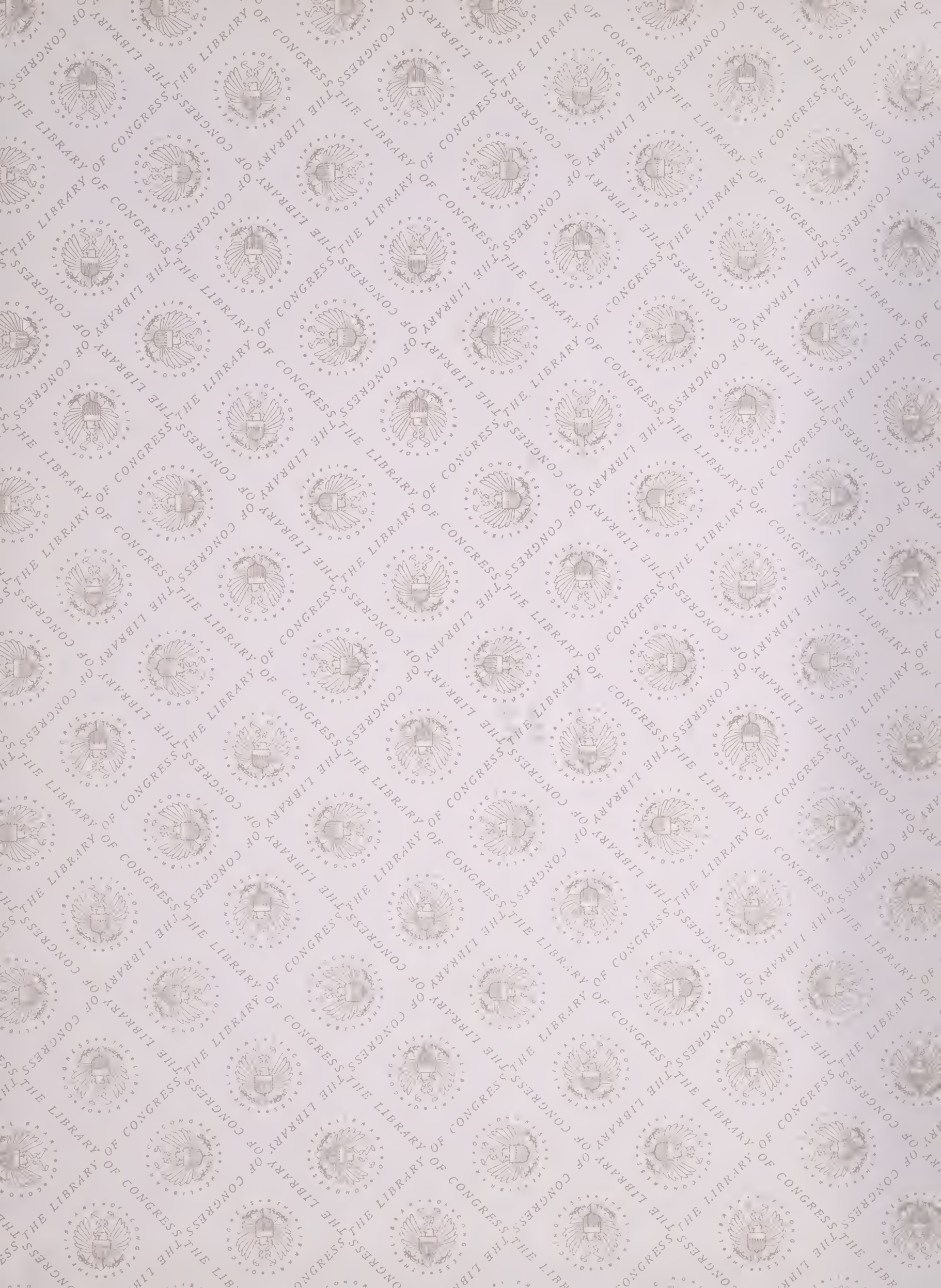


F 189

.G2 M3











*A Residential-Park Development*  
*of*  
*Charm and Distinction*



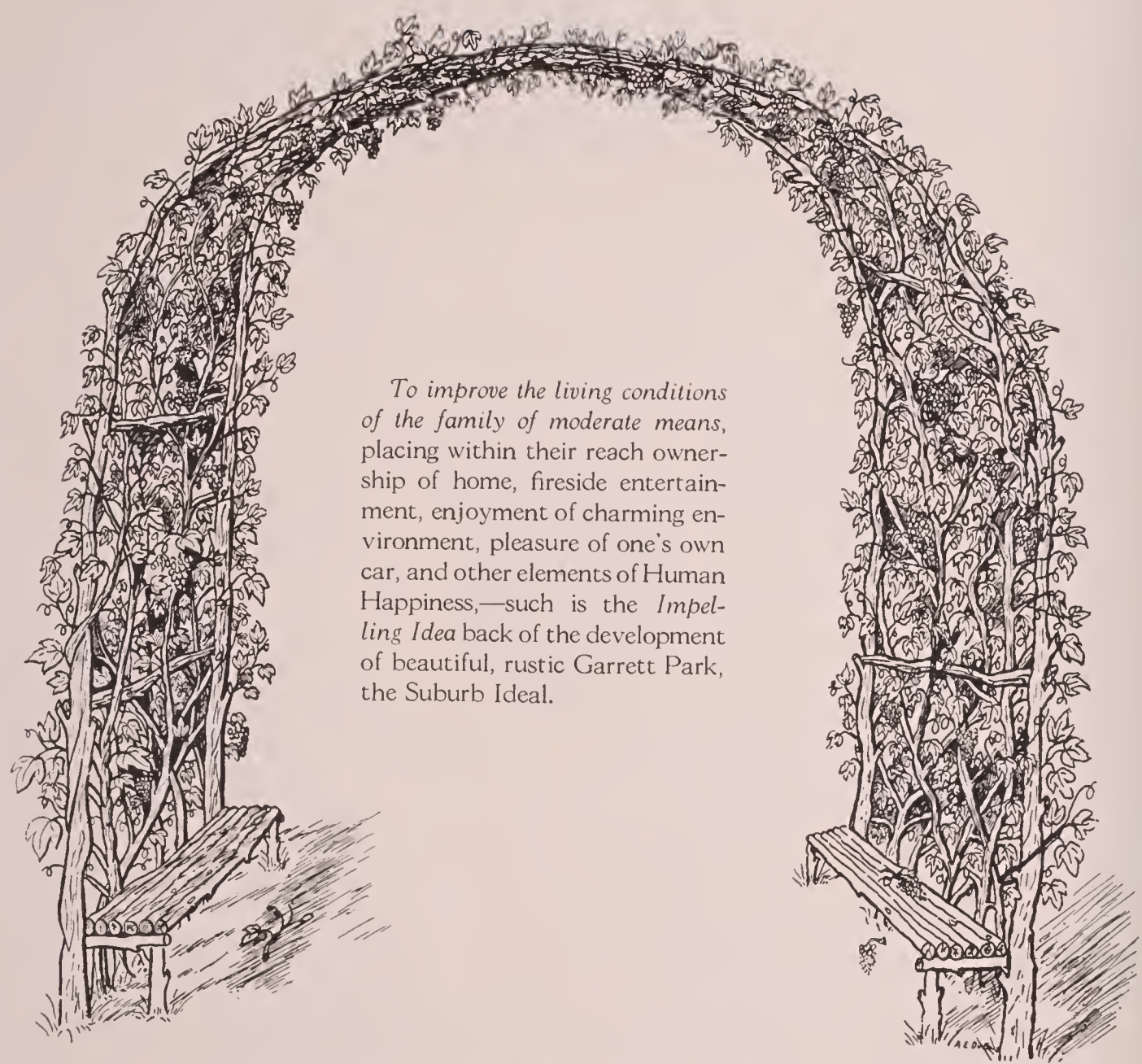
MADDUX, MARSHALL & CO., INC.  
1108 SIXTEENTH STREET, N. W.  
WASHINGTON, D. C.

*Branch Office*

- - - -

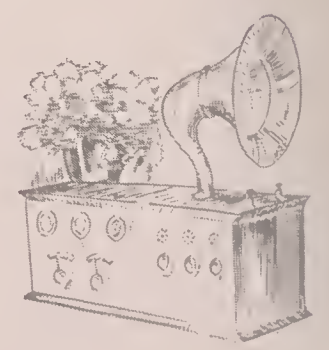
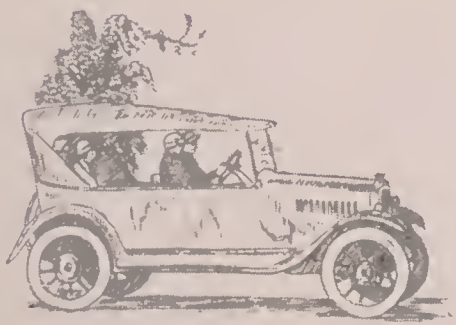
*Garrett Park*

F189  
.G2 M3



To improve the living conditions of the family of moderate means, placing within their reach ownership of home, fireside entertainment, enjoyment of charming environment, pleasure of one's own car, and other elements of Human Happiness,—such is the *Impelling Idea* back of the development of beautiful, rustic Garrett Park, the Suburb Ideal.

“They shall sit every man under his vine and under his fig tree.”—1 Kg. iv: 25.



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Page Two)

SEP 19 1924

no 1



# Own Your Own Home

*Home, the spot of earth supremely blest,  
A dearer, sweeter spot than all the rest.*

—Montgomery.

Ownership of home is the best illustration of the emancipation of man. It means to him and his an independence of existence not otherwise obtainable. To live in a home which they own gives a family a sense of security, an indefinable feeling of satisfaction, a realization of freedom, unknown to those who dwell in rented houses.

## *Natural Instinct*

Desire to own one's home is a natural instinct,—a great constructive force. A family that owns its home takes a pride in it, maintains it better, gets more pleasure out of it, and has a more wholesome, healthful and happy atmosphere in which to bring up children. The home-owner has at least one definite aim and purpose in life. Consequently, he works harder outside his home, spends his leisure more profitably, and he and his family enjoy more of the comforts and cultivating influences of modern civilization.

## *President Coolidge*

To quote President Coolidge:

"The American Home is the foundation of our national and individual well-being. Its steady improvement is, at the same time, a test of our civilization and of our ideals. We need attractive, worthy, permanent homes that lighten the burden of housekeeping. We need homes in which home life can reach its finest levels, and in which can be reared happy children and upright citizens."

## *Stimulant to Earn and Save*

A husband and wife who own their home are more apt to save. They find a stimulant in earning and saving to pay for their home and making it attractive. They take a more active part in civic matters. Indeed, love of home is one of the finest instincts and greatest inspirations of our people.

## *Personal Questions*

How often has your rent been raised in the past few years, in spite of futile protests? How often have you spent weary hours searching for other quarters when the increase asked was beyond your means, or indicated profiteering? How many times have you wished to add to the attractiveness or comfort of your home by painting, papering or otherwise improving it, only to be refused by your landlord, and to be halted in paying for it out of your own pocket by the realization that the money so spent would be practically a gift to the property owner? How frequently have you thought of the amount of money you have paid in rent and for which you have only pieces of paper in the form of receipts to show?

