

# BUILDING JUMPS 73 PER CENT IN SINGLE MONTH

### Contracts Let in February in 27 Northeastern States Amount to \$177,365,000.

February construction activity was 73 per cent greater in volume than it was in the corresponding month of last year, according to the F. W. Dodge Company. The total amount of contracts awarded last month in the twenty-seven Northeastern States of the country amounted to \$177,365,000, an increase of 73 per cent over January, and the second largest February total on the Dodge Company's record.

A significant feature of the February construction record is the increase in building over January. The increase in square feet of space contracted for was 30 per cent, and the increase in total cost was 65 per cent. February business amounted to \$39,180,000, or 22 per cent of the month's total, an unusually high percentage for this class, which was exceeded only by residential building, amounting to \$75,703,000, or 43 per cent of the total. Public works and utilities took third place, amounting to \$21,183,000, or 12 per cent of the total.

The accumulated volume of construction since the first of the year has been 60 per cent greater than in the first two months of last year. Contemplated new work reported in the first two months has amounted to over eight hundred million dollars, more than double the amount of work placed under contract in the same period.

#### New England.

Contracts awarded in the New England states during January amounted to \$15,823,000. This was more than double the amount for February of last year, and only 2 per cent under January of this year. It is the second largest February total on record for this district.

Among the items included in the February, 1922, total were the following: \$7,115,000, or 45 per cent, for business buildings; \$4,463,000, or 29 per cent, for residential buildings; \$1,599,000, or 10 per cent, for educational buildings; \$1,041,000, or 4 per cent, for industrial buildings.

#### New York State and Jersey.

February building contracts in New York State and Northern New Jersey amounted to \$59,325,000, the largest recorded February total for the district. This figure shows an increase of 9 per cent over that for the previous month and is two and a half times the figure for February, 1921.

The February, 1922, total included: \$33,374,000, or 56 per cent, for residential buildings; \$10,117,000, or 17 per cent, for business buildings; and \$2,851,000, or 5 per cent, for industrial buildings.

#### Middle Atlantic States.

February building contracts in the Middle Atlantic States (Eastern Pennsylvania, Southern New Jersey, Delaware, Maryland, District of Columbia, and the Carolinas) amounted to \$27,387,000, an increase of 13 per cent over January and of 67 per cent over the corresponding month of last year.

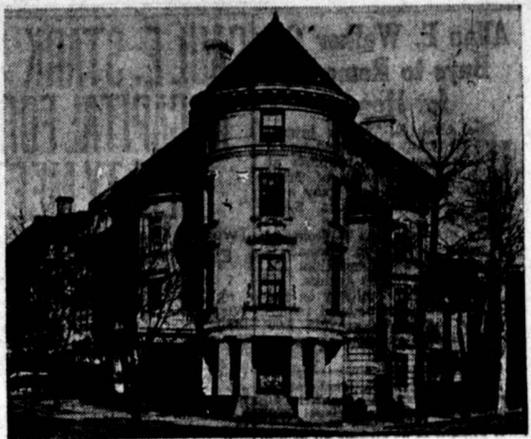
Included in the February total were: \$15,537,000, or 46 per cent, for residential buildings; \$4,937,000, or 18 per cent, for business buildings; \$3,590,000, or 13 per cent, for public works and utilities; and \$3,268,000, or 12 per cent, for hospitals and institutions.

Contemplated new work reported during the month amounted to \$62,043,000, more than double the amount of contracts awarded.

#### Pittsburgh District.

Contracts awarded during February in western Pennsylvania, West Virginia, Ohio, Kentucky, and Tennessee amounted to \$24,881,000. Al-

## MASS. AVE. HOUSE TO BE AUCTIONEED



Bryan L. Kennelly, Inc., of New York city, will offer beautiful dwelling, 213 Massachusetts avenue, for sale at auction at noon March 18.

though this is 4 per cent under the January figure, it is 22 per cent ahead of the figure for February, 1921. This February total for this district was exceeded only once before, in February, 1920.

