

# MODEL SUBURB

## Problem of Cheap, Comfortable, Harmonious Housing Being Worked Out.

### FOUNDATION OF PLAN LIES IN CO-OPERATION

#### Alexandria County Tract, Not Far From City, Being Converted Into Residence Section.

A model suburb from the point of view of the architect, the builder, the landscape gardener, the sanitary engineer, the child welfare propagandist, the fire insurance actuary, the "city beautiful" cult, and all the "ists" and "ismists" in the country is planned by the Virginia Highlands Association for the old Addison Heights property, in Alexandria county, which the association is now developing.

The humble private citizen, with only the idea of a home in his much harassed mind, is to be let into the sacred circle, too. In point of fact, students of scientific housing and home surroundings are working out a harmonious co-operation for the sale benefit of the private citizen who has a small amount of money, a few children, and an ardent desire to get as close to nature as eight hours daily in a city office will permit.

#### Co-operative Principle Is Basis.

The co-operative principle of building with its cheapness is to be the foundation on which the association hopes to build its success. At the same time more than usual regard is to be paid to the esthetic side of the housing problem, and there are to be special features in this particular suburb that are entirely out of proportion to the usual real estate development idea.

In truth, the promoters of the project declare it is not a real estate scheme to make money, but the development of a scientific idea.

The tract of land which has been acquired for the purpose has been on the real estate market for some time, but for a variety of reasons—none of which had to do with situation or convenience to the city—the property did not develop. Lying but a mile or two from the city, between Washington and Alexandria, the tract comprises more than 50 acres that rise in a gentle slope from an elevation of about sixty feet at the railroad tracks to something like two hundred feet at the western boundaries.

#### Two Great Considerations.

Milton Dana Morrill, architect, was the organizer of the association and the scheme for the development of the property is largely his. It comprises a very elaborate system of gardens, playgrounds, drives and boulevards, laid out on lines approved by the most distinguished of the city's designers, and, at the same time, within the reach of a very practical and normal average man's purse. In co-ordinating these two important elements, Mr. Morrill thinks he has accomplished a great deal.

A lamp placed in the center of the garden, which will include a sunken garden, a lily pond, and fountain, all modeled after the Italian scheme of landscape gardening, will form the focal attraction of the new suburb. Houses of attractive form will be grouped along the length of these walks, and a series of wide streets and boulevards. Part of the garden plot has been reserved for children's play areas, tennis courts, etc., and while the plan does not actually include it, the planner is very keen for a golf course some distance from the property or the addition of it.

#### Plans Subject to Approval.

The plans for the houses, every one of which must be fireproof, are to be submitted to the board of architects of the association for approval, and no house can be erected in the suburb unless it has been approved by the board. It is the aim of the promoters of the scheme to have all the houses conform to the general scheme, not necessarily in point of actual detail of construction, but they must be in harmony with the landscape and the prospect. There are to be no glaring examples of the rows of suburban horrors that greet the eyes in most cities. In fact, there are to be no rows at all. All the houses will be detached and surrounded with attractive gardens.

Seven houses have already been started, five of which are completed and occupied, and two are in the course of construction. All of these and the new station building are of concrete, made with steel molds, on a plan designed by Mr. Morrill, that resembles the Edison plan somewhat—especially in point of economy.

The station, which is to be finished within a short time, has been erected after a modified Spanish-Italian design and will have, among other features, a pretty roof garden.

#### Co-operative Colonies Wanted.

The tract has been subdivided into about 1500 lots, and of these, fifty have been sold already. It is the desire of the promoters of the scheme to have the lots purchased by colonies of people, who will erect their houses under one contract on the co-operative principle. The stores that are planned for the village are to be conducted on the co-operative plan, with its consequent reduction of the cost of living.

This part of the program has appealed with special force to a group of some fifteen young architects who have bought lots together and will erect model homes after their own designs, the group of buildings to conform to a general plan. One or two other groups of the same kind have been formed and plans for their houses are now under consideration.

