

OWN YOUR OWN HOME

FINE HOMES SOLD BY BOSS & PHELPS

Col. LaFoon M. Fuller sold his home at 1818 Nineteenth street during the past week to Helen M. H. Riley, who will occupy it as a home. The sale was made through the real estate firm of Boss & Phelps. The house contains twelve rooms and three baths, hot water heat, electric lights and all modern improvements.

The same firm sold for Martha B. Eaton the attractive home at 3313 Ross place in Cleveland Park. Col. Harold E. Hartney, of Canada. The house is detached of the semi-bungalow type, and it contains seven rooms and two baths. It is complete with electric lights, hot water heat and all modern improvements. The yard is attractive with numerous shade trees.

Margaret E. Poole sold the home at 1906 Hobart street to Frank L. Shimmy. This is a three-story Colonial brick house of ten rooms and two baths. Electric lights, hot water heat and parquet floors are features. This house is one of the square built a few years ago by L. E. Breuninger.

A Cleveland Park home at 3197 Thirty-fourth street was purchased by James W. Carmalt. This is one of the new houses recently completed by Boss & Phelps. It is built of frame and contains ten rooms and three baths. Vapor heat and electric lights are features.

One of the new houses in Chevy Chase, recently built by Boss & Phelps, located at 1533 Forty-first street, was sold to Margaret E. Poole. This is one of the two-story and attic, eight-room houses having two baths, vapor heat, electric lights, oak floors and large porches. The purchaser will occupy it as her home.

HOWENSTEIN BUILDING FIFTY MODERN HOUSES

Over fifty homes of the popular two-story design are now under course of construction by the H. R. Howenstein Company. The homes are being built in the section along North Capitol street that has been so extensively developed by this company.

Many of the houses were sold before they were completed. The purchaser of one of the houses reports a complete modern home at a reasonable cost. The houses are all being sold through the Howenstein company.

SHORTAGE OF HOUSING FACILITIES ACUTE NOW AS EVER

"No Room at the Inn"

By RONALD S. O'NEILL

The letter written yesterday by the Rev. L. M. Powers, pastor of the Church of Our Father, asking permission of the Park Commissioners to pitch his tent in beautiful Rock Creek Park because he has been unable to find housing accommodations in Washington for his family is indeed a sad commentary on the hospitality, the humanity, yes the very patriotism of the District of Columbia.

Mindful of the fate of the Master whose gospel he preaches, for whom there was no room at the inn, the Reverend Mr. Powers philosophically accepts Washington as he finds it and sets about to make the best of things.

But there are many men and women who lack the courage of the minister. Thousands of others have been unable to find living accommodations here. Some were forced to remain awhile for economic reasons; others returned to their former homes immediately; all will quit the city as soon as duty or economy will permit.

A splendid opportunity is gradually slipping from Washington's grasp. Over a hundred thousand people were attracted to this city during the days of the war. The city's population increased overnight. These people could have been retained here—they can yet be kept here—if proper living accommodations can be furnished them at a reasonable price.

It is probably true that there is not a single house or apartment for rent in Washington today at a price that can be afforded by the family of moderate income. So long as this condition exists there can be no enduring progress here.

Other cities, far less wealthy than Washington, have created great building funds with which to supply homes and apartments for their new residents. This, or another plan, should be followed here. Something must be done to remedy the situation or there will not live in the heart of any one of the hundred thousand newcomers to Washington any desire but the firm purpose to quit the city at the earliest opportunity.

Only contented citizens are an asset to their city and men will not long remain content when they are compelled to sleep in the public parks.

J. F. MAURY SELLS BEAUTIFUL HOMES

The handsome brown brick residence at 1523 Sixteenth street was sold last week through the real estate office of John F. Maury for James E. Granberry to a local purchaser for a consideration that was rumored to have been in the neighborhood of \$40,000.

The house contains fourteen rooms and six baths, and is completely modern in every particular. The purchaser will hold it as an investment.

Other homes sold recently by Mr. Maury include an eleven-room English basement house at 2154 Florida avenue, which was sold to an out-of-town purchaser for \$28,000. The house has three baths and a garage. It was formerly owned by William D. Campbell.

A Cleveland Park home at 3404 Mason street was sold for Dorothy and Minnie Roper for a consideration of \$18,000. It is a stucco residence of ten rooms, two baths and a garage.

An attractive hollow tile house of ten rooms, three baths, at No. 1 Lealand street, Chevy Chase, Md., was sold for R. W. Geare for a consideration of \$16,500. Other properties sold recently by Mr. Maury include a six-room dwelling at 306 Elm street, Chevy Chase, Md., and 2529 Thirtieth street northwest, for \$12,500. The Chevy Chase home contains eight rooms and a tiled bath and was sold for George Walker, while the latter contains ten rooms and two baths, and was sold for R. J. Whitford.

