

MANY NEW NAMES AS REAL OWNERS

More Than Hundred Additions to District Assessor's List.

MOST LOTS SOLD OUTSIDE OF CITY

Every Section of District Shows Activity in Real Estate.

A review of the week's activity in real estate discloses that additional names to the number of 112 have been added to the list of the District Assessor, either as new owners of real estate or as persons who have increased their holdings of property.

The majority of the week's business has been in conveyances of property in the section beyond the corporate limits of Washington and Georgetown and known officially as the "county," although including within its limits the thickly-settled Bloomingdale, Mt. Pleasant, Columbia Heights, and Inglewood.

Of the county transfers thirty-nine are for single lots, thirteen conveyed from two to four lots and eight covered tracts of five or more lots in area.

The next largest number of transfers was in the northwest, including Georgetown, where twenty-eight lots changed ownership. Of this number twenty were single home sites, seven deeds transferred two or three lots and one conveyed more than five lots.

Sections in Close Race.

The northeast and southeast sections ran a close race in the former winning by four transfers. Eleven conveyances, seven in single lots, two in groups of two to four lots and two comprising larger tracts, were noted in the northeast, while six single lots in the southeast changed hands and two transfers covered two or three lots. Eleven conveyances of single home sites only were recorded in the southwestern section of the city.

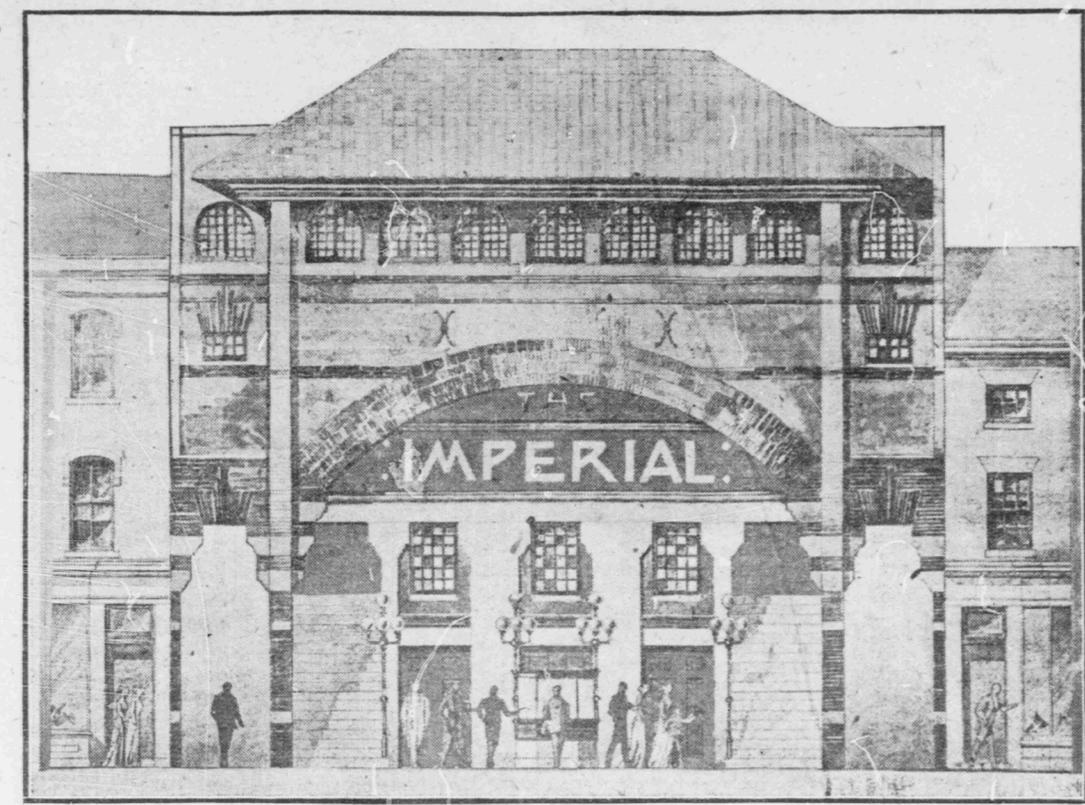
A little more than \$400,000 was loaned during the past week on the security of 25 lots at an average interest of 5.5 per cent. Of this amount \$187,731 represents loans made by brokers and financial institutions, excluding building associations; \$212,269 is covered by payments on newly purchased real estate and \$46,450 advanced by building associations to their members.