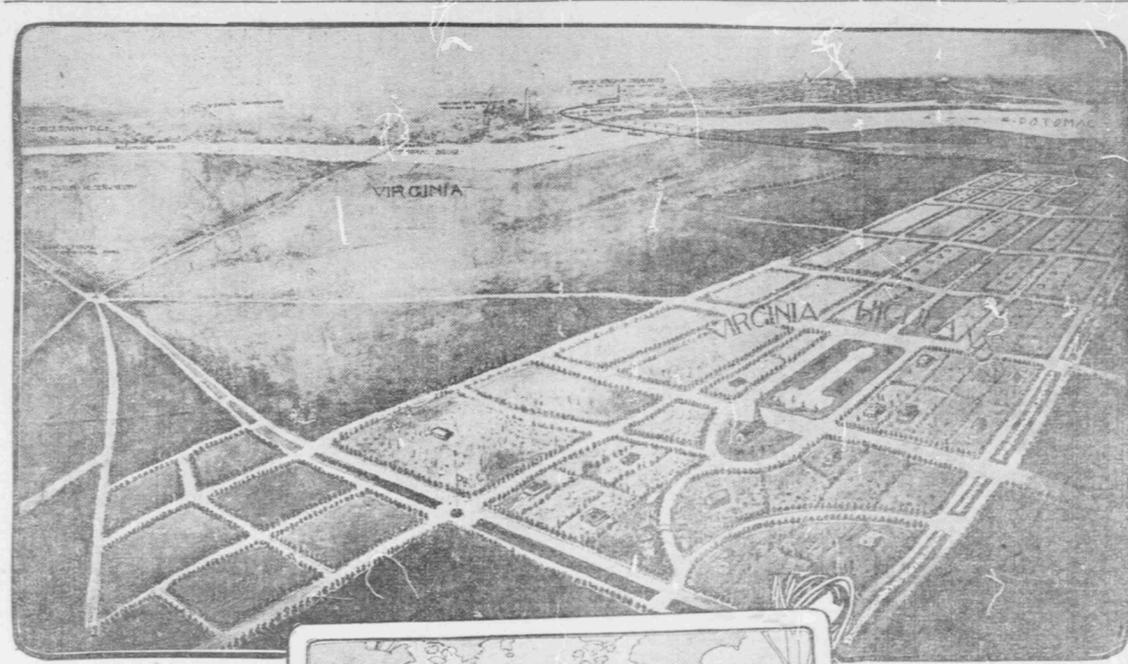
#### Must Not Mar General Effect.

It is not the purpose of the association, of which all property owners in the tract are members, to dictate every feature of the building or to restrict the purchaser of lots in the matter of his building. It is simply their desire to permit the erection of no building that will mar the general effect of the plan for the whole suburb or be out of keeping with the neighborhood houses. The builder is allowed as much liberty of action as he has elsewhere, with this single exception.

Water has been provided for the place in abundant quantities from a spring found on the property. Until sufficient houses have been erected to warrant the expense of a central water works each house will be supplied individually.

The association has expended something like \$15,000 in grading, sewage, gardening and other projects and has much more to spend in the same direction. The organization is headed by Milton Dana Morrill, who is president. A. B. Stevens, formerly chief examiner of the Civil Service Commission, is vice president, Ralph Stone, of the Geological Survey, is secretary, and the directors are C. G. Leadbeater, F. C. Smith, and W. B. Smoot, of Alexandria.

# MODEL SUBURB PROPOSED FOR WASHINGTON



## ALEXANDRIA REALTY IS ASSESSED HIGHER

### Reduction in City Tax Rate Expected by Owners to Result.

WASHINGTON TIMES BUREAU, ALEXANDRIA, VA., JULY 8.

Much interest is being taken in the report of Assessors J. B. Fitzgerald and Thomas Chace, just filed with the clerk of the corporation court. These assessors have been engaged for the past six months in reassessing all the property in this city. With but few exceptions all the property in Alexandria has been assessed at a much higher figure than it formerly was.