WE BEG TO ADVISE YOU—

Real Estate Editor, Washington Times:—

Can you tell me the difference as concerns our respective rights if I purchase in my own name, in my wife's name or in our joint names? Which manner of purchase is the more advisable? C. R. K.

If you own property in your own name it is liable to execution and sale to satisfy your debts, subject only to your wife's dower interest therein. Property owned exclusively by your wife is not liable for sale to satisfy your personal obligations. You have an interest in it at her death, but her heirs likewise share in it. Property that is owned in the joint name of the husband and wife is owned in entirety, and at the death of either party title passes to the survivor. The greater amount of property purchased by a family for a home is usually bought in the joint names of husband and wife.

Real Estate Editor, Washington Times:—

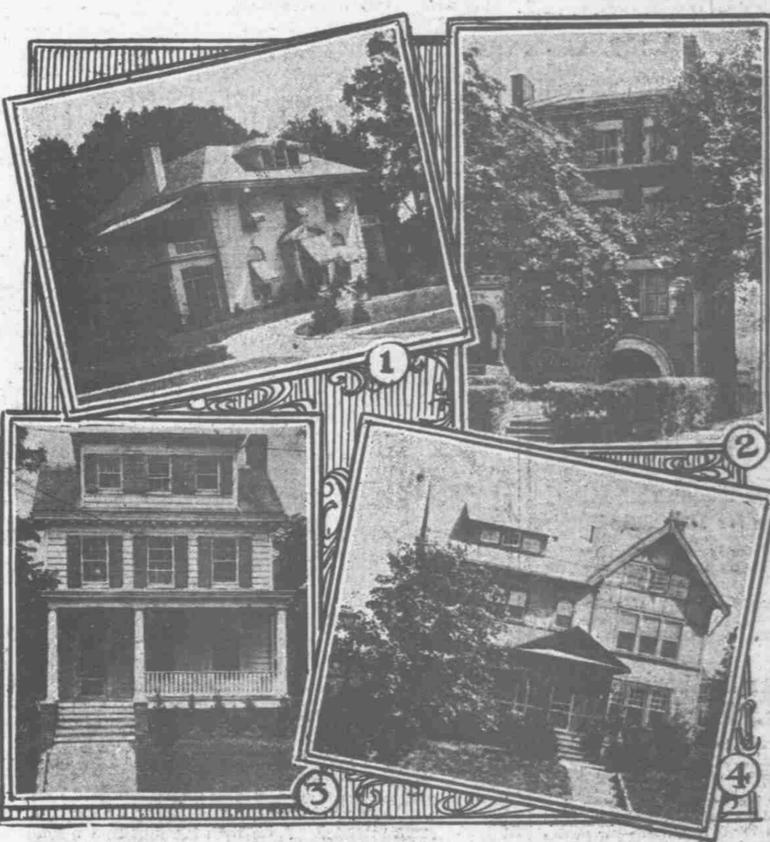
Will the act now under consideration by Congress automatically repeal the Sausbury Act, as I have been informed, or will the Sausbury Act still provide protection for us until a day after June is declared? A. J.

In its present form the act concerning rents before Congress does not repeal the Sausbury act, and the latter will afford you protection until it becomes inoperative. The present act is intended to supplement the Sausbury act and to take its place when that act is no longer in existence.

ATTENTION!

Questions concerning realty, and rights of landlords and tenants will be cheerfully answered, without cost, by the Real Estate Editor of the Washington Times. It is not our intention to take the place of your lawyer. If from the statement of your case we believe you should have personal legal advice you will be frank to so advise. In your mind concerning leases, purchases, estates, or any similar matter you are invited to send a COMPLETE statement of your problem to us. Address your letter to: Real Estate Editor, The Washington Times. Your name and address must be signed as an evidence of good faith, but we will not print it, if you so specify.

Washington Homes Placed On Market Last Week



Four houses listed with the John F. Maury real estate firm are indicative of the class of structures now available here. This firm, which specializes in the better built, substantial class of houses, reports an undiminished demand for the types of houses pictured above.

SHANNON & LUCHS SELL KERR HOME

The magnificent home of Alexander H. Kerr on Sixteenth street, just south of Scott Circle, was sold recently by Shannon & Luchs to Mr. John D. O'Connor, who will occupy it as his home.

The house contains about twenty rooms and four baths. It has a large frontage on Sixteenth street and has just been thoroughly renovated and remodeled. The purchase price was \$35,000.

Shannon & Luchs also report the sale of two of their newly completed houses on Buchanan street, just east of Georgia avenue. The houses were purchased by L. D. Gaskill and James W. Webb, both of whom will occupy their houses.

These homes were built by Charles J. Walker, a local builder. They contain eight rooms and bath, hot-water heat, electric lights and wide front and rear porches.

