

NEW RECORD MADE BY REALTY DEALS DURING LAST WEEK

Despite Unfavorable Conditions Brokers Are Most Successful.

SELLING FOR DAY PASSES OLD MARK

Forty-three Sales Reported as Result of Activity Yesterday Alone.

Record-breaking activity continued in local realty operations during the third week of May, which closed today. The year's record for a single day's selling, set last week at thirty-nine transactions, was exceeded yesterday, and a new mark of forty-three sales closed in one day established. This figure will be surpassed, the brokers expect, as the season's business develops under continued sunshine and warmer weather conditions.

It has taken almost superhuman efforts on the part of the brokers to keep the record of sales not only up to last year's standard, but ever to establish new records in the face of the rains and continued coolness. Suburban lot selling requires warm weather, and it is largely in this section that the brokers make the most sales in May and June. An increase of eleven sales is noted in a comparison of this week's business with the corresponding period of May, 1911. As to the volume of trading in the same two periods, the present week shows an advance of 117 lots over the number changing hands at this time last year. While evidencing a marked improvement over last year's activity, the record this week falls fifteen sales short of the previous days, and is fifty-seven behind in the total number of lots sold.

Three Good Days.

Although Friday was the banner day of the week, Monday and Thursday both show good returns. Thirty-five sales were closed on Monday and thirty-four Thursday. The closing of only twelve sales on one day of the week brought the average down, and incidentally affected the week's total. Included in the 173 sales closed this week were involved 247 lots and parcels of real estate.

The near-urban section took first place this week in the number of lots conveyed, with a total of 102. The outlying suburban sections ranked next, with ninety-four parcels transferred. Within the city proper the northwest equaled the activity in the three other sections, with seventy-five sales. The transfers in these latter sections were distributed as follows: Southeast, forty-five; northeast, seventeen; and southwest, thirteen.

The principal sale of the week in the business section in vogue premises 428 Seventh street northwest, purchased by Lansburgh & Bro. from Simon Oppenheimer, through Robert B. Mahorney. The property was conveyed first to Mahorney, and by him transferred to the corporation of Lansburgh & Bro. This property, a total of 100,000 square feet, 428 Seventh street northwest, which has been leased by the company, will be incorporated with the present business block controlled by the firm of Lansburgh.

Drop in Loans.

A drop of \$200,000 is seen in the loan market this week, as compared with the figures for the preceding six days. The exact figures this week are \$27,571.77, borrowed on the security of 34 lots at an average interest rate of 5 1/2 per cent. Straight loans are in the lead of the market, with an aggregate of \$250,302.28. The sum of all the notes given for deferred purchase money was \$198,669.49. The output of the building associations was \$78,000.

County property proves the most in demand as a basis of security this week. Loans to the extent of \$229,042 were made on land in this section. The northwest came next, with a total of \$29,536. The record of loans in the other sections is: Northeast, \$45,272.75; southeast, \$35,300; southwest, \$9,150.

UTAH SENATOR IS PURCHASER OF HOME

First Secretary of German Embassy To Build Residence Here.

Senator Sutherland, of Utah, has purchased a Washington home, and Irwin Laughlin, first secretary to the American Embassy at Berlin, has purchased a plot of ground on Meridian Hill, adjoining the large new residence of Henry White, former Ambassador to France, for the purpose, it is reported, of erecting another fine residence.

Senator Sutherland has purchased the new three-story residence at 2119 Le Roy place northwest for about \$25,000. The house and its neighbor, 2117, were recently built by Mrs. Anna Jenness Miller. Mrs. Miller occupies the house at 2117.

Van Orsdell Home Sold To Isadore Kaufman

Isadore Kaufman has purchased the former residence of Justice Van Orsdell, at the southwest corner of Ontario road and Euclid street northwest, and will occupy it as a home. The sale was made through the office of William H. Walker.

Residences and Old Office Building Which Figure in the Realty and Building News

FORMER RESIDENCE OF JUSTICE VAN ORSDELL, AT EUCLID STREET AND ONTARIO ROAD, PURCHASED BY ISADORE KAUFMAN. ROW OF HOUSES JUST COMPLETED ON THE NORTH SIDE OF QUEBEC STREET NORTHWEST, A PART OF THE PRINCETON HEIGHTS OPERATION.



