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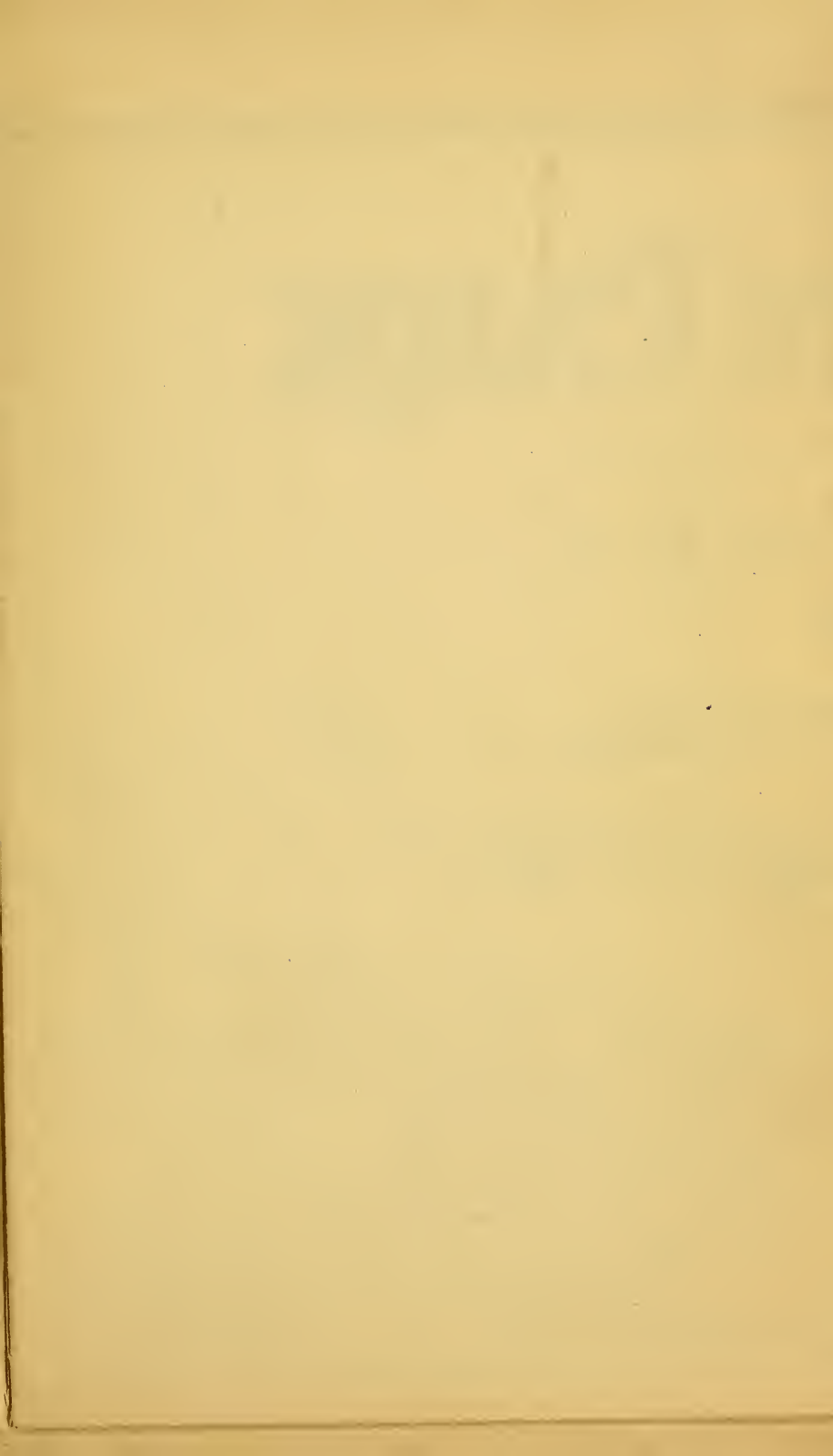
# ABINGTON PARK,



Alexandria County, Va.