This is consistent, however, with a plan started some time ago to raise the assessments and lower the tax rate. It has been common talk for years that the assessments on property in this city were very much too low and that the tax rate was very much too high. It is now proposed to reduce the tax rate, inasmuch as the assessment has been raised. With but few exceptions the property owners generally express themselves as satisfied with the new assessment if the city council reduces the tax rate. Some, however, claim that the new assessment is too high and will probably go to the courts to have it reassessed.

"The New Law of Life" will be the subject of the sermon to be delivered by the Rev. W. F. Watson at the First Baptist Church tomorrow morning. Tomorrow evening Mr. Watson will take for the subject of his sermon, "A New Creature."

Potomac Lodge of Odd Fellows held a meeting at Odd Fellows Hall, in New Columbus street, last evening. Two applications for membership were received.

M. D. Corse Camp, Sons of Confederate Veterans, will hold a meeting at Lee Camp Hall next Monday evening, when they will consider an invitation from Washington Camp, of Washington, to visit that camp in the early fall.

The circuit court for the city, Judge J. H. E. Thornton presiding, opened its term this morning. This is the civil term of the court.

A meeting of the Relief Hook and Ladder Company was held at their hall, in Prince street, yesterday evening. Four new members were elected.

A meeting of the general committee having the Firemen's Convention in charge will be held at the rooms of the Chamber of Commerce next Wednesday evening at 8 o'clock.

The secretary of the general committee has received an acceptance to the invitation extended the firemen of Luray, Va. who will attend the convention bringing fifty persons.

The funeral of Miss Anna McCauley will be held from St. Mary's Catholic Church next Monday morning at 9:30 o'clock. The Rev. Father Kelly will officiate and the burial will be in St. Mary's Cemetery.

Arguments on the demurrer to the evidence in the case of Silas Groves, administrator, vs. the Southern Railway Co., will be heard in the circuit court for the county, on Saturday, July 30.

The Cardinal Athletic Club will this afternoon cross bats on the old fair grounds with the Silver Sprays of Washington.

A life-sized bronze Elk weighing about 1500 pounds will arrive in this city within a few days and will be placed in the niche in front of the new home of Alexandria Lodge of Elks, in Prince street.

The schooner Fanny G. Bower, from Kennebec, is at the wharf of the Mutual Ice Company unloading a cargo of ice.

The funeral of little Samuel Posey was held from the home of his parents, 110 Wilkes street, this afternoon. Burial was in Bethel Cemetery.

## TAYLOR BROTHERS AGAIN TO CLASH

BRISTOL, Tenn., July 8.—Since the announcement of Senator Bob Taylor of Kennebec, is at the wharf of the Mutual Ice Company unloading a cargo of ice.

The funeral of little Samuel Posey was held from the home of his parents, 110 Wilkes street, this afternoon. Burial was in Bethel Cemetery.



One of the Poured Concrete Houses Being Erected in New Residence Suburb on Virginia Highlands.

## SALES REPORTED BY MOORE & HILL

### Real Estate Firm Concerned in Many Transfers During the Week.

Moore & Hill, Inc., reported today the following sales during the last week:

For Dr. M. D'Arcy Magee, 354 Newark street, Cleveland Park, \$10,000.

To J. H. Lord, three-story apartment building, 2222 Washington circle, \$7,500.

For Mrs. Emma Dennis to F. C. Letts and William A. Hill, trustees, 1727 T street, with a lot 40 by 100 feet, \$4,500.

For Kennedy & Davis Company, 125 Lamont street, to Mrs. Elizabeth M. Lamont-Clarke, \$10,000.

To M. C. Burritt, apartment building, 512 M street northeast.

For H. A. Kite to Max M. Minster, 1218 Kenyon street, Columbia Heights, \$7,250.

To Catherine Holbrook, an additional frontage adjoining the new residence, 294 Connecticut avenue, recently purchased from F. T. Sanner.

