

FLORIDA AVENUE A CHINESE WALL

City Has Few Outlets to the North.

NEED OF EXTENSION OF 14TH STREET

Capital Traction Line to Be Extended as Soon as Street is Graded—Recent Realty Transactions and Building Operations.

The bill for the extension of Fourteenth Street to Brightwood, introduced by Senator McMillan during the past week, again revives the big street extension problem of the District in half a dozen of its most interesting phases, and it has been a chief subject of discussion among the real estate men. As to the desirability of outlets for the city in the north there does not seem to be any difference of opinion. It is said that there is no other large city in the country with so few arteries to the outside world as Washington. Along the entire northern boundary Florida Avenue offers an almost impassable barrier, like a Chinese wall. During the past few years a number of openings have been cut in the wall, but it still stretches over long sections and forms a no-throughfare at the end of many city streets.

Between Seventh Street and Fourteenth Street there is Sherman Avenue, not in first-class condition by any means, and Thirteenth Street has been extended only a short way. A little farther out there is no street between Seventh Street extended, or Brightwood Avenue, and Flacy Branch Road, and nothing between that and the Lincoln Hill Road, and nothing between that and Columbia Heights. A street extended, away on the other side of Rock Creek Park.

Boulevards in Other Cities.

Outside New York, Chicago, and Baltimore great boulevards stretch for miles in every direction almost. The difference is very apparent to residents of other cities, and has been wondered at by many who have had the chance to see the suburbs of Washington as well as the congested streets of the city proper.

It is a noticeable fact that all of the street extensions that have been made in the northern suburbs have proven their value in a very short time. Fourteenth Street extended, for instance, has a big apartment house at the point where it ends and houses are being built all along it and is filled with handsome residences along its entire length. Thirteenth Street extended is built up in the same way quite to the end. It is not doubted that further extensions of both these streets would be followed immediately by immense building operations, not only in the immediate vicinity, but also in the sections which would be needed and would be filled as soon as they were erected.

The question as to the cost of securing the right of way for Fourteenth Street is a comparatively insignificant one. In this instance the property owners along the right of way have donated almost the entire necessary land. They have been owners of large tracts which would be benefited by the extension for the most part. Perhaps for this reason the old dispute between the Government and the District as to whether the Government shall pay half the cost of the extension has not been much under discussion. The cost will be almost immaterial.

Origin of Senator McMillan's Bill.

Mr. Blair Lee, who has been working for the extension of the street for the past two years, in the interests of Brightwood, chiefly, wrote a letter with reference to the bill to Chairman McMillan during the week that has not been printed heretofore. It was in response to this letter that Senator McMillan introduced the bill, which is practically the one advocated by Brightwood and the northern suburbs generally.

Mr. Lee said in part: "All the owners appear ready to donate the rights of way who can act justly, or who understand that their remaining land will be benefited by the donating. The enclosed bill is designed to secure these rights of way practically without cost to the District."

After referring to the progress made by him in securing agreements to donate at the time of the introduction of the bill for the same purpose last year, Mr. Lee said: "Since last year several property holders have seen fit to join in these donations; from the present termini of Fourteenth Street to within a short distance southwest of Brightwood, one and seven-tenths miles of its length, from Lydecker Avenue, is now ready for dedication with three exceptions."

Cost to District Almost Nothing.

Mr. Lee appends in tabular form a statement showing that in the first one and one-third miles of the length of the proposed extension 6,975 feet will be donated and only 875 feet will have to be condemned. He closes his letter by saying that the situation with regard to Fourteenth Street extended seems to offer unusual advantages to the District for securing the extension. His letter takes up the question of the extension of Thirteenth Street in the same way, though the land to be dedicated does not form so large a proportion of the whole as in the case of the first street referred to.

Mr. Lee is of opinion that the properties on Fourteenth Street extended which have not agreed to dedicate could be assessed for benefits, legitimately, to such an extent that the cost of the entire right of way would be practically nothing.

Capital Traction to Be Extended.

