

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 estate market continued last week, and there was a notable lack of important transactions. No sales of any consequence were recorded, and while the market maintained its present standard, 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 of 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 in their rental lists, they anticipate experiencing much trouble in meeting the heavy demand for these accommodations. In the past few months a number of large apartment houses have been completed, and others are in the course of erection, but even with this notable addition there is every indication that the demand will continue to outstrip the supply.

Men seeking work as clerks, stenographers, engineers, foremen, and similar positions are expected by the United States Minister John Barrett against going to the isthmus of Panama unless they have made arrangements for positions before leaving the United States.

Living expenses in the isthmus have increased 50 per cent in six months, according to Mr. Barrett, and the opportunities there for Americans are limited.

In a long letter to the State Department Mr. Barrett reviews conditions in the isthmian towns and deprecates the influx of Americans who are arriving 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 greatly exaggerated. He thinks it unlikely that more than 15,000 or 20,000 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 ridiculously high figure and threaten to drive business out of the canal zone.

Waggaman Talk.

The financial entanglement of Thomas E. Waggaman has been the subject of much comment in real estate circles ever since the creditors first made application to the courts for an adjustment of his affairs. Speculation as to the extent of his liabilities and assets has been carried on with keen interest, and it is more than probable that there are few persons interested in the matter who have not duly registered their guesses in the matter.

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 liabilities 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 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 southwest 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 October.

The dwellings are being erected by John Miller, of Washington. Mr. Miller is extensively interested in the improvement of that section of the city, having 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 gun shop in the Washington navy yard, is having three modern houses erected at Front and Nicholson streets, Twinning 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 in Capitol Hill last week, after having lived as a recluse since the murder of her husband, thirty-seven years ago. The property, both real and personal, is appraised at \$100,000.

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

LEXINGTON, Ky., Sept. 5.—Because he has accumulated a fortune in dealing in real estate in Oklahoma the Rev. Julius E. Wright has been refused membership in the Kentucky Methodist Episcopal Church.

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.

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, Paris, France.

Entertainments.

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

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 unique the summer season has seen in a long time, and consisted of a masked ball and cake walk. The costumes were remarkably fine, and the "walk," led by Mr. Osborne of Clark street, Va., having as partner Miss Hessebaum of Washington, both of whom

finally secured the cake, was a masterpiece of dandy acting. Among the costumes were that of Miss Helen Boyd of this city, who is also pastmistress of the cake-walkers' art. The "walk," with numerous pretty dances, took place on the brilliantly lighted lawn, where refreshments were afterward served, while the hall room proved an attraction for the more serious lovers of the dance.

A pleasant evening was spent by some of the George Washington meddles at the home of W. B. Barnesby, the Brunswick, at a dinner tendered the Little Dulce Societas. By artistic grouping of college and fraternity banners against a background of golden rod, the parlors were transformed into a veritable college man's den.

The prime feature of the evening was the discussion of a paper compiled by E. T. Stephenson, titled "The Evolution of Fraternal Organizations." College and popular songs were indulged in until a late hour.

The Southeast Pleasure Club, consisting of William W. Koch, president; George A. Cahill, Guy M. Yost, Raymond Yost, Eddie and Harold Truman, have returned after a delightful outing on the Chesapeake Bay, Yeocomico, Wilcomico and Potomac Rivers.

WANTED—HOUSES.

A WESTERN GENTLEMAN, locating in Washington, desires to purchase several good paying properties—residential 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 confidential. Address BOX 143, this office.

WANTED—Your vacant houses to rent; no delay; apply to me; long experience enables us to save you time, trouble, and money; best of references. SAM'L T. SMITH & CO., 1321 G St. N.W. sep-3-2t

WANTED—To rent tenement house, suburban, some ground; not over \$4 per month. F. H. H., 174 Pennsylvania ave. sep-3-2t

WANTED—A house on Columbia or Washington Heights; must state location; must be reasonable price. Address BOX 54, this office.

VACANT HOUSES

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

JOSEPH I. WELLES, Realty Broker, Tel. E. 853, No. 602 F St. N. W. au27-20t

MONEY TO LOAN ON REAL ESTATE

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. n.w. my14-50t

MONEY TO LOAN ON APPROVED CITY REAL ESTATE at 4, 4 1/2, and 5 per cent interest. Special privileges with respect to prior payments. Large amounts a specialty. TYLER & RUTHERFORD, 1207 F St. N.W. oc10-17t

MONEY TO LOAN—\$250 to \$50,000 on D. C. Real Estate. Interest low and all transactions conducted with economical consideration for borrowers. WM. H. SAUNDERS & CO., 1407 F St. N.W. sep-3-2t

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.

H. R. HOWENSTEIN CO.

Offices, 1314 F Street N.W.

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FOR SALE—HOUSES.

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.

\$3,500—Reduced from \$4,500—One of those attractive bay window brick houses on C St. N.E., between 6th and 7th; house in this square is in great demand. This house will be sold inside of a week, so if you want it you will be compelled to act quickly.

