FAST DEVELOPMENT OF SUBURBS SEEN IN SUBDIVISIONS

Big Sale of Lots Made in Massachusetts Avenue Heights.

FOURTEENTH STREET TERRACE BUILDING

Detached Houses, Some of Them of The Bungalow Type, Are Being Constructed.

The rapid suburban development of the city is nowhere more strikingly illustrated than in two subdivisions, Massachusetts Avenue Heights and Fourteenth Street Terrace. Each has distinctive features, but both show the tendency to push the confines of the city outward. Both show the tendency, in every part of suburban Washington, away from blocks of houses and toward individual homes.

In Massachusetts Avenue Heights Thomas J. Fisher & Co. today report sales of a total of 147 lots since the opening of the subdivision on April 3. There are 533 building sites in the entire subdivision.

Rapid Progress in Grading.

Rapid progress is being made by the grading contractor in leveling and filling, and in cutting streets. This is a huge work, and it is estimated that the amount of dirt which will have been moved when the job is finished would be equal to a pile 150 feet deep, covering the entire area of Franklin Park, 400 by 600 feet in dimensions. A street has been cut through from Massachusetts avenue to Woodley road, following the lines of Thirtieth street, Park drive, and Thirty-second street, and Woodland drive has been cut almost entirely through. Cleveland avenue, the route of the proposed extension of the Columbia road line of the Washington Railway and Electric Company, is fast being graded.

All of these streets wind through some of the most picturesque scenery in the District. They are flanked on either side by tall trees and wind through the woods like country roads. Wooded hills are numerous and are of such contours as to enable landscape architects to plain ideal villas. The whole tract which up to a few months ago, was a wild, untouched forest, is now taking on definite form, and becoming part of the city.

Plans Pretentious Residence.

Dr. James J. Richardson has purchased three lots with a combined frontage of 304 feet on Massachusetts avenue and Thirtieth street, and is having plans drawn for a pretentious residence. Eli Fabre will build two houses on two lots which he has just purchased on Wisconsin avenue, south of Davis street. Other recent purchasers are H. Harrison Ham, C. R. Denmark, F. R. Wheater, and Ella N. Ray.

In Fourteenth Street Terrace, quite widely separated from the other subdivision, an interesting building development is proceeding. This property is located near the end of the Fourteenth street car line.

Building Detached Houses.

It is beginning to be built up with detached frame houses of moderate cost, similar to the adjoining subdivision to the south, Saul's Addition, but with a somewhat different type of house. E. E. Vroonan is building a $9,500 house of unique style, combining some features of the bungalow type, on Fourteenth street, near the Piney Branch loop. Two other frame houses are being built on the same street about two squares to the south to cost about $5,750 each. J. Carey Kling, who has a $25,000 house of his own at the corner of Fourteenth and Gallatin streets, is building three bungalows, which Robert E. Heater is offering for sale.

One of these bungalows is on Gallatin street, near Thirteenth, and the others are on the west side of Thirteenth street, between Farragut and Gallatin. They are six and seven-room bungalows, of a type not often seen in this section, and are designed to cost about $7,000.

In this subdivision, too, the new school house in Farragut street, near Fourteenth, is up to the second floor joists, and the foundations for the John Dickson Memorial Home for Aged Men have been laid, and work is progressing upon the superstructure. Both buildings are are expected to be finished by the fall.

Five Dollars a Foot For I Street Property

Five dollars a square foot for property in I street between Twelfth and Thirteenth streets northwest was paid this week by an investor who purchased from E. Steineman the two three-story dwellings at 1222 and 1224 I street. The property has a frontage of 31.6 feet and contains 2023 square feet. The sale was made through the office of Stone & Fairfax.

Two other sales are reported today by Stone & Fairfax. Charles Parker has purchased from A. D. Parr, of Lynchburg, a tract of ground fronting 200 feet on C street, 117 feet on Tennessee avenue and 75 feet on Thirteenth street northeast for $5,000. Mr. Parker intends to subdivide the ground and construct ten or more six-room hourses.

