

THE BOOM CONTINUES!

Further Facts in Regard to Property in West Washington.

INDUCEMENTS TO BUYERS.

Reasons for Making Real Estate Investments There.

HIGH AND HEALTHY SITES.

Views of Various Representative Business Men of the Place.

A PICTURESQUE LOCALITY

The New National Park and National Observatory.

THE FUTURE "BOSTON HIGHLANDS."

Probability of Greatly Increased Facilities of Travel.

THE CRITIC takes pleasure in laying before its readers some further facts about West Washington. Being firmly convinced that it has been only from oversight that this delightful portion of our town has been allowed to languish...

In recurring to this subject we submit a few reasons why it may be considered absolutely safe to purchase property in Washington:

First—Because Washington is the Capital of the Nation and must be continually growing as the country increases in population and business...

Second—Because expansion of currency is taking place at the rate of \$2,000,000 to \$4,000,000 silver coined per month and prices are rising proportionately.

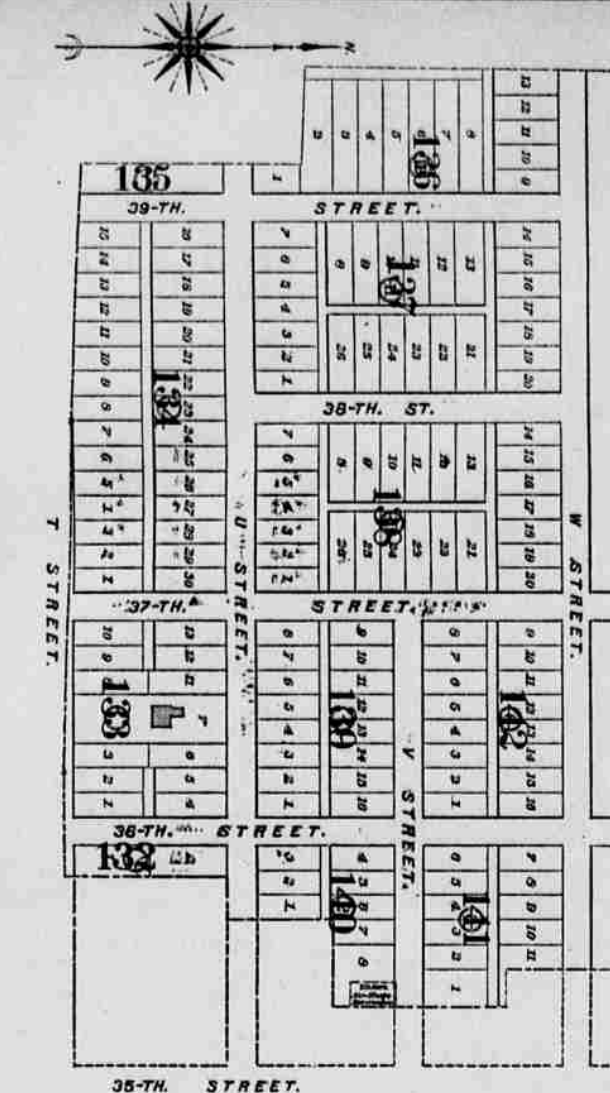
Third—Because of the enormous increase of circulation which must take place in the near future by reason of the disbursement of the Treasury surplus and which will be forced to seek investment in this country.

Fourth—Washington is the most delightful place in the United States as a place of residence. Men of wealth from all parts of the country are building elegant and expensive houses here for their winter homes.

Fifth—Washington is less affected by panics and general depression of business, because it is supported largely by Government business, which never fails, never suspends, and which changes only to increase constantly with the increasing population of the country.

The one great disadvantage under which West Washington has labored for years is that its citizens have not appreciated the natural advantages of their town, and its desirability as a place of residence for both moderately circumstanced people and people of means.

We do not wish to cast any reflections on the worthy citizens of West Washington; we wish merely to call attention to the almost criminal inaction and indifference with which some of them view the present boom, and the obstacles they are putting in the way of enterprising people, who are trying to convert their place from the grass-grown village into which it



"Burleith Addition to West Washington."



"Map of Northwest Washington and West Washington, including Burleith Addition."

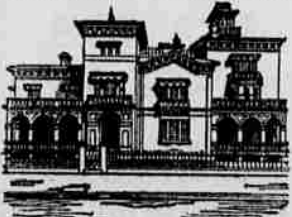
has turned to the elegant and fashionable neighborhood for which nature, if her signs are to be believed, originally intended it.

