

CONCRETE NEIGHBORHOODS IN WOODLEY PARK Development Within Year Remarkable—Residences Sell Before Completion. GROUND VALUES ADVANCE RAPIDLY Buildings Range in Price From \$7,500 to \$65,000—Little Land Left.

One hundred residences, built and sold, ranging in price from \$7,500 to \$65,000, is the record of the last twelve months' building in Woodley Park.

With not one instance of a house built in this section having been unsold at the time of completion; with ground values as high again as they were a year ago; with comparatively little ground left to be purchased by speculative builders, Woodley Park, say local real estate men, when entirely built up, will have recorded one of the most remarkable developments, if not the most remarkable, of any section of any city in the United States.

Looking north from the top of the Highlands apartment house at this time last year one would have seen but the beginning of the remarkable building activity which has since characterized Woodley Park.

A birds-eye view taken from the same point today reveals changes which it is difficult to realize have been brought about within such a short period.

Changes in Year.

Formerly, one would have seen principally scattered houses, not a few of which were built by individuals as homes. For instance, there had been constructed at that time the three dwellings at the intersection of Calvert street with Connecticut avenue, just beyond the Connecticut avenue bridge. Harry Wardman's home had been completed, as had been a few other residences on Connecticut avenue, beyond the bridge. Less than half a dozen houses had been built on Cathedral avenue.

From the top of the Highlands apartment houses at the present time, one sees first, among the improvements of the year, the Dresden apartment house, built this side of Connecticut avenue bridge. And, across from the Dresden, another apartment building is under way, which shortly will be added to the improvements.

But it is beyond the bridge, along Connecticut avenue, Cathedral avenue, Calvert street and the section of Woodley Park that the big development has taken place.

Connecticut avenue has been built up to a point considerably beyond the Wardman property with handsome and costly residences. Streets intersecting Connecticut avenue, and running parallel to it, in Woodley Park, have been improved by the construction of entire rows of dwellings which are occupied.

No Section Slighted.

Cathedral avenue has been improved almost to the Calvert street bridge. In short, no part of the section has been slighted by either individual home builders or speculative builders.

While the record of Woodley Park with respect to no houses having been unsold at the time of completion is unusual, the feature that has marked its development most is the fact that all the houses built in this section are of superior type, both with respect to architecture and class of construction.

It is now inconceivable that this latter feature will not be maintained until Woodley Park has been entirely developed. With the increasing scarcity of available building ground, prices have advanced, thus making the section constantly more exclusive.

As an example of this, ground bought a year ago at 45 cents a foot in certain portions of the section is now being sold at 90 cents a foot. In fact, houses at a higher price. It may be that not as many dwellings will be constructed this year as were last, but dealers are unanimous in asserting that no conditions can arise whereby the class of building that has developed the section so far will not be maintained indefinitely.

Harmony in Architecture.

The architecture of Woodley Park is purer than that found in the extended sections of most American cities. It possesses character and individuality. Its whole effect is not without harmony, however, notwithstanding the fact that the architectural designs found within its limits include Spanish, Old English, Colonial, and other styles.

The building firms which have developed nine-tenths of Woodley Park include Middaugh & Kennedy, E. Dremsinger, Kennedy & Kennedy, Clarke Vagamon, and Franklin T. Sanner.

It is said that the "Tachibana" Tennis Club, which last year purchased ground between squares 23 and 2, between Woodley road and Cathedral avenue, has had several offers, as a result of the increasing demand for building ground in Woodley Park, whereby it may now dispose of the property for an advance of one-third above the amount paid for it.

PRESBYTERIANS BUY NORTHWEST LAND

Georgia and New Hampshire Avenue Property Purchased by Board of Extension.

The board of church extension of the United Presbyterian Church of North America has just concluded a deal through the firm of Shannon & Luchs by which it becomes the owner of the northeast corner of Georgia avenue and New Hampshire avenue.

