FOR SALE-HOUSES.

## APATHY PREVAILS IN REAL ESTATE

Apartment Houses in Great Demand.

SOUTHEAST IMPROVEMENTS

All Real Estate Men Have Made Guesses as to Waggaman's Financial Condition.

The summer apathy in the real es tate market continued last week, and there was a notable lack of important transactions. No sales of any conse quence were recorded, and while the ard, the volume of business fell considerably below that of an active week in the height of the season.

Real estate brokers look for a gradual, but steady, improvement in all lines of building trades from now on, until operations reach the zenith their activity in the latter fall months. People are beginning to return to the city from the seashore, mountain, and country resorts, and the consequent demand for houses must soon follow.

Apartments Scarce.

Now that many real estate offices include apartments on their renting lists, they anticipate experiencing much trouble in meeting the heavy demand for raphers, engineers, foremen, and simi-these accommodations, in the past few lar positions are warned by United indication that many families planning to spend the winter in apartments will be doomed to disappointment when they endeavor to find suitable quarters. But this condition is not one that can-not be remedied. Indeed, it should

not be remedied. Indeed, it should prove a mild impetus to the real estate business in Washington, in addition to giving further substantiation of the theory that the National Capital is growing at an unprecedented rate.

Taking everything into consideration, the outlook for the fall is full of promise. During the present lethargy the dealers are now making plans for their future work, and by the time business swings back into its regular gait they will be well equipped to handle any volume of trade.

Waggaman Talk.

financial entanglement of Thoma E. Waggaman has been the subject of much comment in real estate circles eve since the creditors first made application to the courts for an adjustment of his affairs. Speculation as to the extent of his Habilities and assets has been carried AS COUFDIMENT PONDS on with keen interest, and it is more than probable that there are few per-sons interested in the case who have not duly registered their guesses in the mat-ter.

As a matter of fact, it will be impossible to tell whether Mr. Waggaman will be able to meet his obligations until the schedule of his resources and indebtedness is completed. This schedule has been in the course of preparation now for about two weeks, but owing to the great number of accounts which it must include, considerable delay has been experienced in putting it into shape. It is probable, however, that the statement will be finished some time this week, possibly in a day or two.

Six Brick Dwellings.

Work has begun on the erection of six two-story brick dwellings at the south-west intersection of Sixth and M Streets The ground was formerly used by the District for the storage of sewer pipe, curbing, and other material.

It is expected that the houses will be ready for occupancy by the middle of

The dwellings are being erected by John Miller, of Washington. Mr. Miller John Miller, of Washington. Mr. Miller is extensively interested in the improvement of that section of the city, having previously erected tweive two-story houses just south of the property mentioned. These buildings are now almost completed, and will soon be ready for occupancy. Plans have also been made by Mr. Miller for the erection of a row of houses on the M and Water Street previously erected twelve two-story houses just south of the property mentioned. These buildings are now almost completed, and will soon be ready for occupancy. Plans have also been made by Mr. Miller for the erection of a row of houses on the M and Water Street sides of the property.

Charles G. Robinson, foreman of the run shop in the Washington may yard, as having three modern houses erected it Prout and Nicholson Streets, Twinng City.

J. Barton Miller, secretary and trans

at Prout and Micholson Streets, Trialing City.

J. Barton Miller, secretary and treasurer of the Miller-Shoemaker Real Estate Company, and J. F. Donohue have been appointed administrators of the estate of the late Mrs. Fannie L. Berry, who died at her home on Capitol Hill last week, after having lived as a recluse since the murder of her husband, forty-seven years ago. The property, both real and personal, is appraised at \$160,000.

## FORTUNE BARS

Man Who Made Fortune in Oklahoma Real Estate Refused Readmission to Kentucky Conference.

in real estate in Oklahoma the Rev.