Over half of the purchases that have been made in Georgetown since the present boom was inaugurated have been made by citizens of other cities. True, several large sales have been made to Washington syndicates, but they have not equaled those made to residents of other places.

We direct attention to the map printed on this page. It shows the beauties of the northwestern part of West Washington and its desirability for residence purposes better than any words.

PROPERTY AND PRICES.

Mr. John Marbury, jr., was seen at his hardware store, on High street, and said: "For 12 or 15 years past I have wondered that the people of Washington and strangers coming here to reside have not come to West Washington. The advantages of our portion of the city are obvious. On the borders of Rock Creek, on the Washington side, land is selling at \$3 per square foot, while on this side you can purchase land of



RESIDENCE OF THE LATE GOVERNOR COOKE, GEORGETOWN HEIGHTS.

a far better character, with the advantage of altitude, etc., for from 30 to 75 cents per foot.

The Heights, of course, is the most desirable portion of our town. There is no spot in the District of Columbia which can compare with this beautiful place. I think everybody knows this. If they don't, they ought to. There is a decided boom in the western and northwestern part, including the Heights. I see no reason why it should not continue.

"I have property for sale here, but unless I can get what I want for it, I will not sell. That is, I have my price on it and will not sell for a penny less, because I know it is only a question of time until I will get my price. On the corner of N and Thirty-fifth streets, property formerly owned by Mr. Blundon, was two years ago, offered for \$3,000. It sold a short time ago for \$5,000. This is but one of many instances. There is no great rush to sell that I can see, but there are buyers in any quantity."

HEALTH AND PROSPERITY. John J. Boggs says: "There has been a decided boom in our town for several months past, and it is bound to continue. With the facilities afforded for residence purposes here, at a comparatively cheap price, we can compete successfully with the city proper. We have all the advantages of Washington with comparatively few of the disadvantages. Our place being free from the malaria that infects portions of Washington, makes it, of course, far more healthy. The deaths here are all from old age. No better recommendation of the healthfulness of a place is needed than that.

"There have been several new firms started here in the past few weeks in anticipation of a large trade this fall, that being our busy season. Business property along our main streets has been improved greatly, and I think the town bids fair to 'come up' largely. There is no question of its having already done so far as real estate is concerned. Our town is essentially a place for residences, and I think will in the near future be to Washington as Boston Highlands are to that city, the Mecca of the wealth and aristocratic people.

A "CONSERVATIVE" VIEW. THE CRITIC met found William Laird, the venerable cashier of the Merchants and

Mechanics' Bank, in his office, and asked for his views on West Washington's present and prospective future. Mr. Laird was very reserved and cautious in his statements, and would not admit that the place was either enjoying a great prosperity now, or that the prospects were good for his future. This was to be expected of the conservative manager of this very conservative bank. Mr. Laird admitted, however, that Georgetown was likely to improve with Washington.

THE FUTURE OF GEORGETOWN.

The following interview was printed in last Saturday's CRITIC and credited to Will H. Morgan. Mr. Wm. A. Gordon, the well-known attorney, is the gentleman quoted, and he probably knows as much about Georgetown as the average Washington citizen.

"Anything I may say in regard to Georgetown and its surroundings may possibly be taken with certain grains of allowance, as I am a native born Georgetown man, and have passed my whole life there, and am interested in every foot of it. You ask what I think of the future of Georgetown, and whether in my opinion it is a good place for investment. I will answer the second inquiry first, and say that I know of no part of the District where judicious investments will bring a better return, and where there is less chance of depreciation in value should any financial crisis occur. My reasons for this are: Georgetown is not a new place, but a town well built up, and to a certain extent in the vigor of mature life. There are comparatively few mortgages on property and consequently few forced sales which in time of financial trouble have an influence on surrounding property.

"In view of the fact that there is but little unimproved property in the town proper, there is not much room for large speculative schemes, but all lots offered for sale find ready purchasers at good prices. It has been said that there is but little activity in real estate in the 'Ancient Cemetery.' Is this correct? It is true that there are in the upper part of the city large bodies of ground which are not in the market, but this is explained by the fact that these are old places which have been occupied by the owners and their ancestors since before the cessation of the District, and having pride in their old homes and being under no peculiar pressure, the owners have preferred to keep their houses intact rather than subdivide and sell. It is, however, the fact that where old places have been subdivided and sold that the prices have been good and purchasers been numerous.