Realty Transfers

Northwest.

K street northwest, between North Capitol and First streets—Margaret Eichhorn, to Herman K. Hohenstein, lot 78, square 421, \$10.

2025 Cambridge place northwest—Horatio N. Taplin et al., trustees, to George S. Collison, lot 53, square 1232, \$5,000.

1022 Ninth street northwest—Charles White, Jr., administrator, to Harry G. and Margaret E. Wilson, part original lot 9, square 570, \$5,000.

1523 Connecticut street northwest, 1620 Eighteenth street northwest, 1733 Pennsylvania avenue northwest and Takoma Park—Mary E. Redfern to Marie C. Redfern, trustee, original lot 8, square 190; lot 52, square 179; west one-half lot 4, square 186, and lots 23 and 24, block 21, Takoma Park, \$10.

Alley between Eighteenth and Nineteenth, L and M streets northwest—William H. Walker et al., trustees, to Lillian L. Moses, lot 72, square 140, \$10.

Vermont avenue and K street northwest—Redfield Proctor, Jr., et al. to Annie E. McQueen, lots 11, 12, 13, square 217, \$10.

Annie E. McQueen conveys same property to Harry Wardman and Thomas P. Bous, \$10.

1818 I street northwest—Beverly S. Randolph et al. to Robert W. Baker, original lot 21 and parcel adjoining in square 155, \$13,000.

1001 V street northwest—Paul V. Mitchell et al., trustees, to Charles E. Trilby, lot 1, square 444, \$2,000.

600 B street northwest—Emory H. Boley et al., trustees, to William H. Haney, lot 145, square 444, \$2,000.

740 Tenth street northwest—National Savings and Trust Company, committee, to Clara S. Hyatt, half interest in part original lots 10 and 11, square 345, \$10.

1264 Connecticut northwest—E. Olivia Johnson to United States Trust Company, lot 12, square 177, \$10.

1237 Ninth street northwest—Charles White, Jr., administrator, to Mamie H. Mohart, part lot 18, square 290, \$2,100.

Wisconsin avenue northwest, between K and M streets, Thirty-fifth street northwest, near R street and Eighth and N streets northwest—Helen M. Williams to T. Percy Myers, part lots 74, 75, square 1188; 809, square 8, of 1296, and lot 46, square 609, \$10. T. Percy Myers et ux. convey same property to Helen Mortimer Williams \$10.

1223 N street northwest—Walter Geer et ux. to Sallie S. Jennings, part original lots 4 and 6 and part lot A, square 290, \$10.

1222 and 1224 I street northwest—Levert M. Kelley et ux. to John C. Welch lots 19 and 20, square 285, \$10.

1730 Fifteenth street northwest—Isabelle A. R. McWade to David N. Rust, Jr., lot 201, square 192, \$10. David N. Rust, Jr., et ux. to Nicholas P. Adams same property, \$10.

119 G street northwest—Timothy Cavanaugh to Helen M. Cavanaugh, part lot 15, square 167, \$10.

1784 Oregon avenue northwest—John W. Lewis et ux. to Herbert P. Carlisle, lot 130, square 152, \$10.

1510 Eleventh street northwest—Edward L. Cooke et ux. to Ruth G. Davis, lot 65, square 296, \$10.

428 Seventh street northwest—Simon Oppenheimer et ux. to Robert B. Mahorney, part original lot 14, square 421, \$10.

1782 and 1784 T street northwest—Nannie M. Ross et al. to Nannie Maria Ross, lot 60, square 152, \$10. Same to Thelma M. Hansborough, lot 59, square 152, \$10.