## *Answer*

Own your home, and your rent can not be raised; nor can you be ordered to vacate. You can make

such alterations as you see fit, and the money spent for improvements will add to the value of *your own* property. Experience the satisfaction and comfort that will be yours in knowing that half of your present rental payments is being invested in property belonging to you, giving splendid return in greatly decreased living expense and affording assurance and comfort in your later years.

## *Man Who Never Crossed Broadway*

There is a story of a man who, many years ago, came to Broadway at Times Square, and decided to wait until he believed it would be safe before crossing the crowded street. Twenty years have passed, and he is still waiting for absolute safety.

The story of many a family that has been ready to own a home is only too similar.

A leading business authority said recently:

"Anyone who proposes to postpone building or buying until prices are down to the 1913 level, should incorporate the specifications in his will, because they will probably not be carried out in his lifetime,—if ever."

## *Good Test*

A family that has paid its rent regularly and has enough to make a first payment on a home shows the best possible evidence of its ability to pay for and own a home.

## *Impulse of the Automobile*

Herbert Hoover has truthfully said:

"The development of the automobile has given a great impulse to suburban life and an increasing possibility of home ownership. A great need is apparent for well-directed, concerted efforts to work out a solution of the problem from the viewpoint of the family with a small income, that has to make both ends meet."

## *Solution of the Problem for Washington*

Maddux, Marshall & Co., in the development of Garrett Park, are endeavoring to do their bit in the solution of this problem so far as the Capital of the Nation is concerned by placing within the reach of families of moderate means not only ownership of attractive bungalow homes, but also the enjoyment of charming environment, the contentment of fire-side entertainment, and the pleasure of one's own car. For the first time in the history of Washington—and as far as known, for the first time in the history of the Country,—have these fundamental elements of human happiness, though less pretentious, which are enjoyed by the man of wealth, been placed within the reach of the man of small income. It is a step in advance of all home developments hitherto undertaken in the United States, and stands for much more than is usually implied in suburban or other real estate undertakings.





*Winding and picturesque are the roads in Garrett Park*

He who enters Garrett Park finds himself in a sylvan garden-spot of restfulness and harmony, breathing refinement, charm and culture.



*One of many beauty spots*



*Within the gates*

## The Story of Garrett Park

*A home of dreams untold,  
It looks out from 'neath the whispering trees  
And faces the setting sun.*

—Macdowell.

Nestled in a sylvan retreat, far removed from the hustle, din and dirt of city, upon gently rolling slopes, lies charming, peaceful Garrett Park, whose story, with its romantic touch, is here unfolded.

### *An Ideal*

Some thirty years ago,—'twas in the early nineties,—a noted educator of Washington, Dr. Henry N. Copp, a man of idealism, envisioned a secluded, cultured community, away from the noise and grime of city, yet accessible to the scene of man's labor. In the rustic region of what is now Garrett Park, eleven miles or so from the heart of the Nation's Capital, he found the perfect background for the realization of his ideal. The natural, enchanting beauty of the wooded slopes, the perfect peaceful environment, met his every requirement, fulfilled his every wish. Around one side of this fascinating woodland spot, rippling along with gentle murmurs picturesque Rock Creek wended its way.

### *Birds and Flowers*

In its leafy, shadowed hush robins, blue jays and cardinals flashed their brilliant plumage while mocking birds voiced their sweet notes. Woodthrush, with the garb of a monk and the voice of an angel, warbled songs of peace and happiness. Golden-rod, daisies and other wild flowers bedecked the fields; the pungent sweetness of honeysuckle filled the air.

### *The Master Hand*

There was needed only the skillful touch of John T. Freeman, a well-known engineer. Selecting as his

model, an old English village, the master's hand built through the woods gracefully winding, beautifully finished macadam avenues which with perfection lent themselves to the establishment of alluring home sites. Today, arched by majestic oaks, tall poplars, stately elms, and beautiful maples, these curving avenues still bear the names with which they

were christened, — the names of their prototypes in the old English village; Argyle, Albemarle, Strathmore, Surrey, Waverly, Warwick, and others that take us back to our mother country in the Old World.



*A Rustic Spot in the Park*

### *Cultured Community*

Garrett Park was named after John W. Garrett, then President of the Baltimore and Ohio Railroad, which skirts the eastern edge of the Park. To this community were attracted artists, writers, and inventors. Irene Temple Bailey, authoress of "The Dim Lantern," one of the most popular of recent novels, lived in Garrett Park, and many of the scenes in her book were laid there. The gallant and interesting hero of the story, Evans Follette,

was Evans Fugitt, a nearby resident.

### *Others of Note*

Jenny Wilson, wonderful soprano of Grand Opera fame, lived in Garrett Park while studying for her career,—and who knows but what the song-birds of this tranquil woodland village lent her inspiration? Hollerith, inventor of the tabulating machine that has revolutionized the taking of our National census, and other huge statistical projects, perfected his invention midst Garrett Park's peaceful



*Strolling Paths That Lure*



quiet. In the old Pavilion beside the Spring this coterie and the other residents of the colony, including Mrs. Suzanne Oldberg, a prominent vocal teacher of Washington, were wont to gather for impromptu concerts, musical affairs, dances and other entertainment.