TO CONVERT APARTMENT INTO OFFICE BUILDING

Plans are under way for the conversion of the Parkwood apartment at 1746 K street into a modern office building. The building will be fitted for the exclusive use of physicians and dentists.

A syndicate, headed by Allan E. Walker, owns the building which was recently purchased from Swartzell, Rheem & Hensley for a consideration of approximately \$400,000.

BUILDING EXAMPLE SET BY VA. CITY

While large cities are discussing the importance of promoting "own your own home" campaigns, it has remained for a small city to make a practical start that promises extensive results.

Big Stone Gap, Va., has notified the United States Department of Labor that it is co-operating in its own way in the Government's movement to stimulate building operations everywhere in the country. Big Stone Gap has a young men's club that meets once a week for the formulation of plans and the reporting of actual achievement.

At a conference in February, when there was \$12,000 in the treasury, a committee was appointed to list all available lots in Big Stone Gap, with prices quoted, so that the club might be able to show prospective buyers and builders suitable locations.

Since then there has been from week to week increased activity which has rapidly extended into a drive for general improvements of all sorts. Members have been added to the club and building has begun in a manner that is likely to greatly increase the percentage of home owners in the Virginia city.

BUY REAL ESTATE NOW

Realities from the Real Estate Offices

WILLIAM E. HILL has returned from his vacation.

JOE KEANE has been elected chairman of an executive committee of one to select fifty sites for the erection of the "HE-BLEW" Club, according to HARRY BOUC.

HARRY KITE, of Moore and Hill, is away on a two week's vacation.

WILLIAM H. SAUNDERS has returned from a motor trip through Maryland. He purchased Maryland tags for his machine en route.

GOLDEN RULE is looking around for larger office rooms—his business prospering.

LEROY GADDIS, of Allan E. Walker and Company, reports a decided increase in realty business during the past week.

L. G. SCHROEDER has returned from a short vacation at the seashore.

ERNEST HALL COOLIDGE has returned from a business trip to New York.

E. A. TREADWELL, formerly with John W. Thompson & Co., has opened a real estate office at 207 Southern building.



These firms and organizations I have been associated with: Thompson-Starrett Co., N. Y.; James Stewart Co., N. Y.; The J. G. White, Eng. Corp., N. Y.; Navy Dept. (U. S. N.); Bureau of Yards and Docks; construction of four dry docks at Charleston, S. C.; Norfolk, Va.; Mare Island, Calif.; and Bremerton, Wash.; exposition work at Jamestown Exposition, Norfolk, Va.; Alameda Exposition, Exposition, Seattle, Wash.; Panama-Pacific Exposition, San Francisco, Calif.; also spent seven years on reconstruction of San Francisco after earthquake and fire of 1906. During the war I was in charge of construction of campgrounds at 84 Boston, Mass.; northern New England; Fortress Monroe, Va.; and Charleston, S. C.

Thomas Butler
Consulting Architect and Civil Engineer
MUNSEY BUILDING
Room No. 609

LEADING REAL ESTATE DEALERS

John F. Donohoe & Sons, Inc.
Real Estate and Insurance
Lincoln 54
314 Pennsylvania Ave. S. E.

Gasch & Birge
Real Estate
1326 N. Y. Ave. Main 5130

LIST YOUR PROPERTIES FOR SALE HERE

We sell them quickly and to good advantage. We have many buyers who have large amounts of cash to invest immediately. It will be to your interest to talk with us at once about what we have for sale.



REAL ESTATE IS ACTIVE IN ALEXANDRIA COUNTY

The establishment by the Virginia Shipbuilding Corporation of a large shipyard on the waterfront of Alexandria, Va., has resulted in an enormous expansion of business in that city.

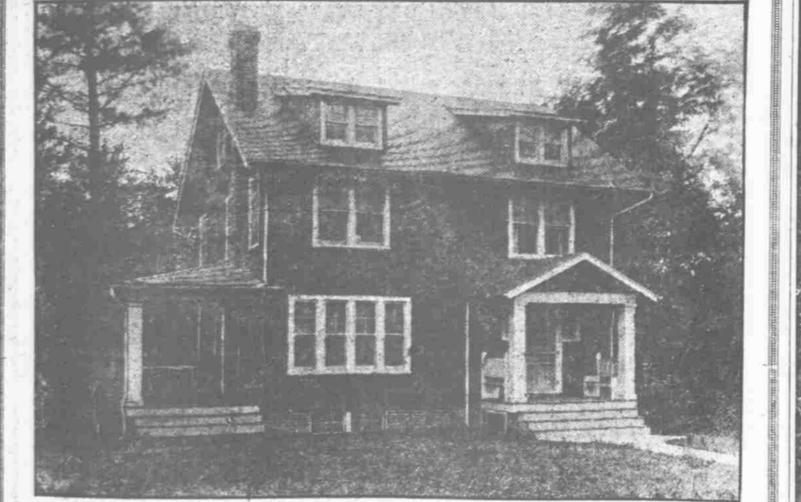
The corporation announces that it plans to build bridges for railroad tracks entering the yard. There has been invited to date by the corporation in the plant approximately \$6,000,000.