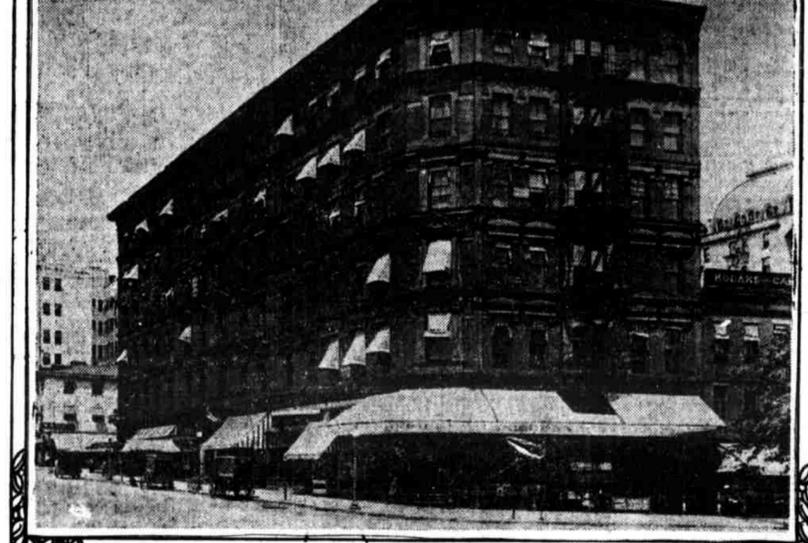
1529 Tenth street northwest—Herman H. Bergman to Harry V. and Eva R. Bouie, lot 75, square 337, \$10.

1469 S street northwest—Henry C. Eppoy, trustee, to Martha Lee, lot 47, square 207, \$10.

Wisconsin avenue extended—Gertrude E. Lewis et vir. Timothy L. to Charles R. Smith, lot 350, square 1800, \$10.

2415 to 2419 Dent place northwest—Chaplin Brown et al., trustees, to Charles Schafer and Albert Schulteis, trustees, lots 212, 213, 214, square 129, \$9,100.

2238 Thirty-fifth street northwest—G. Percy



THE CORCORAN OFFICE BUILDING AT PENNSYLVANIA AVENUE AND FIFTEENTH AND F STREETS NORTHWEST, WHICH IS TO BE REPLACED BY A MODERN HOTEL BUILDING.

McGhee et ux. to Vincent E. Kelly, part lot 280, square east of 1296, \$10.

2233 and 2240 Thirty-fifth street northwest—Vincent E. Kelly to Anna M. Moore, parts lot 280, square east of 1296, \$10.

620 S street northwest—Charles A. Hays et ux. to William B. and Clinton A. Mann, lot 76, square 382, \$10.

620 N street northwest—Charles White, Jr., administrator, to Harry Cohen, lot 74, square 445, \$10.

620 N street northwest—Harry Cohen et ux. to Samuel Cohen, half interest in lot 74, square 445, \$10.

Thirtieth street northwest, between P and Q streets—National Savings and Trust Company, trustee, to American Security and Trust Company, part lots 272 and 273, square 1269, \$5,000.

1237, 1241, and 1245 Thirtieth street northwest, between First and Second streets—Nellie A. Goodwin to John P. and Cicilia B. Pinkett, lot 138, square 585, \$10.

Florida avenue northwest, between Sixteenth and Seventeenth streets—Frank G. Fickling to M. May Curran, lots 67 and 68, square 174, \$10. M. May Curran conveys same property to Franklin T. Sanner, \$10.

428 Seventh street northwest—Robert E. Mahorney et ux. to Lansburgh Bro., part original lot 14, square 421, \$10.

R street northwest, near Thirty-second street—Franklin Insurance Company to William M. Beall, part of Tudor place in square 1281, \$10.

Twenty-first and F streets northwest—Minnie Sister to Charles Linkins, lot 196, square 104, \$10.

Seventeenth street northwest, between P and Q streets—T. Franklin Schneider to Annie Schneider, lot 297, square 154, \$10.

1218 H street northwest—Ada Arundel to Harriet S. Turner, part original lot 17, square 288, \$10.

227 and 231 H street northwest—Washington

Loan and Trust Company, trustee, to Nettie M. MacDougal, lots 23 and 30, square 562, \$10.

8 street northwest, between Seventeenth and Eighteenth streets—John C. Deichman et ux. to Claribel C. Smith, lot 87, square 153, \$10.

Ninth street northwest, between L and M streets—Frank I. Wood executor, to William S. Hutton, part original lot 6, square 491, \$10. George H. Taff et al. to same, another part of same lot, \$10.