*Ahead of His Time*

But Henry Copp, like many other men of idealism and vision, lived ahead of his time. Lack of means of quick transportation and ways of prompt communication made the isolation of Garrett Park such that its population, consisting of some fifty families, long since ceased to increase, and this charming, peaceful village with its trees, shrubbery, macadamized streets, flowers, and birds, gradually passed into seclusion almost forgotten until recently re-discovered, so to speak, by Maddux, Marshall & Co., who saw its present-day suburban possibilities,—who conceived how it could now be made the realization of the dream of the family of small income. Indeed, Garrett Park as a real estate development is truly a discovery, a find.



*Thanks to Modern Transportation*

Few people seemed to know that such a delightful sylvan town, a spot of such rare rustic beauty and woodland splendor, existed at the very gates of Washington, brought there by the automobile, the

*Reading, 'Riting, and 'Rithmetic*



*Beautiful, Well-Kept Lawns*

radio, and modern railway service. A garden-spot in nearby Maryland, Garrett Park, only some thirty minutes away, is truly Washington's suburb ideal, a Mecca for home-seekers of moderate means. And it was because Henry Copp lived ahead of his time that today it is possible for families of small income to own homes in an environment fit for millionaires. They are getting the benefit of the vision, the idealism, the labors, of a man of genius, who, some thirty years ago, dreamed and planned, but did not live to see his dream come true.



### *An Ideal Setting*

Environment means so much. In choosing a home, a *real* home, the first, the primary consideration is environment. The Garrett Park of today is pictured in this Brochure. Can you conceive a more desirable setting for a home?

### *Ambition Realized, Hope Fulfilled*

To those of moderate means in whose hearts there is a yearning to own their homes—unpretentious, but attractive, happy homes,—Garrett Park, pointing the way, is like unto "The Dim Lantern,"—twinkling through the fog of uncertainty; glimmering beyond the mist of city dust, and dirt, and din—a beacon of ambition realized, hope fulfilled.



*The Church*

**Accessibility.** Splendid transportation facilities are afforded to the business, shopping, and working centers of Washington, reached in twenty-five to forty minutes, via the B. & O. Railroad, the trolley line at Kensington (only a short ten-minute walk away), and by automobile (one of which goes with every home) to the west, center and east sections of Washington. (See, "The Way to Garrett Park," page 15; and, "Annihilation of Distance," page 14.)

**Modern Conveniences.** While free from the urban annoyances of noise, bustle, grime, and congestion, all the modern city advantages of telephone, electricity, water, and sewerage are available.

**Natural Charm.** With its wonderful shade trees, winding macadamized avenues, generous shrubbery, attractive lawns, and abundant flower-gardens, there is no spot in this region of the Country possessing greater native beauty, rustic setting, rural surroundings, and restful atmosphere of refinement than does Garrett Park. Virtually free from mosquitos and other insects, and elevated some 500 feet above Washington, its summer temperature is from ten to twenty degrees cooler.

**Wholesome Community.**

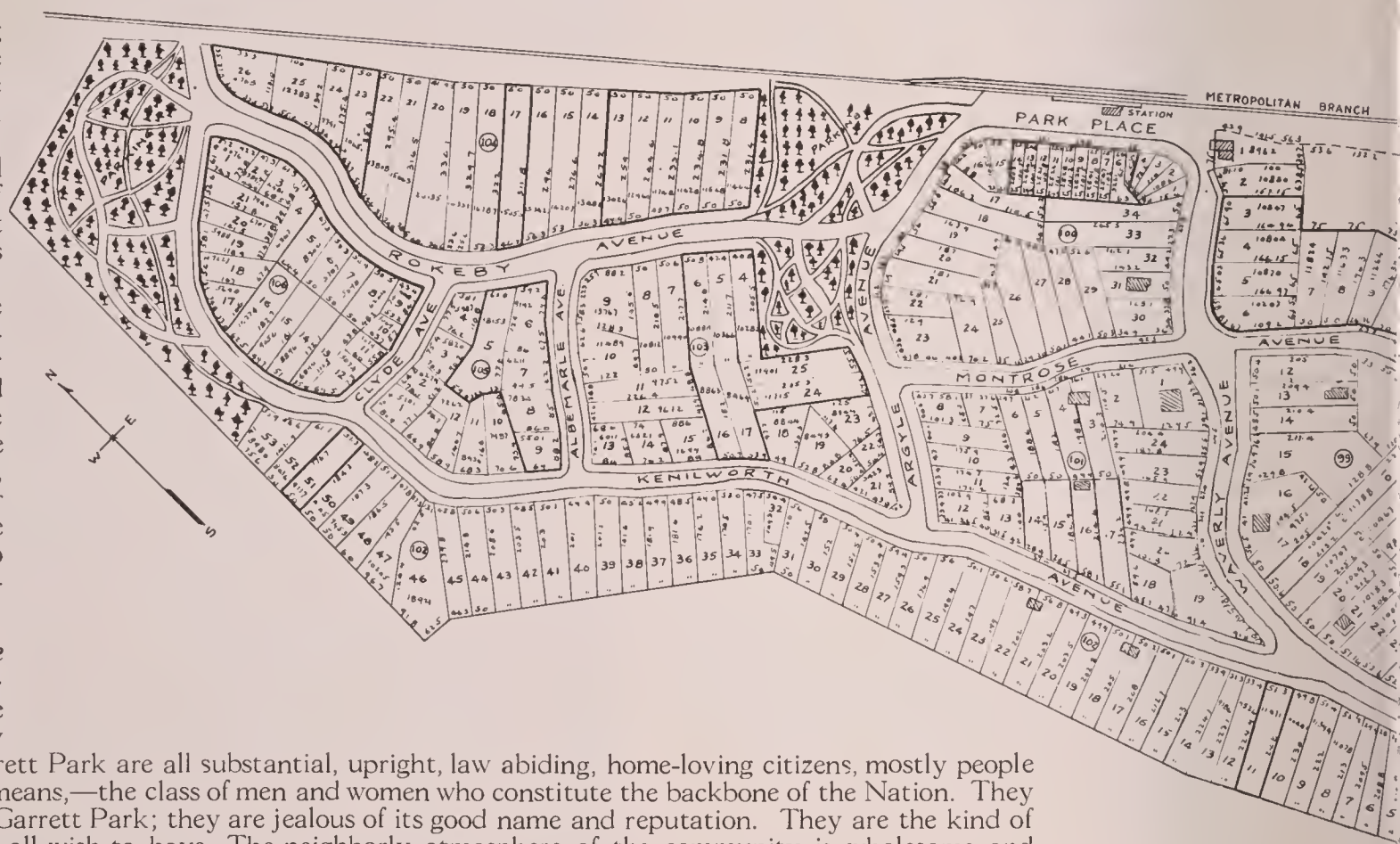
The families now living in Garrett Park are all substantial, upright, law abiding, home-loving citizens, mostly people of moderate means,—the class of men and women who constitute the backbone of the Nation. They are proud of Garrett Park; they are jealous of its good name and reputation. They are the kind of neighbors we all wish to have. The neighborly atmosphere of the community is wholesome and refined,—an ideal community in which to live and to bring up children, who can play around in the open, enjoying healthful fresh air, away from the noise and dirt and crowds and dangerous automobiles of cities. Again, in Rock Creek, only one short half-mile away, is a fine swimming hole, constantly used throughout the summer.