The Capital Traction Company proposes to extend its Fourteenth Street line immediately on the opening of the street. Its charter permits this extension to the District boundary without further act of Congress, and President Dunlop stated a day or two ago that the company would be glad to proceed with the work as soon as the street has been graded. This will probably be a matter of some interest to the residents of the Northern suburbs generally. The street will reach Brightwood only a quarter of a mile west of Brightwood Avenue. Two lines of rapid transit will thus be provided, that will very fairly answer the needs of the section.

Opinions of Those Interested.

Mr. Louis P. Shoemaker, who has been one of the most earnest advocates of the improvements of the suburbs, said of this proposed street extension yesterday: "There is already much enquiry for property in the section, and I know personally of many building plans that are only awaiting the extension. The improvement is not only a desirable one, the section is suffering for it."

Mr. Fulton R. Gordon, who is putting North Columbia Heights on the market, said: "The proposed street will be of great benefit to my property. Looking at the matter from the selfish point of view, I am naturally entirely in favor of the plan, and of its speedy consummation. But aside from my personal interest, I believe that the extension is one of the most needed in the District, that it should have been made long ago, and

that it will bring prosperity with it to a big section of country."

Mr. Henry, of B. H. Warner & Co., said: "The section is very badly cut for outlets and inlets. The great portion north of the city proper is crossed by one or two streets and one or two country roads, and, if the proper street extensions were made, it would be built up with millions of dollars worth of homes in a very short time. No other city has so few outlets as Washington, and no portion of Washington's suburbs is worse provided than this."

Mr. John F. Donohoe said yesterday of the real estate situation on Capitol Hill: "I have been in the business in this section for eighteen years, and except for the boom near Lincoln Park, in 1900, I have never seen any such activity as at present. The demand for medium class residences is excellent. The rental demand is much in excess of the supply, and, in fact, there are almost no desirable houses in the entire section. The apartment houses that are going up are filled as rapidly as they are completed."

Exchange Will Be a Success.

The meeting for the organization of the Real Estate Exchange adjourned from December 3 will be held at the Hotel Harten on Wednesday. Mr. William Corcoran Hill, the Chairman of the committee named to formulate a plan for the exchange, states that good progress has been made, and that the outlook is bright for its success.

One or two changes have been made in the committee as originally constituted. The gentlemen now at work on the plan are William Corcoran Hill, Chairman; Thomas E. Waggoner, Jesse L. Holtsell, George W. S. Smith, David Moore, Robert C. Rutherford, Charles J. Bell, James B. Wimer, and Edward S. Westcott. Messrs. Bell and Westcott take the places of Mr. Hill and Mr. Stellwagen.

Houses for Westminister Street.

Willard & Reed, the real estate brokers, will build a row of seven handsome homes on the south side of Westminister Street, near Ninth. Plans have been completed and the work of building will be begun early in the new year. The houses are similar in plan to those recently completed by the firm in the same section. Mr. Reed reports that their first houses have all been sold, and that there is a sufficient demand to assure them that they will be able to sell the second row of houses.

The grading of the streets and general improvements in North Columbia Heights are progressing rapidly, and Mr. Fulton R. Gordon reports that the property will be in condition for building inside of two months.

In Takoma Park.

Mr. Louis P. Shoemaker has sold to Lawrence W. Gary, of Takoma Park, an acre lot on Hillside Avenue, near Chestnut Avenue, Takoma. Mr. Gary has had plans completed for a residence on the property to cost \$15,000.

Mr. Shoemaker is having water main and sewer extended to the property from Chestnut Avenue. Mr. Shoemaker will himself build two or three houses in the vicinity in the near future.

Stone & Fairfax has sold, through Stone & Fairfax, during the past week, an entire row of houses on First Street, one fronting on the corner of S north-west. The corner lot was sold for \$4,000, and the others each for \$3,000. The purchasers were Charles A. Craft, Walter Atkinson, Amy L. Chapman, Lewis H. Lang, George Lautenslager, and Henry Austin.

Stone & Fairfax report that they have sold nineteen houses this month so far. Mr. Fairfax said yesterday: "The real estate business is better than it has ever been before. During our experience at least, there is every prospect that the coming spring will be an improvement on this winter, however."

The Annapolis Railway.