In my own experience in the past five years, I have as trustee in equity subdivided and sold lands which have since been resold at from one to four hundred per cent. advance on the price thought by the court to be adequate.

"In regard to the future of Georgetown, I would say that in my opinion the prospects are unusually bright. In the past few years people have awakened to the fact that they could purchase and build in Georgetown at prices ridiculously low in comparison with ruling rates for less eligible property in Washington, and the result has been an unusual amount of improvement in every direction.

"Aside from the natural beauties of the town, which all admit, and the advantages of societies, churches and schools, Georgetown offers special inducements to those seeking homes in the fact that the water supply is most abundant; that in summer there is a never falling river breeze at night; that there is a remarkably well-selected free library, the Peabody, and a superior free night-school for young men, the Lithiumum Institute. Besides this, investors should not lose sight of the new bridge building over the Potomac at the Aqueduct and the certainty of the early improvement of Rock Creek, both of which cannot fail to produce beneficial results and enhance the value of property.

"I would also say that I consider the country northwest of Georgetown as that in which any expansion of the city would be located. I have recently been on a large portion of the land lying near to and west of the Tennyson turnpike, and, after care-

ful examination of the country, can say, without fear of contradiction, that it is the most beautiful location for homes and better adapted for town lots than any other portion of the District outside of the two cities."

A BUSINESS-LIKE OPINION.

A prominent business man on M street thinks that all that West Washington needs to make a boom is for the citizens of this locality to come to a realization of the fact that there is the prettiest portion of Washington, with all the facilities of a great city; and after reaching this conclusion (to which some of the residents are astonishingly blind) to set a fair value on their property and put it on the market. He says the reason more people



PLAN OF RESIDENCE CORNER THIRTY-SIXTH AND C STREETS, IN BURLEITH ADDITION. HENRY H. LAW, ARCHT.

do not buy in West Washington is because the residents depreciate their own property—that is, they put a low figure on it, and when purchasers come around and see at what price the land is offered, they say: 'Well, it is not worth more than that, it isn't worth anything, and go away without buying. Sales have been made at ridiculously low prices in the past six months. It doesn't cost any more to build a house here than in other portions of the city. Why is land that can be purchased for one-tenth of what similar land is sold for in other portions of the city not as desirable for building purposes as the latter? The low price should surely make up for the few more squares one has to travel to reach it.

The healthiest part in the District, enjoying all the advantages of water, good sewerage, etc., West Washington should, in the natural order of things, outrank any portion of Washington as a place of residence for people of moderate means.

A NEW OUTLET FOR TENNYSON ROAD THROUGH BURLEITH AND THIRTY-SEVENTH STREETS.

The owners of Burleith, having purchased the property immediately north, are contemplating the line of Thirty-seventh street north to connect with Back street and the Tenney Road. An easy grade is secured, and this will furnish a new and agreeable outlet for the travel to and from Tenneytown. Parties driving on the Tenneytown Road can return by the Tenney Road through Burleith and Thirty-seventh street, furnishing a delightful new drive. The views on both roads are extensive and beautiful, and this new outlet must soon be a favorite drive with the public.

ROCK CREEK PARK. A measure to convert the Rock Creek Valley into a National Park was favorably considered by both houses of the last Congress, but for lack of time it only passed one house. This measure will no doubt become a law at no distant day, as it is in the interest of the whole community, and will give the Capital a park unequalled in beauty by any country. Indeed, there will scarcely be a more beautiful park in the world.

Lying as it does in a picturesque basin, surrounded by tree-topped hills, intersected with ravines at different points, furnishing means of communication, cool in summer and protected in colder weather, it will always be a favorite resort and of inestimable value to a city like Washington.

To accomplish this great project it will be necessary to utilize the lower part of Rock Creek Valley in order to furnish an easy and natural approach to the Park from all portions of Washington. To do this, and for ordinary sanitary reasons, which cannot

be longer neglected, a tunnel or larger sewer must be constructed from Lyons' Mill to a point near the outlet of Rock Creek into the river. The creek must be turned into this tunnel along with the large sewers now emptying into it.