**Protecting Home-Owners.** Ample protection is afforded home-owners by wise racial restrictions, careful zoning, and sensible building regulations (enforced by the Township authorities, all of whom are present property owners) concerning the cost and types of houses to be built and the purposes for which they may be occupied. So far as Maddux, Marshall & Co., are concerned references are required of all who wish to buy before sales are made, and with the cooperation of the Town Council, residents are guaranteed permanently desirable surroundings and desirable neighbors.

**Country Life.** Those who may wish to cultivate vegetable gardens, plant fruit trees, raise chickens and indulge in other phases of country life, will have full opportunity to do so, as many are now doing.



The Aerial Camera Discloses th



MAP OF THE  
 Subdivision of  
 SECTIONS 50-61, 92-106  
**GARRETT PARK**  
 MONTGOMERY COUNTY  
 MARYLAND  
 SCALE  
 1-INCH = 400 FT.



ylvan Charm of Garrett Park

**Schools.** There is a grammar school operated by the County Board of Education, but no high school, the nearest of which is in Rockville (population, 1145), four miles away. The Georgetown Preparatory School is only a mile away. Naturally, school facilities will improve as the population of Garrett Park increases.

**Churches.** There is one church, Union Church (Episcopal), for general attendance. However, in Kensington (population, 874), one short mile away, there are churches of the following denominations: Catholic, Methodist, Presbyterian, and Baptist.

**Buy Now and Save Money.** At the rate the population of Washington has been increasing and the rapidity with which the city has been growing northwestward, no special vision is required to foresee that within the next few years

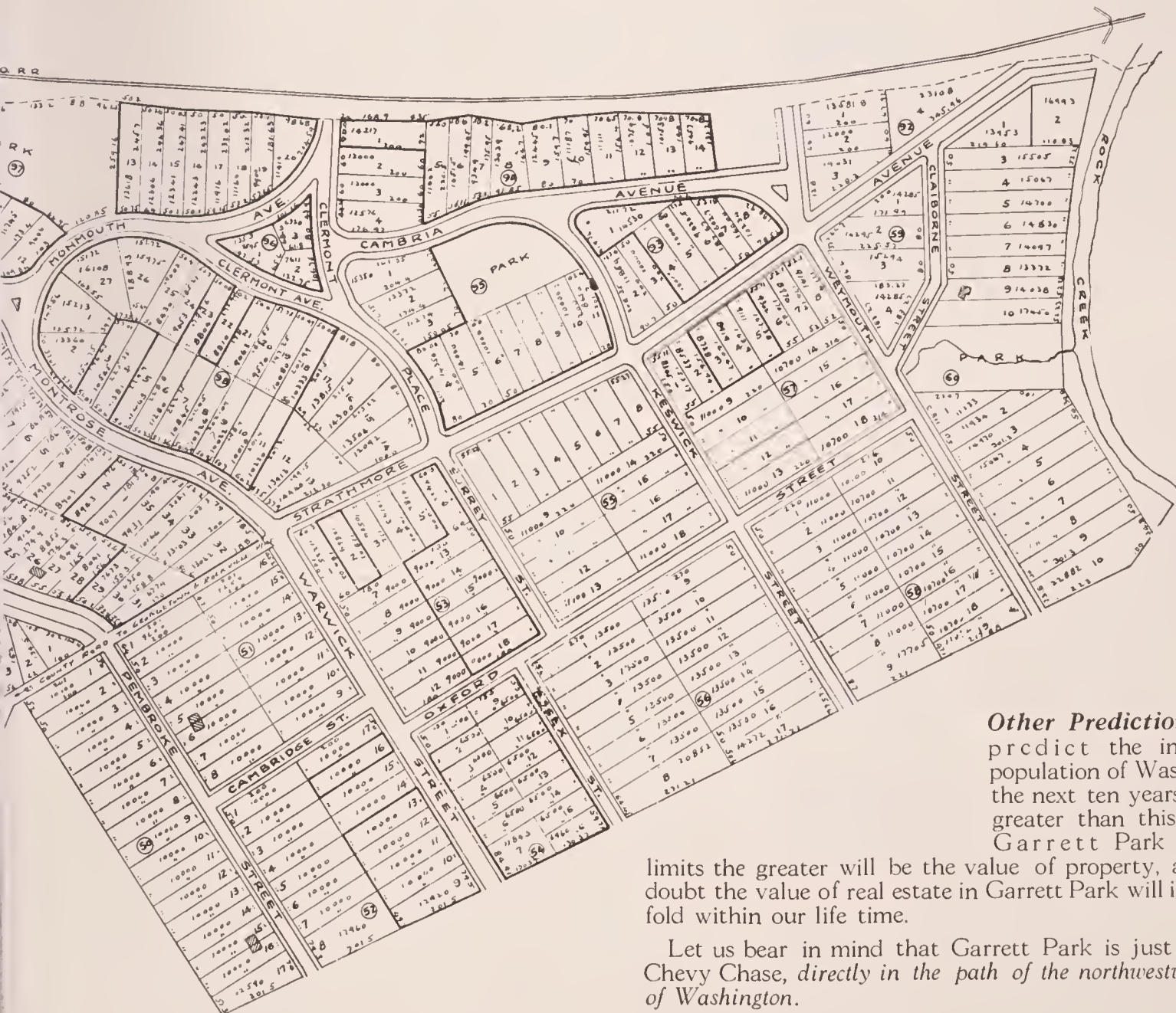
Garrett Park will be in the outskirts of the Capital.