More than half the money, or \$232,287.50 was secured on property within the limits of the "county," \$94,189.81 on lots in the northeast, \$116,710 in the northeast; \$10,999 in the southeast and \$3,740 in the southwestern portion of the city.

The conveyances for the week grouped according to sections of the city, follow:

- Northwest. 1355 Vermont avenue northwest—Howard L. Christian, trustee, to Philip H. Christian, trustee, \$24, \$24. Twenty-first street northwest, between N and O streets—Colin H. Livingston et al., trustees, to Henry A. Bicknell, lot 136, square 62, \$2,300. 1126 Sixth street northwest—Charles F. Ruppert, to Henrietta J. Ruppert, lot 16, square 496, \$10. 1431 R street northwest—Harriet M. Dinneen et vir, Daniel, to Ella F. Allen, lot 10, square 496, \$10. 2125 K street northwest—Ella F. Allen et vir, H. Jerome, to Orlando W. Deet, lot 26, square 496, \$10. Rear of Volts street northwest, between Third and Thirty-fourth streets—Henry A. Linger, jr., et al., to Charles F. Ruppert, lots 138 to 140, square 1254, \$10. T street northwest, between Fourteenth and Fifteenth streets—John J. Matthews to John Lynch, lot 6, square 20, \$10. Eleventh and M streets northwest—John J. Edson, jr., et al., to John Joy Edson, lots 1 to 4, square 340, \$10. Alley, between E and F, Second and Third streets northwest—E. C. Mackay to Lewis Holmes, part original lot 20, square 59, \$10. N street northwest, between Fourth and Fifth streets—Frederick A. Linger et al. to Norman E. Ryan, part original lot 21, square 59, \$10. Massachusetts avenue northwest, between Twentieth and Twenty-first streets—Franklin T. Sanner et al. to Annie E. McQueen, lot 27, square 94, \$10. Pennsylvania avenue northwest and Four-and-a-half street northwest—Joseph A. Hayden, trustee, et al., to Louis Kollipal, part lot 21, reservation 10. Alley between First and Second, E and F streets northwest—Emily C. Masterson et al. to S. Blanche Ciokey, east half, lot 23, square 59, \$10. T street northwest, between Thirty-second and Thirty-third streets—Henry P. Gilbert, trustee, to Crandall Mackey, part lot 13, square 1397, \$10. Eleventh street northwest, between Q and R streets—Martha L. Schneider et vir, Francis A. Lett, et al., to Thomas M. Lett, et al., square 238, \$10. N street northwest, between Twenty-seventh and Twenty-eighth streets—Robert D. Duffins et al., to Memorial Baptist Church, lots 41, 42 and part lots 40 and 43, square 1236, \$10. Thirtieth and N street northwest—Joseph Summers et al. to Jacob Hinkle, part lots 64 and 65, square 1233, \$10. 127 Fourteenth street northwest—Ida Leon et vir, Kalamon to Granville P. Meade, lot D, square 247, \$10. T street northwest, between Sixteenth and Seventeenth streets—Morgan G. Heap et al. to Charles F. Robbins, lot 9, square 186, \$10. Eleventh street northwest, between M and N streets—Harry M. Packard, trustee, to Philip H. Henry, E. George A. Kraft, Mary M. Bohony, and Louisa D. Wiegell, part lot 16, square 424, \$10. Philip H. Kraft et al. convey same property to Annie C. James, V. Edna C. Kraft, Marie C. Lett, et al., and Francis S. Sheehy, \$10. Henry E. Kraft et al. convey part same lot to Fannie Ziegler and Catherine E. O'Neill, part same lot, \$10. 2115 N street northwest—John R. McDewitt to Gratton D. P. Bailey, lot 71, square 62, \$10. 1547 P street northwest—John O. Evans et al. to William S. Phillips, lot E, square 189, \$10. Fifty-first place northwest, between Twentieth and Twenty-first streets—Caroline B. Hornbrowler to Charles Bradley, part lot 19 and all lots 19 and 21, square 23, \$10. 1527 O street northwest—J. Hollis Rinehart and wife to Annie McKee Dudley, lot 73, square 510, \$10. Twelfth street northwest, between Q and R streets—Jennie Stewart to Michael M. Doyle, lots 10 and 11, square 308, \$10. Michael M. Doyle conveys same lots to David H. Stewart, \$10. T street northwest between Seventeenth and Eighteenth streets—Annie McKee Dudley to Henry A. Caswell, lot 238, square 151, \$10. 1711 Nineteenth street northwest—David B. Murdock, jr., to Samuel S. Koonce, lot 94, square 151, \$10. Eighteenth and East Capitol streets northeast—Margaret Dyer et al., \$10.