The Rev. Mr. Wright was for thirty years a member in good standing of the Kentucky Conference. He went West and invested in real estate and his transactions made him a great deal of money. He desired to be transferred to the Indian Mission Conference, so that he might be nearer his business interests, and he obtained a letter of credentials and transfer from the Kentucky Conference a year ago.

Mr. Wright applied to Bishop Foss for admission to the Indian Mission Conference, but the bishop would not present the matter to the conference and Mr. Wright was left without a charge. He asked to be readmitted to the Kentucky Conference and was refused. His letter was ordered expunged from the minutes by a vote of 52 to 46.

## Columbia Heights Homes.

Columbia Heights Homes.

The H. R. Howenstein Company, 1314 F. Street northwest, announces the readiness of some new homes on Columbia Heights. They are located on Princeton Street, betwein Seventh and Eleventh Streets, and are semi-detached bricks and two stories high. They are finished in the most substantial and artistic manner. The rent is \$22.50 a month, but they can be purchased at \$3,250, on terms of \$100 cash and \$26.50 a month. The Howenstein Company claims these homes represent one of its choicest investment opportunities, and only five are now remaining.

## IN THE SOCIAL WORLD

(Continued from Fifth Page.)

City, where she will be joined when this hotel closes by her son-in-law and daughter, Mr. and Mrs. Walter Ebbs.

Among the arrivals of the past few days at the White are Mr. and Mrs. W. W. Biggs, J. C. Yost and family, Dr. W. W. Gier, William Gier, J. D. Danford, and M. O. Brookes, all of Washington, and G. Drouet and T. Leroux,

### Entertainments.

Mr. and Mrs. William L. Humphrey of Parson, Va., were hosts for two in teresting events, when a number of their guests were Washington people.

Street, and Burchard S. McKinley took

the two first prizes.

The affair of Saturday evening was he most unique the summer fraternity market maintained its present stand-ard, the volume of business fell consid-of a masked ball and cake walk. The costumes were remarkably fine, and the "walk," led by Mr. Osborne of Clark

finally secured the cake, was a master piece of darky acting.

Among the cunningest costum that of Miss Helen Boyd of this city, who is also pastmistress of the cake-

walkers' art, The "walk," with numerous ances, took place on the brilliantly lighted lawn, where refreshments were afterward served, while the ballroom proved an attraction for the more serious lovers of the dance.

of the George Washington medicos at the home of W. R. Barnesby, the Brunswick, at a dinner tendered the Utile Dulce Societas. By artistic grouping of ollege and fraternity banners agains vere transformed into a veritable col-

At a charmingly arranged card party
Thursday evening, Miss Boyd of H
Street, and Burchard S. McKinley took
the two first prizes.

The affair of Saturday evening was
the most uplayed the support fratewith

The Southeast Pleasure Club, consist. ing of William W. Koch, president; George A. Cohill, Guy M. Yost, Raymond Yost, Eddie and Harold Truman, have walk. led by Mr. Osborne of Clark county, Va., having as partner Miss Bes-sie Raun of Washington, both of whom

## CONDITIONS ARE BAD IN ZONE OF CANAL

Men seeking work as clerks, stenog months a number of large apartment States Minister John Barrett against houses have been completed, and others going to the Isthmus of Panama unless are in the course of erection, but even they have made arrangements for po-with this notable addition there is every sitions before leaving the United States. Living expenses in the isthmus have increased 300 per cent in six months, according to Mr. Barrett, and the op-portunities there for Americans are lim-

In a long letter to the State Depart-ment Mr. Barrett reviews conditions in the isthmian towns and deplores the Influx of Americans who are arriving on the isthmus without money or pros

on the isthmus without money or prospects of work.

Mr. Barrett says the increase in the
population of the isthmus as a result
of canal construction has been greatiy
exaggerated. He thinks it unlikely that
more than 12,000 or 15,000 men will be
employed on the canal at any one time.
As yet Panama and Colon have had
no real estate boom, but owners of property have advanced rents to a ridleuleusly high figure and threaten to drive
business out of the canal zone.