J. M. GILL ACCEPTS CALL TO SEATTLE

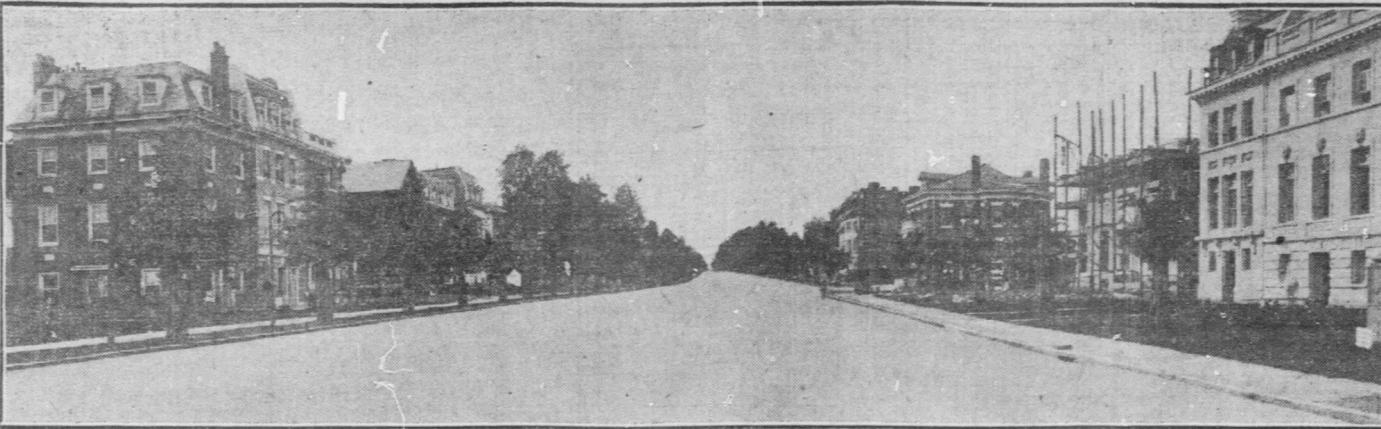
Pastor of Rhode Island Methodist Church to Preach Farewell Sermon Tomorrow.

The Rev. J. M. Gill, pastor of the Rhode Island Avenue Methodist Protestant Church, has accepted a call to the First Methodist Church of Seattle, where he will preach his farewell sermon tomorrow.

The Rev. Dr. George Wilson, pastor of the Northminster Presbyterian Church, will leave the pastorate of that congregation on October 1, when he will accept an out-of-town pastorate.

Both have been connected with their respective churches for over ten years.

YEAR'S GROWTH IN ONE OF THE CAPITAL'S RESIDENCE SUBURBS



Connecticut Avenue, West of the Bridge.

SUBURBAN BUILDING UNDER FULL HEAD

Georgetown, Richmond, and Cleveland Parks Report Activity.

Building operations in Georgetown are booming. The same may be said of Richmond Park, Cleveland Park, and a number of subdivisions. Several improvements are under way, and not a few are being planned. Indications are for an unusually active late spring and early summer building market in these sections.

Work will shortly commence on the remodeling of the M street theater, the recently constructed moving picture house at 223 M street. The place has been open little more than six months. The present building will be extended back fifteen feet, to the full depth of the lot, and an addition will be erected on the lot immediately adjoining to the east, recently purchased by Crandall Mackey, commonwealth attorney for Alexandria County, which will more than double the seating capacity of the place.

The block on M street, between Twenty-eighth and Twenty-ninth streets is to be improved. The old dwelling at 2317, and the two buildings at 2321 and 2323 have been demolished by the respective owners, and on the sites new streets and dwellings are to be erected. Plans are now being prepared for some of the contemplated improvements.

Operations in County. In the county a number of operations have been started. J. H. Amberger has nearly completed the construction of two two-story frame dwellings, built for investment purposes, at 480 and 482 Conduit road. Work is also well advanced on the two-story frame dwelling at 1027 Wisconsin avenue, which is being erected by Thomas J. Giles for his brother, James L. Giles.

One of the most substantial improvements in the county is the house now being erected for Margaret E. McGee on Newberry street, Cleveland Park. The building is of frame, with stone and cement footings, and represents an outlay of \$3,000. It was never improved, but constantly increased in value.

Another surprising sale made by the Owen firm was that of a farm, near Darnestown, comprising 114 acres, which was bought by Frank Esworthy for \$3,200. This farm was sold for the estate of James H. Tschirfer, which bought it twenty years ago for the amount of \$3,000. It was never improved, but constantly increased in value.

