

BUILDING ACTIVITY MARKET'S FEATURE

Many Moderate Priced
Houses Finished, and
Others Projected.

SECRET IS FOUND IN HEAVY DEMAND

Washington Promises to Make
Great Gain Before Year
Ends.

Completion of a large number of moderate-priced residences in every section of the city and preparations to inaugurate an unusually heavy building program during the summer months are features of the local realty market this week. Other features have been thrown more or less into the background.

If all indications can be relied upon, building development in the National Capital between now and November will break all records, and will place Washington near the top of the column of American cities showing the greatest increase since the panic of two years ago. It is a development which promises to be felt in every section of the city, and which will include the erection of apartments, business houses and both costly and inexpensive dwellings, with buildings of the latter class being in the preponderance.

Residences Sell Well.
The rapidity with which new six and eight-room residences, ranging in price from \$2,500 to \$6,000, are being sold is responsible for the extensive preparations now being made to construct a great many more buildings of this type. Apparently, there is still a big, safe margin to play upon, before supply catches up too closely with demand with respect to the moderate-priced dwelling.

Fewer Large Transactions.
While the week, generally speaking, has been a good one from the real estate man's point of view, it has recorded a considerable falling off with respect to deals involving large considerations. Apartment houses have not been as much in demand as formerly, although there has been some activity in this line, which has made its effect felt upon the general firm tone of the market.

SIX TWO-STORY HOUSES BUILT IN ONE BLOCK

John D. Burns Completes Row of Modern and Commodious Dwellings on Sherman Avenue—Large Yards Enhance Value of Property.

Building operations in Mt. Pleasant have been marked during the week by the completion of six two-story residences extending from 3212 to 2222 Sherman avenue, inclusive, which were erected by James D. Burns.

One square east of Kenyon street, which is located on the route of the Eleventh street car line, the Burns houses mark the beginning of extensive improvements which are to be made in that section of the city in the line of residences of the six and eight-room type. Plans for this purpose are already being considered, it is understood.

The attractiveness of the houses is enhanced so little by the fact that they are provided with large yards. Besides the attractiveness of the houses is being constructed in every way, their interior equipment is also a feature that promises to make them popular. Among other things they are installed with cabinet mantels.

PROPERTY SOLD ON SCOTT CIRCLE

Dr. W. Sinclair has sold his residence, 1233 Sixteenth street northwest, south of Scott Circle, to a local physician, who, it is understood, will occupy it as a home.

The deal was made through Moore & Hill. Other sales reported by this firm are the following:
For W. W. Cliswell and Harry A. Kite, 307 I street northeast, for \$3,500; for John M. Henderson, the apartment building at 1745 I street northwest to a local purchaser as an investment; for Mrs. Cora LeMot, 2009 North Capitol street, Bloomingdale, which purchaser will occupy as a residence; to Bernard M. Harding, 215 and 217 G street northwest, being two three-story brick dwellings purchased for investment; for Thomas E. Jarrell, the two-family apartment building at 115 and 115½ Tenth street southeast; for Charles W. Kline, Jr., one of the new buildings being erected on Park road near Eleventh street, Columbia Heights; for W. G. Dixon, the three-story brick dwelling at 1822 Fifth street northwest; for Harry A. Kite, two of the new houses being completed on the corner of Eighth and E streets northeast; for D. W. Lewis, lots on Sherman avenue, near Park Road; John M. Henderson is the purchaser of this property and will improve it.

W. B. MOSES & SONS
F ST. COR. 11TH

CITY AND SUBURBAN HOUSES FIGURE IN REALTY MARKET



UPMAN HOUSE, LIVINGSTONE HEIGHTS.