The sale of property at the corner of Fifteenth and H Streets northeast of the Washington and Annapolis Railway for a station at its Washington terminus, described in another part of The Times, will attract much attention among real estate men on account of the impetus that the building of the railway will undoubtedly give to the market in that vicinity. It is predicted that the Northeast section will see the beginning of much livelier times with the coming of the line and its city improvement.

A New Suburb.

A new suburb is soon to be opened on East Capitol Street extended, beyond the Eastern Branch. Marie V. Gehring, of Philadelphia, has purchased the tract known as Boyle property, comprising fifty-seven acres, and will plat it into acre lots. This addition to Washington will be known as Central Heights. This section is developing and improving rapidly. The property is finely located.

Meridian Hill Property Sold.

The McLaughlin Real Estate and Loan Company, in connection with Messrs. Pritch, Fox & Brown, real estate brokers, has sold for the estate of Joseph Casey, to John A. Mandle and George S. Hoer, trustees, lots 22, 23, 24, and 25, in block 2; lots 12, 13, 14, 15, and 16, in block 6; lot 32, in block 11, and lot 29, in block 14, in the subdivision of Meridian Hill, containing in all 101,527 square feet, and having cottages on Ontario Avenue, Superior Street and Central Avenue.

A lot has just been purchased by Col. J. B. Alexander, U. S. A., retired, through E. C. Beaumgard, real estate broker. It is on the west side of Connecticut Avenue, between Hillyer Place and H Street, and has a frontage of twenty-five feet and a depth of thirty-two feet. The price paid was about \$4 per square foot. It is the purpose of the new owner to erect on this site a residence for himself.

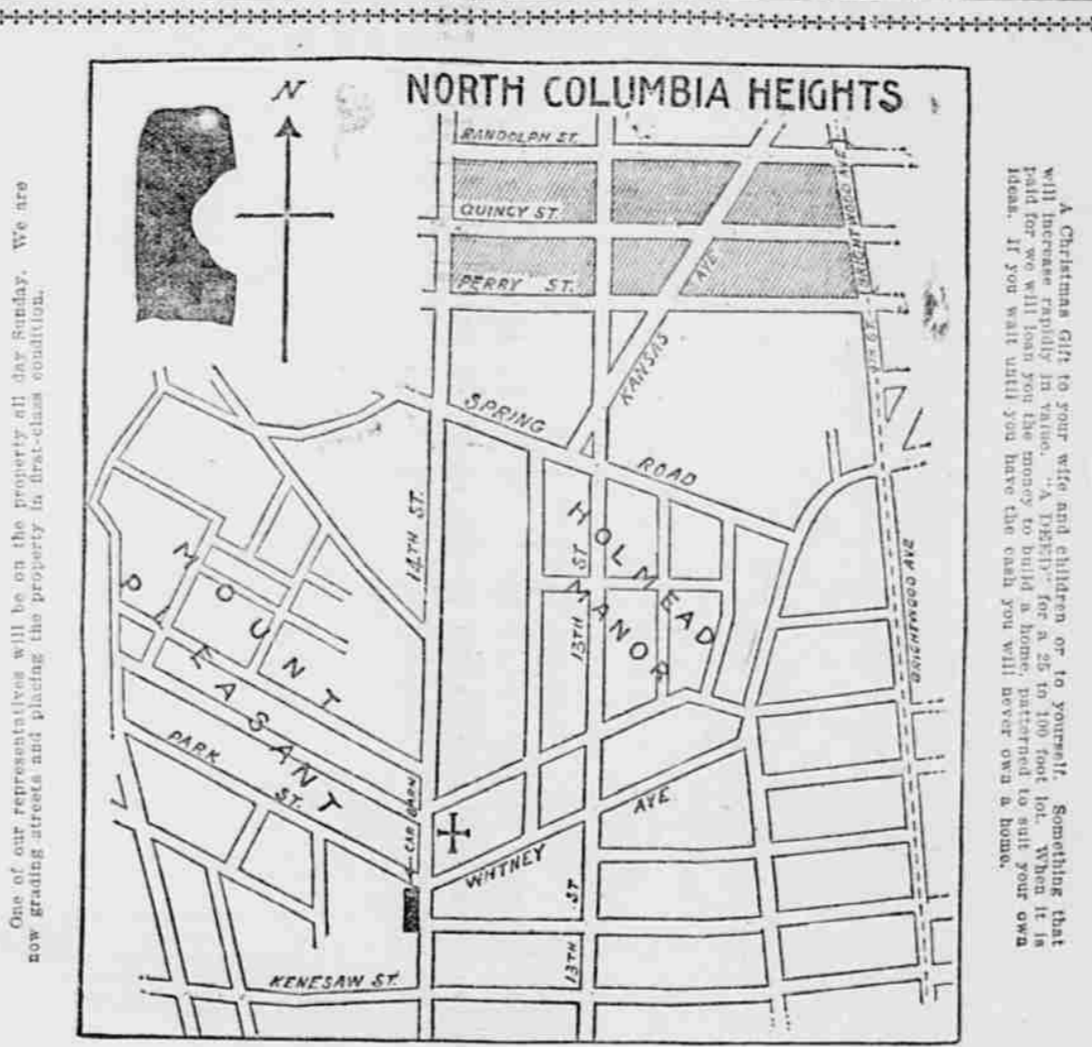
SOME FAMOUS SIGNATURES.