R. A. Waters, Printer.







# ABINGTON PARK

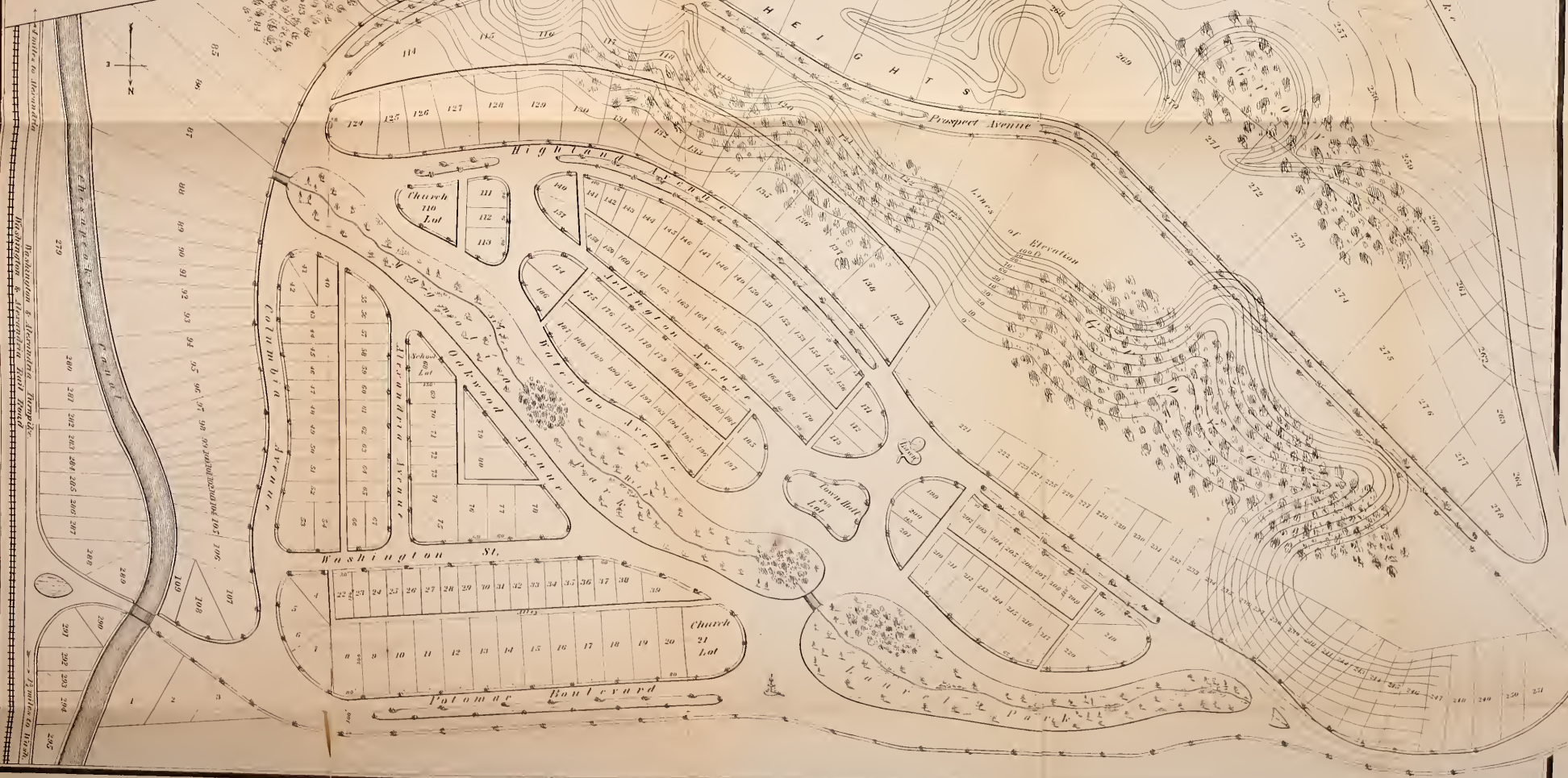
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