154 Thirtieth street northwest, 606 South Carolina avenue southeast, and 1411 Thirtieth street northwest—Henry E. Matthews et al. to Henry S. Matthews, lot 130, square 1247; lot 24, square 816, and lot 216, square 1258, \$10.

1237, 1241, and 1245 Thirtieth street northwest, and 1794 to 1719 Thirtieth street northwest—Henry S. Matthews et al. to Ellen C. Matthews, lots 127, 129, 131, square 1247, and part lot 209, square 1278, \$10.

1238 Thirtieth street northwest, 1400 and 1413 Thirtieth street northwest, and 2193 O street northwest—Henry S. Matthews et al. to Lucy H. Mackall, lot 128, square 1247; lots 215 and 217, square 1253, and part original lots 98 and 100, square 1258, \$10.

Thirtieth street northwest, near Tunlaw road—International Realty and Development Company to Edward E. Hunter, lots 231 and 232, square 1291, \$10.

Southwest.

715 Second street southwest—Mildred Hunsicut to William J. Howard, Jr., lot 17, square 587, \$10. William J. Howard, Jr., conveys same property to Mildred Hunsicut, for life, and Frank Johnson, remainder, \$10.

1231 Sixth street southwest—Joseph McLaugh-

lin to John J. Madden, lot 42, square 675, \$10.

1125 Four-and-a-half street southwest—George W. Hunt et ux. to Henrietta Hunt, part original lot 1, square 601, \$10.

E street southwest, between Delaware avenue and South Capitol street—Abner H. Ferguson to Arthur C. Moses, lot 63, square 640, \$10.

Alley between O and P streets, Four-and-a-half street, and Delaware avenue southwest—District of Columbia to Washington Railway and Electric Company, all of alleys in square 647, \$5,574.96.

Southeast.

1225 New Jersey avenue southeast—Robert S. MacKinnon et ux. to Mary A. T. Lane, lot 56, square 741, \$10.

G street southeast, between Sixth and Seventh streets—Isadore Kaufman et ux. to Louis H. Dunsmuir, part original lot 4, square 571, \$10.

240 First street southeast—Ester A. Keyser to Grace E. Cost, lot B, square 725, \$10.

Rear of Second street southeast, between B and C streets—Cotter T. Bride to Helena J. Butler, lot 69, square 725, \$10.

304 North Carolina avenue southeast—Charles A. Tupper et ux. to James B. Archer and Charles F. Diers, trustees, part lot 2, square 921, \$10. James B. Archer et al. to Joseph F. Bixler, same property, \$10.

314 A street southeast—Alphonse C. Hammer

(Continued on Page Seventeen.)

PURCHASES HOUSE OVERLOOKING HOME OF COUNTRY CLUB

James L. Parsons, Jr., Buys Detached Residence From Mrs. Minnie Simpson.

James L. Parsons, Jr., has purchased from Mrs. Minnie H. Simpson the large detached, pebble-dashed residence near Chevy Chase lake, overlooking the grounds of the Columbia Country Club. The house stands on a hill and is surrounded by half an acre of ground. The price was about \$12,000. The sale was made through the office of Thomas J. Fisher & Co., Inc. They also report a number of other sales.

C. Elton James has purchased a frontage of seventy-five feet on the south side of Grafton street, in section 2, Chevy Chase, and will commence the construction of a residence on the site at once. This sale was made in connection with I. E. Shoemaker. Charles E. Nyman has purchased a sixty-foot frontage on the north side of Ingomar street, adjoining his home on the west.

Three sales of city property are also reported by the Fisher Company. For Lewis E. Breuninger they have sold the new dwelling at 1751 Lamont street northwest. Commander John David Robnett, U. S. N., has purchased from Mrs. Justina R. Hill the residence at 1728 Q street northwest and will occupy it. Henry Corbin has purchased from Mrs. Mary E. Albinson the property at 1335 T street northwest for about \$5,000.