\$3,500—A beautifully situated house, 10th St. N.E., near Massachusetts ave., containing eight rooms and bath; cellar; lot 22x115. 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 desirable location. It is really worth \$4,000. The present owner took it in a trade, and has reduced the price.

\$3,500—11th 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, near 13th St. N.W., in the heart of the Capitol. A pretty fine situation for a house at this low figure.

\$4,200—A nine-room brick dwelling on B St. N.E., near 4th; good sized rooms; with this location you will at once realize that this is an extremely low price for a house of this size in such a desirable location. It is really worth \$4,000. The present owner took it in a trade, and has reduced the price.

\$3,500—G St. N.E., near 13th—A very neat appearing two-story bay-window brick; six rooms, bath, and cellar.

\$3,500—G St. N.E., near 6th—A nearly new six-room bay-window brick, in first-class condition; room for a stable on the lot.

\$2,300—A two-story brick dwelling on G St. N.E., 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.

\$2,500—Owner, having moved West, is very desirous of selling a neat two-story brick dwelling on 5th St. N.E.; has reduced the price from \$3,000 to \$2,500; must be sold to settle an estate; a neat bay-window brick dwelling on a lettered street, near Lincoln Park; six rooms, bath, and cellar. Anyone looking for a home should see this one.

\$3,000—Rented for \$24 per month—10th St. N.E., new; six rooms and bath. Price, \$3,000.

On a wide avenue northeast, a beautiful new house; reception hall; plan; dr.; cellar; furnace heat; tiled bath; porcelain tub; nickel plumbing; many beautiful mantels; 20-foot paved alley in the rear of the lot. Better than many 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 decorations.

\$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. N.E., seven rooms and bath. Built to sell for \$4,500. Present owner took it for a debt and will sell for \$3,500.

\$2,300—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, 804-5 F St. N.W. sep-3-2t

FOR SALE—HOUSES.

GALES ST. HOME.

\$1,350—A pretty home on Gales St. N.E.; 5 rooms; concrete cellar under entire house. Rents for \$10.50.

DWELLING ON 13 1/2 ST. S. W. \$1,500 will buy an attractive frame dwelling, close to Denby Avenue; 5 rooms. Rented at \$12.50.

ON "A" ST. S. E. \$2,600—This is an attractive brick dwelling, 5 rooms; deep back yard, to alley. Rented at \$14.50.

GROCERY STORE FOR SALE. \$2,000 for a well-paying grocery and provision store on 15th St. N.W. Rented to same tenant for past eight years at \$15 per month.

DWELLING ON 21ST ST. \$4,500 for a fine brick dwelling on 21st St. N.W., near New Hampshire ave. n.w.; 8 rooms and bath. Rented at \$20.50.

JAMES F. SHEA, 643 Louisiana Ave. N. W. It

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; 5-room brick; modern bath; hot and cold water; lot 18x90, to alley.

FOR SALE—Two-story brick northwest; rent, \$10.50. Price, \$1,450. 2-story brick near 13th St. N.W. Price, \$1,100. 2-story brick near 13th St. N.W. Price, \$1,050. WM. H. SAUNDERS & CO., 1407 F St. N.W. sep-3-2t

NEAR NAVY YARD. Choice lots at low prices, and on very easy terms in the S. E. section, near and on Pennsylvania ave. sec. 34. Bound to enhance in value. From 30 cents upward per square foot. Will build up to 100 feet. More houses built in this section in past year than in any other section of the city.

JOSEPH I. WELLES, REALTY BROKER, Telephone E. 853, No. 602 F St. N. W. Rents Promptly Collected and Remitted. sep-4t

FOR SALE—\$2,500 will buy a cozy six-room, reception hall, bath, and modern improved house in Southeast, near Pennsylvania ave. cars. Inspect it now. SAM'L T. SMITH & CO., 1321 G St. N.W. sep-3-2t

COUNTRY PROPERTY.

COUNTRY PROPERTY—One farm, 30 acres; one of 22 acres, and several of 1, 5, 10, and 20 acres; in full view of Washington city; only three miles distant; cheap American cars; also 12 buildings lot on electric road, \$90 each; terms, \$3 down, balance \$3 per month.

FOR SALE—Large and beautiful residence in Laurel; on lot 50 by 125; 7 rooms and conservatory; 2 porches; cellar; stable and pantry house; it's yours for \$1,600. AUSTIN'S EXCHANGE, 635 G St. N.W. sep-3-2t

FOR SALE—LOTS.

FOR SALE—ON THE HEIGHTS—Lots 20x100; good neighborhood; 1/4 sq. from cars; all improvements, including water sewer, gas, curbing and sidewalk; price, \$500, \$600, and \$700 each. Call for full particulars. WM. H. SAUNDERS & CO., 1407 F St. N.W. It

An Exceptional Opportunity

To Secure a Fine Home.

PRICE, \$3,750

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 painted—all hard-oiled.

Very large cellar, with high ceiling and fine furnace. 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 completed.

14 ALREADY SOLD

This house is artistically decorated.

B. F. SAUL CO.

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