For H. A. Kite to Charles A. Booker, 202 N street northwest, \$3,500.

For Mrs. Florence L. Tutwiler, 1211 D street southwest.

For H. A. Kite to John T. Murphy, 1229 Kenyon street, Columbia Heights.

For Joseph M. Carmody, 325 G street northeast, \$4,750.

For Mrs. L. E. Newton, 2315 Eleventh street, Columbia Heights, to A. T. Curran, \$4,750.

For Mrs. Louise E. Perkins, a lot and frame house on S street between Eighteenth and Nineteenth streets northwest.

To J. T. Crabbe, 1312 Twenty-third street.

To W. W. Chiswell and H. A. Kite, 259 K street northwest.

For Clarke Waggoner, white stone English basement residence, 2618 Connecticut avenue, \$15,000.

For J. M. Carmody, 320 G street northeast.

For Mrs. M. A. Sweeney, 307 A street southeast.

For Zepp brothers, 511 Rock Creek Church road.

For Mrs. L. E. Newton, 3221 Eleventh street, Columbia Heights.

For W. H. Santelmann, leader of the United States Marine Band, a lot 48x120 feet on Connecticut avenue, Woodley park.

For Mrs. Emma J. Dickens, 517 Third street northeast.

For Charles A. Shields, 1629 Ninth street northwest.

To Mrs. E. B. Saur, apartment building 115 Tenth street southeast.

For Mrs. A. E. Galligan, 41 Quincy street northeast.

For Charles D. Boyer, 507 Taylor street, Petworth.

For Miss J. Winston, 115 Thomas street northwest.

E. F. Taylor, 616 Sixth street northeast.

For H. A. Kite, 11 connection with Leonard Nicholson, 1024 Florida avenue northwest.

For A. T. Lewis, four houses on E street northwest, near First street.

For H. A. Kite, in connection with N. L. Sansbury, 254 Twenty-eighth street, Woodley Park.

For H. A. Kite, in connection with N. L. Sansbury, 1216 Kenyon street, Columbia Heights.

For C. A. Fisher, 316 Thirty-fourth street, Cleveland Park.

For H. A. Kite, 1023 Twenty-first street northwest.

## COURT SAYS DIVORCE DOES NOT FREE ONE

### Judge Latshaw Holds Man Always Has Claim on Woman Once His Wife.

KANSAS CITY, July 9.—"Once a man is married to a woman that man always has some claim upon her, even if she has been divorced. When a woman is married she can never be absolutely free again. Courts can separate them, but in the sight of a law higher than man-made law, in the opinion of all well-meaning persons, the husband still has a claim on the woman who was once his wife."

Judge Ralph Latshaw said this when he reversed a decision of the municipal court, which had declared Dr. Milo E. Hartman guilty of an attack on his former wife and had fined him \$500 on a charge of having accosted his wife May 18, 1909, in a dry goods store.

When Mrs. Hartman had finished her testimony the judge told the defense there was no necessity for them to introduce any evidence.

"Hartman had a right to come up and speak to his former wife, and when she took her by the arm," he said, "as long as he didn't abuse her or swear at her he committed no offense. He had a perfect right to regard himself as a privileged person in his dealings with the woman who had once been his wife. I don't see how any court ever imposed a fine of \$500 on a man for speaking to a woman who had once been his wife."

## LUCAS BUYS STORE BELONGING TO GROUP

Caspar Lucas has purchased for investment one of the group of store buildings recently completed by Isaac and Anna Kirkstine at the northeast corner of Twenty-second and P streets northwest, opposite the Riding Academy building. The transfer was made through Willige, Gibbs & Drueel, and the consideration is said to have been \$1,800. The building purchased has a frontage of eighteen feet and a depth of eighty feet with side and rear alleys.

## MANY ARE ARRESTED FOR BOMB OUTRAGE

MONVAY, Spain, July 9.—More than a dozen arrests were made today in connection with the bomb outrage of last evening, when two of the dinner guests of Don Gallardo were killed by the explosion of a bomb hidden in the dining room.