Odd Instances of English Usages Among Royalty.

For a long period subscribing a letter or a more important document was a very ceremonious affair, and we may be sure that many a lord or fair lady performed the task with as much labor and difficulty as John Poushman does now. Even Queen Elizabeth, who was an highly educated for her day as the modern young lady who is bracketed equal to the senior wrangler, evidently took her signature very seriously. It is impossible to look at that wonderful effort, with its stark and complicated calligraphy, without wondering how many minutes were required for its elaboration. The modern sovereign, who is sometimes compelled to sign his august autograph hundreds of times in a day, would be unable to do anything else but be endeavoring to emulate such mathematical precision.

By Elizabeth's time, English royal signatures had already taken their final modern form. Our medieval kings signed entirely in Latin, "Edwardus Rex" or "Henricus Rex," but by degrees this archaic form was dropped, the English name was used, and "Ed" gave way to its initial letter. This usage continued unchanged until, after the passage of the royal titles act, Queen Victoria adopted the form of "R. V. Regina et Imperatrix" to the intense disgust of the little Englanders of a generation ago. It is notable that the German Emperor puts his imperial dignity first—"Wilhelm, K. R." As a rule sovereigns sign documents at the top of the paper instead of at the foot, while the Kings of Spain still write the old formula, "Yo el Rey," I, the King.

Members of our own royal family, even when they are peers, sign their Christian name or names only, the Prince of Wales



The above plat illustrates the relative position of North Columbia Heights to Mount Pleasant, Holmead Manor, Thirteenth and Fourteenth Streets, etc.

Senate Bill to Extend 14th St.

A bill was introduced in the Senate this week to grade 14th St. from its present terminus to Brightwood. A similar bill will be introduced in a few days for 13th St. (The right of way for these two streets is nearly all secured.)

BOOM!

The assurance of this important improvement is booming real estate at North Columbia Heights. You must buy before it is too late! The extension of these great thoroughfares if you wish to receive the enormous increase in value that is sure to follow.

"BUILDING BOOM."

You can look for a great "BUILDING BOOM" along 13th and 14th Sts. as fast as they are graded, as these two streets are now built up in solid blocks for their present termini.

Only 150 Lots to Be Sold at 30 cents to 35 cents.

The Remaining Lots Reserved for \$1.50 to \$2.50 a Square Foot.

The fact that we offer 150 lots at 25 to 35 cents and reserve 50 lots for \$1.50 to \$2.50 a square foot will naturally raise the question in the minds of a good many persons why we do not reserve the entire subdivision for "city prices" and why should we sacrifice 150 lots at 25 to 35 cents a square foot? Our answer is that we cannot raise the value of our lots to "city prices" unless we invite the city to "spread out" over our property. When half of the lots are built upon with beautiful city houses, the reserved lots will be "city lots" and therefore worth "city prices" (\$1.50 to \$2.50 a square foot). What would be the value of the lots in Old Columbia Heights, Mount Pleasant, and Holmead Manor today if the owners had refused to sell or to invite the city to "spread out" on their respective subdivisions?