Included in last month's total \$8,044,000, or 32 per cent, for business buildings; \$6,703,000, or 27 per cent, for residential buildings; \$3,258,000, or 14 per cent, for public works and utilities, and \$3,098,000, or 8 per cent, for industrial buildings.

Contemplated new work reported during the month amounted to \$46,813,000, nearly double the amount of contracts awarded.

#### The Central West.

February building contracts in the central West (comprising Illinois, Indiana, Iowa, Wisconsin, Michigan, Missouri, and portions of Eastern Kansas and Nebraska) amounted to \$45,258,000 an increase of 8 per cent over January, and of 30 per cent over February of last year.

The February, 1922, total included: \$12,732,000, or 28 per cent, for residential buildings; \$9,777,000, or 22 per cent, for public work and utilities; \$9,525,000, or 21 per cent, for business buildings, and \$13,110,000, or 12 per cent, for educational buildings.

Contemplated new work reported for this district in February amounted to \$17,569,000, which is considerably more than double the amount of contracts awarded.

#### The Northwest.

February building contracts in Minnesota, the Dakotas, and northern Michigan, amounted to \$4,886,000, an increase of 60 per cent over the January figure and of 62 per cent over February, 1921. It was the second largest February total recorded.

Last month's figures included: \$1,853,000, or 38 per cent, for educational buildings; \$1,108,000, or 23 per cent, for public works and utilities, and \$995,000, or 18 per cent, for residential buildings.

#### Hoskinson to Move.

G. P. Hoskinson, who has conducted a dry goods store for many years on M street, near Wisconsin avenue, has leased the new store building at 1221 Wisconsin avenue, through the office of J. Leo Kolb and will move in a few days.

#### Appointed Notary.

President Harding has just appointed Miss Ruth L. Newman a notary public for the District of Columbia. Miss Newman is settlement clerk in the office of Boss & Phelps.

## TEN NEW HOMES TO BE BUILT BY SHANNON FIRM

### Twenty-four Other Permits Granted to Builders During Week.

A permit was obtained this week by Shannon Locks to build ten two-story frame dwellings, at 1240-58 Kennedy street, estimated cost to be \$115,000.

The following permits were also issued: M. W. Holder, to build one two-story frame dwelling, 1740 Varnum street northwest; estimated cost, \$10,000.

Dr. O. R. Sudler, to build eight two-story brick dwellings, 5600-5614 Eighth street; estimated cost, \$35,000.

L. E. F. Prince, to build one two-story brick dwelling and store, 1512 I street northwest; estimated cost, \$8,000.

Dr. Reginald Walker, to build one two-story re-enforced concrete battery sales building, 1019 Nineteenth street northwest; estimated cost, \$20,000.

Clara W. Jacobs, to build two two-story frame dwellings, 4408-10 Gault place northeast; estimated cost, \$5,000.

D. D. Courtney, to build one two-story frame dwelling, 1023 Newton street northeast; estimated cost, \$7,200.

R. H. Sanford, to build ten two-story brick dwellings, 805-823 Buchanan street northwest; estimated cost, \$50,000.

E. B. Baggett, to build one two-story brick dwelling, 4210 Fourth street northwest; estimated cost, \$4,000.

H. Lewis Filmer, to erect one one and one-half story frame dwelling, estimated cost, \$4,500.

Frank Tomlinson, to build one two-story brick and stone dwelling, 2437 Fourteenth street northwest; estimated cost, \$5,500.

W. P. W. Smith, to build one one-story brick and concrete fireproof film exchange building, 1101 North Capitol street northeast; estimated cost, \$25,000.

J. E. Leaman, to build one two-story brick dwelling, 1853 Madison street northwest; estimated cost, \$9,000.

D. J. Dunigan, to build six brick private garages, 4216-26 Fourth street northwest; estimated cost, \$4,000.

Samuel Shapiro, to build seven two-story brick dwellings, 4005-17 Fourth street northwest; estimated cost, \$45,000.

Samuel Shapiro, to build four two-story brick dwellings, 408-14 Varnum street northwest; estimated cost, \$32,000.

Thrifty Building Company, to build eight two-story brick dwellings, 1736 E. Kenyon street; estimated cost, \$65,000.