NEW VAUDEVILLE HOUSE TO BE CONSTRUCTED



PROPOSED IMPERIAL THEATER.

William S. Minix, original lots 5, 6, 7, square 1159, \$10. Seventh and K streets northeast—Ernest L. Schmidt et al. to Herman R. Howenstein, lots 64 to 67 and 55, square 857, \$10. Ninth street northeast—Edward H. Lloyd et al. to August Donath, lot 23, square 999, \$10. Linden place northeast—Daniel Cooper et al. to Carrie C. Koenig, lot 229, square 1094, \$10. Carrie C. Koenig conveys same property to Daniel and Annie Cooper, \$10. Fifth street northeast, between F and G streets—Fred A. Norway et al. to Charles G. and Harriette B. McCaulley, lot 42, square 524, \$10. D street northeast, between Thirteenth and fourteenth streets—Helen C. Schelein et al. to George W. Barkman, lots 23 to 28, square 1039, \$10. C street northeast, between First and Second streets—John A. Binefeld and wife to Gerard, part lot 24, square 25, \$10. Sixth street northeast, between I and K streets—Herman R. Howenstein and wife to Benjamin J. and Addie B. Langmyer, lot 57, square 857, \$10. Seventh and K streets northeast—Herman R. Howenstein and wife to Nicholas N. and Temple B. Reams, lot 50, square 857, \$10. Eighth and K streets northeast—John A. Limerick and wife to Anna M. Newman, lots 11, 48, 49, square 857, \$10.