B. Jarvis has purchased from J. W. R. Sumwalt, the eight-room dwelling at 1447 R street northwest for $6,500. The purchaser will occupy the house.

W. E. Richardson Buys Chevy Chase Residence

William E. Richardson has purchased a large residence on the south side of Morrison street, Chevy Chase, D. C., for $11,000. The house was built by John Simpson & Sons and is considered one of the best houses in the section. The sale was made through the office of Thomas J. Fisher & Co., Inc.

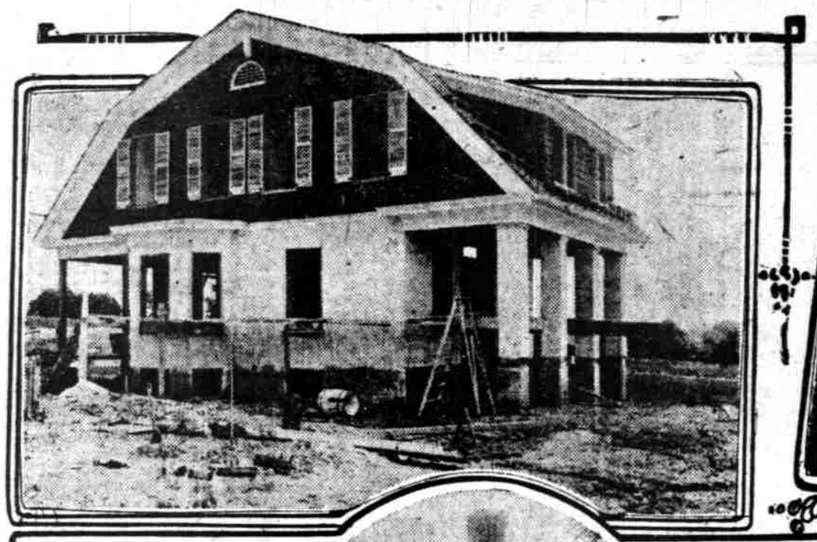
They also report the sale to Lemuel W. Todd, of the 200-foot frontage on the west side of Thirty-ninth street between Harrison and Huntington streets, Chevy Chase Heights for $5,500. Plans have been ordered for a large residence upon the property.

J. W. Slack Puts in New Water Main at Clarendon

J. W. Slack, the builder, has completed the installation of a water system designed to supply 100 homes at Clarendon, Va. Mains are now being laid and service pipes have been run into most of the residences. With the exception of the water system at Fort Myer, this is the first system of any extent in Alexandria county.

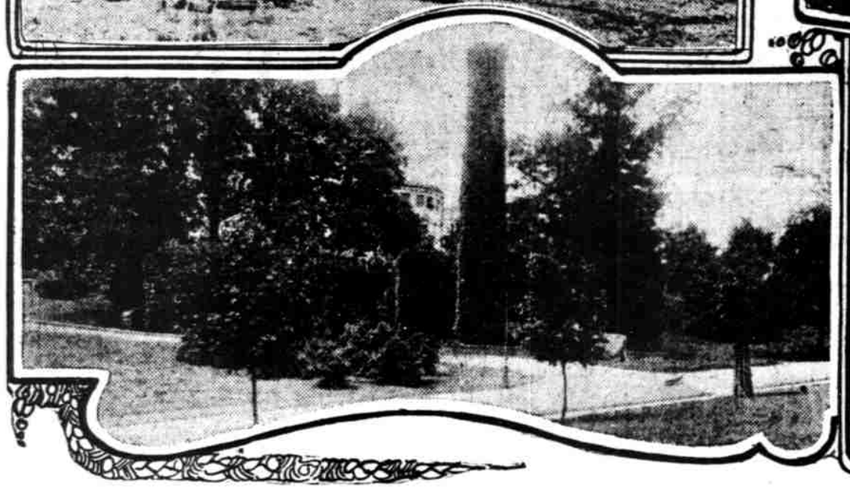
Massachusetts Avenue Heights and Fourteenth Street Terrace Scenes Illustrating Suburban Development

Type of Bungalow Being Erected in Fourteenth Street Terrace.