Twelve of the diners, including the host, were injured. Gallardo is a banker and Conservative politician, and the attack is believed to have been the work of political rivals.

## AGED JUSTICE STRICKEN

Hyattsville, Md., July 8.—Judge Arthur Carr, who has been a justice of the peace in Anne Arundel and Prince George counties for the last fifty years, is dangerously ill as a result of a stroke of paralysis. He is seventy-three years old and is the father of thirteen children, all but one living in Maryland.

## NATURAL GAS FOUND. HARRISONBURG, VA., JULY 9.

Natural gas has been discovered near Sinclair's Mill, Prince William county. The gas has been for a long time escaping through the rocks with a peculiar noise.

# MIDSUMMER SLUMP IN REALTY MARKET

## Slack Period in Business Comes Later This Year Than Usual.

The midsummer slump in the real estate market, which this year came later than usual, is on, and the operators have accomplished little during the past week.

There has been only one big sale during the week, the purchase of the George Washington University property at Fifteenth and H streets, and no real estate man had a hand in that deal.

In fact, the negotiations, which were carried on with the utmost caution, were conducted personally by the committee of trustees appointed for the purpose, and the commission that would have been paid under ordinary conditions, was thereby saved.

There has as yet, however, been no transfer of property, or, indeed, actual agreement to sell. A tentative arrangement has been made, which must await the approval of the full board of trustees, and, as a number of these gentlemen are out of the city on their summer vacations or for short visits to nearby places of comfort, it has not been possible to ratify the committee's work.

## No Complaints Heard.

But no man in the business is complaining because of the lack of trading. The usual time for the market to become inactive was passed long ago without a sign of a slump, so that the present condition is not unlooked for. Indeed, many of the larger operators, who have been kept everlastingly at it, attending to the biggest year's business in the history of Washington, are glad to have the market grow quieter for a time. They can now have time to look over the field closely and repair some of the fences they have broken in their haste to get business, as it were. There is every indication that the resumption of trade later in the season will bring with it a rush of business that will eclipse the banner record of last fall.

## Builders Are Active.

While the matter of sales and mortgages has shown a bit of decline, there has been no let up to the building activity. The strike of the carpenters has made little difference in the work that has been in progress, although if the strike had come at a later period of the year, it might have been disastrous.

As it is, all the contractors are busy with constructive work, and new houses and apartments are linked into shape with unusual speed and thoroughness.

The summer time is the heyday of the builders' twelve-month, and this summer is one of the busiest in the history of the trade. Work both in the city and the suburbs is "aking every available man and every square foot of structure will be thrown on the market within a very few weeks.

## WILL MEET TONIGHT.

Columbia Council and Potomac Council, National Union, will meet tonight at Pythian Temple.

# CAPITAL NEAR TOP IN BUILDING RECORD

## June Figures Put Washington Ahead of Most Other Large Cities.

Reports from other sections of the country show that the building record of Washington for June, put the District way ahead of a majority of the larger cities.

While the operations here made the month one of the busiest of the year, detailed reports from elsewhere show a decrease of about 5 per cent in building, taking the country as a whole.

Permits were taken out in forty-nine leading cities in June for the construction of 15,694 buildings, involving a total cost of \$54,506,474, as compared with 15,370 buildings aggregating \$57,242,536 for the corresponding month a year ago, according to the official reports, a decrease of 476 buildings and \$2,735,156, or 5 per cent. The cities in which there were gains were more numerous than those in which there were losses, twenty-eight having an increase of from 2 to 30 per cent as against losses in twenty-one cities, none an excess of 14 per cent.

There was nothing very startling in the falling off of any one city or in any particular section of the country, but there were some highly satisfactory increases in localities which have not been accustomed to such big figures heretofore.