Patrick O'Hanlon, lot 32, block 32, \$10. Cleveland Park—William H. Rackey et al. to William H. and Olivia T. Oliver, lot 22, block 4, \$10. Inglewood—Kennedy & Davis Company to Joseph Stewart, lot 55, block 18, \$10. Burrville—Jesse W. Rawlings et al. to John M. Queen, lots 61 and 62, block 6, section 3, \$10. Wittingham—Evan H. Fowler et al. to George G. Mills, lot 15, square 5067, \$10. Addition to Congress Heights—Ralph P. Barnard et al., trustees, to William E. Fowler, lots 1 and 2, block 1, \$10. Schouten Park—Charles H. Nussbaum to George W. Barnes, lot 255, block 2, \$10. Dry Meadows—Helen M. Soule et vir, John H. to Owen H. Fowler, one-tenth interest in part of said tract, \$10. Potomac Heights—Potomac Heights Land Company to John D. Kennedy, lot 27, block 149, \$775. Same to J. E. Lansing, lots 62 and 59, block 149, \$37.50. Same to Samuel T. Dorsett, lots 33 and 34, block 149, \$50. Inglewood—John M. Davis et al. to Warren R. Choate, lot 4, block 2, \$10. Richmond Park—Northwest Washington Improvement Company to Mary A. Solan, lot 31, square 2861, \$10. Randolph Highlands—United States Realty Company to Jesse S. Carter, lot 54, block 552, \$10. Anacostia—Henry H. Bergmann, trustee, to Robert P. Sowerbutts, lot 322, \$10. Pleasant Plains—James W. French et al. to Elizabeth R. Parker, lot 612, \$10. Barry Farm—Arthur R. Bradley et al. to Ollie M. Cooper, part lot 8, section 7, \$10. Ollie M. Cooper conveys same property to Mary E. Bradley, \$10. Fourth Street Heights—Stuart L. Spitzer to Rose M. Sefton, lot 18, square 214, \$10. Pleasant Plains—Savina G. Leon et vir, Benjamin K., to Edith L. Fowler, lot 82, square 2861, \$10. Bloomingdale—Louis C. Dismer to Francis D. Ramsay, lot 133, block 1, \$10. Moxley—Ellen C. Ross et al. to John T. Kennedy, part, \$10. Mount Pleasant and Pleasant Plains—George W. Ray et al. to Thomas W. Macaubin, lots 58 to 64, block 5, \$10. Columbia Heights—Lillie E. Woodyard to Mary L. Howard, part lot 811, square 282, \$10. Holmead Manor—A. A. Lippecomb et al., trustees, to Emanuel Speich, jr., lot 36, block 4, \$10. Woodley Park—Middaugh & Shannon to George H. Hassel, lot 51, square 2109, \$10. Friendship—E. S. Parker, trustee, to Robert A. Miller, lot 13, \$10. West Eckington—Joseph L. Weller et al. to Robert R. Mahorney, lot 24, square 518, \$10. Robert R. Mahorney et al. to Joseph L. Weller, lot 23, square 518, \$10. Richmond Park—William C. Freeman et al. to William C. Freeman and James H. Parsons, lot 14, square 1908, \$10. Elliston Terrace—Catherine Teale to Elliston Terrace Improvement Company, lots 1 to 17, in 15, block 1; lots 18 to 11, 12, 23, 34, block 2; lots 1, 8, 9, 23, block 3; lots 5, 16, 20, 21, 22, block 4; lots 2, 5, 6, 7, block 6; \$10. Nina T. Alexander to same, lots 9 to 12, 14, 15, block 1; lots 1 to 13, 14, 19, 28, 29, 30, 31, block 2; lots 2, 3, 12, 22, block 3; lot 4, block 5; lots 2 and 3, block 5; lots 1, 11, 12, block 5, \$10. Cuckold's Delight—Howard F. Johnson, et al., trustees, to Edward L. Gies, lots 5, 15, 7, 14, \$10. Edward L. Gies and wife convey same property to Harry J. Dennis, \$10. Elliston Terrace—Albert L. Teale, trustee, to David H. Martin, lot 14, block 4, \$10. Friendship—Robert A. Miller and wife to Calvin E. Scheldknick, Charles T. Young, and Oscar R. Colbantz, lot 19, \$10. Effingham Place—Harry Jackson and wife to Ollie M. Cooper, west half lot 11, block 2, \$10. Ollie M. Cooper to Henry and Mary Jackson, same property, \$10. Barry Farm—Emanuel M. Howlett, to

Joseph Schiffman, part lot 3, section 3, \$10. Arroyo Park—Lineas D. Underwood and wife to Albert E. Cox, trustee, lot 12, square 254, \$3,905.75. Long Meadows—Nathan Edelson and wife to Norman E. Ryan, lot 24, block 27, \$10. Chichester—Norman E. Ryan to Nathan Edelson, lots 70 and 72, \$10. West Woodridge—Gwen E. Husted and wife to Henry A. Vieth, half interest in part lot 5, square 427, \$10. Columbia Heights—Francis A. Blundon and wife to Sophia R. Fossbender, lot 58, block 25, \$10. Mt. Pleasant and Pleasant Plains—Ella M. Elliott et al. to Charles J. Butler and Thomas H. Barnes, lot 19, block 12, \$10. Mt. Pleasant—Emanuel M. Speich, jr., and wife to Carlton M. Beal, lot 38, \$10. Mt. Pleasant—Charles W. King and wife to Maud B. De Launey, lot 62, \$10.