Detached Frame Dwelling Showing Type of Suburban Building Out Fourteenth Street.

The Old Naval Observatory in the Midst of Suburban Development on Massachusetts Avenue.



A Typical Scene in New Road Connecting Massachusetts Avenue With Woodley Road.

REAL ESTATE SHOW SUCCESS IN WEST; SOME WANT IT HERE

Dealers See Many Advantages in Exhibition Like One in Chicago.

"Real estate," "building," and "ideal homes" shows have just been held with success and satisfaction to their promoters in New York, Cleveland, and Chicago. In Washington some have looked at the experience of the shows in these cities, seen the impetus they have given to interest in real estate and building investment, been surprised at the information which has been brought out through the medium of these shows, and wondered why a real estate and ideal homes show would not be a good thing to have in the Capital.

The Chicago real estate show has just closed. Its results and features are described in the current issue of the American Bond and Realty Journal in part as follows:

"One purpose of the real estate show was to give people who are returning to the soil some practical experience in farming in and about Chicago on half-acre or acre plots, or even city lots. There is abundant room for experimenting on the 1,200 square miles of territory in and about Chicago, for it has been estimated that, instead of being a congested area, it has at present only four persons to an acre.

What It Might Do.

"The real estate show demonstrated also that Greater Chicago might easily support 38,400,000 people, or half the population of the United States. It was a desire to place these facts before the people and bring them to a realization of the vastness of their possibilities that prompted the planning of the show.

"As a result the firms exhibiting at the real estate show represented more than $100,000,000 worth of property, and this does not include the 103 suburbs interested in the show, these suburbs having a population of half a million. The interest of the suburbanites was aroused by meetings held in each town at the request of the local business men's association or the call of the city authorities. The invitations were extended to all the citizens of each town, and they were requested to decide whether or not they believed their community should participate in the show. The merchants, bankers, and land owners in these suburban towns co-operate with the promoters of the exhibition, and by their united efforts a fund was raised to defray expense of exhibits and exhibition space.

Many Exhibits.

"Everything one could wish to know about life in rural communities was made plain by the exhibits, which were comprehensive and instructive. There were plans of model towns, maps, plats, photographs illustrating scenery, architecture, churches, schools, and public buildings. The exhibits also included statements of local improvements, such as gas, water, electricity, pavements, streets, and kindred advantages. Analysis of water supply is given, statements of taxes made, railroad, and interurban time tables were furnished, and monthly ticket rates were explained in the booths.

"The persons in charge of the various booths were competent to answer all questions about suburbs and to quote prices on lots, houses, and country acreage.

"The city authorities of Chicago have been quick to grasp the significance of the real estate show and co-operated in the plans to the fullest extent. The striking exhibits made by the city forester was of as great interest to suburbanites as to Chicagoans. Ideal front and back yards, with practical suggestions for the planting of trees, shrubs, flowers, and berry plants were planned by the city forester, and he and John Davey, of Kent, Ohio, delivered lectures on the subject of trees, shrubs, plants, and gardening in general.

What Is a Flat.

"What constitutes an ideal flat? Answers to this question were attempted by the real estate show promoters, who have on exhibition flats and apartment houses showing the advantages each district of the city has to offer, how much rent should be paid and what the tenant may expect to receive in return for his money.

Week's Realty Transfers in the District

Northwest.

1224 F street northwest—Walter E. Bell to Union Trust Company, trustee, part original lot 12, square 290, $10.

Valley street northwest—Frederick L. Siddons et al, trustees, to William M. O'Brien, part lot 10, square 1271, $1,300.

1917 G street northwest and Twentieth street northwest, between G and H streets—George W. Linkins et al, trustees, to Gertrude S. Frey, lot D, square 129, and part original lot 3, square 129, $5.

1919 G street northwest and Twentieth street northwest, between G and H streets—George W. Linkins et al., trustees, to Sarah E. Brown, lot E, square 129, and part original lot 3, square 129, $5.