Unless this is done soon the portions of the city lying north and east of the creek may be rendered unhealthy, as at present the large sewers of that locality empty their contents into Rock Creek, near P street, polluting that stream and breeding malaria—for the benefit of the favored portions of North Washington.

THE NATIONAL OBSERVATORY.

Just north of the Lithiumum Place and west of Mr. Elverson's, the Government owns a large tract of land, on which Congress has appropriated the money to build the new National Observatory. From this site a grand panoramic view is obtained of Washington and the surrounding country. The Soldiers' Home can be seen from this point and points far distant in Virginia and down the river. The observatory and grounds, when completed, will make this a place of attraction and general interest. To approach this interesting spot, right of way has been granted the Government for the construction of a handsome avenue through the grounds of Mr. Elverson and Mr. Dent to U street, near Thirty-first street, West Washington. The Park, the National Observatory, the residences of President Cleveland, Secretary Whitney, etc., all serve as additional attractions for Georgetown Heights. Fashion tends that way.

To appreciate the prospect for West Washington, let a person picture to himself what will take place in the near future, namely: the connection of the Washington streets by direct bridges with West Washington. At present there are only four bridges between these two sections of the city. This connection must closely follow the improvement of the Rock Creek Valley, and the tide of fashion setting westward demands that this plan should be carried out at once. This will shorten the distance very materially between North and West Washington, as the public will then not have to travel out of their way to reach any certain bridge to cross the ravine as they now do. When these bridges are built the property in Georgetown will rate with the best property in Washington. At present Georgetown property is selling at from one-tenth to one-fourth the price asked for property no more advantageously situated in North Washington. The difference is too great even in the present condition of things, and as property in West Washington will support a handsome class of improvements it is advancing rapidly, and must continue to advance for some time to come.

GENERAL REMARKS.

While it is not claimed for West Washington that there will be a phenomenal rise, which has taken place in the new settlement of Northern Washington, and where ground that was selling for five cents a foot now sells at \$3 to \$5, it is claimed that the locality has great advantages that have not been appreciated of late years, and that now that attention is being called to it, it must have a large advance to place it on the same footing as other portions of the city equally favored.

To a man with ordinary intelligence, the argument needs no elaboration that a home in a locality like that described above, is preferable to one on the extreme outskirts of the city proper, where it will take years to make the neighborhood fit for people of ordinary taste to reside, and where comparative mountains have to be cut away and gullies to be filled to run the streets.

Aside from the advantages offered by West Washington as a place of residence, the commercial interests of the place are looking up. Business has been better this spring than for a long time; money that has been kept hoarded up for years by the old residents of the place has been put in circulation, and is now being used to improve business property on the principal streets. A walk up Bridge and High streets will

convince one of the correctness of this statement.

The channel improvements in the Potomac River when completed will increase the harbor facilities of the place to an extent that cannot but effect its prosperity.

Until recently Fayette, or Thirty-fifth street, which is solidly built up, was the extreme limit of West Washington. The elevations to the west and northwest of this section are superb in the views they afford of the surrounding country. The water is of the purest character. No section can exceed this in healthfulness. A number of handsome residences are to be erected on this tract during the present season. The streets are all ready and a large portion of the present subdivision sold—over one-half. The projects of Burleith have already arranged to extend their subdivision west and north, covering 100 additional acres. The Cable Railroad bill, which passed the House during the last session, extends some 2,000 feet in front of the property.

The march of improvement in Washington, as in nearly all other cities, is mainly to the north and west, and while the safety of investments made at the present ruling prices in any of the suburban ventures in these directions is hardly to be ques-



RESIDENCE OF GEORGE L. DUNLOP, C. H. HEAD, JR., ARCHT.

tioned, it nevertheless is true that the property which is especially referred to in the immediate vicinity of Georgetown can be purchased for the same or less price than other suburbs in the same direction or much farther away, which, for the present, have no good communication, even by the extension of our streets, and which are only accessible to the city to those residents who are able to keep their own teams. Recent sales have occurred on Thirty-fifth street at from seventy-five cents to a dollar a square foot, and I can see no reason why land in the healthful elevations of the adjoining streets in Burleith and other subdivisions, which are now held at from twenty to thirty cents, should not, in the course of the present season, double or triple their present prices.