BUILDING ANOTHER VAUDEVILLE HOUSE Capital Business Men Back of Latest Amusement Project.

Washington is to have another continuous vaudeville theater, to be known as the Imperial.

It is to be built on the east side of Ninth street northwest, between D and E streets, and is to be of the most modern type. Everything for the convenience and comfort of the patrons is to be provided and the men who are behind the project intend it to be one of the handsomest of the amusement houses in the city.

A company has been formed, composed almost entirely of well-known business and professional men, who have been located in the National Capital for a number of years.

F. H. Kramer, the financier, is president, and H. B. Denham, a meat dealer, is treasurer. More than \$150,000 has been paid in, and according to the officers considerably more could be had if needed.

The board of directors is: Simon Oppenheimer, J. E. Thompson, J. J. Miller, C. H. White, J. D. Herrell, S. Goldsmith, M. T. Pines, A. G. Hermann, G. Braher, Dr. F. T. Chamberlain, H. B. Denham, F. H. Kramer, J. W. Hunt, and A. Jackson.

Within the past week the property necessary for the theater building was purchased. The deal was made through Houghton & Co., real estate brokers, and the price paid is understood to be \$80,000.

Plans for the theater have been drawn by C. W. Somerville, and accepted by the company. It is expected the actual work of construction will be started in the course of a month, and that the theater will be open for business before the summer season is over.

For Louis C. Ferrell, 1573-1575-1577 Massachusetts avenue southeast. For Thomas S. Rogers, two lots fronting 190 feet on Newton street, Eighteenth and Nineteenth streets, Inglewood. For J. H. Ringheart, 1769 T street northwest. For Lacy & Best, two building lots on the north side of Irving street, near Georgia avenue northwest.

SELLS NEW HOUSE OF ELEVEN ROOMS Franklin T. Sanner has sold through his agents, Moore & Hill, the residence at 2543 Connecticut avenue northwest, which is just beyond the new Connecticut avenue bridge. The purchaser is a local business man who will occupy the building as his home.

TO MEN! If you loved a woman and on your wedding day you learned that she was the son of a convicted murderer what would you do? Read "His True Name," beginning in this issue of The Washington Times and see if you would do as Wallace Meade did.

TO WOMEN! If you loved a man and on his wedding day his true name was demanded and you had then learned he was the son of a convicted murderer would you give him up? Read the new serial beginning today in The Washington Times.

WASHINGTON ONE OF BUSIEST SEASONS

William S. Phillips Says All Sections Will Figure in Activities.

Washington is on the eve of the busiest and most profitable real estate season it has ever experienced, is the opinion of William S. Phillips, of the recently organized firm of Phillips & Sager.

According to Mr. Phillips all the various sections will figure in the real estate activity, but it is his judgment that the suburbs to the north of the city, the newer sections in the northwest, and the better sections, will figure most prominently. He believes, that although there will be no increase in the construction of apartment houses, the feature of the real estate business will maintain its present active gait.

Weather a Factor. Although the weather has almost everything to do with it, the spring real estate season is expected to be in full swing by the middle of next month. Mr. Phillips would not be surprised to see the season commence a week or so earlier.

When asked for his opinion on the prospects for the coming season Mr. Phillips said the mere fact of his starting in business was sufficient evidence that the outlook was particularly cheerful and promising.