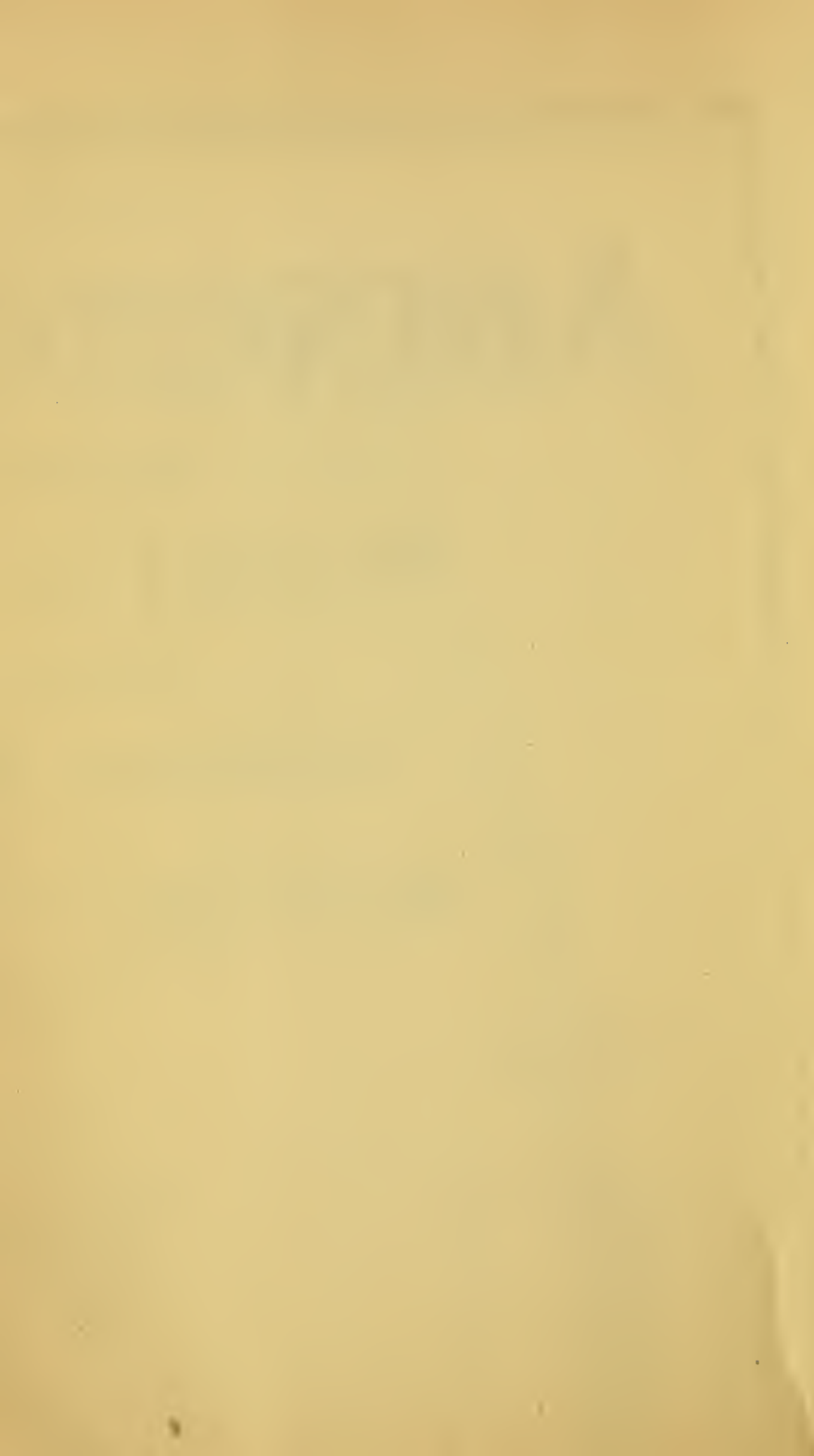
Estate of  
**ALEXANDER HUNTER ESQ.**

*William F. Swainley* Civil Engineer &  
*Landscape Gardener*

Baltimore & Washington  
1874.