D. J. Dunigan, to build seven two-story brick dwellings, 4216-23 Fourth street northwest; estimated cost, \$44,000.

Frank Kelly, to build one two-story frame dwelling, 3708 Ingotar street northwest; estimated cost, \$10,000.

D. J. Dunigan, to build one two-story brick dwelling, 4210 Fourth street northwest; estimated cost, \$8,500.

L. W. Groomes, to build one four-story brick apartment, 1739 I street northwest; estimated cost, \$80,000.

J. L. C. Company, to build one one and one-half story frame dwelling, 1314 Delofof place northwest; estimated cost, \$7,000.

E. D. Sage to build six two-story brick dwellings, 2523-52 Wisconsin avenue; estimated cost, \$30,000.

L. E. Brininger & Sons, to build one two-story brick dwellings; estimated cost, \$25,000.

J. C. Stiner, to build one two-story brick dwelling, 5601 Sixteenth street northwest; estimated cost, \$25,000.

#### SHAPIRO AND CAFRITZ BUY 3 LARGE TRACTS

J. Shapiro and Morris Cafritz this week obtained a large tract of ground at Ninth and Crittenden streets, which they intend to improve.

Mr. Cafritz also acquired the square from Fifth to Seventh streets on Longfellow, which will be improved with forty-two six-room and bath Colonial type dwellings to sell at popular prices.

Mr. Cafritz has also purchased several other large tracts of property in the vicinity of Rock Creek Park, which he expects to subdivide and improve with modern homes.

You will be surprised and amused over the "1922 Crop of Freak Laws" explained in The Washington Times Sunday morning.

## Joe C. Brown Sees Serious Building Situation

The office of Joe C. Brown reports the sale of the following properties:

1416 Thirty-sixth street northwest, James W. White to Charles Dillard.

1421 Florida avenue northwest, James Brown to John Curtis.

1415 Duncan street northeast, Mary Stubener to William H. Robinson.

22 street southeast, J. Edward Lewis to Frank Naas, 402-404-406-408 O street northwest, W. D. Sullivan to James M. Drysdale.

Mr. Brown says the housing situation, on account of the proposed alley eviction law, is fast becoming serious.

No homes are being built for colored and the demand will soon exceed the supply.

## BETTER TO BUY HOME THAN TO RENT FOR LIFE

### Reator Points Out Value of Going in Debt for Place To Live.

The most inconsistent argument in the world, according to Carlin G. Smith, emanates from the rent-payer.

"Citizens of the highest type and character are often found among rent-payers," said Smith.

"They would like to own a home, but don't like to tie themselves down to the responsibility of paying for it."

"It is obvious that this class of rent-payer has never stopped to consider what might happen if he falls behind in the rent. The result has always been worse for the delinquent rent-payer than for the delinquent home-owner."

"From the first dollar that is paid down on a house or a building lot an equity is established that never depreciates. That equity grows in value in proportion to the increased value of the house or lot."

"Rent receipts never increase in value. They are only good reminders of the folly of putting off from day to day the start toward owning a home."

"A strong horror of taxes seems to lurk in the minds of many rent-payers. They are afraid that they would rather pay rent and let the landlord worry about the taxes. As a matter of fact, however, the money they pay in rent will buy the landlord's house, pay his taxes and often give him a cash surplus."

"There is no one immune from paying taxes. They are certain and it doesn't matter whether we pay them directly or indirectly."

"No banker, business man, or financier ever considered the purchase of a home as a luxury or an extravagance. It is considered a mark of enterprise and reflects the character and citizenship value of the buyer."

"The buying of a home is a form of debt that should be welcomed by any man. We all expect to live many years. If we pay rent during our entire life-time we will have bought many homes."

"But the rent-payer will never have a title to one. The average rent-payer pays more in moving from house to house than the taxes would amount to on a small home."

"It is obvious that everybody doesn't know how easy it is today to buy a lot and build a home."

## REALTY CLASS HEARS TALK ON SUBDIVISIONS

### Robert E. Heaton Explains Method of Finishing Acreage Tract.

The development of subdivisions as a separate department of real estate was discussed before the real estate class of the Y. M. C. A. this week by Robert E. Heater.