### FOR SALE-SUBURBAN.

KENILWORTH, D. C., REAL ESTATE AS GOVERNMENT BONDS.

Every cent you put in Kenilworth
houses or lots you may rest assured
is safely invested, where it will bring
you big profits. Choice lots, \$200 to
\$323-\$5 monthly payments. Beautiful
houses, \$2,100 to \$3,250-easy terms.

ALLEN W MALLERY,

\$1 Per Month. CAPITOL HEIGHTS.

CAPITUL HEIGHTS.

STOP PAYING RENT.

BE YOUR OWN LANDLORD.

BUY A HOME AT CAPITOL HEIGHTS
LOTS \$20, \$30, \$40, \$50, \$60, \$75.

Terms, \$1. Down and \$1 Month.

NO INTEREST—NO TAXES.

High, Handsome, Healthy, Shady, Beautiful, Crystal Spring Water.

5 cts. Car Fare (Six Tickets for 25 cts.)

Take H St. Car; Get Off at 61st St. N. E.

OFFICE on Property, 61st st. and East Capitol St. Land Agent on Property from 7 a.m. to 7 p.m.

MAIN OFFICE, 512 F St. N. W.

\$1 Down.

Sr Per Month.

Nearby City Lots at Country Prices. Nearby City Lots at Country Prices.

Rogers' Addition to Mt. Rainler, partly in District and Maryland; high and beautifully located, and covered with magnificent oaks; at District Line, Rhode Island ave. and 30th st. ne.; one car fare, 6 tickets for 25c; 8 minutes' ride from Cettington, 20 minutes' ride from center of city on City and Suburban cars; only accessible and handsome part of the District where people of moderate means can buy. Prices, 2 to 8 cents per foot. Lots nearest Rhode Island ave. extended, 6 and 8 cents; small cash payment, balance monthly. J. C. ROGERS, Owner, 344 D st., Fendall Building, and office. District Line.

## WANTED-SUBURBAN PROPERTY.

WANTED-To buy or lease, near electric car line, about one acre, with house and outbuildings, on monthly payments, by reliable German people; no cash down; good reference. Address BOX 114, this office.

## GEORGETOWN REAL ESTATE.

Owners of Real Estate in West End Will find it both convenient and satisfactory to employ us to manage their property—rent houses, collect rents, buy and sell real estate. Individual managers of real estate die—corporations do not.

Julius E. Wright has been refused mem- The Miller-Shoemaker Real Estate Co. bership in the Kentucky Methodist Episcopal Church.

The Rev. Mr. Wright was for thirty

Main office, 1323 324 st. Phone W. 40.
First Ward Branch office, Ph. ave. and Rock Creek. Phone West 544. se2-tf

## FOR SALE-FARMS.

CHICKEN OR DUCK FARMS. Two acres, only \$149. Equal to thirty-five city lots; only 19 minutes from Washington; 71/2c carfare, commutation. Just the place for poultry or duck farms; near the best of markets; you can get from 5 to 10 acres if desired; running stream of pure spring water. ELEGANT SHADE TREES, FINE SPRINGS, HIGH ELEVATION, NO MALARIA.

Till September 15, will sell on terms of \$10 cash and \$5 monthly; can be seen any week day or Sunday; take advantage of office train, dally at 4:45 p. m. Information booklet and appointments at office.

at office.
PRINCESS GARDEN FARM TRACTS,
C. MONSON, Mgr.,
se2-3t Central Nat'l Bank Bldg. FOR SALE —A fine chicken farm of 71 acres, near Rockville; new 8-room dwelling; barn; itable; carriage house; large chicken house; 500 young fruit trees; wire fence around whole place; practically given away. ONLY \$2,500.

ATKINSON & BALLARD CO. (Inc.).