J.C. Burrows & Co. Lith.  
Cor. 7th St. & La. Ave.







PLAN OF THE

Town of Abington Park,

ALEXANDRIA COUNTY, VA.,

WITH DESCRIPTION, VIEWS ON THE ENVIRONS, &c.



*The colored Map showing fully the topography of the Grounds, with a full and complete description of the property, terms and stipulations, can be seen at our office.*

*Latimer & Cleary,*

*Penn. Ave., Cor. 11th street,*

*WASHINGTON, D. C.*

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## ABINGTON PARK.

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The advantages of a City are manifold and apparent; cities have paved streets, fine stores, churches, opera houses, and many places of amusement, and therefore, a man of large income prefers to live in the city where his money can command all the luxuries. But there are drawbacks of many kinds in a city life. The close crowded population, the contagious diseases, blinding, burning heat in the summer, small stifling tenement houses, and a want of freedom of children at play—the close proximity of vice in many forms, is a crying evil against which many parents strive in vain to guard their children against.

Many denizens of Washington and the surrounding cities who are in receipt of limited income, and who live in a crowded quarter, renting a house and paying for a shelter a high rate, and only looking upon it as a stopping place for the time, naturally pine for a home of their own, where, under the shadow of their own vine and fig tree, they can feel that they have found a haven of rest, and here, in their rural home, they can have fresh air, trees and flowers, pure water, fresh fruits and vegetables, milk and butter—all the result of their own labors, and live where there is freedom from taxation and vicious neighbors.

Such is the dream of many a wearied, tired man, who returning, after a hard days work to his small rent-

ed house in the hot city, only sighs heavily that his dream cannot come true. For these mainly, and others, the town of Abington Park was laid out, and by looking on the map it will be seen that it has been our design to satisfy in some measure every reasonable want. There are lots of various sizes. Public grounds, large and small, wide and broad streets, a beautiful river near, and scenery of rare loveliness. Positions have been allotted to the future town hall, churches, and school houses. Small lots for those whose means permit only a small expenditure, are grouped in the vicinity of the public reservations, so that the largest number of persons can enjoy them whilst larger lots and more distant from the centre, and especially on the heights, can be bought by those men who are disposed to create all the beauty around their homes which they may desire. Even a cursory examination of this plan will show that the rectilinear and right angular system of town building has been abandoned, first, because it is not well adapted to a rolling country like Abington Park; second, because on the whole, gently curving lines are more agreeable to travel over, are shorter distance between important points, and will make the completed town more beautiful. Every part of the town has been laid out for convenience and beauty, much of the land is given to the public in avenues, greens, commons, roads and parks. To open this country and make it as convenient a place to live in as the city. The Proprietor has made the roads broad with wide sidewalks.

### *ROADS.*

The roads and avenues with very few exceptions, are 60 or 75 feet wide. The line for the house fronts is set far enough back from the front line of the lots to ensure a broad space between the opposite houses, and gives an air of spaciousness and even grandeur to the streets when the town has grown to maturity. Each lot is large enough after the house is built, to contain stable for horse and cow, as well as ample room for a garden sufficient to supply a family with vegetables and fruit.

### *WATER.*

Next to wide streets, the most important fact is water; without that necessity near all comfort is at an end. And that is the nearly insurmountable difficulty that the projectors of suburban towns and villages lying in level or low lands have to contend against. The Abington Park land is well supplied with springs, they bubble in every valley and burst out in a score of places in the hillsides. At the south side of the town is the Four Mile Run Creek with the purest of water running on sand and pebbly bottom; it is intended to erect a force pump, and by an iron pipe furnish each dwelling with water. The water of this creek, which empties into the Potomac River, comes from numberless springs from the upper country, which is a gravelly region without a suspicion of lime in it.