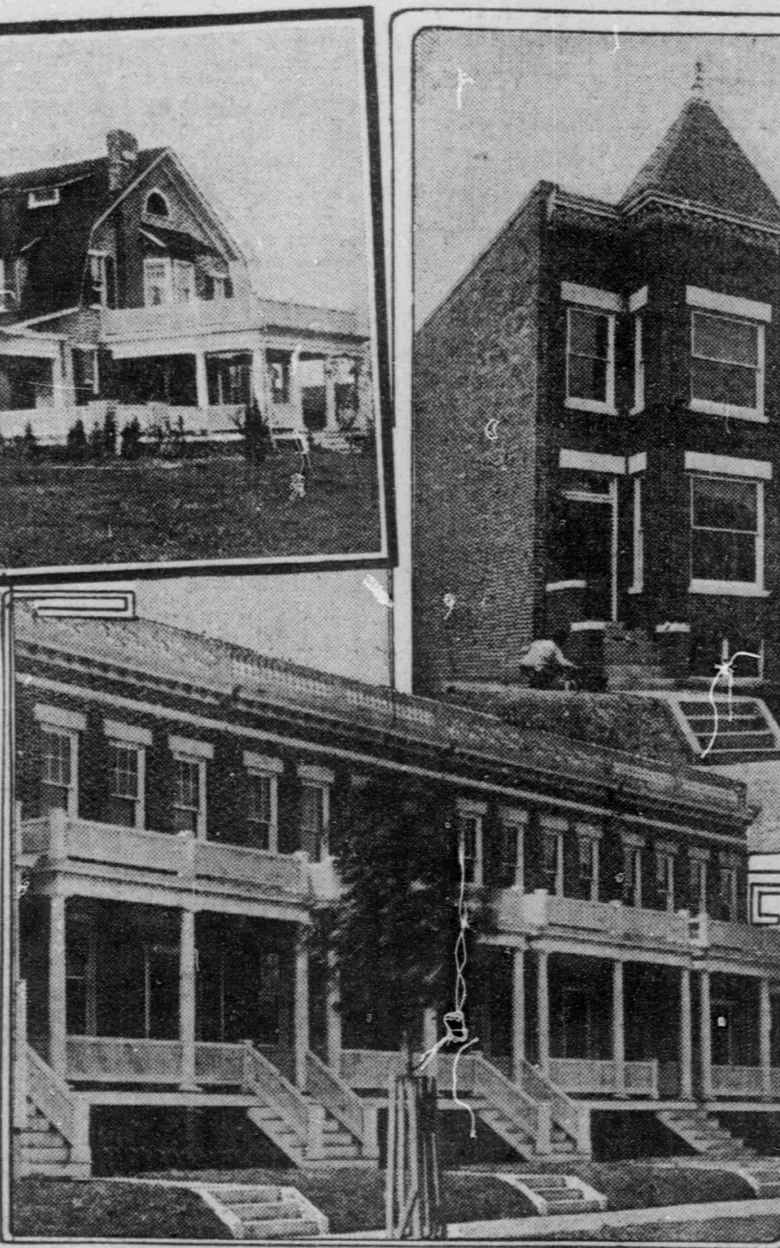
TEN MORE HOUSES ARE NEARLY DONE

Modern Structures on
Adams Street to Be Finished in Week.

Ten more houses on Adams street northwest, between First and Second, will be completed by the H. R. Howenstein Company in a week.

The Howenstein houses are examples of the latest type of building of the so-called "moderate-priced home." This is because they are of steel construction. Where steel is used, it has been demonstrated that houses do not settle to any great extent, thereby largely preventing the cracking of walls. The steel-constructed house has been especially popular with Washington investors and buyers.

Eight and ten rooms are in the new Howenstein residences. They are fitted throughout in hardwood, and equipped with all modern conveniences. Five houses of practically the same design are being built by the same firm on the northeast corner of Twelfth and I streets northwest and will be completed in sixty days.



ADAMS STREET IMPROVEMENTS JUST COMPLETED.

HOMES ON HEIGHTS OVERLOOK THE CITY

Beautiful Views and Pretty New Houses Make Market
Active at Livingstone—Individuality Marks Residences Being Planned and Built.

There isn't any doubt about it, things are booming at Livingstone Heights. Following the letting of contracts during the last few days for the installation of water and sewerage systems, Thomas J. Fisher & Co., who are handling the subdivision, announce the sale to Washington residents of twelve lots upon which the erection of six modern residences will be begun as soon as plans can be prepared by architects.

Several of the houses will be of the bungalow type. Each of them will contain eight or nine rooms. They will be equipped with broad verandas from which may be seen the beautiful views for which Livingstone is noted, and without doubt they will meet with unusual favor from the suburban home-buyer, when placed on the market for sale.

