

CHAS. W. KING, Jr. ARTHUR L. FILL.

KING & FILL

INC.

Real Estate Brokers

Desire to announce that they have opened offices for the transaction of general Real Estate business at 920 New York Avenue N. W.

Sales, Rents, Loans and Insurance

ALLAN E. WALKER & CO., Inc., 1410-1412 G Street N. W.

Suburban Property.

CHEVY CHASE TERRACE. On Connecticut avenue, corner Keokuk street. A MODERN HOME. The Best Buy in Chevy Chase Section for the price—\$3,500. Eleven rooms, two modern baths. HOT-WATER HEAT. Attractively decorated. Large porches. Lot 50 feet wide. All city conveniences. Only 25 minutes to Treasury Dept. Open for inspection. CHOICE BUILDING LOTS. 50-foot frontages; City Conveniences. Only \$1,700 up. Terms. We loan money to build. SMALL FARM. 15 acres, six-room dwelling, large barn, well, etc. Two miles from District line. On fine road. Price only \$2,500. IN CHEVY CHASE, MD. Nearly new two-story frame; 8 rooms; bath; hot-water heat. Lot, 100-foot front. Near Bradley lane. Only \$2,500.

Investment Property.

Seven Two-story Bricks on Avenue. In good renting section. Price, \$10,000. Rent, \$1,000 year. Also Five Bricks on Street S. E. Rent, \$500 year. Price, \$7,000. Near 14th and U Sts. N. W. Near Two-story Brick. Six rooms, bath, latrine heat, in excellent repair. Only \$2,300. ON COLUMBIA HEIGHTS. New two-story and cellar brick. Six rooms; modern bath. Front Porches. Price, \$2,500. Rented for \$250. Two Substantial Bricks in Northwest. On street. In good repair. Price, \$2,500 each. Rent, \$22.50 each. Price, \$2,650. Rented for \$250. Three-story Brick on Street Northwest.

Home Properties.

ON WASHINGTON HEIGHTS. Beautiful three-story and cellar brick; 12 rooms; two modern baths; hot-water heat, originally sold for \$12,000. Price for quick sale, \$9,000. ON COLUMBIA HEIGHTS. West of Fourteenth street. Nearly new three-story brick; 9 rooms; 2 baths; hot-water heat. Price only \$2,500. DOWNTOWN RESIDENCE. Facing Government Reservation. Attractive three-story and cellar brick; 12 rooms; 2 baths; many open fireplaces. Natural Wood Finish. Large rooms and staircase. Cost over \$15,000. Price reduced to \$12,500. New Home on Columbia Heights. Nine rooms; 2 modern baths; hot-water heat and electric light. Lot 15x125 to alley. Price only \$2,500. Near Tenth and S Streets Northwest. Rented for \$200. Three-story and cellar brick; 9 rooms; bath; furnace. Garage on rear.

BUSINESS PROPERTY.

14th St. N. W., south of U St. Three-story Brick Store and Plaza. Wide lot to alley. Should rent for \$15 month. Price only \$20,000. Near 12th and G Sts. Northwest. Less than \$5 per foot. Good wide lot to alley. A very low price. Price only \$7,500. 12th St., near N. Y. Ave. Substantial Three-story Brick. Renting for \$47.50 month. Good size lot. Price only \$2,000. 9th St. N. W., near L. Lot 15x125 to wide alley. Price only \$7,500.

ALLAN E. WALKER & CO., Inc., 1410-1412 G Street N. W.

KENSINGTON TRACT SOLD TO SYNDICATE

A Carefully Built, Attractive Individual Residence.

Semi-Detached. Side Lights. WIDE, DEEP LOT. PAVED ALLEY.

1740 Park Road.

Open Tomorrow.

A few steps to Conn. ave. cars.

(Built by R. H. Bailey.)

Four rooms on main floor and butler's pantry. Seven bedrooms. Three lavatories. Three baths. OAK paneled DINING ROOM. MASSIVE DROPBEAM CEILING. Magnificent lighting fixtures (electric and gas). "Gurney" hot-water heating system. Servants' conveniences. Cold storage vault. Rear stairway. Spacious porches.

PRICE AND TERMS UPON APPLICATION TO

BELT, O'BRIEN & CO., INC., 1309 G St. N.W.

Property Will Be Placed on the Market.

The office of R. E. L. Yellott reports the sale of a tract of land containing about eighty acres and comprising a large part of the town of Kensington, Md. The purchaser, a syndicate of prominent local business men, will place the property on the market at once, in lots 20x150, and at prices ranging from \$100 to \$300 per lot. Preliminary work on grading of streets has already commenced.

The tract is in the heart of the rapidly growing section to the northwest of the city and is reached by both trolley and steam cars. A new macadamized road has recently been constructed from Chevy Chase direct to the property. It is the expectation of the owners that the new subdivision will meet with favor and ready sale, owing to the fact that it is in the popular northwest suburban section and can be purchased at prices well below anything yet offered. Recent activity in this locality indicates that purchasers of realty are looking with more than usual interest in this direction. Besides the recent large purchase of Clarence Moore, several smaller tracts have been lately bought. A. C. Warthen, a prominent builder, has bought five acres; Mr. Herrmann, of House & Herrmann, ten acres; Charles Pfleger, ten acres, and George Sheehan about fifteen acres. All of this property is in the vicinity of the land just bought by the syndicate.