### *RAIL ROAD FACILITIES.*

Lying as it does on the turnpike and double track rail-road—immediately between two large cities—

Washington but two miles distant and Alexandria but four, the situation is all that can be desired. Hourly trains stop at Hunter's Station which is immediately at the town. The last train leaves Washington at midnight so as to give accommodation to those who desire to attend places of amusement. The cars stop at every hour for local passengers and the depot at each terminus is in the centre of the city. In five minutes you are in either city. The local trains of this road connect with the trains going West and North, via. Baltimore and Potomac Rail-road. As soon as this town gets fairly started a new and substantial way station will be built. Ten minutes will take a gentleman to the centre of the city where the Departments are, making Abington Park actually nearer the business part of the city than either the Capitol Hill or the Navy Yard.

### *ROADS AND TURNPIKES.*

The one fault, and the only one that can possibly be brought against this location is the state of the turnpikes between Washington and Alexandria; many persons would object to driving along a turnpike, parallel to which is a rail-road with running trains, for fear of the frightening of their horses. This is an objection, and if it was insuperable, would be a grave one, but a few words of explanation as the case stands now, will convince the most unreasoning that this trouble will soon be ended. Just before the close of the Virginia Legislature, in April, 1874, the said Assembly passed a bill that a new road should be built or constructed between Alexandria and Washington naming Alexander Hunter, D. Windsor and others directors, granting

them power to form a stock company, with a capital not exceeding seventy-five thousand dollars. The Governor approved the bill and it is now a law. Negotiations are now in progress with the rail-road company to obtain the turnpike. When this is done immediate action will be taken. The company will be formed, bonds issued, the turnpike will be widened thirty feet, and a palisade sixteen feet high erected, shutting from view the passing trains; within a year's time it is confidently expected, that the turnpike will be all that it should be, and will, deservedly, be one of the most fashionable drives in the vicinity of the National Capitol.

Bounding Abington Park on the west is the Georgetown road, connecting with Washington and Alexandria turnpike by the Potomac Boulevard, one hundred feet wide, forming a most charming drive of over one thousand yards. The Georgetown road is one of the finest in the country, and passes through romantic scenery to three miles away from Georgetown. Two miles from Abington Park, on this road, is Arlington Heights, once the home of Gen. R. E. Lee, but now the U. S. Soldiers' Cemetery. This is one of the most frequented resorts in the vicinity of Washington. The Georgetown roads connect with several excellent country roads leading through the country, and to the cities. By looking at the map it will be seen, that Abington Park is surrounded by turnpikes and country roads, affording easy ingress and egress, and most delightful drives. The roads are free roads to Washington. The Pennsylvania Central have built two years ago, one of the most magnificent bridges in the Union across the Potomac, and are, by their charter, to keep it a free bridge, and collect no toll.

### *CANALS.*

The Chesapeake and Ohio Canal bounds Abington Park on the east, affording them transportation of heavy articles, coal, wood, building materials, cheaper than by any other mode, and bringing all freight to the very doors. In the winter the Canal would afford excellent ice to those who design building ice-houses.

### *THE HEIGHTS.*

We assert without fear of contradiction, that no city in America is surrounded by finer heights and more extended elevation, than Abington Park. Crowning them is Fort Scott, now deserted, built during the war. This was one of the finest earth works erected for the defence of the National Capital; the locality was chosen by Gen. McClellan, who superintended in person its erection. Fort Scott armament was sixteen heavy guns, and was designed to command the turnpike and the intervening space to the river. The view from these Heights is simply grand to any person with a love for the beautiful; the outlook is a never ending source of delight. One mile to the east is the Potomac, in the Indian dialect, "the Beautiful River of Swans," with a scope of river view below Fort Washington and Mount Vernon, twenty miles away. The windings of the river can be traced, broad and straight to Alexandria, then narrowing and becoming tortuous as it reaches Fort Foote; the Maryland side unbroken, with high cliffs and woodlands, the Virginia side opposite, breaks in



