

TWO NEW RECORDS ALREADY SET IN LOCAL REALTY

First Week of April Shows Big Increase in Sales.

HAYDEN SALE WAS THE LARGEST MADE

Two Loans on Property Show Total Amount of \$783,084.

April's real estate business was launched auspiciously this week with the hanging up of two new records for 1912.

The daily average of closed sales this week is one point ahead of the corresponding week of 1911, although in the number of lots involved in the week's trading last year has its record 296 against 255 lots transferred this week.

The first week of April, 1911, also showed an advance over the same period of 1910.

In the records of the office of the Recorder of Deeds is also seen the gradual increase from year to year in the number of transactions effected by the brokers.

The largest transaction of the week involved the sale of the Hayden stores at Tenth and F streets northwest to Abraham Eisenberg, of Baltimore.

The consideration for the transfer from the Hayden Company to Mr. Eisenberg does not appear in the deed, but the properties involved, when purchased by the company in 1910, cost \$150,000.

The Hayden Company bought premises 322 to 328 F street from Silson Hutchins for \$175,000. The company also secured from Mr. Hutchins the business block from 523 to 529 Tenth street at a reported valuation of \$150,000.

The exact figures in the record of sales this week are: \$783,084. The sum was borrowed on the security of 252 lots at an average interest rate of 5 1/2 per cent.

Only three loans reported this week exceeded the \$50,000 mark. The largest was for \$150,000 and the next for \$90,000. Both were secured on land in the northwest. The third which was for \$50,000 was borrowed on the property of the Auth Provision Company in South Washington.

The loan of \$150,000 was made by the American Security and Trust Company to permit the Municipal building, where Mr. Chase intended to erect a theater before he closed with the Riggs estate for the lease of his new theater at Fifteenth and G streets. The loan of \$90,000 was made by Attorney George C. German, representing the Penn Mutual Life Insurance Company of Philadelphia, to the Gladstone apartment house, and is secured on the Gladstone apartments.

These two large loans helped to swell the total secured on northwest property and placed that section in the lead for the week, with a total of \$287,500. Loans on county property aggregated \$220,245. The record of loans in the city sections shows: Southwest, \$7,000; northeast, \$2,911.25; and southeast, \$39,000.

Straight loans had the lion's share of the week's business with an aggregate of \$621,201. The building association advances crowded the purchase money into the last three days of the week, amounting to \$91,800, while the sum of all the notes given for deferred purchase money was \$90,660.21.

New Subdivision Overlooks Potomac

A new detached house subdivision has been opened on the banks of the Potomac. Albany Park is the name of the subdivision, which E. W. Briggs & Co., have opened on the Conduit road and Glen Echo car line, just beyond Georgetown.

Old Virginia Estate Changes Ownership

"Horn Quarter," a century-old Colonial estate in King William county, Va., of 1,500 acres, has been sold by J. W. Latham to a retired Connecticut physician, who will make it his home. The place has a three-story brick mansion said to have cost \$60,000 to build 100 years ago. It is still in perfect condition. There are nine other brick and sixteen frame buildings on the place. There are 600 acres of original growth timber in which game abounds.

Dwelling Is Sold

John H. Pellen has sold to C. F. Gresh the dwelling at 519 D street northeast. The sale was made through the office of Phillips & Sager, who also reported the sale to Mr. Pellen of the eight-room and attic dwelling at 454 Fourteenth street northwest for \$6,500.

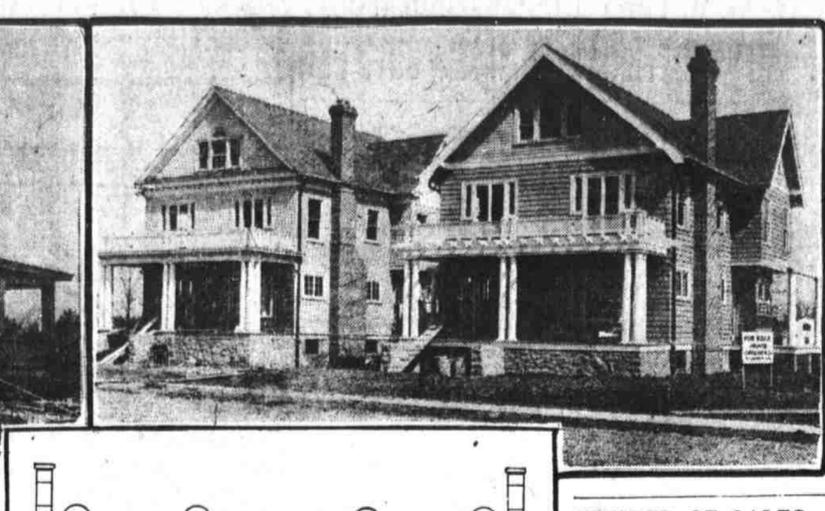
Purchases Dwelling

John J. Cleary has purchased from William C. Busching the two-story dwelling at 1912 Fourth street northwest for an investment. The sale was made through the office of Harry Wilder.

Types of Houses Being Erected in New Subdivision, and New Business Structures

House Being Built For P. W. Calfee At the Edge of Rock Creek Park In Sixteenth Street Highlands.

