

FALL REAL ESTATE SEASON OF OUR WISHES

Conclusive Evidence That Investor Is Once More On Market.

This week may be said to have formally inaugurated the 1909 fall real estate market.

At all events, the total consideration involved in the deals consummated has been considerably heavier than in any week since the beginning of fall, and a number of the sales have pretty conclusively established the fact that the investor is once more on the market and both ready and anxious to show his faith in it.

Two sales stand out prominently in the week's transactions. The principal one was the transfer of the Montrose Hotel, located at Fourteenth and H streets, for \$150,000.

The second largest sale was based upon a \$110,000 consideration, and involved the transfer of the Clifton apartment house, located on Clifton street, between Thirtieth and Fourth streets.

With a hotel and an apartment house sold for investments and business too good for anybody to want to sell a store, about the only thing left for the market to do is to show its versatility by influencing somebody to build a store.

The announcement of the purchase of vacant ground at 127 G street, on which a five-story store building is to be erected, is the first of the week's unusual transactions.

The new building has been leased by A. L. Bissell, the G street jeweler, and will be occupied by him as soon as completed.

With major deals figuring in the market's transactions to small extent, demand for moderate-priced property, both improved and unimproved, has not kept steadily on an upward trend.

Dealers are optimistic over the results of the week. They claim that their predictions of the summer that there would be an active fall market have come true.

And, if early indications may be relied upon, they are not far wrong.

FARM IN POWHATAN SOLD TO CHICAGOAN James D. Sheahan Buys 840 Acres in Virginia Through Soule Realty Company.

Announcement is made that James D. Sheahan of Chicago, Ill., is the purchaser of the state of the late B. F. Wilson, consisting of 840 acres in Powhatan county, Va.

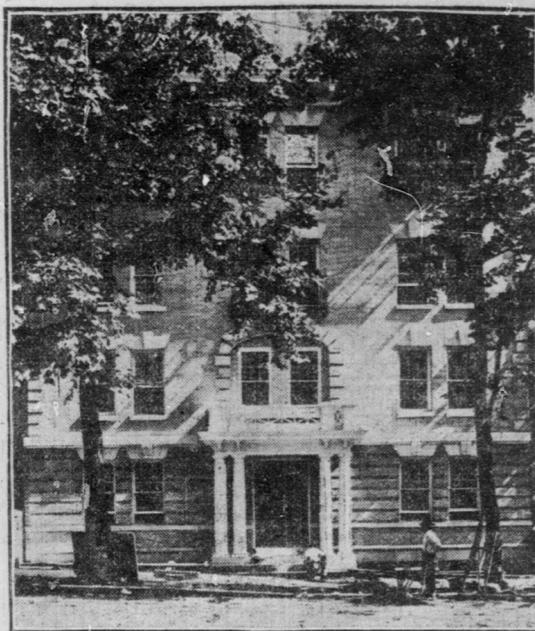
HOUSE IS BOUGHT BY MRS. CROMWELL New Hampshire Avenue Residence Sold Through Office of Stone & Fairfax.

After extensive improvements the house at 1808 New Hampshire avenue, purchased today by Mrs. Oliver Cromwell, will be occupied by her.

OPERATIONS IN LINE WITH WASHINGTON'S BUILDING ACTIVITY



ADDITIONS TO ONTARIO ROAD PROPERTY.



New Apartment House at Florida Avenue and Twenty-first Street.

THREE NEW HOUSES ON ONTARIO ROAD

Operations Represent Successful Termination of Summer Building.

Following the completion and sale of ten residences on the south side of Ontario road, east of Adams Mill road, work has been started upon the erection of three additional houses, immediately west, on the same street.

The former buildings represent the successful termination of a spring and summer operation, while it is planned to have the three new structures, for which ground has now been broken, completed and sold by Christmas.

Two types are to be found in the ten houses already sold, which go pretty far toward establishing the fact that there is a genuine demand for moderate-priced dwellings, regardless of any special style of architecture.

Of the ten, four have porches, and this, in addition to the fact that they possess eight rooms each, made them sell without any difficulty for \$8,500.

The remaining six, being without porches and having only six rooms, brought \$7,500 each. But, as far as demand went, one style sold as easily as another.

The former owner of the building was Charles W. King, and it is Mr. King who now intends to put through a fall operation on the same street, confident in the belief that the market will afford buyers for the houses before the first of the year.

Stone & Fairfax sold the ten houses in two months from the time they were placed on the market.

SUITES ARE RENTED BEFORE COMPLETION

Newport Apartment House, On Florida Avenue, to Be Finished Next Month.

Washington is about to witness another apartment house being rented before it is completed.