CHOICE LOTS AND CORNERS ARE GOING VERY FAST.

Act now or you will be unable to secure a lot from first hands, as they will all be sold in less than 60 days. Besides, the first buyer secures the choice locations.

Size of lots 25 to 100 feet front (not 17 feet front) by 75 to 150 feet deep to 15-foot alleys. Price 25 to 35 cents a square foot. Terms, \$50 to \$100 cash and \$15 to \$20 monthly on each lot, or one-third cash, balance one, two, and three years; 5 per cent out for new houses. Money loaned to build at the lowest rates of interest. Carriage furnished to see the property. Drop postal for new 10-page illustrated booklet, plat, etc.

FULTON R. GORDON, 704 14th St. N. W.

BROKERS, ATTENTION!

Phone Main 558-2.

WILLIAM CORCORAN HILL,

734 FIFTEENTH ST. N. W.

Improved and unimproved real estate for sale.
Furnished and unfurnished houses for rent.
Money to loan at lowest rate of interest.
Agent for the Royal Fire Insurance Company of Liverpool, England.
Telephone 343 Main.

\$3,850. **\$3,850.**

Columbia Heights.

A new up-to-date modern home on Columbia Heights for \$3,850; \$350 cash, and balance \$30 per month, including principal and interest. Only

\$3,850. **\$3,850.**

Apply to
Eugene E. Gaddis, Owner,
425 9th Street Northwest.

TRUSTEE'S SALE.

R. F. KNOX, Auctioneer.

TRUSTEE'S SALE OF TWO VALUABLE LOTS IN FORT MYER HEIGHTS, NEAR THE COUNTY COURT HOUSE.

By virtue of a deed of trust, recorded in Liber V. No. 4, folio 57, one of the land records of Alexandria County, Virginia, default having occurred in the payment of the note secured thereby, and at the request of the holder thereof, the undersigned trustee will offer for sale at public auction on the premises, on TUESDAY, DECEMBER SEVENTEEN (17), A. D. 1901, at THREE O'CLOCK P. M., the following desirable real estate in the County of Alexandria, State of Virginia, to wit: Lots numbered four (4) and five (5) in block numbered three (3) in the subdivision known as Columbia Heights.

Terms of sale: Three hundred dollars cash, balance in one and two years, at six per cent per annum, secured by trust deed on said property.

A deposit of \$50 required at time of sale. Terms to be complied with in ten days, or the property to be resold at risk and cost of the defaulting purchaser. (Conveyancing and recording at purchaser's expense.)

GEO. P. ROBINSON, Trustee,
204 14th St. N.W., Washington, D. C.
464,631,13,15,16

FOR THE TIME BEING always adding the initial "P" for prince, although George IV, when prince regent, affixed the cipher "P. R." to his name. Princess Louise, Duchess of Argyll, sometimes subscribes herself by her husband's title, like an ordinary peeress. The gallant and lamented young husband of Princess Beatrice used the less familiar form of "Henry of Battenberg." The Lord Protector of the Commonwealth was, after he received that title, "Oliver P." a signature strongly reminiscent of the style of the Prince of Wales. Unlike other sovereigns, the Pope adds their number to the Christ in name they assume upon their elevation.—London Standard.

MIDDAGH & SHANNON'S

Are the result of experience and study.

"THEY SELL FIRST."

We are now building for spring delivery

CORNER NORTH CAPITOL AND T STREETS

811

FIRST AND S STS. N. W.

FOR SALE.

A good investment. 30 per cent net. Two new flats near Lincoln Park; 4 rooms and bath each; porcelain tub and stationary washstand; lot 16x30 to 15-foot paved alley. Rent, \$25.

Price \$2,950.

H. R. HOWENSTEIN, 910 G St. N. W.

FOR SALE.

A home for what you can see now paying rent. \$100 cash and balance \$20 monthly, including interest. 10th St. no. 6 rooms and bath, brick; complete in every detail.

Price \$2,250.

H. R. HOWENSTEIN, 910 G St. N. W.

STORAGE.

STORAGE, 75 cents load. UNITED STATES STORAGE COMPANY, 430 10th St. N. W.