MEDICAL SOCIETY PLANS TO BUILD NEW STRUCTURE

The Medical Society of the District of Columbia is planning the erection of a new building on M street northwest, near Seventeenth street. It is hoped to begin construction within the next few months.

The structure will cost \$90,000, of which over \$50,000 already has been subscribed. This society is the official representative of the medical profession here and has a membership of 500.

Owner Leaving City Affords You the Opportunity of Getting Immediate Possession of This Very Attractive and Exceptionally Well Built Home, Situated Near the Fashionable CHEVY CHASE CLUB



Large Lot, 75x107

This house is practically BRAND-NEW, having been occupied only about 3 months. It was built by Simpson, who has built some of the finest homes in Chevy Chase. This home contains 8 rooms, tiled bath, attic over entire house, hot-water heat, slate roof and every modern convenience, including screens, in the rear yard is a grove of fine trees. Large side porch.

JOHN F. MAURY
Rooms 1135-1155 Munsey Bldg. Exclusive Agent Phone Main 8416

Homes You Can Own and Pay for Without Burden in Congress Heights Manor

Congress Heights Manor

We will build a modern and attractive five-room Bungalow Home ready for occupancy in fifty days for \$3,400.00, including one-fourth acre of land, on liberal terms.

Material has been bought and a large number of small homes will be built at once.

In designing these homes we have eliminated expensive features of the common house and the result is better homes at less cost.

In the country, in the city, with water and electric lights, sidewalks and other improvements will be made. Less than thirty minutes from Capitol.

No development in recent years has given home lovers such wonderful opportunities for homes.

One-fourth and one acre tracts of rich, productive land may be had at lot prices.

From this high ridge you have a beautiful view of the river, city, and surrounding country.

Congress Heights Manor is one mile from the end of Congress Heights car line on Geisboro Road. Our autos will meet cars Saturday afternoon and Sunday all day.

We also have acreage and are building a number of homes near Clarendon, Va.

CONGRESS HEIGHTS MANOR CO.
704 Colorado Bldg., Washington, D. C. Phone M. 7122

Washington's Best Residences Exclusive

If this does not cover your wants, do not hesitate to call on us, as we have a very complete list of homes anywhere from \$4,500 to \$35,000.

- \$75,000**
On Sheridan Circle, a beautiful modern English basement residence, just being completed; 12 rooms and 3 baths; garage; electric lights and hot-water heat; house is surrounded by homes ranging in price from \$40,000 to \$50,000.
- \$11,000**
Chevy Chase, D. C., a detached stucco and hollow-tile house containing 7 rooms, bath, toilet, room for garage; electric lights and hot-water heat; close to car line and school; immediate possession.
- \$15,000**
A comfortable downtown home available at once; contains 5 rooms and 3 baths, electric lights; in excellent condition; can be bought furnished also at \$20,000.
- \$17,500**
In Cleveland Park, one of the most attractive detached homes in this beautiful suburb; contains 12 rooms and 3 baths; hardwood floors, electric lights and hot-water heat; double garage; large lot.
- \$15,000**
Close to 19th and Columbia road; a most attractive home; 12 rooms and 3 baths; all modern improvements; garage, porches and other conveniences; immediate possession.
- \$14,000**
Close to 18th and Columbia road, a well-built and comfortable home with 12 rooms and 3 baths; upstairs kitchen and all modern improvements; room for garage; possession.
- \$45,000**
A beautiful detached home in a most exclusive residential section, with 14 rooms and 4 baths; entirely modern in every respect and in excellent condition; possession.
- \$40,000**
A downtown residence on the most exclusive part of New Hampshire avenue; house contains about 16 rooms; this property could not be duplicated for \$65,000; immediate possession.
- \$10,500**
Saul's Addition, an attractive detached semi-bungalow, contains 7 rooms, bath and toilet; lot 50x120; hot-water heat and electric light; all modern improvements; immediate possession.
- \$23,500**
On Bancroft place, a real bargain in a beautiful 12-room and 4-bath English basement home; entirely modern throughout and in excellent condition; immediate possession.
- \$22,000**
A beautiful 10-room and three-bath house, with sleeping porches and large rear yard; every modern convenience; room for garage; immediate possession.
- \$30,000**
A large corner residence near Scott Circle, with 20 rooms and 7 baths; steam heat and electric light; suitable for high-grade boarding house; at a bargain figure.

HARRY WARDMAN Sales Dept. 1430 K Street N. W. Phone M. 4190