1411 G st. nw. au30-tf

## WANTED-FARMS.

WANTED—To buy or rent a small farm near raliread, within twenty miles of city: state location, price, and terms. Address BOX 101, this office. sep2-3t

A WESTERN GENTLEMAN, locating in Washington, desires to purchase several good paying properties—residence or business—worth from \$5,000 to \$50,000 or more; owners wishing to sell must give full written particulars, with itemized expense and income account, exact location, and lowest cash price; no interviews unless written information and price interest the advertiser; tenants will not be disturbed; communications absolutely confidential. Address BOX 140, this office.

WANTED-Your vacant houses to rent; no delay; applicants waiting; long experience enables us to save you time, trouble, and money; best of references. SAM'L T. SMITH & CO., 1321 G st. nw. 22.24

VACANT HOUSES

### MONEY TO LOAN ON REAL ESTATE

MONEY TO LOAN ON APPROVED city real estate at 4, 4½, and 5 per cent for prior payments. Large amounts a specialty. TYLER & RUTHERFORD,

MONEY TO LOAN-\$250 to \$500,000 on D. C. Real Estate. Interest low and all ideration for borrowers.

WM. H. SAUNDERS & CO.,

1407 F st. nw.

## WANTED-HOUSES.

WANTED-To rent tenement house, sub-urban; some ground; not over \$4 per month. F. H. H., 1749 Pennsylvania ave.

WANTED—A house on Columbia or Washington Heights; must state loca-tion; must be reasonable price. Ad-dress BOX 54, this office. au31-5t

VACANT HOUSES

Are needed by me dally to meet the large demand made by good prospective tenants. Rents promptly collected and remitted. No commission charged for repairs.

JOSEPH I. WELLER,
Realty Broker,
Tel. E. 853. No. 602 F St. N. W. au27-30t

MONEY TO LOAN ON D. C. REAL ESTATE—Lowest rates of interest. Payment on principal in amounts of \$500 or more received at any interest period. THE F. H. SMITH COMPANY, Bond Building, 1108 New York ave. nw. my14-90t

FOR SALE— A SELECT LIST OF BARGAINS. If you are looking for a home or an investment, these are the best bargains ever offered in this city. Many of them are owned by parties out of the city

who are anxious to sell; others are owned by parties who have trusts coming due and are forced to sell.

\$3,850—Reduced from \$4.500—One of those attractive bay window brick houses on C st. ne., between 6th and 7th; houses in this square are in great demand. This house will be sold inside of a week, so if you want it you will be compelled to act quickly.

\$3.650—A beautifully situated house, 10th st. ne., near Massachusetts ave.; containing eight rooms and bath; cellar; lot 22xli5. If you are at all familiar with this location you will at once realize that this is an extremely low price for a house of this size in such a delightful location. It is really worth \$4,500. The present owner took it in a trade, and has reduced the price.

\$3,350—lith st., very near Lincoln Park; practically a corner; a very handsome front; part stone and brick; the present owner paid the builder \$4,500 for it. The present low figure quoted doesn't indicate that the property has depreciated at all; it is a case of owner needing cash for a stock speculation. What he loses on this house the purchaser makes.

\$4,200—A three-story nine-room bay-window brick, with cellar; within three squares of the Capitol. A pretty fine situation for a house at this low figure. \$4,200-A nine-room brick dwelling on

34,230—A nine-room brick dwelling on B st., near 4th; good sized rooms; the house is 20 feet wide. A particularly choice location; the price is very low.

33,500—G st. ne., near 12th—A very neat appearing two-story bay-window brick; six rooms, bath, and cellar.

\$3,600-G st., near 6th-A nearly new six-room bay-window brick, in first lass condition; room for a stable on he lot.

\$2,300—A two-story brick dwelling on G st., near 8th st.; house contains six good sized rooms. Considering this choice location, anyone is very fortunate to have an opportunity to buy a home at this very low price.

\$2,650—Owner, having moved West, is very desirous of selling a neat two-story brick dwelling on 5th st. ne.; has reduced the price from \$3,000; six large rooms and bath; lot 20x100; alley.