This time, the Newport, a four-story structure that is going up at 264 Florida avenue, just above Massachusetts, bids fair to furnish the spectacle.

The Newport is to have sixteen apartments, of which five have already been rented. The building will not be completed before the first of next month.

Located in a desirable locality, to be built with, and being well constructed, this house is proving the frequently made assertion that the local market is as good as any to be found in the East for apartment houses. It is owned by John F. Lynch, but the rentals have been made through the office of the A. F. Fox & Co.

The suites in the apartment contain from three to four rooms each, with a bath. The building is constructed of light brick. Work is now being rushed fitting out the interior, which, in both decorations and equipment, promises to make the house an unusually attractive one.

DUPONT SALESROOM MOVED DOWNTOWN

The removal of the Lozier and Columbia lines' agents from their up-town quarters at the Dupont garage to a handsome salesroom on the southeast corner of Thirtieth and G streets northwest, was one of the surprises of the week in automobile circles.

The rapid growth of the sales business in these popular cars has made downtown headquarters imperative. The sales business of the Dupont Garage Company has, with this change, been separated from the garage business, and the M. Street establishment will confine its efforts to the storage and repair of cars, working in conjunction with the new store.

WANT OWNERSHIP

SYDNEY, N. S. W., Sept. 12.—The Congress of the Chambers of Commerce of the British empire, in session here, has endorsed the proposal that the empire own the telegraph services. It passed a resolution requesting the postal departments of the various governments to frame a combined plan for a complete state owned electric communication between the motherland and Canada, Australia and New Zealand, with a substantial reduction in rates, especially on press messages.

Real Estate Transfers

North Randle Highlands—American Security Trust Co., trustee, to Jacob F. Ebling, lot 20, block 543, \$10. North Randle Highlands—American Security Trust Co., trustee, to Charles A. Ritchie, lot 18, block 541, \$10. North Randle Highlands—American Security Trust Co., trustee, to James E. Nelson, lot 45, block 541, \$10. Columbia Heights—Joseph Auerbach to Augustus C. Mott, lot 20, block 25, \$10. 1215 Nineteenth street northwest—Same to same, lot 11, square 133, \$10. Mt. Pleasant and Pleasant Plains—Percy H. Russell et ux, to Josephine B. Bruce, lots 48 and 52, block 5, \$10. Burner estate—Joseph A. Roth to James A. Cahill and David J. Dunigan, lots 21 to 23, 32 to 34, square 285, \$10. 1207 G street northwest—Eda G. Metz to Frederick H. Gillett, part original lot 2, square 283, \$41,000. 537 N street northwest—Emma H. G. Adams to Lizzie Kiser, lot 17, square 95, \$10. Mt. Pleasant and Pleasant Plains—Percy H. Russell et ux, to Margaret Weidman, lot 45 and 46, block 5, \$10. Chevy Chase—James W. Simpson, et ux, to George C. and Helen G. Minnigerode, lot 57, square 1867, \$10. 319 to 321 Van street southwest—Louise M. D. Clark et al. to Louis A. Johnson, lots 56 to 51, square 545, \$10. Woodley Park—Miss Hugh & Shannon to Arthur M. White, et al., lot 48, square 2109, \$10. Holmead Estate—Harry B. Wilson et al. to William F. Hannetta Nickel, lot 121, square 285, \$10. Pleasant Plains—Harry Wardman et al. to John E. Rhodes, lot 17, square 294, \$10. Same to Albert D. and May S. Rickenbacher, lot 16, square 291, \$10. Holmead Estate—Henry B. Wilson et al. to Robert J. Dunlavy, lot 120, square 288, \$10. Barry Farm—William H. Underduke et ux, to Annie M., Georgianna, Alice, Pearl, Mary E., and Fanny Bowie, part of lot 5, section 1, \$10. Randle Park—Katharina M. Juergens et vir, Charles F. & Louis P. Ruck, lots 27 and 28, block 2, \$10. 1241 H street northeast—Harry S. Welch et ux, to Helen B. Welch, lot 24, square 1004, \$2,000. Helen B. Welch conveys same property to William and Meta Klausmann, \$10. Sherwood—Charles A. Capell et al. to John M. Roper, lots 25 and 27, square 427, \$10. Long Meadows—Maud M. Wall to Charles P. and Fontaine U. Hanback, lots 145 and 146, block 27, \$10. Mt. Pleasant and Pleasant Plains—John O. Siebart to John P. Story, Jr., and Murray A. Cobb, lot 519, \$5. Holmead Manor—Charles Sonne et ux, to Louise C. Wilson, lot 125, block 45, \$10. Twenty-eighth street northwest, near P street—George J. Easterday et ux, to Mary A. Winship, lot 21, square 151, and part of said square; \$10. John S. Winship et al. convey same property to George J. Easterday, \$1,700. Chevy Chase—Pulton R. Gordon et ux, to Albert C. Hall, lot 45, square 1749, \$2,325. Barry Farm—Osbourne Dorsey to Charles E. Howard, lot 2, section 2, \$10. Mattingly Tract—Harry B. Wilson et al. to Ella S. Brice, lot 53, square 2357, \$10. Holmead Estate—Harry B. Wilson et al. to William H. Sellars, lot 119, square 255, \$10. Ninth street northeast, between F and G streets—William H. H. Cissel et ux, to William B. Coffman, part lot 129, square 913, \$10. Petworth—Guy S. Zepf et al. to Carrie N. Carter, lot 51, square 25, \$10. Interest—George P. Van Wyck to Octave B. Van Wyck, all property of grantor in District of Columbia, \$1. Chevy Chase—Chevy Chase Land Company to Louis C. Wilson, lots 27, 28, 29, square 1867, \$10. Interest—Octave B. Van Wyck to Union Trust Company, trustee, all interest of first party in real estate in District of Columbia, \$10.