The subject covering operation of bringing an acreage tract into a finished subdivision was explained by Mr. Heater pointed out that many people have the idea that suburban development consisted only of acquiring a tract of land, superficially marking out certain lots and streets and then going forth looking for victims.

It is an unprofitable proposition to attempt to market a subdivision that has not been carefully studied and scientifically laid out, Mr. Heater. The value of the acreage tract must be carefully measured, for a mistake in this instance would result in a losing proposition for the developer from the very beginning.

Factors that enter largely into the value, it was stated, are location, topography, surrounding conditions, accessibility to the city, transportation facilities, development requirements and the character and cost of improvements.

Another very important factor which is generally overlooked by the layman, is the quantity of land that has to be deducted from the gross area for dedication as streets and alleys. This has to be taken into account mathematically in order to determine the net land available for sale.

Subdivisions within the District of Columbia must now be laid out in conformity with the general scheme of streets that has been designated by the Highway Commission. The plan adopted by the commission has in mind fixing all permanent roadways for the purpose of uniformity as the city gradually develops.

At the next meeting of the class, the subject "Methods of Taxation" will be discussed by Mr. Wm. P. Richards, assessor of the District of Columbia.

## HOME BUYING IN SUBURBS TAKES LEAP FORWARD

### Minar Office Reports Good Business in Arlington and Fairfax.

Home buying in the Virginia suburbs has been unusually active in recent weeks in spite of the unfavorable weather. Ruby Lee Minar, who maintains a branch office at Lyon Park, Va., reports the sale of more than \$75,000 worth of homes in Arlington and Fairfax counties.

The demand for homes on the Virginia side is greater this year than at any other time since the war.

Among the latest sales through Mrs. Minar's office are the following:

Eugene C. Brokmeyer, a Washington attorney, sold his six-room house at Livingston Heights to Col. Michael M. McNamee, U. S. A., retired. Col. McNamee took immediate possession.

F. Leonard Sibley, who was recently transferred to Washington

from the Philadelphia office of Redmond & Co., bankers and brokers, purchased a nine-room home at Livingston Heights from Mrs. Annie Kephart. This and the Brokmeyer home are beautifully situated near the new Lee Highway, 400 feet above Washington.

John C. Campbell sold his five-room bungalow at 108 Spruce street, Clarendon, to Mrs. Laura Jarrett.

A five-room bungalow near Bailey's Crossroads, Fairfax county, owned by John A. Rhine was sold to Abraham Grob and Jacques Haeringer. This home has four acres of ground. Two houses in North Rosemont owned by Pickord and Porter were sold in conjunction with the F. C. Goodnow Company. Lee N. Hurst of Clarendon, bought 27 East Linden street and Charles F. Gammon, 41 East Linden street. These are six room houses with all improvements. Dr. S. S. Simpson, of Manassas Va., purchased an eight-room house at Peyton and Clyde streets, Del Ray, from Mrs. Annh Trice.

A five-room bungalow at 18 Milton avenue, Clarendon, was sold to Mrs. Ethyl E. Smith by Mrs. Liza B. Moncure.

Frank J. Benson, an Arlington country builder, sold a six-room house on Mt. Ida avenue, Del Ray, to S. C. Lyttle.

## AT BIRTH AND DEATH

We must depend upon someone. Before birth we cannot choose whom this shall be. Before death we may profitably do so.

Since 1850 this organization has respectfully and conscientiously executed the desires of Washingtonians.

### JOSEPH GAWLER'S SONS

INC. REALTORS

1750-1752 Penna. Ave.

Chapel-Cremations. Phone Main 5512-5513. Established 1850.



## A Huge Market Place Teeming With Bargains

If all the merchandise and all the traders represented by Times Want Ads today were assembled in one spot—hundreds of acres would be required for so stupendous a market place.

The Used Cars alone would occupy an enormous area, a great section would be reserved for the pianos, household furniture, and other sections for horses, dogs, chickens and countless other things.