In developing Livingstone it is the intention of the company to erect as far as possible homes according to the plans and designs of individual owners, this being done, of course, under the general supervision of the company's architects. In this way it is expected to secure a pleasing contrast in design, preventing the sameness which has been objectionable in other sections.

The houses already erected in the subdivision are splendid specimens of their respective types of architecture. Those which have attracted unusual attention are the homes of Frank Upman, Admiral Weaver, E. B. Calvert, Frank Lyon, and George O. Wunder.

A marked addition to Livingstone will be the new clubhouse of the Washington Country Club, plans for which have been prepared by Harding & Upman. The site of the clubhouse is probably unsurpassed by any within miles of Washington.

It adjoins the magnificent estate of Surgeon General Rixey, and from it may be seen the Soldiers' Home, the Catholic University, the new Methodist University, Chevy Chase, and, in fact, almost every suburb to the north and west of Washington. Because of these grand views the road leading past the club and through Livingstone is fast becoming one of the most frequented drives in the vicinity of Washington.

PURCHASER FOUND FOR WADE'S HOUSE

A \$7,000 piece of business property has been sold through the office of Stone & Fairfax for G. Taylor Wade. The purchaser acquires it as an investment. It is located at 1302 Seventh street northwest, adjoining the corner of M street, and consists of a storeroom and dwelling, with a stable in the rear.

It is understood that the building is to be immediately altered to be made available for commercial purposes. It has a frontage of twenty-four feet with a depth of more than 100 feet.

INCREASE SHOWN IN CIRCULATION

According to a statement issued today by the Comptroller of the Currency, the outstanding national bank circulation is \$687,408,227. This is a decrease for the year of \$10,237,471, but an increase over March of \$3,061,612.

NEW MOTOR LAW.

DOVER, Del., May 1.—Among bills passed by the recent Legislature which Governor Pennell signed was the one providing for the registration and control of motor vehicles. He also signed the Seaford incorporation bill.



NEW MT. PLEASANT HOUSES.

VERMONTERS HOLD MAPLE SUGAR FEAST

Many good citizens of the District who hail from Vermont wear smiles of satisfaction this morning. The annual maple sugar feast was held last evening at the National Rifles Armory and the members of the Vermont Association had such an all around good time that they smile joyously every time they think of it and they are thinking of it most of the time.

Maple sugar, maple sugar and then some more maple sugar was first and foremost on the menu. Doughnuts, pickles and sage cheese formed the remainder of the feast.

State, Justice John B. Harbo, D. J. Foster, Charles H. Turner, the Rev. Dr. S. H. Greene and the Rev. Dr. Samuel H. Woodrow contributed the talk that helped digestion. After the feast there was dancing.

A BARGAIN



Only \$5,750

On New Hampshire Ave. south of Dupont Circle.

Reduced from \$8,500

Large, modern, roomy house, about 20 ft. front; splendid oak staircase and mantels.

Less Than \$1,000 Cash

Frank T. Rawlings Co.

1505 Pa. Ave.

SELECTED OFFERINGS

1749 Oregon Avenue, between New Hampshire Avenue and Eighteenth Street. Beautiful new 7-room house that cannot be equalled, in plan, construction, and location, at the price, \$2,500. Terms if this "sounds good" to you, we will "make good" on our own comparisons.

We have four new 6-room houses on Washington Heights. Well located and modern, the minute, including hot water heating. All are occupied by exceptionally desirable tenants, and the owner will sell two of these houses to a prompt purchaser at \$4,500 each. Terms, \$2,000 cash. A good investment proposition.

Those three new houses on T Street northeast, in Eckington, are exceptionally well built, 6 rooms, reception hall, bath, concrete cellar and furnace heat, Colonial fronts, artistically finished. Nos. 315 and 317 are yet for sale at only \$3,950 and on convenient terms.

Two houses on Euclid near Thirteenth street, 7 and 8 rooms each, bath, etc. Lot 50x150 feet and all under rental for \$2.50. Will sell at value of ground alone and so as to yield nearly 10 per cent gross on entire cost. If this "sounds good" to you, we will "make good" provided you act promptly.

CLEVELAND PARK IS IN BLOOM. We have 4 beautiful modern houses there, superbly located, containing 8 to 12 rooms each. The prices are \$7,500, \$8,200, \$9,500, and \$15,500. We can arrange convenient terms and want to show you these properties.