The present population of Washington is about 437,500. Based upon rate of past growth and other considerations the Telephone people, generally considered the best authority on questions of population, estimate that by 1935 the population of Washington will be 555,000, — an increase of 117,500, or about 27%.

**Other Predictions.** Others predict the increase in the population of Washington within the next ten years will be much greater than this. The nearer Garrett Park is to the city

limits the greater will be the value of property, and there is no doubt the value of real estate in Garrett Park will increase several fold within our life time.

Let us bear in mind that Garrett Park is just a step beyond Chevy Chase, directly in the path of the northwestward expansion of Washington.





*The Sylvan*



*The Roseland*

*Special Features.* Two large bedrooms with windows on two sides, each room with large closet; linen closet opening into bathroom.



*The Woodbine*

*Special Features.* Two large bedrooms with windows on two sides, each room with large closet; sleeping porch opening off corner bedroom; linen closet opening into bathroom.

*Page Ten*)

## Types of Homes

As shown by the floor plans on the opposite page, for the present three types of homes, will be built in Garrett Park. However, for the sake of scenic appearance the exteriors of each type will be varied.

Cosily nestling amongst green, shady trees, these bungalow homes, each designed with a view to emitting exterior beauty and possessing interior utility, have a charm, individuality, and, distinctiveness all their own. Like little architectural gems in exquisite sylvan setting, they are in perfect harmony with their rustic, picturesque surroundings.

## Construction

All workmanship and material are of the best quality, the governing motive being to build the very best home that can be produced for the price asked. "Permanency" being the ideal sought, only materials of the finest quality, assembled under expert and exacting supervision, are used.

## Details

*Common to all three types of homes*

*Basement.* Concrete walls, waterproofed on exterior, built on concrete footings; cement floor.

*Bath Room.* Floor of colored cement, with sanitary base; bathtub, lavatory and toilet of standard make; medicine cabinet.

*Bed Closet.* Opens into living room; equipped with Murphy folding-bed.

*Closets.* Fitted with shelves, hook-strips, and clothes rod.

*Dining Alcove.* Equipped with built-in table and seats of attractive pattern, comfortable and convenient.

*Electric Fixtures.* Of attractive design, especially made for Garrett Park homes; conveniently arranged for comfort and use of occupants; utility outlet in living room.

*Floors.* Throughout, except bath room, of  $\frac{7}{8}$ -inch seasoned hard pine.

*Hardware.* Standard make in attractive designs.

*Kitchen.* Combination sanitary sink and laundry tray; oil range and dresser; stairway to basement.

*Murphy Folding-Bed.* See, "Bed Closet."

*Painting.* Exterior: three coats of lead and oil in color. Interior: natural color, stained and varnished.

*Papering.* All rooms attractively papered.

*Plastering.* On wood lath, with metal corners.

*Plumbing.* In strict accordance with regulations of State of Maryland; all fixtures modern and sanitary.

*Porch (Front).* Covered and spacious; electric light in ceiling.

*Radio.* Two-tube set, installed in wall of living room; radius, 600 to 1,000 miles. (If desired, this set can be made more powerful by the addition, at small cost, of another two-tube section).

*Roof.* Fire-resisting asphalt shingles in various colors.

*Sewerage.* Sanitary disposal system.

*Shades.* Windows fitted with first-class shades.



# Cost and Terms

(See inserted sheet for prices and figures.)

**Basic Unit.** Every home consists of a Basic Unit, comprising house, lot, and radio, sold at a certain price.

**Optional Additions.** At the option of the purchaser (1) a garage, or (2) a garage and a Chevrolet car, may be included, the cost being added to the price of the Basic Unit. Choice is given of any Chevrolet car: Roadster, Touring, Touring Sport Model, Utility Coupe, 4-passenger Coupe, or 5-Passenger Sedan.

**Cash and Monthly Payments.** The cash and monthly payments are made as small as is consistent with sound business methods, every possible concession being made for the convenience and accommodation of the purchaser.