Although not yet formally on the market, the sale of ten lots is reported by Mr. Yellott, the purchaser, Frederick Lempe, paying about \$2,500. Among other sales just closed by Mr. Yellott is that of a lot 100x200 for H. M. Martin to E. R. Cannon, the price paid being about \$1,000.

REALTY FIRM HAS LONG SALE RECORD

Transactions of Stone & Fairfax Total \$200,000.

Transactions aggregating more than \$200,000 are reported by the real estate firm of Stone & Fairfax. The deals involved both residential and business properties as follows: For James Karkick, business property, 3040 Fourteenth street. Consideration \$10,250. The purchaser was represented in the transaction of Fitch, Fox & Brown. For John Warren, two dwellings, 1210 and 1214 Belmont street, Columbia Heights. Consideration \$15,000. The purchaser, Mrs. Bohrs, will keep the houses for investment. They are of colonial design, ten rooms and two baths, hot water heat. For Madison Whipple, business property at 902 New York avenue. Consideration \$15,000. The purchaser will remodel the building and rent it for office purposes. For Emmons S. Smith and John H. Howell, trustees, the corner of Eleventh and E streets. Consideration \$2,000. The property was purchased for the use of the Perpetual Building Association. For Charles W. King, Jr., dwelling, 1821 Ontario place. Consideration \$2,500. For Paul H. Moreland, 501 Florida avenue, corner of Fifth street, a ten-room dwelling with hot water heat. Consideration \$2,000. It is the intention of the purchaser to remodel the building for business purposes. For Hannah Crickstein, a one-story at 251 P street northwest. Consideration \$2,500. For James Warren, 1218 Belmont street. Consideration \$2,500. For Charles McGilley, three-story dwelling at 1225 Girard street. Consideration \$6,500. The purchaser, Frank C. Captain, will occupy the house. For Jordan & Co., business property at 711 Ninth street. Consideration \$2,500. For Jessie Davis, 315 Thirteenth street, near New York avenue. Consideration \$2,500. For Clarence E. Sts., dwelling at 19 R street northwest, containing ten rooms, hot water heat, and including a two-story brick stable. Consideration \$2,500. For J. Davis, dwelling at 311 Q street, containing eight rooms. Consideration \$4,700. The property will be occupied by the purchaser. For Rachel H. Cloward, three-story dwelling at 227 Twenty-first street northwest. Consideration \$2,100. For Mary F. Pruitt, two-story dwelling at 2123 I street northwest. Consideration \$2,500. For Thomas Manning, dwelling at 927 M street northwest, containing ten rooms. Consideration \$7,500. For Charles O. Rice, a business corner at seventh and H streets northeast, occupied as a drug store. Consideration \$10,000.

SIXTEEN RESIDENCES FOR NEW SUBDIVISION

Building Activity Planned for Tract Near Soldiers' Home.

Having just closed contracts for the erection of sixteen dwellings of new design and embodying many of the most advanced ideas of "home-planning" experts, the firm of Zepp Bros., real estate dealers, are preparing to turn their subdivision north of the reservoir and adjoining the Soldiers' Home into a scene of great building activity.

"WITH A LAKE FRONT." Already the new subdivision has gained the distinction, unique in Washington, of containing "houses with a lake front." The houses which have recently been completed, however, command that distinction, as they front on and overlook the large reservoir. A little more than a year ago, the subdivision was a farming tract of about three acres, comprising the old Adams estate, bounded by Columbia road, Hobart street, Park place, and Warder street. After the estate had lain untouched by progressivism for fifty years, the present owners, appreciating its possibilities, bought it in at auction and immediately began the work of development. In the last year they have run streets through the tract and have built a row of attractive residences overlooking the reservoir. Most of these houses have been sold already, and the erection of the sixteen new structures is in anticipation of a heavy spring demand. Innovations Are Planned. The houses will include many new departures from the established styles in small house building, and will embody advanced ideas in house planning. Among the special features will be found large living rooms with direct entrance and finished with weathered oak ceilings. They will be constructed for gas and electric advantages, and will have automatic water heaters. Like the living rooms, the dining rooms will be fitted with beam ceilings. Attics will cover the structures. The new houses will be on the market within the next three months, and will be for sale at reasonable prices. Later the firm will build on the remaining lots, which, in the end, will number fifty dwellings.