Sixth street northwest, between F and G streets—Thomas H. Evans to W. Wallace Chiswell and Harry A. Kite, part original lot 22, square 456, $100.

Sixth street northwest, between F and G streets—W. W. Chiswell et al to Thomas H. Evans, part original lot 22, square 456, $10.

1456 Q street northwest—Celestia A. Smith to Horace K. Fulton, lot 63, square 209, $10.

1647 Crescent place northwest—Margaret Ogle et vir, William F. to Henry White, east half lot 8, block 6, and lots 35 and 36, block 6, $10.

Wisconsin avenue and S street northwest—Maurice J. Adler et al. trustees, to Henry M. Baker, part lots 40, 41, and 42, square 1209, and part of Rock of Dumbarton, $30,000.

2519 H street northwest—Patrick J. Gallagher to Ellen Gallagher, lots 18 and 19, square 17, $10.

Dingman place northwest, between North Capitol and First streets—Hannah White to Hayes W. Hawkins, lots 117, 126, 128, 129, 130, 143, square 628, $10.

Twelfth street northwest, between Q and R streets—James H. Winslow, executor, to John W. Lewis, part lot 4, square 309, $1,800.

302 Florida avenue northwest—Blanche W. Taylor to Henry R. Hunterson, lot 72, square 519, $10.

807 O street northwest—Henry K. Hunterson et ux. to Blanche W. Taylor, lot 1 and part lot K, square 398, $10.

1235 W street northwest—Wilton J. A. Bliss et ux. to Meyer Blumberg, lot 79, square 271, $10.

1326 Eleventh street northwest—Isidore Saks, trustee, to Joseph J. Darlington, lot G, square 313, $5,560.

O street northwest, between Fourth and Fifth streets—Theodore Michael et ux. to William J. Holtman, lots 97 and 98, square 512, $10.

H street northeast, between Twelfth and Thirteenth streets—J. Clarence Welch to Charles C. Herdman, lot 34, square 387, $100.

947 Massachusetts avenue northwest—Gilbert W. Cave to Henry G. Thomas and Crandal Mackey, trustees, part lots 6 and 7, square 370, $10.

1612 Sixteenth street northwest—Woodbury Blair et ux. to Delbert H. Decker, lot 56, square 179, $10.

Rhode Island avenue northwest, between Fifth and Sixth streets—George M. Emmerich et al., trustees, to Edward Volland, lot 30, square south of 475, $1,925.

1318 and 1320 Eighth street northwest—Stephen A. Miller et ux. to Emily F. Haliday, part lots 25 and 26, square 396, $10.

R street northwest, between Thirteenth and Fifteenth streets—John W. R. Sumwalt et ux. to Beatrice P. and Jessie K. Jarvis, part lot 88, square 207, $10.

N street northwest, between Thirty-sixth and Thirty-seventh streets—Laura J. Crawford et al. to Mary E. H. Graef, part lot 63, square 1222, $10.

K street northwest, between Second and Third streets—The Purchase Company to Wilbur F. Nash, lot B, square 558, $10. Wilbur F. Nash et ux. convey same property to Emma Levy, $10.

Massachusetts avenue northwest, between Ninth and Tenth streets—Charles A. Pettit et ux. to Miriam P. and Caroline A. Bailey, part lot 6, square 370, $10.

Rear of I street northwest, between Twenty-first and Twenty-second streets—Alida M. Henriques to Helen B. Bache, east one-third of lot 41, square 77, $10.

1101 New Hampshire avenue northwest—Clara O. Meyer to Harry D. Hutton, lot 38, square 72, $10.

1813 Fifteenth street northwest—Warren L. Holmes et ux. to John D. Leonard, lot 131, square 206, $10.

222 Second street northwest—John E. Laskey et ux. to Frederick Fitchett, lot A, Reservation 11, $10.

Rear of Thirteenth street northwest, between V and W streets—Wilkes C. Prather et ux. to Grace G. Schulz, lot 93, square 235, $10.