**Low Cost.** Never before in the real estate annals of Washington have such home values been offered—they are by far the lowest figures at which it has ever before been possible to purchase such homes.

## Efficiency and Economy

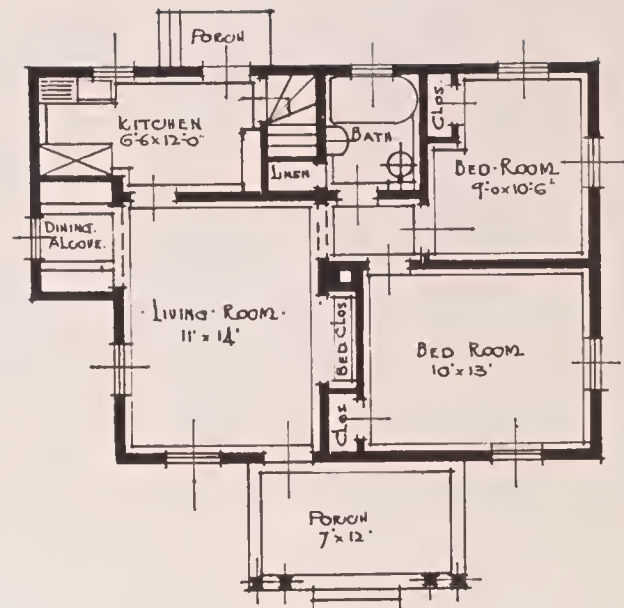
The building, purchasing, and other departments of Maddux, Marshall & Co. are under practical, experienced men of outstanding ability in their respective fields. All material, which is carefully inspected and tested upon delivery, is purchased by an expert staff that knows the market thoroughly and understands the business of buying economically, paying minimum prices for high class material, and taking advantage of all discounts. All engineering, carpenter, and other work is done under the exacting supervision of highly trained, well organized personnel, skilled in the handling of labor and in the use of assembling of materials, thus eliminating waste, inferior workmanship, lost motion, and delay.

## Clients Get Advantage of Savings

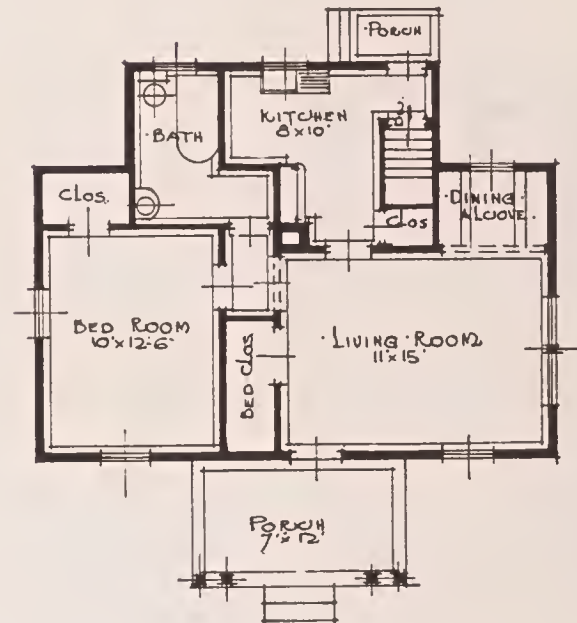
It is because of this splendid organization, economical management, and efficient administration that Maddux, Marshall and Co. can build homes at least 20% below the usual cost, and, therefore, sell them that much cheaper, it being their policy to share with their clients all savings the firm is able to make through economic purchases of material, efficient supervision of workmanship, and otherwise. *The Company prizes its reputation above all else. It is their most valuable asset. The reputation of Maddux, Marshall and Co. is back of the development of Garrett Park.*

## Insert Sheet

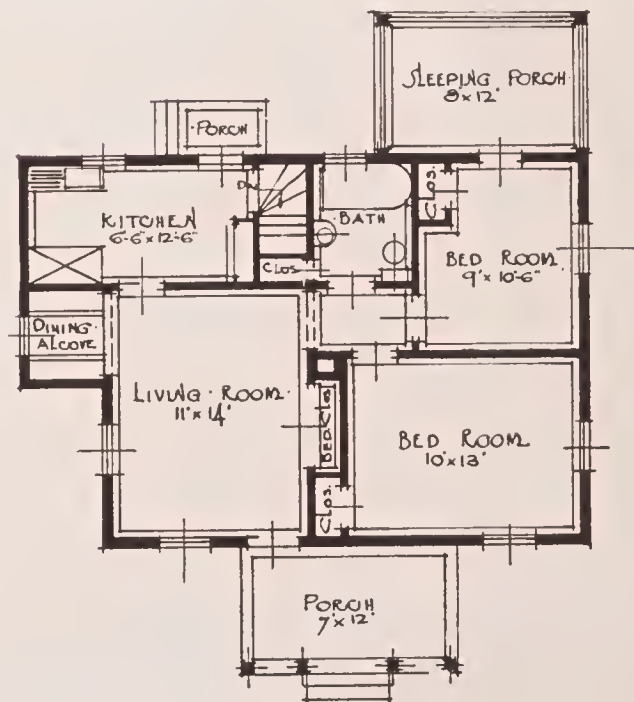
Due to variations from time to time in the cost of material and labor as well as because of other considerations, the prices of the homes in Garrett Park will increase or decrease accordingly, the purchaser always being given full benefit of any decrease in cost of building. Therefore, instead of incorporating in the body of this brochure, the prices of the homes and terms of payment, they are given on an inserted sheet which will be revised and brought up to date whenever necessary.