\$2,850—Must be sold to settle an estate; a neat bay-window brick dwelling on a lettered street, neur Lincoln Park; six lovely rooms and bath. The surround-ings here are first-class. Anyone look-ing for a home should see this one.

\$3,000—Rented for \$24 per month—10th st, he., new; six rooms and bath. Price, \$3,600.

On a wide avenue northeast, a peautiful new house; reception hall plan; dr; cellar; furnace heat; tiled path; porcelain tub; nickel plumbing; nany beautiful mantels; 29-foot paved tiley in the rear of the lot. Better than nany houses selling for \$4,500.

\$4,100—An eight-room house, near Stanton Park; two stories and cellar; four rooms deep on each floor; furnace heat; beautiful mantels; handsome deb-

\$3,000—An attractive new house on North Carolina ave.; six good sized rooms; modern bathroom.

\$3,500—A pretty, new corner dwelling on F st. ne.; seven rooms and bath. Built to sell for \$4,500. Present owner took it for a debt and will sell for \$3,500. \$2,500-A three-story ten-room brick dwelling on a lettered street northeast. Lot 100 feet deep to an alley. The house alone cost more to build. Send for complete list. STONE & FAIRFAX, sep2-3t 804-6-8 F st. nw.

FOR SALE-HOUSES.

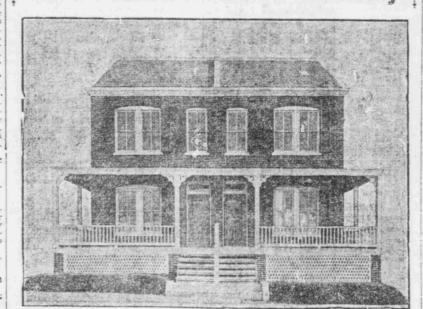
FOR SALE-HOUSES.

H. R. HOWENSTEIN CO., 1314 F Street N.W.

# Columbia Heights Homes

OPEN SUNDAY AND LABOR DAY

\$100 cash. Balance \$26.50 monthly



## Princeton Street, Between Seventh and Eleventh Streets N. W.

ONLY FIVE LEFT Two-Story Semi-Detached Bricks, Open on

Three Sides Large Front and Side Porches. Six Large Bright Rooms. Pantries and Closets. Extra Large Bath. Open Plumbing. Porcelain Tub. Marble Washstand. Concrete Cellar. A-1 Furnace, Cabinet Mantels. Attractive Line of Gas Fixtures. Well-selected and up-to-date Decorations.

Rent, \$22.50. Price, \$3,350 Take Ninth Street Cars, Transfer to Brightwood Avenue; or Fourteenth Street Cars, and get off at Princeton Street and walk three blocks east.

Offices, 1314 F Street N.W.

FOR SALE-HOUSES.

GALES ST. HOME. \$1,250—A pretty home on Gales st. ne.; 5 rooms, concrete cellar under entire house. Rents for \$10.50.

DWELLING ON 13½ ST. S. W. \$1,500 will buy an attractive frame dwelling, close to Dept. of Agriculture; 5 rooms. Rented at \$12.50.

Shows on "A" ST. S. E.

\$2,000—This is an attractive brick dwelling. 5 rooms; deep back yard, to alley.

Rented at \$14.30. GROCERY STORE FOR SALE. \$2,000 for a well-paying grocery and pro-vision store on 12th st. sw. Rented to same tenant for past eight years at \$15

DWELLING ON 21st ST. \$4,500 for a fine brick dwelling on 21s st. nw., near New Hampshire ave. nw. 8 rooms and bath. Rented at \$30,50.

JAMES F. SHEA, 643 Louisiana Ave. N. W. FOR SALE-\$4,000-Corner brick store and dwelling; one square from Lincoln Park; northeast; always rented at \$30 per month; lot 18x100, with 25 feet parking by the depth of lot; brick stable on rear. Sacrifice now, \$4,000.