Too much cannot be said of the healthfulness of this portion of our city. A walk to the Heights near where most of the available land lies is all that is necessary to convince the most skeptical of the hygienic advantages to be derived from a residence in this beautiful place. Malaria and kindred diseases are unknown here. The prevailing air from the west, south and north, and the breeze come laden with invigorating and health-giving ozone, contrasting greatly with the miasmatic odors that infest the lower portions of the city.

The class of people now living in this neighborhood attest sufficiently as to the future social status of this place. Some of our oldest and most aristocratic families live on the Heights, and indeed the entire town boasts a social standing very considerably above the average, the rowdy element being comparatively unknown. West Washington cannot be called suburban. It is a part of our city, separated only by a small stream of water, which, if the proposed plans are carried out, will soon be transferred into an immense sewer to relieve the northwestern part of the city of its vast amount of refuse, which bids fair, unless provided with better facilities of exit, to cause that part of the city to be very unhealthy. When this is done Rock Creek valley will doubtless be transformed

into the beautiful park of which so much has been said and written.

To say nothing of the natural advantages of the Heights, property here is not selling at a fair value, in comparison with other localities in Washington. There must naturally be an evening-up process before long which will advance property in West Washington to a price equal with that of other portions of the city, in desirable neighborhoods, at an equal distance from its centre. As fast as nice residences are built here they are occupied by a good class of people, and there is no other neighborhood in the city in which these people would be willing to reside, where property can be bought at less than from two to five dollars per foot. The natural advantages of the Heights as a place of residence are very great, lying as it does upon a promontory, with the Rock Creek Valley on one side and the Potomac on the other. During the heated season it is notably cooler than any other portion of the city. It is on the route of two street car lines, and must, in the natural course of things, soon enjoy the advantages of cable line facilities.

While property is very cheap here, the neighborhood is settled with good people, and parties buying here are certain of the character of its future social growth.

In addition to this, fashion is now traveling this way, so that attention is being called to the merits of this locality which have hitherto been overlooked. This favored locality must participate in the steady growth of Washington, which, as the Capital of the Nation, must grow in proportion with the rest of the country.

Statistics say that in seventeen years, at the present rate of growth, this country will have a population of one hundred million people. That being the case, what will the Capital City be? A city which to-day is the ratio of population is far behind every other large capital in the world? SKETCH OF GEORGETOWN AND VICINITY.

Says Richard P. Jackson in his "Chronicles of Georgetown": "To have a good view of Georgetown, let the spectator ascend the heights to the intersection of High and Fayette streets, and take a glance over the horizon. He will discover that the town is situated at the confluence of Rock Creek and the Potomac River, about three miles from the Little Falls, to which tide-water rises, and is separated by Rock Creek from Washington city, with which there is ready communication by four bridges crossing the creek at the intersection of Water, Aqueduct, Bridge and West streets. Cars run every few minutes over the M-street and West-street bridges, from the centre of the town to the Navy-Yard. The position of the town is salubrious, and, being elevated on hills that slope toward the creek and river, it has simple drainage, and has always escaped certain epidemics that have prevailed in other cities.

In the distance we behold the heights of Arlington, late the residence of G. W. P. Curtis, now made memorable by the M-street, in laying it out as a cemetery for the dead. Not far from the mansion is the famous springs where the inhabitants of Georgetown and Washington would congregate to enjoy a conversation with the "old man eloquent" or step it off on the light fantastic toe. Mr. Curtis having erected at his own expense a pavilion for the accommodation of all parties who came with or without music to spend a pleasant day.

street. We will leave a further description of these institutions until we come to treat on education.

Alexandria can be seen in the distance, with its church spires, and thousands of houses, over which rolled the clouds of smoke and flame on the 18th day of January, 1877, when from eighty to one hundred houses were destroyed.

The Long Bridge extends itself across the Potomac from the District shore, and looks as if it might be carried away by a freshet. A way to the east is seen the dome of the Capitol, and the Washington Monument; also the National Observatory, located on Camp Hill, where the professors record the appearance of the planets and comets. It is said that General Braddock landed his army and drilled his men here preparatory to his toilsome march with colonial troops to Fort Duquesne by a route through the city of Frederick to Cumberland. On the borders of Rock Creek stands Lyon's mill, a great place of resort in the summer season. A little to the east is "Kalarama," famous for having been the residence of distinguished men. Joel Barlow, the author of the "Columbiad," once resided here; also did Fulton, the inventor of the steam engine, make here his home when experimenting on the powers of steam. Here also was interred the remains of Commodore Decatur, who fell in a duel with Barron on the 23d day of March, 1820. Here also lived Colonel George Sumner, when at the head of the Ordnance Bureau.