creeks, runs and headlands. The river becomes at last to the eye, like a slender silver thread, and then is lost in the far distance. All along can be seen in endless variety the different crafts, from the stately steamer pursuing her steady way, to the little fishing smack tacking and turning in curves and circles, and then is the pleasing picture of the vessels gliding in the distance; their white sails glistening in the sunlight, whilst in the foreground, lying at our feet, is a valley green with foliage, with hamlets and villages, bounded on the outside by the three cities of Washington, Alexandria and Georgetown, all within two and three miles. But, in the night time is the scene only complete—the view is like enchantment and is inexpressibly lovely; the three cities lying at the bottom of the valley, with their countless lamps reflected back by the waters; the moving lights of the passing boats making a brilliant panoramic scene that is rarely equalled and never surpassed. Nature has done her best with but a little assistance of art; these heights will be all that the most exacting could wish. Along on the crest are many young shade trees, selected with great care; there are several groves, young yet, but of thrifty growing trees; there are several varieties here, the locust, peach, white oak, hickory, white ash, black oak, dogwood, cedar, pine and chestnut oak. This soil and elevation are unsurpassed and peculiarly adapted to peach and apple trees, and most especially for vineyards, grapes thrive wonderfully on these hill sides. These heights are subdivided as Villa sites of one and five acres each, so that ample room can be had for grounds, garden, orchards and vine-



yards. The description of these heights may appear overdrawn, but a personal examination is earnestly desired; let each see and form his own opinion, before they judge. We desire but to have the property personally examined, and then it will be found, that we have but stated simple facts, nothing less, nothing more.

### *REMARKS.*

We have spoken of the accessibility of quick transit by rail, of pleasant drives and walks, and we here offer a few concluding remarks:

The topography of the country between Washington and Alexandria is of a varied character. On the east of the rail road to the river, the land is low and level, and famous for its fertility; on the right of the road, the country is rolling and mountainous, but always with a gentle slope. The advantages for towns and cities were known many years ago. On this range of hills a mile towards Alexandria, General Washington chose for the site of the National Capital, but fearing that invidious criticism might charge him with selfish and self-interested motives, in selecting the sites on Virginia soil, he, against his better judgment, declared in favor of the heights where the capitol now stands; this is an historical fact. The lands here have not been brought into notice before, because they were landed estates, a hundred years ago, and handed down from father to son, unimpaired in fertility and size. In Virginia, especially, the feeling against selling even one ancestral acre is strong, more

so than others outside of the State can imagine, and little of any land has passed out of the hands of the old families, whilst other lands in the vicinity of Washington, with not a tenth of the attractions of this region, has been extensively advertised and brought into the market, commanding high prices. The owners of these large estates have pursued the even tenor of their way, raising their corn and wheat, unmindful of their own interests. But the time has come when they are all alive to progress and enterprise of the period. In a few years the two cities will be joined by a continuous town, and land bordering the rail road cannot be had at any price. Cities a short distance apart always gravitate towards each other; this is the fixed law of nature, and now is the time for those to invest in lots, while land and building sites are so cheap. Abington Park is laid out in lots of various sizes and shapes, affording to rich and poor alike the opportunity of a residence, where constant, quick and cheap communication with the city and the simple and economical system of self-government, will secure to every resident equal rights, and the full enjoyment by the humblest resident, of all the advantages obtained by the most wealthy. The millionaire may plant his villa, and the honest mechanic his pretty cottage at Abington Park, and both will breathe the same fresh air, enjoy the same scenery, and derive the same political and domestic benefits, and have the same opportunities to rear their families in freedom, and away from the allurements and temptations of the city.

The enterprise is a novelty in our part of the coun-

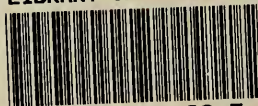
try, and as such and because of its genuine merit, has been described at some length.

The designing and laying off was done by Mr. Wm. P. Twamley, engineer and landscape gardener.

With all favorable conditions, structural, moral, social and economical, it is plain that a family's expenses are much less than in the city, or in most suburban town. Here the taxes are so light as scarcely to be felt; add to this a most beautiful landscape, an excellent climate, we may safely ask, "what city or suburb of a city" can afford greater attractions than Abington Park.



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