1407 Sixteenth street northwest—Joseph Richardson et ux. to William T. Galliher, lot 83, and part lot 84, square 195, $10.

T street northwest, between Nineteenth and Twentieth streets—H. Bradley Davidson et ux. to G. Gilmer Easby, lot 37, square 109, $10.

1222 and 1224 Eye street northwest—Emanuel Steinman et ux. to Ivan K. Strasburger, lots 19 and 20, square 286, $10. Ivan K. Strasburger conveys same property to Leverett M. Kelley, $10.

482 and 486 Louisiana avenue northwest—Trustees of Corcoran Gallery of Art to Barbara M. Graf, west half original lot 15 and east 25 feet of original lot 14, square 490, $10.

711 Eleventh street northwest—Ada C. Moody to Abraham Lisner, lot 19, square 345, $10.

151 and 153 Pierce street northwest—Katherine J. Falconer to Babette W. Krumke, lots 99 and 100, square 557, $10.

1006 S street northwest—Catherine A. E. Thomas to Daisy A. Wylie, lot 15, square 235, $10.

Prospect street northwest, between Thirty-fifth and Thirty-sixth streets—Eliza E. Johnston to president and directors of Georgetown College, part lot 45, square 1222, $10.

Northeast.

1346 Emerson street northeast—Thomas K. O'Brien et ux. to William G. Fischer, lot 127, square 1029, $10.

Wylie street northeast, between Twelfth and Thirteenth streets—Charles A. Baker et ux. to Thomas J. Hanlon, part lots 46 and 47, square 1003, $10.

Wylie street northeast, between Twelfth and Thirteenth streets—Emma K. Baker, trustee, et al. to Thomas J. Hanlon, part lots 46 and 47, square 1003, $10.

405 M street northeast—Sarah E. Carter to Lilly M. and Gordon C. France, lot 65, square 803, $10.

Florida avenue northeast, between Fifth and Sixth streets—William J. Holtman et ux. to William E. Waggener, lot 47, square 828, $10.

71 Myrtle street northeast—George A. Viehman et ux. to Mary F. Gray (for life), Eliza M. Salter and Charles C. Gaddis (remainder), lot 167, square 675, $10.

611 Third street northeast—Rose E. Ries to John N. Ries, jr., half interest in lot 77, square 778, $10.

M street northeast, between Sixth and Seventh streets—William Pitt Kellogg et ux. to Edward N. Hopewell, lots 166, 167, 168, 304, to 307, square 855, $10.

Sixteenth street northeast, between East Capitol and A streets—Andrew D. Loffler et ux. to Edward W. Mollohan, lot 58, square 1070, $10. Edward W. Mollohan et ux. convey same property to John P. F. White, $10.

G street northeast, between Thirteenth and Fourteenth streets—Mary E. Hughes, trustee, to Capital Realty Company, lot 131, square 1027, $10.

Florida avenue northeast, between Fifth and Sixth streets—William J. Holtman et al. to Theodore Michael, lot 44, square 828, $10.

Tennessee avenue and C street northeast—Susan R. Merriam to James D. Burn, lots 23 to 32, square 1032, $10.

1008 Ninth street northeast—F. Walter Brandenburg et al., trustees, to William A. Heine, lot 26, square 909, $—.

533 Third street northeast—George C. Gertman, trustee, to Antonio and Felomena Norcia, lot 92, square 779, $—.

Wylie street northeast, between Twelfth and Thirteenth streets—Walter Savoy et ux. to Ada H. Gasaway, part lot 65, square 1003, $10.

Tennessee avenue and E street northeast—John D. McNabb to Mary A. Finch, lot 67, square 1053, $10.

802 Florence court northeast—James D. Burn to Susan R. Merriam, lot 174, square 105, $10.

Florence court northeast, between F and G streets—James D. Burn et ux. to Annie H. Nelson, lot 172, square 1051, $10. Same to Sallie G. Colvin, lot 173, square 1051, $10.