FOR SALE \$2,000 for a cozy little home northeast; 2-story 6-room brick; modern bath; hot and cold water; lot 16x80, to

### NEAR NAVY YARD.

Choice lots at low prices, and on very easy terms in the S. E. section, near and on Pennsylvania ave. se. Bound to enhance in value. From 30 cents upward per square foot. Will lend money to erect homes to suit purchasers. More houses built in this section in past year than in any other section of the city.

JOSEPH J. WELLER, REALTY BROKER. Telephone E, 853. No. 602 F St. N. W. Rents Promptly Collected and Remitted.

FOR SALE—\$2,550 will buy a cozy six-room, reception hall, bath, and modern improved house in Southeast; near Penn-sylvania ave. cars. Inspect it now. SAMIL T. SMITH & CO., 1221 G st. nw. se3-3t

### COUNTRY PROPERTY.

COUNTRY PROPERTY-One farm, ant; very cheap and easy terms; als 2 building lots on electric road, \$90 each terms, \$3 down, balance \$3 per montl Send or write for particulars, JAMES E. CLEMENTS, 1406 G st. nw. se3-3t FOR SALE—Large and beautiful residence in Laurel; on lot 50 by 135; 7 rooms and conservatory; 2 porches; cellar; stable, and pantry house; It's yours for \$1,600. AUSTIN'S EXCHANGE, 635 Gst. nw.

### FOR SALE-LOTS.

FOR SALE—ON THE HEIGHTS—Lots 20x100; good neighborhood; ½ sq. from cars; all improvements, including water, sewer, gas, curbing and sidewalks; price, \$500, \$600, and \$700 each. Call for full verticulars particulars, WM, H. SAUNDERS & CO.,1407 F st. nw. REAL ESTATE.

STONE & FAIRFAX, Incorporated.

# We Want More Houses to Rent

We the Best Service

Every advantage points toward your placing your vacant houses in our hands to rent.

We offer you service that can only be obtained through such perfect organization as characterizes

this office. Offer Voll charge of the best versed expert on such matters in town. He knows The renting department is in how to rent houses and to whom to rent them. He finds tenants promptly-good tenants who not only take care of the property but

pay the rent promptly. Rents are remitted to you the day they are received. You get the use of your money at once instead of putting up with uncertain delays.

We advertise your property. We invite prospective tenants to call for our lists. They appreciate the painstaking attention they receive here, for we study their wants and call the proper property to their attention. We doubtless have tenants on our waiting list who are seeking just such houses as you have to rent.

Have us let them know about

## Stone & Fairfax

(Incorporated),

RENTAL AGENTS, 804=806=808 F St. N.W.

An Exceptional Opportunity To Secure a Fine Home.

TELEPHONE MAIN 689.



The second of th

1013 Florida Avenue N. E. This House Cannot Be Duplicated Under \$4,500

TERMS: \$350 Cash; Balance, \$20 per Month,

With Interest on All Deferred Payments at 5%

First floor-Parlor, with large cabinet mantel and beveled plate-glass mirror; reception hall; large dining-room; pantry, and large kitchen.

Second floor-Three good-sized bedrooms and tiled bath, with best of porcelain tub and porcelain washstand, nickel plumbing.

The first floor is finished in hardwood and none of the woodwork in these houses is paintedall hard-oiled. Very large cellar, with high ceiling and fine fur-

nace. Large rear yard to 20-foot paved alley. Cement walks front and back. If you are thinking of purchasing a home come and look at this house at once. It has just been

14 ALREADY SOLD

This house is artistically decorated.

Phone Mo. 117. 7th & L Sts. N. W.



CASCARETS Candy Cathartic are always put up in blue metal box, our trade-marked, long-tailed C on the cover-tablet octagonal, stamped CCC. Never sold in bulk. All druggists, 10c, 25c, 50c, Sample and booklet free. Address Sterling Remedy Co., Chicago or New York.