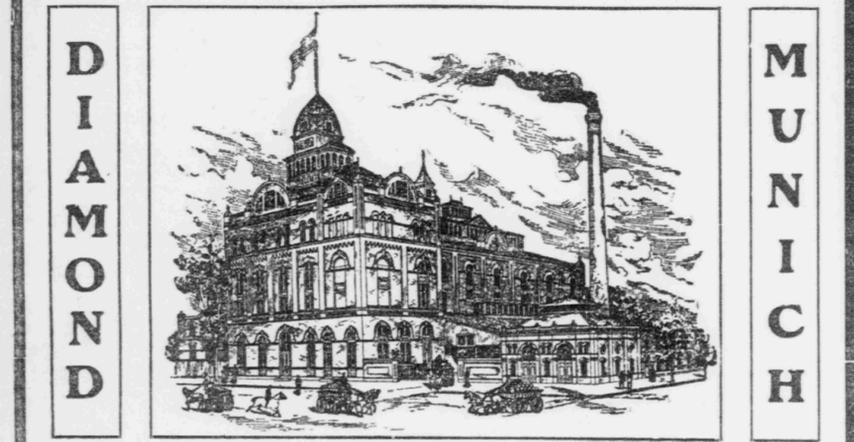
ALSO 10th ST., BETWEEN 3D & 4TH N. E. Three attractive new houses containing 6 rooms and bath. Large concrete cellar, furnace heat. Beautiful location. \$3,500 EACH.

Above properties are all especially attractive either for investment or as homes, and are offered exclusively by

#### A. F. FOX COMPANY

(Established 1876)  
N. E. Cor. 14th and New York Ave.

#### Times Want Ads Bring Results



### DIAMOND MUNCH FOR INAUGURAL VISITORS

The pure, delicious beers produced by this company will contribute in no small measure to the entertainment of inaugural visitors.

If you would add to your reputation as a capital host keep a good supply of "Diamond" and "Munich" on hand for your guests.

These beers represent the highest possible attainment in brewing.

#### Remember, GOOD beer cannot be sold at prices for which some beers are sold in this city.

2 doz. Diamond or Munich \$1.75, delivered. 50c rebate on empty bottles. "Golden Eagle" on Draught ONLY at Bars.

#### National Capital Brewing Co.

### To Real Estate Brokers and Investors:

Consult the Classified Columns of The Washington Times

For Live, Up-to-date Real Estate Advertisements They are Bringing Quick Results

### For Investment

The following well located properties on lettered or numbered streets (Acker street excepted) are all occupied by good colored tenants. The owners have determined to make a quick sale by offering at sacrifice prices:

- \$1,450—Rent \$120 per year, 6 rooms and bath, frame near 21st and G streets N. W.
- \$1,650—Rent \$180 per year, 6-room frame near 30 and G streets N. E.
- \$2,000—Rent \$204 per year, 6-room brick near 21st and I streets N. W. Part of price can remain at 5% for about 5 years.
- \$2,000—Rent \$204 per year, 6-room brick near 21st and I streets N. W.
- \$2,600—Rent \$262 per year, 2 stories, 3 rooms and bath. On Acker street N. E.
- \$2,750—Rent \$270 per year, 7 rooms and bath frame, lot 30 feet wide, near 21st and H streets N. W.
- \$4,250—Rent \$266 per year, 3-story, 8 rooms and bath, brick, well located in LeDroit Park.

#### A. F. Fox Co.,

#### N. E. Cor. 14th St. and N. Y. Ave.



#### HARRY A. WAGSTAFF

No. 904 14th St. N. W.  
EXCLUSIVE AGENT  
Take Brightwood car, get off at Park Road, walk one square East then one square North to Newton Street.  
OPEN ALL DAY SUNDAY

#### TIMES WANT ADS BRING RESULTS