Wylie street northeast, between Twelfth and Thirteenth streets—Joseph A. Roth to John H. and Louise Gordon, lot 86, square 1003, $10.

Wylie street northeast, between Twelfth and Thirteenth streets—Joseph A. Roth to Stuart M. Leitzell, lot 85, square 1003, $10.

640 Tenth street northeast—Joe T. Allison et ux. to Anna M. Moore, lot 34, square 935, $10.

Tenth and B streets northeast—Charlie E. Thatcher et ux. to Lillian B. Wild, lot 65, square 939, $10.

624 Seventh street northeast—Mary A. Finch et vir, Willis A., to John D. McNabb, lot 131, square 860, $10.

Southwest.

499 K street southwest—Frank A. Jones et ux. to Floyd E. Davis, east half original lot 9, square 499, $10.

801 Tenth street southwest—Charles B. Church et ux. to Mary A. Church, lot 81, square 356, $1.

G street southwest, between Third and Four-and-a-half streets—Thomas Wise to Lemuel Smith, jr., lot 46, square 540, $1.

1001 Third street southwest—Hannah Driscoll to Francis Leonard, part original lot 23, square 543, $10.

G street southwest, between Four-and-a-half and Sixth streets—Zachary T. Mayn to Francis M. Brinkley, part original lot 8, square 496, $10.

48 B street southwest—Ida F. Drury to Clara Miner, lot 22, square 638, $10.

202 Canal street southwest—Harry Norment to Michael A. D'Manna, lot 51, square 577, $10.

Southeast.

B street southeast, between Third and Fourth streets—Henry H. McKee et ux. to Robert H. Hazard, lot 36, square 789, $10.

Twelfth street southeast, between G and I streets—George M. Casper et ux. to Charles J. and Bessie E. Ayers, lot 59, square 1029, $10.

D street southeast, between New Jersey avenue and First streets—Lucy M. Shaw et vir, Benjamin F., to Jacob H. Lichliter, lot G, square 694, $10. Jacob H. Lichliter conveys same property to Lucy M. Shaw, $10.

Pennsylvania avenue southeast, between Fourteenth and Fifteenth streets—Herman R. Howenstein et ux. to Minnie Robey, lot 33, square northeast of 1065, $4,350.

610 D street southeast—Frank Schroth et ux. to Gilbert B. Scroth, lot 30, square 874, $10.

1218 B street southeast—William H. Dikeman et ux. to Ernest H. and John T. Bradley, part lot 59, square 1014, $10.

Fourteenth street southeast, between E and G streets—Henry J. Ready et ux. to Clarence T. Lacy and Harvey C. Belt, part original lot 33, square 1043, $10.

Kentucky avenue southeast, between C and D streets—William Murphy et ux. to Joseph S. S. and Mary A. Thomas, lot 49, square 1039, $10.

Kentucky avenue southeast, between G and H streets—Francis E. Zepp et ux. to Charles B. Peirce, lots 12, 13, 14, square west of 1092, $10.

145 and 147 D street southeast—James D. Burn et ux. to Susan R. Merriam, lots 56 and 57, square 734, $10.

South Carolina avenue southeast, between Sixth and Seventh streets—Bernard Leonard et ux. to William A. Hall, part original lot 11, square 876, $10.

Sixteenth street southeast, between D and E streets—William S. Ryon et ux. to Julius Wahl, lot 65, square 1075, $10. Julius Wahl conveys same property to William T. Evans, $10.

208 Tenth street southeast—Florence J. Leithgow to Wyer E. Grant, lot 25, square 969, $10.

Thirteenth street southeast, between B and C streets—Annie H. Nelson to James D. Burn, lot 192, square 1015, $10.

Potomac avenue southeast, near Fifteenth street—Herman R. Howenstein et ux. to Lee Sanford and Margaret E. Sanford, lot 47, square northeast of 1065, $3,750.

215 A street southeast—John P. Duhey to Florence D. McAuliffe, part original lot 3, square 787, $10.

Third street southeast, between L and M streets—Ralph W. Lee et al., trustees, to George W. Marsh, part original lot 5, square 769, $1,425. George W. Marsh conveys same property to John G. Slater, $10.

