

## BRIDGE INCREASES VALUES.

### Sixteenth Street Structure Opens Up New Neighborhood.

With the completion last week of the new Sixteenth street bridge, erected by the government at a cost of \$60,000, a new impetus has been given to development both along the thoroughfare, after which it is named, and Fourteenth street extended. The bridge is of re-enforced concrete construction and spans Piney Branch.

As an indication of activity in the neighborhood, the McDermott Construction Company has started the putting in of steam shovels and the construction of railroad tracks with cars and engine for the grading of the new extension of Sixteenth street for five blocks from its present terminus at Monroe street north to Webster street. Taylor street is also being extended from Mount Pleasant Heights into Sixteenth street. Webster street is being graded from Fourteenth to Eighteenth street. These improvements represent an expenditure of \$50,000.

Property has been developed rapidly in this section, but probably a greater development is going on along the Fourteenth street extended car line, which runs a mile and a half north of the old car barn at Fourteenth and Park streets. Ninety houses are now under construction there by Harry Wardman, John Nolan, and B. F. Saul. Mr. Nolan is erecting twenty-five at a cost of about \$100,000, but the greater number are being built by Mr. Wardman.

Home seekers have found the new street attractive, because of the high ground and good air, the fact that plenty of space is to be had, the low values, and the proximity to a car line which runs to the business district of the city in a few minutes. More lots have been sold there during the past few months than ever before.

The United States and District governments have just completed the extension of Rock Creek Park up Piney Branch Valley to Sixteenth street, bringing twenty-five additional acres into the park. A beautiful driveway shortly will be constructed, which will run through the addition, under the Sixteenth street bridge to the Soldiers' Home. One of the realty brokers interested in Fourteenth and Sixteenth streets extended said yesterday that land could be purchased there to-day for from 40 cents to 65 cents, a foot, where only three years ago it could be purchased for half that price. Five or ten years earlier it could be bought in acreage tracts for a much smaller sum. To-day it is almost impossible to purchase acreage tracts.

S. T. Cameron recently bought sixteen acres for about \$125,000, and is now subdividing the property and selling individual lots. The broker said the car line had changed the location of its car barn twice within fifteen years, and that within a few years it would have to change it again, extending its line to the border of the District—about two miles farther than it now runs.