WILL EXCHANGE a good piece of BUSINESS PROPERTY, that rents for over \$100 per month, located on car line in northwest section, west of Fourteenth street, for a well-located vacant lot 40 feet or more frontage, west of Fourteenth street. "fancy priced" property considered.

Will exchange equity in seven modern dwellings, semi-detached, all rented, in Potomac, for available vacant lots suitable for immediate improvement. Prefer lots west of Eleventh street.

A. F. FOX COMPANY
N.E. Cor. 14th and N.Y. Ave.

HOME IS BOUGHT BY HARRY A. DUCE

Two-Story Brick Dwelling at 66
Channing Street Northwest,
Changes Hands.

The two-story, colonial-designed brick dwelling at 66 Channing street northwest has been bought by Harry A. Duce, through the firm of Shannon & Luchs. The property contains six rooms and a tiled bath, and is situated on a lot having a frontage of 30 feet, with a depth of 140. The consideration was \$5,515.

PHARMACIST A BANKRUPT.
NORFOLK, Va., May 1.—P. G. Gelling, pharmacist, filed a petition in voluntary bankruptcy late today. Liabilities, \$7,621.43; assets, \$75.

\$2000 Less Than Value

To close an estate we have been directed to sell these two and three-story brick dwellings at once. Located in the Northwest section near Rhode Island avenue and 15th street, containing 8 and 9 rooms; on lots 20 feet wide and very deep. They offer an exceptional opportunity for investment or home purposes. Call at office for particulars. Make your offer. Any reasonable one will be accepted.

Thos. J. Fisher & Co.
(INCORPORATED)
738 15th Street N. W.
Telephone Main 6830.
After 5 P. M. Main 6746.

A Monthly Payment of \$34.78

Including All Interest

BUYS ONE OF THOSE HOUSES AT

Eighth and E Sts. N. E.

\$350 CASH

And just \$34.78 monthly; absolutely no more.

The houses, which are the equal of any six-room dwellings ever built in Washington, will rent for \$30.50. We have had numerous offers of that amount from tenants. The additional \$4.28 which you pay simply means the difference to you of owning your own home or paying for someone else's home. Should it be hard for you to decide what to do in a case like this?

The houses are 23½ feet wide—about one-half wider than the average 6-room dwelling. Their attractiveness alone, aside from the price, \$3,975, and the unusually easy terms of payment, should sell these houses, which are of colonial style, have furnaces, tiled baths, covered front porches, back porches, concreted cellars, and every other devised feature.

They are close to two car lines. The Capital Traction Line extension will add a third.

Remember the Terms:

\$350 Cash; \$34.78 Monthly

Including All Interest.

TWO SOLD—THREE LEFT. Inspect These Soon.

MOORE & HILL, INC.
1333 G Street N. W.

Semi-Suburban



Overlooking Rock Creek Park

These houses are rare bargains. 12 rooms, 2 baths, hot-water heat, 61-foot frontage. Owners anxious to sell.

ONLY \$6,250 EACH

\$1,000 is all cash necessary. Consult sales dept.

THOS. J. FISHER & CO., Inc.
738 15th Street N. W.

Phone Main 6830. After 5 P. M. Main 6746.

The Largest Novelty Jewelry Department South of New York

Genuine Leather Bags 98c

New Designs

Our leather department is complete with new designs—all at popular prices. This special bag is represented in Black, Green, and Tan leathers, and is regular \$2.50 value. 98c

Special sale price

BISSELL'S BAZAAR,

6 St. Cor. 12th

Witch Hazel and Violet Water

An excellent toilet article

Large Bottle, 29c

O'DONNELL

904 F St.

When you buy one of these houses

You save **750** Dollars

You stop paying rent to a landlord.
You pay your rent into your own pocket.
You have the satisfaction of living in your own home.
You live in a section of home owners.
You get a better house for \$2,750, on easy terms, than many of your friends have gotten for \$3,500.
You save \$750, and all you have to pay

Is **100** Dollars

AND \$25.75 PER MONTH, INCLUDING ALL INTEREST.

Price only \$2,750

Nos. 1635 to 1657 Kramer Street N. E.

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

They have 6 rooms, beautiful bath, large cellar, Thatcher furnace 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