Houses Opposite That of Mr. Calfee, Which Overlook Rock Creek Park To the North.



WARDMAN TO ERECT NEW OFFICE BUILDING

Large Apartment House Will Also Be Put Up on Columbia Heights.

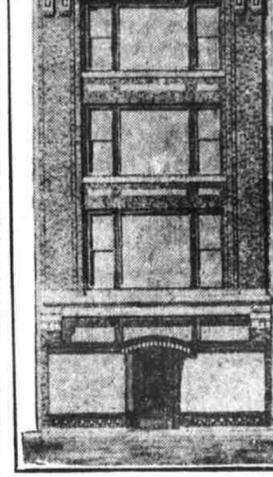
Harry Wardman is about to commence construction on two buildings, a modern office building in the downtown section and a large apartment house on Columbia Heights.

New Residential Section Growing Up

A new residential section of high grade is rapidly being built up in the Highlands by the Holmes Central Realty Company.

Realty Transfers

Northwest. 1900 Partner class northwest—Mary F. Van de Sande to H. Kirkus Dugdale, lot 12, square 294, \$10.



New Seventh Street Building.



Design of Front of Harry Wardman's Proposed Office Building.

Mr. Brinard H. to Robert A. Zachary, lot 27, square 191, \$10.

Polks et al. to William R. Smallwood, lot 22, square 192, \$25.

Southwest. 1232 Third street southwest—Chapin Brown et al., trustees, to Peter J. and Ellen Lyman, lot A, square 256, \$10.

1205 C street southeast—Robert S. Macken-non et al. to Clarence F. Donohoe, lot 11, square south of 1015, \$10.

NUMBER OF SALES ARE REPORTED TODAY

A. C. Houghton & Co., Closes Many Realty Deals.

A number of sales are reported today by A. C. Houghton & Co. Metzler & Riley bought for investment two houses, 642 Taylor street northwest, and 405 Eighth street northwest, for \$4,500 each.

In connection with Shannon & Leach the Houghton Company sold to Augustus C. Houghton the six-room dwelling at 323 K street northeast for \$2,750.

W. A. Hill Buys Ground On Connecticut Avenue

William A. Hill, of Moore & Hill, has purchased from Alexander Stewart for \$10,000 a plot of ground fronting fifty-two feet on Connecticut avenue, opposite the residence of Harry Wardman.

Near-Urban.

Woodley Park—May Stewart to David B. Murdock, Jr., part lots 194 and 195, square 224, \$10.

1232 Third street southwest—Chapin Brown et al., trustees, to Peter J. and Ellen Lyman, lot A, square 256, \$10.

(Continued on Seventh Page.)

BUILDERS SELLING MANY HOUSES IN EASTERN SECTION

Middaugh & Shannon About to Begin Erection of Forty-three Dwellings.

Out of 100 houses started last fall by Middaugh & Shannon, builders in five separate building operations, fifty-six have been sold, seventeen of them from plans and sample houses.

These builders are about to start the erection of forty-three houses of six and eight rooms at Tenth and I, Ninth and K, and on M street northeast. Seventeen of the proposed houses have been sold. This operation follows the completion of the sale of a similar operation of thirty-two houses at Tenth and K streets and at Fifteenth and E streets northeast.

NORTH CHEVY CHASE PROPERTY POPULAR

More Than 25,000 Square Feet Sold During Past Week.

Nearly 25,000 square feet of property has been sold this week in the subdivision of North Chevy Chase through the office of William H. Walker, agent for the property.

The sales made this week have been to home buyers, one purchaser buying 12,000 square feet on Connecticut avenue, upon which he will erect a residence to cost about \$4,500.

The Potomac Electric Power Company has finished the work of installing street lights, as well as providing lights for residences. A contract has been made with the Cranford Paying Company to lay cement sidewalks of the same standard as required by the District of Columbia.

Fire losses in the District during the month of March amounted to a total of \$18,647, covered by an insurance of \$1,342,235, according to the monthly report of Chief Wagner of the Fire Department, made public today.

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THIS Four-Story Building 905 7th St. N. W.

Suitable for Specialty Store or Furniture House

FOR RENT

For Term of Years to Responsible Tenant

Electric Elevator Light Metal Ceilings Concrete Cellar

Just completed and ready for occupancy.

Apply to GOLDENBERG'S Seventh and K Streets

CROSS, SICK, FEVERISH CHILDREN NEED GENTLE THOROUGH CASCARETS

Most of the ills of childhood are caused by a sour, disordered stomach, sluggish liver and constipated bowels.

Any child will gladly take Cascarets which act gently—never gripe or produce the slightest uneasiness—though cleanses the little one's system, sweetens the stomach and puts the liver and bowels in a pure, healthy condition.

Full directions for children and grown-ups in each package. Mothers can rest easy after giving this gentle thorough laxative which costs only 10 cents per box.



BUNGALOW, \$2,750 \$200 Down \$25 Monthly

Five rooms, modern bath, electric and gas lights, gas range, hot air heat, open fireplace, artistically papered, large front porch, rear porch, ceiling under entire building, lot 7x150—short walk to cars.

CLAUDE WARREN, RIVERDALE, MD.