Think of the enormous cash value of this great collection of property changing hands through Times Want Ads. Surely, the Times classified advertising pages represent a trading space almost impossible to estimate.

### Buy and Sell Through Times Want Ads

Phone Main 5260

## Attention, Real Estate Brokers and Owners of Colored Property

I have a large demand for colored property. I have a buyer for that piece of colored property you want to sell.

Do you want service?

### JOE C. BROWN

1317 F St. N. W.

"Homes for Sale to Colored"  
"Easy Payment Plan"

## Who Laths Last

puts his order in late, and consequently has to wait till the early birds get theirs. But the boys who get their building operations started early have the laugh on the tardy ones. Right now we have enough lath on hand to reach from here to Alathka, if laid end to end. But it isn't. It's all bundled up, ready for rush delivery.

### GALLIHER & HUGUELY

Sherman Ave. and W St. N.W.

North 486 LUMBER North 487

## MONEY TO LOAN ON REAL ESTATE

First and Second Trust Funds now available for real estate loans in the District. If you have the proper security I can make the loan desired.

Prompt, courteous service. Reasonable commission.

### CLARENCE F. WELCH

"Real Estate Loan Specialist"

717 14th St. N. W. Main 4289

## KENNELLY WILL PUT BIG HOUSE UNDER HAMMER

A sale that undoubtedly will attract wide attention, both in Washington and New York city, is the announcement by Bryan L. Kennelly, real estate broker and auctioneer, of 149 Broadway, New York city, of the absolute auction sale to be held on the premises at 12 o'clock Saturday, March 11, of the unusually attractive and desirable private dwelling at 211 Massachusetts avenue, located at the junction of Twenty-second street and Florida avenue, between Dupont and Sheridan circles.

The disposal of a private dwelling at auction is almost an unprecedented procedure in itself, and when a sale is to be conducted in Washington's most exclusive residential section, wherein a distinctive home can be bought at absolute auction for whatever it will bring, no doubt purchasers, intent on securing an establishment in this exclusive neighborhood, will bring inquiries from all sections of the country.

The residence in itself contains twenty-four rooms and six baths, a garage, the size of the plot is approximately 2,000 square feet. This attractive dwelling is constructed of Maryland granite, Indiana limestone and brick with terra cotta trimmings, with green tile roof, unusually attractive wrought iron doors and grills. The house has ten open fireplaces, hot water heat, electricity, gas and almost everything in the way of modern equipment. Unusual hardwood floors throughout.

One feature of the dwelling is the old ivory eggshell finished drawing room with crystal chandeliers and side lights; another is the electric automatic push-button elevator. In fact, there is nothing left to be desired by anyone looking for a well appointed residence. This dwelling can be bought either with furnishings or without attractive terms of 60 per cent of purchase price may remain on bond or mortgage for three to five years at 5 1/2 per cent. The residence is open for inspection now and with a caretaker to show one through the premises.

### Read What Mr. Maynor Says About Times Real Estate Advertising

Mount Rainier, Maryland, February 14, 1922:

The Washington Times, Munsey Building, Washington, D.C.

Gentlemen:

I wish to take this occasion to tell you of the results I am getting from the Washington Times advertising. As you doubtless know, I combine all my efforts to suburban property in and around Mt. Rainier. This means that to some extent only the circulation of the Washington Times, that goes directly to the people living in this vicinity, was due to move into a suburban home, is effective. And I find that I get as many inquiries from the Washington Times as I do from any other Washington paper, and that the inquiries are actually live prospects.

I attribute to a very large extent, these inquiries, to the way in which I advertise. If you will notice my ads, that wherever I have an exclusive listing I give a very detailed statement of the property listed, and I have found that this detailed statement not only brings people with a definite idea as to what they desire, but brings them as you might say, "Half sold." Let me offer you this slogan, "Washington Times for Quick Results."

Very truly yours,

Arthur Maynor

5607 2/15/22  
M. Raman

Mr. Maynor knows by dollar and cent expenditure that Times Want Ads bring Quick Results. They do for him—they will for you.

Phone Main 5260 for an Experienced Solicitor