BIRDS, DOGS, ETC.

FOURTEENTH ST. Hospital for Animals; surgical and medical cases. Always open. Telephone 171-4 and 215 Fourteenth St. 429-3mo.

\$3,850. **\$3,850.**

Columbia Heights,

Near the beautiful residences of Mrs. John A. Logan, Justice Carlson, and the late Dr. Hammond. Not a cheap neighborhood, but amid the homes of the cultured and refined.

Harvard Street, between Ninth and Tenth Streets, Columbia Heights.

Take either Fourteenth or Ninth Street cars.

Apply to
Eugene E. Gaddis, Owner,
425 9th Street Northwest.

JOHN F. DONOHUE & SON,

308 EAST CAPITOL STREET. I

Local and Long-Distance Telephone, East 84.

We Handle Property in the Eastern Section Exclusively.

HOUSES FOR SALE.

A Street southeast, one block from Lincoln Park, a seven-room brick, all modern improvements, in perfect order. The house has been built within the last three years; could not be built for price asked today. Has hallway, cellar under entire house; all open plumbing. Will sacrifice for \$2,500. The cheapest house ever offered in eastern realty. Any reasonable terms accepted.

A six-room modern house; hallway; inside blinds; all open plumbing. Lot 16x37 to an alley; under good rental. A modern home in every detail. We have two left and can sell them for \$2,000; \$100 cash, balance on small monthly payments. Do you own your home? If not, this is a golden opportunity. Title good or no sale.

A seven-room frame, 26 feet from Lincoln Park, on Eleventh Street. Lot runs 100 feet deep to a 30-foot alley; room to build a stable; now under good rental. Will sacrifice for \$1,700. The ground is worth more than is asked for the whole thing.

A seven-room brick, with all modern improvements, situated on an improved street; has both hot and cold water; modern in every detail; lot 24x104; a genuine bargain. Price, \$1,500. Will make a comfortable home for anyone. Easy terms.

Tenth Street northeast, near B, a six-room modern house, cabinet mantels, nicely finished throughout; under good rental. Price, \$2,500. Any reasonable terms. No better home in Washington for the price asked.

We can quote you the lowest prices on any realty that is for sale in East Washington.

North Carolina Avenue southeast, an eight-room brick; rented at \$15 per month; in good order; lot is 100 feet deep. Price, \$1,000. Think it over, but don't take long if you want a bargain.

Two frames, rented at \$9 per month, on street, not in an alley, one square from Pennsylvania Avenue car line; in good order. Price, \$500 for the two. Buy them if you are looking for a bargain. Abstract within the last year, showing title good.

A five-room frame, with water and sewer; hydrant; running water closet in yard; now granite sidewalk; paved alley in rear; will make a comfortable home for anyone of moderate means. Will sell for \$500; \$100 cash, balance \$10 per month, including interest. Abstract to date; good title or no sale. These houses cost owner \$80 to build and are now under good rental to white tenants. The cheapest home ever offered.

If you are thinking of buying any realty consult us before doing so. We can save you money. No trouble to show property.

\$3,850. **\$3,850.**

Columbia Heights.

Washington's best residential section; near schools and churches; best street car facilities; no permanent cheap surroundings, but amid modern homes valued at from \$15,000 to \$100,000.

These houses will double in value within five years.

Similar houses are being sold for more money in cheap neighborhoods.

Investigate. Compare. Examine.

Apply to
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\$3,850. **\$3,850.**

Choice Homes.

Never have such elegant houses been offered so low in this city, located on beautiful "Columbia Heights." High, healthy; no malaria; wide streets; nowhere in the city are there so many blocks of beautiful homes. Convenient to cars, stores, schools, and churches; houses occupied by persons prominent in business and official circles.

Apply to
Eugene E. Gaddis, Owner,
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\$3,850. **\$3,850.**

Columbia Heights.

\$3,850—\$350 cash, balance \$30 per month, including principal and interest—buys a new modern home on Columbia Heights.

These houses have 6 rooms, bath, concrete cellar, furnace heat, and all modern improvements.

Apply to
Eugene E. Gaddis, Owner,
425 9th Street Northwest.