WAYS OF NEW YORK NOT THE CAPITAL'S

Man Gets Six Months for Winking at Girl Like He Did in Gotham.

Charles Hammett, a native of New York, was whistling the refrain, "Gee, I Wish That I Had a Girl" when he saw Miss Sadie Johnson, but instead of getting the girl he received a sentence to spend the next six months in jail. He was arraigned in the Police Court this morning.

"Why did you whistle to the young lady and wink your eye at her?" sternly demanded Judge Kimball when Hammett took the stand.

"Well, Judge, I was homesick and heart sore and wanted a girl to love me," was Hammett's answer. "She certainly did look good to me, but I didn't know anyone to introduce us. That is the way we do it in New York."

"When you have served your sentence I advise you to get back to New York," said Judge Kimball.

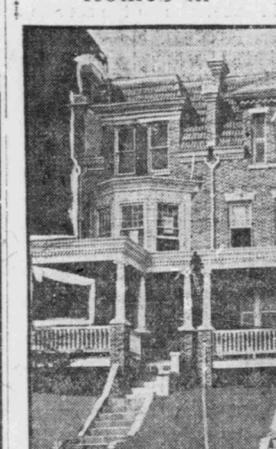
NATION'S BUILDERS WILL MEET HERE

National Convention of Building Managers to Gather Next Year.

Building managers from all over the country will gather in Washington in September, 1910, when the National Convention of Building Managers will hold its annual convention here.

The first convention was held in Chicago last year, and the second annual gathering has just been brought to a close in Detroit. In attendance from Washington were John G. Evans, George H. Dunster, and A. Higbie. The object of the conventions is to bring the building managers of the country into closer touch and the general good of this branch of the real estate business.

Homes in Washington Heights



Price Only \$7,975 1831-1833-1835 "You" Street Beautiful Colonial Houses, containing ten bright rooms. 2 Tiled Bath Rooms; Hot-water Heat; Gas and Electric Lights; Large Front and Rear Porches. High Elevation commanding a fine view of the city. The location is of the very best, surrounded by costly residences. Thos. J. Fisher & Co., Inc., Exclusive Agents, 738 Fifteenth Street N. W. Phone M. 6820. After 5 p. m. Phone M. 6746-Y.

AGED MEN'S HOME MAY COST \$100,000

Plans Drawn for Building For District Residents Only—Begun in Spring.

Plans have been drawn for the home for aged men, which will be located just north of Saul's Addition, between Fourteenth street and Piney Branch road, but construction will not be commenced before next spring.

There will be about \$80,000 available for the home, buildings will be constructed at a cost of not more than \$100,000, which must fund to provide for the expenses of the institution.

The money comes through the will of Henry Dickson, who died two years ago in France. He was a legal resident of Maryland, and being a bachelor with no near relatives, decided to build such a home as this for the aged in honor of his father. Outside of legacies amounting to about \$65,000, he left his entire estate in trust with the Washington Loan and Trust Company for the establishment of the home.

During his recent inspection of prisons while with the prison investigation commission appointed by President Roosevelt, John Joy Edson took occasion to examine several such institutions and believes he will be able to make of this one in Washington a real home for aged residents of the District who will not enter the asylum. The only provision made by Mr. Dickson as to admission to this home was that only residents of the District be eligible.

The main building will be handsome and roomy. Great care will be taken to give the inmates plenty of sunshine and air. It will be provided with great porches, screened in summer and inclosed with glass in winter. Every inmate will be provided with a separate room. Mr. Edson stated that the present plan will provide for about seventy-five persons.