Simpson Purchases Lodge at Fairlawn

George T. Simpson, of Congress Heights, has purchased the keeper's lodge of Fairlawn, the building used by Oscar C. Brothers, Jr., as his Fairlawn subdivision. The office will be retained in the building. Mr. Brothers reports today that Thomas P. Faxan and William J. Young will build residences on S street, between Fourteenth and Fifteenth streets, Fairlawn, and that lots in the subdivision have just been sold to W. G. Hamrick, J. Ryan, J. L. O'Beirne, L. Norman Hollowell, Charles Shaugnessy, T. J. Martin, Jr., Otto C. Hase, and W. D. Williams. H. S. Urban has completed four residences on S street between Thirteenth and Fourteenth streets.

OLD LANDMARK TO FALL IN PASSING OF CORCORAN BUILDING

Real Estate Circles Stirred by Deals Involving Old Structure.

Interest in real estate circles was stirred this week by the announcement that plans had been practically concluded to replace the old Corcoran Building with a modern commercial hotel to cost about \$2,500,000. Final details are expected to be arranged at a meeting of those interested on Monday.

With the passing of the Corcoran Building another landmark of old Washington and one long identified with the well-known Corcoran family of this city will disappear. On June 1 the old Arlington is to be started on its way to destruction. This building was owned by the same member of the family, William Corcoran Esquire, as the Corcoran Building. Two other monuments to William W. Corcoran, however, will remain, the Corcoran Gallery of Art and the Louise Home.

The Corcoran office building was erected about thirty years ago and is one of the oldest office buildings of the city. It is still occupied, on its upper floors, by offices, but has long since fallen behind the procession of modern office buildings in Washington. It is now regarded by its owner and those interested with him in the construction of the proposed hotel as an ideal site for a modern commercial hotel. It is not to be of the expensive character planned for the new Arlington, but is designed rather for a high-grade commercial house.

The main cafe and the outdoor dining room will look out over the new park to be created out of the square now occupied by Chase's old theater and other buildings, and across toward the three new department buildings to be erected on the four squares to the south, while the south front of the Treasury, the Sherman statue and the White House grounds will complete the vista. This will also be the outlook from the sleeping rooms of the Fifteenth street and Pennsylvania avenue sides.

BRISK DEMAND FOR WARDMAN'S HOUSES

Average of One Each Day Sold Since They Were Placed On Market.

Brisk demand for the new houses which Harry Wardman is building in the square bounded by Sherman avenue, Columbia road and Harvard streets northwest, is shown by the record of sales for the past two weeks during which the houses have been on the market. Shannon & Luchs report today that fourteen of the houses have been sold in that time, or an average of one a day. In this operation Mr. Wardman is building 112 two-story, six-room houses of colonial design.

Massachusetts Avenue Heights

"The Best Buy in Washington"



THOMAS J. FISHER & CO., Inc.

General Sales Agent

American Security and Trust Co., Amos H. Plumb, Trustees.



HOMES INVESTMENTS

Price, \$2,650 \$300 Cash \$24.34 Monthly (Includes All Interest)

Have Tenants to Rent at \$20.50 Per Month \$15.00 Per Month Applies on Principal Nos. 713 to 727 Kentucky Ave. S. E. at 15th St. and Pa. Ave.

Now Ready for Occupancy One Sold Before Completion

Two-story pressed brick dwelling with colonial porch full width of house. Six bright rooms. Tiled bath with stationary wash basin, nickel fixtures, mirror medicine cabinet, etc. Handsome gas fixtures with electric lighting attachment. Dome fixture with pilot burner in dining room. Mirror door and attractive mantel in parlor. Glass door dresser and window refrigerator in kitchen. Enameled sink. Coaj range. High-class hardware and decorations. Hardwood stairway. Transoms to bedroom doors. Large front and rear yard. Lots 80 to 105 feet deep to 15 ft. alley. Eastern exposure.

Kentucky Avenue is not a short street, but a boulevard 120 feet wide with 30 feet of parking and cement sidewalk 9 feet wide. It leads direct to Lincoln Park, a few blocks north of these houses, where it connects with East Capitol Street and Massachusetts Avenue, making direct route to the Capitol, Library, and Union Station.

OPEN AND LIGHTED UNTIL 9 P. M.

Realty Broker JOSEPH I. WELLER 602 F St. N. W.