Working to Bring Conventions Here. Chamber of Commerce Committee a Live Wire. The conventions committee of the Chamber of Commerce is the liveliest part of that body's organization, from present appearance, and William P. Sherwood, who serves as secretary, is the liveliest of the committee, always excepting one Granville M. Hunt, the chairman, whose chief vocation consists in being a live wire twenty-four hours a day. The committee is lining up a choice lot of conventions for the next two years, and recently has started after the biggest kind of fish. There now seems a possibility that the 1912 convention of the International Association of Refrigeration, which musters several thousand delegates from all quarters of the civilized globe, will meet in this city. Writing to Mr. Hunt, the secretary of the American branch of the association, said: "I feel assured you will agree with me that an international assemblage of such widespread importance to the world as the International Congress of Refrigeration is sure to prove, ought not to meet in any other city of the United States than Washington." The committee has practically been assured that the annual meeting of the Supreme Council, Protected Home Circle, which musters about 5,000 delegates, will be held in this city in May, 1912. The committee also is working for the 1912 convention of the American Street Railway Association.

HANDSOME ESTATE FOR CHEVY CHASE

Miss Gillett Buys 40,000 Square Feet Opposite Club.

One of the most important suburban sales of the week was announced yesterday by the Thomas J. Fisher Company, in the sale to Miss Annamary Gillett, a wealthy woman of Washington and Chicago, a residence on the north side of Connecticut avenue extended and facing the Chevy Chase Club. The consideration was in the neighborhood of \$12,000. Miss Gillett, who recently has leased her town residence at 225 R street, will erect a handsome country home on the new tract with carefully laid out grounds, stables, and other attachments of a well regulated country estate. It is expected to be one of the show places of Washington. The tract is unsubdivided. The following sales also were reported by the Fisher firm: For William H. Kempler to Scott A. Swearingen, a residence on the north side of Jones Mill Road, about 200 feet east of Connecticut avenue, North Chevy Chase, Md. For W. D. Kennel to George H. Wilson, 80 feet fronting on north side of Irving street, Chevy Chase, Md.

JUST One Row of Houses in the District of Columbia Having a Lake Front. If you are going out for a walk tomorrow you will find no prettier place to visit than around this lake. Come out whether you are interested in buying a house or not. These Houses Have Six Rooms and Attic. Tiled Bath and Shower, Gas and Electric Light, Parquetry Floors, Hot-Water Heat—Pittsburg Automatic Water Heater. BIRGE & SONS, Decorators. Sample, 403 Hobart Place, Furnished by Courtesy of Julius Lansburgh Furniture Co. ZEPPE BROS. Telephones MAIN 6417 Night 6415 COLUMBIA 3294 3295

THREE BARGAINS 2515 2517 2525

Twelfth Street N. W. BETWEEN CLIFTON AND EUCLID STS., COLUMBIA HEIGHTS. BEAUTIFUL HOMES. IDEAL LOCATION. WE CHALLENGE THE MARKET TO SHOW AS GOOD A HOUSE. QUARTERED OAK TRIM—A fine feature, an expensive one—NOT SHOWN IN OTHER HOMES. LOTS 20x100 (ALLEY). Such lot dimensions afford LARGE ROOMS (six) and a spacious entrance hall. PLASTERED CELLAR under entire house. Laundry, servants' conveniences; beautiful chef's kitchen with up-to-date equipment. OAK FLOORS. Not the cheap kind—thick, properly laid—guaranteed. PORCHES FRONT AND REAR. Electric light; hot-water heat; china closet; two dressers; many closets. EIGHT-FOOT CHEVAL GLASS. COME UP TOMORROW. SEE THESE GREAT HOUSES. THE PRICE IS RIGHT. ASK OUR SALESMEN. THEY'LL EXPLAIN HOW YOU CAN BUY ON SMALL MONTHLY PAYMENTS, AND SAVE ABOUT 50% OF EACH PAYMENT. BELT, O'BRIEN & CO., INC., 1309 G N.W.

FOR SALE BY OWNER

The MAN who wishes to build his residence can only do so WISELY after having carefully examined and intelligently compared different sections of the District and studied the class of improvements. To the man who has been doing this, but has not as yet found just what satisfies him, we wish to submit for early inspection two lots, each having from 75 to 100 feet frontage, and which are UNEXHAUSTED for several reasons, mainly because of the situation. BRADLEY LANE WEST Facing the beautiful Golf Links of the CHEVY CHASE CLUB. Then the character of improvements, the presence of the residence, not only gives stability to present values, but ALSO A PROMISING future that can accrue only to the VERY BEST. Bradley Lane property, while unlimited in quality and attractiveness, is LIMITED in the frontage to be sold. "Phone M. 175 and make appointments for M. M. CHARLES B. FONDA to show you the above at your convenience. He will give you full information regarding price, terms, etc. For the man who does not wish to build we have several very attractive propositions in improved properties to offer for sale. J. W. LATHAM, 1420 N. Y. Ave. EVANS BUILDING

BEAUTIFUL CHEVY CHASE

100x2,000 on Connecticut avenue, between Chevy Chase Club and Girls' School. Beautiful terrace. Want offer. See our sign—E. J. Totten & Co. 1420 F Street N.W.

Man's Consistency. From the Atlantic Globe. There are men who will wait patiently for the free lunch to be served and then go home and start a roughhouse because dinner isn't ready on time. A Discouraging Job. From the Louisville Courier-Journal. Dr. Aked, Rockefeller's pastor, is thinking about accepting a call from California. He has been tired of his job of shoving the camel through the needle's eye?