E street southeast, between Second and Third streets—Harry Wardman et al. to Maurice P. and Barbara A. Walsh, lot 65, square $765, $10.

Seventeenth and B streets southeast—J. Irving Bealmer to Earl C. Butterfield, lots 39, 40, 41, square 1067, $10.

1234 D street southeast—Eugene R. White et al. to E. C. Butterfield, lot 70, square 1017, $10.

Near-Urban.

Washington Heights—Charles H. Davidson et ux. to Walter A. Dowd, lot 4, block 4, $10.

Trinidad—Ira J. Baker et ux. to Maggie Beall, lot 81, square 4070, $10.

Petworth—Abner Greenleaf to George C. Hough, lots 18 to 23, square 3132, $1.

Meridian Hill—Mary J. Edwards et vir, W. Walton, to Henry White, lot 34, block 6, $10. W. Walton Edwards et ux. to same, lot 33, block 6, $10. Mary S. Ryer to same, part lot 32, block 6, $10.

809 Allison street northwest, Petworth—J. S. Gruver et ux. to Gertrude R. Schultz, lot 31, square 19, $10.

Pleasant Plains—Barbara W. Prentiss et vir, Spencer, to George B. Laughlin, jr., lot 356, $10.

Mount Pleasant and Mount Pleasant Plains—David J. Dunigan to Bridget O'Connor, lot 47, block 8, $10.

Pleasant Plains—Robert H. Featherstone to Raleigh Sherman, lot 29, block 12, $10.

1410 Belmont street, South grounds, Columbia College—Maud B. DeLauney et vir, Victor V., to Hezekiah Thomas, part lots 3, 4, and 5, $10.

Effingham place—Howard University to Emma M. Schlick, lot 29, block 18, $10.

Whitney Close—Brainard H. Warner et ux. to Edith H. Gottwals, lot 8, block 2, $10.

Meridian Hill—Louisa E. James et vir, George T., to Henry White, part lot 32, block 6, $10.

Washington Heights—Harry Wardman et al. to Walter D. McGaw, lot 12, $10.

Mt. Pleasant and Pleasant Plains—William E. Edmonston, et al., trustees, to Allen W. Miller, lot 12, block 8, $1,500.

Lanier Heights—William C. Woodward et ux. to Horace A. Dodge, part lot 48, $10. James W. Murphy et ux. to same, lot 287, $10.

Woodley Park—Thomas P. Bones et al. to Clarence H. Conger, lot 62, block 16, $10.

West Bloomingdale—George C. Plumphrey et al. to Monroe M. Selinger, lot 63, block 1, $10.

Ingleside—William L. Stewart et ux. to Paul R. Roesch, lot 108, block 3, $10.

Columbia Heights—John P. Stuckert et ux. to James A. Finch, lot 60, block 25, $10.

Craven Terrace—Blandd W. Beall et ux. to John G. Slater and William R. Hedges, lot 97, $10.

Mt. Pleasant and Pleasant Plains—Charles B. Peirce et ux. to Guy S. and Carroll S. Zepp, lots 12 to 17, block 2, $10.

Ingleside—Lewis E. Breuninger et ux. to Annie M. Sargent and Georgianna D. Steele, lot 72, block 21, $10.

Holmead Manor—Jennie E. Abbott et vir, William H., to Charles A. Johnson, lot 151, square 2828, $10.

Holmead Manor—Charles A. Johnson to Jennie E. Abbott, lot 37, block 44, $10.

Holmead Manor—Edwina P. Chamberlin et vir, William N., to Edward Whitney, lots 44 and 45, block 44, and part lot 32, block 45, $10.

Rosedale and Isherwood—William X. Obold to Annie C. Obold, part lots 5 and 6, block 22, $10.

Mt. Pleasant—John T. Arms to Adelaide H. Kinney, lot 396, $10.