POSSE PURSUING ROBBERS.

DENVER, Sept. 12.—A posse is in pursuit of the men who held up the Denver and Rio Grande train known as the Chicago and San Francisco Express, near Malta, Col., last night. It has been learned that there were only three men in the gang. They are supposed to be in the mountains, and every pass believed to be available for the escape of the bandits is being searched.

BALTIMORE WOMAN LEASES HOUSE HERE

Mrs. Florence G. Wilkins Gets Home of Mrs. Josephine Hendley.

Mrs. Florence G. Wilkins, of Baltimore, has leased through Gardiner & Dent, Inc., the home of Mrs. Josephine Hendley at 1207 G street northwest.

The house is a three-story brick with fourteen rooms and two baths. It is an attractive residential section, overlooking Iowa Circle.

Chevy Chase Talks

No. 9. Sept. 18, 1909.

Far-seeing business men—people who appreciate ideal home surroundings—investors who know the constant upward trend of values, all recognize the unrivalled advantages offered at Chevy Chase. It is men of this stamp who have made Chevy Chase what it is today—the unquestioned leader of the National Capital's suburbs. There must be some logical reason why the demand for this property is constantly on the increase—why the necessity for opening new sections is arising—why more than three million square feet of ground has been sold within the year. These are the reasons: Of the two hundred houses now in Chevy Chase practically all were built and are now occupied by the owners for homes—every one of these homes has every facility you would find in the city—the building restrictions are such that the continued high character of the suburb is assured—every foot of ground is worth more than it was when it was purchased—the growth of The Suburb Beautiful has been healthy and normal and the growth must continue. To convince yourself of these things take a car and ride out Sunday. At the office at Chevy Chase Circle you will find salesmen from whom you may get Plats, prices, and particulars, or from THOS. J. FISHER & CO. (Inc.) 738 15th St. N. W. Phone Main 6530.

Attractive New Homes

Easy Terms \$4,950 and \$5,100 High Elevation. Fine View. New in Character as Well as Structure.

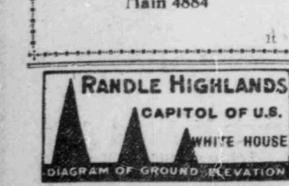
FIRST: Because there is not an inch of deception in their construction. SECOND: Because they are built of the best material and with honest labor, and show finish of a permanent character. THIRD: Because they were not built with the view of getting the cost of the material, work and land and a big profit, but to improve surrounding property.

They are semi-detached, 2 stories and cellar; contain 6 large rooms, reception hall and tiled bath; colonial porches; highest class gas fixtures, etc. The paperhanger says: "You are finishing these houses very expensively, and papering your dining rooms, halls, and parlors like they finish \$50,000 houses." Lots 30 ft. front; some 125 ft. deep; front on an avenue 120 feet wide. THEY WERE BUILT FOR Y-O-U. See them. Take the pay-as-you-enter car on 9th st. for Georgia avenue (Formerly Brightwood ave.) and get off at Webster st. Nos. 4405-9 and 11 and 4408 Kansas Avenue, 4403-4406 Sold. PETWORTH. OPEN FOR INSPECTION. Wm. H. Saunders & Co., 1407 F Street N. W.

"We Want More Houses for Sale"

We have a long list of applicants for houses in all sections of the city. Every one connected with our office is working for a record. We are quick to pick out the right house for the right party. Perhaps your home is just the house we are looking for. Give it to us for sale. It will be fresh in our minds. It will not remain long on our sale list. We will sell it for you. The results we are producing are surprising. Let us show you what we can do for you. We mean business. Give us your property for sale without delay.

GARDINER & DENT, Inc. 812 14th St. N. W. Main 4884



Randle Highlands is the same distance from Capitol as Dupont Circle. Lots and building sites from \$15 to \$1,000. Any amount. W. & REALTY CO., 7th and 10th sts. N. W.

A Complete Home

For the 20th Century Small Family HOT WATER HEAT Owner and Builder a Practical Mechanic—"On the Job" Superintending Every Detail and Building by Day Labor Price \$3,750 (Corner \$4,250)

Cash payment, \$300 or \$500. Monthly payment on principal, \$20 and \$25 per month. Flemish bond press brick fronts. Natural stone window and door sills. Wide Colonial front porch. 2-story back porch. Specially selected edge-grain wood for flooring porches as well as interior of house. Steel supporting beams on brick pillars. Concrete walks and steps. Concrete coping at foot of terrace. Exclusively offered by THOS. J. FISHER & CO., Inc. 738 15th Street Take either 13th and D sts. or H st. cars to 13th st. n. e. Houses numbered 1360 to 1372 F st. n. e.