REAL ESTATE VALUES.

A General Advance Throughout the Country and in Its Causes. From the New York Hour. The rapid advance in the value of real estate throughout the United States, particularly in the South and West, has occasioned great surprise to many usually well informed people, and to them these advances seem unwarranted. On all sides we hear prophecies of dire disaster as the final outcome. To a certain extent this may be true, for after a very rapid rise some depression usually follows, but the future tendency of prices of realty must be higher. A simple statement of facts shows this to be a foregone conclusion, for the broad truth presents itself that the population of the United States is doubling in periods of about twenty-five years, as the following figures, taken from the United States census reports, plainly show. According to these reports our population in 1790 was 3,900,000; 1800, 5,300,000; 1810, 7,200,000; 1820, 9,600,000; 1830, 15,900,000; 1840, 17,100,000; 1850, 23,300,000; 1860, 31,400,000; 1870, 38,000,000; 1880, 50,900,000. According to this ratio of increase we should have in 1885, 62,900,000; 1890, 68,400,000; 1895, 77,000,000; 1900, 93,400,000, and in 1905 over 100 million of people.

This increase is due largely to immigration. From 1870 to 1880 the Government reports that 2,708,000 emigrants came to this country, and in the 6 following years up to 1886, we received 3,426,000, a gain of over 700,000 in those 6 years over the preceding 10. From 1880 to 1886, inclusive, there were received in New York alone 2,986,000, and since the 1st of January the tide of immigration increased, for in the first quarter of the current year 55,790 arrived in Castle Garden. In the month of April the enormous number of 54,283 arrived, and the present month will show a much greater increase, as over 9,500 arrived in one day, May 10, the largest number ever known. This proves that there is not only no falling off in immigration, but that it is actually on the increase. So if our calculation on the increase of population were based on the above the estimates before given would be perfectly justifiable.

But the main cause of the increase in population is the great excess of births over deaths. The increase of population from 1870 to 1880 was 11,600,000; of this amount immigration furnished 2,700,000, leaving 8,900,000 due to the excess of births over deaths, or about 75 per cent. This is also proven in another way. The census of 1880 shows, of the 20,200,000 population, those of foreign birth were 6,676,948 and those of native birth were 43,523,052, being 86.68 per cent. of the total. While our population is gaining with such enhanced rapidity the acreage remains the same.

The area of the United States without Alaska is 3,009,000 square miles. The original thirteen States, now including Maine, Vermont and West Virginia, have 263,000 square miles, and, according to the census of 1880, 302,000 were taken for settlement, with a rural population of 38 per square mile. The Western States—Iowa, Wisconsin, Minnesota, Kansas, Nebraska and Texas—by many considered on the frontier and sparsely settled, have 620,000 square miles, and by the same census 570,000 were then taken for settlement, with a population of 84 to the square mile. The other States lying between these two groups mentioned, both North and South, including Kentucky, Tennessee, Ohio, Indiana, Illinois, Michigan, Missouri, Arkansas, Louisiana, Mississippi, Alabama and Florida, had 608,000 square miles, and taken for settlement 600,000, with a population of 394 to the square mile.

By adding 5,000,000 population to the latter, and less than 15,000,000 to the former, they would be as populous as the original thirteen States. The General Land Office's report for the year 1880 shows there was no land remaining unsurveyed, and therefore unoccupied, in Ohio, Indiana, Mississippi, Illinois, Alabama, Missouri, Arkansas, Michigan, Iowa, Wisconsin and Kansas. Nebraska has only 88,930 acres, out of a total of nearly 47,000,000. Further West, in the States of Colorado, Oregon, Nevada and California, together with the different Territories, remains a body of land comprising some 1,400,000 square miles, broken by chains of mountains, and containing within its borders vast tracts of distant land, practically irremediable. Yet, wherever fertile land occurs it has already been taken up even in the most remote districts. In the mountain valleys or the desert when water can be brought to irrigate, and when it is too poor to pay profit to the husbandman, cattle grass wherever water can be obtained. So of this tract, the great West of the present day, the report of the General Land Office for 1886, shows over one-half—being 721,500 square miles—has been surveyed.