3214 Sherman avenue northwest—James D. Burns et ux. to Susan R. Merriam, lot 92, block 18, Mt. Pleasant, $10.

Belmont road—John J. Drury to Peter A. Drury, part lot 13, block 22, Kalorama Heights, and part of Widow's Mite, $10.

(Continued on Fifth Page.)

A. LISNER GETS TWO LARGE HOLDINGS IN DOWNTOWN SECTION

Owner of the Palais Royal Buys Lots Adjoining Store.

The largest downtown realty transaction of the week was concluded today in the purchase by A. Lisner of four buildings and lots running through from Tenth to Eleventh street and adjoining the Palais Royal on the north for $75,000.

The two three-story buildings at 711 and 713 Eleventh street northwest and the two three-story residences at 712 and 714 Tenth street northwest are included in the deal. The property on Eleventh street was sold at $12.50 a square foot, and that on Tenth street at $7. The total amount of space acquired by Mr. Lisner is 7,000 square feet. The first piece of property was sold through the office of Tyler & Rutherford, and that for the Tenth street piece went through the office of Weaver Bros.

No immediate improvement of the property is contemplated by Mr. Lisner, but it was acquired by him to provide for future enlargements to his department store whenever they shall become necessary. Work upon the large addition to the store on G street is now rapidly proceeding.

RECORDS ARE SET BY REALTY AGENTS IN SALES OF WEEK

Daily Number of Transactions Exceeded in Last Six Days.

JUNE SIXTEEN WINS THE NEW BANNER

Gain of Nearly 10 Per Cent Noted in the Volume of Business.

Two new records for 1911 were established by the local realty brokers as a result of their efforts for the second week of June, and in evidence of their determination to make this the banner month of the year. A new number for daily transactions was hung up, and the total of closed sales for the week exceds any previously reached in six days this year.

The first week of May had, heretofore, held the record of sales with a total of 190. This week shows a gain of nearly 10 per cent over that figure, with a total of 206 transactions closed and deeds passed. These are separate transactions, and the computation does not include the additional deeds made necessary when a piece of property is conveyed to a third party and from him to the purchaser.

June 16 Banner Day.

The honor of the new record for daily transactions belongs to June 16, when fifty-one sales were closed. This number is an advance of five over the record of April 21, which was forty-six sales, and which date had appropriated the laurel previously worn by March 31, when forty-one transactions were recorded, the highest number up to that time this year.

June 16, in attaining the new record for daily transactions came near establishing a new figure for the number deeds filed with the recorder of deeds this year. It fell short, however, four papers of the number offered for record May 11. Then 143 instruments were filed, yesterday 139 were recorded.

A gain of nearly 10 per cent is noted this week over the record of its immediate predecessor in the volume of business transacted by the brokers. This week the sales included 318 lots and parcels of real estate, while the first week of June involved only 291 lots.

Suburban Leads.

Outlying suburban property led the market in the number of sales, with a total of 100 parcels sold. The near-urban district is found in second place, with seventy-three lots to its credit. Within the city proper, as usual, the northwest is in the van with sixty-nine lots transferred. In the northeast forty-one lots were conveyed, twenty-five in the southeast, and eight in the southwest.

An increase of nearly $100,000 is noticed in the money market this week over the figures attained in the previous six days. The total this week is $837,483.97, borrowed on the security of 279 lots at an average interest rate of 5.5 per cent.

New loans again lead the market, with a total of $380,560.08, although they are hard pressed for first honors by the total purchase money notes, which amount to $353,273.79. The output of the building associations was $103,650.

County borrowers were out in force, and used up more than half the money loaned, demanding $456,290.15. Next came owners of land in the northwest, with a total of $212,789.13. The record of loans in the other sections is northeast, $124,175.59; southeast, $24,350; southwest, $9,950.

Thornton Carusi Buys Lot as an Investment

Thornton Carusi has purchased from Frank W. Romain the three-story dwelling at 935 H street northwest as an investment for about $10,000. The lot is 19 by 85 feet. The sale was made through the office of Thomas J. Fisher & Co., Inc.

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