The citizens of Washington are of a type which wants an attractive home and who have the money with which to get it, said Mr. Phillips. The fact that the persons buying real estate in Washington are of this type is one of the reasons why the real estate business here is enjoying such prosperity. Real estate is used in Washington in a way that is not so prominent in other communities. This is an encouraging feature to the brokers, and makes it possible to reduce prices somewhat.

Indicates Prosperity. "However, there is every indication that prices for property throughout the city will continue to increase. This in itself is one sure indication of prosperity and community advancement. It means to the outside world that this city is walking forward instead of backward. As far as the real estate market is concerned, the proportionate increase.

There is one section of the city which just now is particularly interesting in the real estate world. It is the southwest section.

I firmly believe that in twenty years there will be few private dwellings remaining in that locality. All of the buildings used as homes now will in that time give way to the business houses, warehouses, wholesale stores, manufacturing plants and the like. I do not believe Washington is destined to grow into a typical business or manufacturing city, but in the next two decades the present number of so-called factories and the machine shops will have doubled in number several times. These will all look for locations in the southwest.

At the meantime the river front no doubt will have been improved according to the plans prepared by the commissioners appointed by the Commissioners of the city. Possibly the Potomac river channel will have been deepened to permit of passage of large boats.

Northeast Popular. "The northeast section is bound to continue growing. Its strides in the past five or six years, and particularly so in the past year, has been one of the most rapid in the history of the city. The improvement, among other benefits, will insure better fire protection. The action was taken at a meeting last evening.

The manner in which the prices of business properties in the center of the city are increasing is wonderful. Business is constantly increasing here, and the once slender "business belt" is being stretched northward at a remarkable rate. The possibilities for Fourteenth street are particularly interesting here, and the one slender "business belt" is being stretched northward at a remarkable rate.

"All that remains just now is about two weeks of clear, bright weather and just enough increasing spring and blossoms, and the great real estate rush will be on."

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MEDICAL ONE OF BUSIEST SEASONS

First Installment of Large Project Disposed of Before Completion.

Sixteen out of the eighteen dwellings which are nearing construction on Meridian street, north of Fourteenth street northwest, have been sold.

These houses are being built by Harry Wardman, and were started since the first of the year. They are the first of a large operation planned by Mr. Wardman.

These houses are selling at a rate far beyond the expectations of the agents, Shannon & Luchs. Their proximity to the Fourteenth street car line, adds to their popularity.

The houses are twenty by eighty feet, and are two stories high. They are constructed of Roman brick with combination bay window and front porch. They have six rooms and bath and a breakfast pantry. The latter is one of the features, and is looked upon as an innovation in the construction of this type of dwellings. The selling price is \$4,850.

An additional operation upon this same tract has been started, on Peary street, from Holmead avenue to Fourteenth street. This operation includes the erection of fifty-four houses, ranging in price from \$3,600 to \$5,000.

Twenty-five houses are being erected by Mr. Wardman on Holmead avenue, one-half a square from Fourteenth street. They are on lots 21 by 120 feet, and will be built of hard flintish bond.

NEW REALTY FIRM OPENS ITS OFFICE

William S. Phillips and Charles D. Sager, Both Long in Business Here.

What is looked upon as evidence of the increase in the real estate business of Washington and of the prospects of the city here is the constant increase in the number of real estate brokerage firms.

An office has been opened at 755 Fourteenth street northwest. The firm consists of William S. Phillips, formerly with Thomas J. Fisher & Co., Incorporated, and Charles D. Sager, formerly with Shannon & Luchs. Both Mr. Phillips and Mr. Sager have had long experience in the real estate business in Washington. They will handle all kinds of realty.

FAVOR GRADING OF IRVING STREET

The Rhode Island Avenue Citizens' Association has declared itself in line with the efforts of the Brookland Citizens' Association to have Irving street northeast graded.

The improvement, among other benefits, will insure better fire protection. The action was taken at a meeting last evening.

The manner in which the prices of business properties in the center of the city are increasing is wonderful. Business is constantly increasing here, and the once slender "business belt" is being stretched northward at a remarkable rate.

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