Monday, April 4.—For Washington Loan and Trust Company, to John Riddle, two-story frame house at 426 L street southwest, \$1,150.

Tuesday, April 5.—For J. Edward Fowler, administrator, to Clarence F. Donohoe, two-story frame house at 423 Fifth street southeast, \$1,175.

Tuesday, April 5.—For J. Edward Fowler, administrator, to A. T. Check, two-story frame house at 125 H street northeast, \$3,500.

Wednesday, April 6.—For William A. Hill and Francis S. Carmody, administrators, to Frank E. Ewerty, farm near Darnestown, \$3,200.

Thursday, April 7.—For E. G. H. Lewis, two-story brick house at 25 Eighth street northwest, \$4,500.

Friday, April 8.—For Edson and Baillet-Latour, trustees, to Frank E. Ewerty, two-story frame house at 94 First street southeast, \$1,300.

SUBURBAN HOMES SOON TO BE BUILT

Twenty-five lots have been bought in Virginia Highlands by a colony of Treasury Department employees who contemplate building upon them immediately. The announcement has been made by the Virginia Highlands Association.

The subdivision, located on the hills south of Arlington, is one that is being developed by co-operative control, each lot-owner becoming a member of the association, and having the right to vote at meetings relative to improvements. The section is to be built up exclusively with fire-proof houses.

The plan of this unusual suburb is that of a Washington architect, Milton Dana Morrill, who designed and laid out the parks and grounds so that the homes may have an artistic setting, with no high fences or objectionable back yards.

Construction already has been started on an especially interesting home, which will be of concrete poured in steel molds after the Edison plan. This steel mold equipment is a new invention and its practicability will be demonstrated on the first work here, it comes up to the architect's expectations.

The value and advantage of scientific planning in cities and suburbs is just now being appreciated, and the study, care and control which is being given to the Virginia Highlands project, should make it successful and an additional attraction to the Capital.

The real estate firm of Ballard & Lanham will have charge of sales, and arrangements are being so made that the association can build attractive homes to be purchased on a rent paying basis.



Birdseye View of Woodley Park as it Existed Twelve Months Ago.

SALE IN NORTHEAST PROVES A SURPRISE

House Brings Unexpected Price of \$3,900 Under the Hammer.

What he claims was the most surprising sale he ever made as an auctioneer of real estate was brought about this week by Thomas J. Owen, senior member of the auction firm of Thomas J. Owen & Son, when he disposed of the two-story frame dwelling at 1025 H street northeast for the price of \$3,900.

Before the sale Mr. Owen informed the owner that he was satisfied the property could not bring more than \$3,000. Bidding was spirited, however, and the amount ran up. A. T. Check secured the property at the price named.

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COMMISSIONERS WORRIED BY THE HATPIN PROBLEM

All Other Public Questions Overshadowed By Consideration of What Is Proper Length—Dr. Tindall Buys Sample—Legal Opinion Is Asked.

That thoughtful expression on the faces of the Commissioners is no due to their anxiety regarding the ultimate fate of Major Judson's plan for financing the expenditures of the District.

The reclamation of the Anacostia flats, the installation of a high pressure fire protection service, the abolition of the Board of Charities and the Board of Education are but minor considerations when compared with the difficulties which beset them in the preparation of their report on the bill introduced by Representative Coudey regulating the length of hat pins.

Cooperation Council is now engaged in a study of the statutes relating to hat pins extending back to the days of Cleopatra and Helen of Troy. His studies will be submitted to the board within the next few days, and the Commissioners will then assemble in solemn convocation to determine their attitude in regard to the measure.

As an aid in arriving at a wise and judicial decision, the Commissioners delegated Dr. William Tindall, secretary of the board, to purchase a hat pin of "standard length." The pin was purchased by the doctor at one of the department stores, and now rests on the desk of Commissioner Judson.

Measuring 10 1/2 inches, the pin resembles any one of a thousand which may be seen adorning the millinery in F street any afternoon. With the big hats in present vogue, Los Angeles for a man to determine whether a shorter one would prove serviceable.

The Commissioners are giving the subject careful consideration, and their decision is awaited with intense interest by at least half of the population of the District.

BUILDING IS UNEVEN THROUGHOUT U. S.

Washington's March Record Shows Gain in Number, Loss in Cost.