The big cities of the country show very little change in comparison with the corresponding month a year ago. New York having a gain of 6 per cent, Chicago 3, and Pittsburgh 16, while in Philadelphia there was a decrease of 11 and in Brooklyn of 56 per cent.

## MEXICO APPROVES TENTATIVE TREATY

Preparations are making whereby there shall be an international agreement between the United States in general and the Territory of Arizona in particular, and the Republic of Mexico, defining regulations for the carrying of freight between the two republics. The Mexican government has already approved of the main particulars of the proposed treaty. Its provisions have mostly to do with registration.

## PROF. SWETT BURNED.

Prof. O. D. Swett, of George Washington University, is suffering from slight burns on his face and hands as a result of an explosion of chemicals in the laboratory yesterday afternoon. A fire engine company was called, but no serious damage was caused.

## ENCAMPMENT PLANNED.

Extensive plans are being completed for the annual encampment of the Spanish War Veterans August 6, in Eagles' Hall, Sixth and E streets northwest. Part of the celebration will be at Marshall Hall, where military matches will be held. Many veterans from different parts of the country are expected to be present.

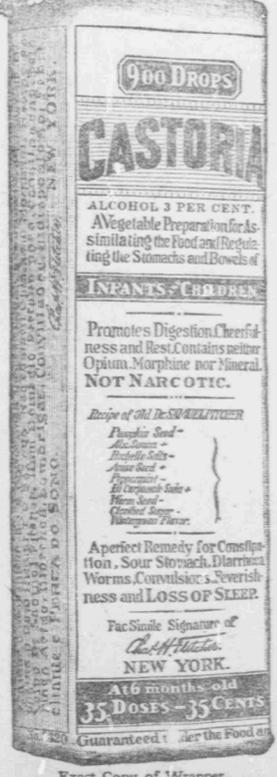
# Indisputable Evidence.

You have read our oft-repeated statement, "In use for over 30 years." It was in the early sixties that the prescription now universally known as Castoria was first made use of. With a record of over fifty, under five years of age, out of every hundred deaths, it was the AMBITION OF EVERY PHYSICIAN to discover a remedy suitable for the ailments of infants and children that would decrease this distressing mortality. In Castoria that relief has been found.

Let us take the statistics covering the deaths in the City of New York for the past 30 years, and here we find the beneficent effect of a combination of drugs excluding opiates and narcotics so long sought for, namely: CASTORIA.

Of the total number of deaths in New York City in 1870, 50 per cent. were under five years of age; in 1880, 46 per cent.; in 1890, 40 per cent.; in 1900, 35 per cent. only. Just stop to think of it.

Until 1897 no counterfeits or imitations of Castoria appeared on drug store shelves, but since that date Mr. Fletcher has been called upon to suppress a number of these frauds. While the record for 1900 does not come down to our expectation it is owing to the carelessness of mothers when buying Castoria. The signature of Chas. H. Fletcher is the only safeguard.



# CASTORIA

The Kind You Have Always Bought, and which has been in use for over 30 years, has borne the signature of *Chas. H. Fletcher* and has been made under his personal supervision since its infancy. Allow no one to deceive you in this. All Counterfeits, Imitations and "Just-as-good" are but Experiments that trifle with and endanger the health of Infants and Children—Experience against Experiment.

## What is CASTORIA

Castoria is a harmless substitute for Castor Oil, Paregoric, Drops and Soothing Syrups. It is Pleasant. It contains neither Opium, Morphine nor other Narcotic substance. Its age is its guarantee. It destroys Worms and allays Feverishness. It cures Diarrhoea and Wind Colic. It relieves Teething Troubles, cures Constipation and Flatulency. It assimilates the Food, regulates the Stomach and Bowels, giving healthy and natural sleep. The Children's Panacea—The Mother's Friend.

## GENUINE CASTORIA ALWAYS Bears the Signature of

*Chas. H. Fletcher*

## The Kind You Have Always Bought In Use For Over 30 Years.

THE CENTAUR COMPANY, 77 MURRAY ST., NEW YORK CITY.