Some interesting statistics have been compiled by Constructor News showing the unevenness of building operations throughout the country last month, as compared with the corresponding month a year ago.

New York, for instance, shows a loss of 19 per cent, while Chicago records a gain of 23 per cent. Washington is listed among the cities that fell back in the extent of operations, showing a loss of 33 per cent. Seattle went higher than Washington, however, as the permits issued in that city record a decrease of 42 per cent.

In fifty-two of the principal cities of the country, however, the total of operations last month as compared with March, a year ago, constitutes a gain of 2 per cent.

Permits were issued for the construction of 2,778 buildings, involving a total estimated cost of \$79,866,733, against 17,481 buildings aggregating in cost \$69,068,481 for the same month a year ago, an increase of 57 per cent, and for the first time they present contradictory conditions, San Francisco showing decrease of 10 per cent, and Seattle a gain of 65 per cent.

The record for Washington shows 43 buildings, costing \$1,440,500, in March, 1909, as compared with 50 buildings, costing \$877,941, in March, of the present year. In other words, there is an increase of 53 buildings this year, but a decrease of \$562,559 in the value of the operations.

Commenting on the principal features of last month's operations, Constructor News says:

"The Pacific coast is the center of interest for a great many people who study the growth of cities and are interested in building construction, and for the first time they present contradictory conditions, San Francisco showing decrease of 10 per cent, and Seattle a gain of 65 per cent.

Portland has a loss of 42 per cent, while Tacoma has an increase of 49 per cent, and Los Angeles makes a jump, the increase being 34 per cent, while Tacoma has an increase of 49 per cent.

"The falling off in Seattle should not be disheartening, as it is about time that it should have a bill, because of the tremendous activity which characterized building in that city for some time.

"Conditions for a continuation of activity seem good in all parts of the country."

CHEVY CHASE LOTS PROVING POPULAR

Many Owners of Property Add to Holdings Previously Bought.

A feature of the week's business at Chevy Chase has been a marked tendency on the part of buyers, who already have made purchases, to add to their holdings. Not only has this made itself felt in the buying of adjoining properties, but in a number of instances in the securing of lots in different parts of the subdivision.

Among recent sales in Chevy Chase, made through the office of Thomas J. Fisher & Co., incorporated, was one to D. H. L. Brooks, involving a broad frontage on Morrison street. It is understood the owner contemplates erecting a home to cost in the neighborhood of \$10,000.

Another sale in this section consisted of the transfer of a fifty-foot frontage lot to a well-known Georgetown business man. R. H. Simpson bought additional frontage to his present holdings, Lee S. Jones disposed of a large lot on Kirk street, through the Fisher Company, to Mrs. J. E. Angel.

The subdivision said to have been \$12,500, the large lot on the northeast corner of Wyoming avenue and Nineteenth street has changed hands, Fisher & Co. and Randall H. Hagner made the deal. The property has a frontage of seventy-six feet on Wyoming avenue and sixty-nine feet on Nineteenth street. The name of the purchaser has not been announced.

ARMY-NAVY SCHOOL ENLARGES QUARTERS

Handsome Addition Expected to Be Erected on Two Lots Just Purchased.

The Army and Navy Prep School has just purchased, through Thomas J. Fisher & Co., Inc., two large lots on Fernwood Heights, Connecticut avenue extended.

It is understood that plans are being considered for the erection of a handsome addition to the school on these lots.

The purchase marks another step in the extension of the school, made necessary by a constantly increasing number of students.

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ANOTHER SHOW HOUSE PLANNED

Contract Let and Building Must Be Completed in Thirty-Six Days.

Ninth street is to have another moving picture house. The building, for which a contract has been let, will be located on a six-sixty foot lot at 918 Ninth street northwest. Thirty-six working days is the time named for the completion of the structure, work upon which will be commenced immediately.

A. F. Mullett & Co. prepared the plans. Roland Wallace is the owner of the property, but it is understood that Mr. Wallace will organize a company which will take over the improvements as soon as they are completed.

The front of the building will be particularly attractive. It will be constructed of metal, heavily enriched by salvaged iron. An arched ceiling and tiled floor will be the features of the lobby arrangement. The interior will have a drop floor, with a capacity of 220 seats.

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