The Sylvan



The Roseland



The Woodbine



*One-time home of Irene Temple Bailey, the well-known fiction writer, authoress of "The Dim Lantern," one of our most popular recent novels, several scenes of which are laid in Garrett Park and vicinity*



*"The Old Swimming Hole" in picturesque Rock Creek which skirts the southeastern edge of Garrett Park*



*Railroad Station in its beautiful woodland setting*



*Where Jenny Wilson, the famous Metropolitan Grand Opera soprano, lived when studying for her musical career in the inspirational environment of sylvan Garrett Park*

*Home of Mr. W. Scott Macgill*



*Flower Garden of Mr. Horace P. Springer*



*Home of Captain L. L. Dye, U. S. Marine Corps*

# Annihilation of Distance

The essence of the problem of transportation is, of course, TIME, and not distance. In this day and generation distance is virtually annihilated by the

The Baltimore and Ohio Railroad offers frequent, regular, unflinching and rapid service to the Union Station. The Capital Traction Company's trolley at



rapid means of modern transportation—the automobile, the railroad and the trolley, which have evolved the modern suburb.

In the case of Garrett Park, the problem of transportation is solved most satisfactorily. The automobile (one of which, with a trim garage, goes with every Maddux, Marshall home), affords access, over excellent macadamized roads, to the very center of the city in 25 or 30 minutes of easy and pleasant driving through attractive, picturesque country.

Kensington (a short ten-minute walk) is a convenient auxiliary.

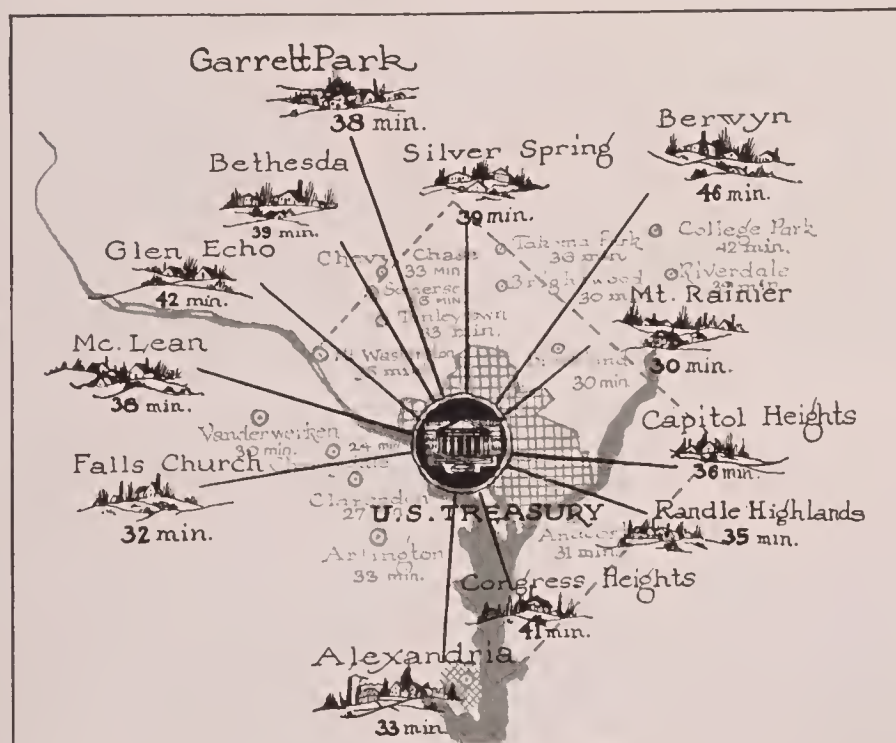
The map and the tabulations below show graphically how much nearer to Washington, in TIME, is Garrett Park, via railroad, as compared with Alexandria, Takoma Park, Chevy Chase, Glen Echo, Bethesda, Capitol Heights and other suburbs, via trolley—the means of transportation habitually used by the great majority of the residents of these places who commute daily to Washington.

TIME TO U. S. TREASURY  
Via Trolley from:

	Minutes
<i>District of Columbia:</i>	
Anacostia.....	31
Brightwood.....	30
Brookland.....	30
Bureau of Standards.....	24
Chevy Chase.....	33
Congress Heights.....	41
14th & Colorado Ave.....	23
Kenilworth.....	32
Randle Highlands.....	35
Tacoma Park.....	36
Tenleytown.....	33

Maryland:

Alta Vista.....	47
Berwyn.....	46
Bethesda.....	39
Cabin John.....	45
Capitol Heights.....	36
College Park.....	42



TIME TO U. S. TREASURY  
Via Trolley from:

	Minutes
<i>Maryland:</i>	
Forest Glen.....	50
Glen Echo.....	42
Kensington.....	51
Laurel.....	76
Mt. Rainier.....	30
Mt. Washington.....	35
N. Chevy Chase.....	38
Riverdale.....	39
Rockville.....	72
Silver Spring.....	39
Somersct.....	36

Virginia:

Alexandria.....	33
Arlington.....	33
Cherrydale.....	24
Clarendon.....	27
Falls Church.....	32
McLean.....	38
Vanderwerken.....	30

GARRETT PARK TO UNION STATION 25 Minutes

UNION STATION TO U. S. TREASURY 12 Minutes

I have lived in Garrett Park for over seven years, and have never experienced any inconvenience because of the distance of twelve miles between Garrett Park and the center of Washington.

I leave my home in Garrett Park usually at about 8:15 A.M. in my automobile, and after leaving my children at school in Washington, and parking the car, I have no trouble in being at my desk ready for work at nine o'clock.

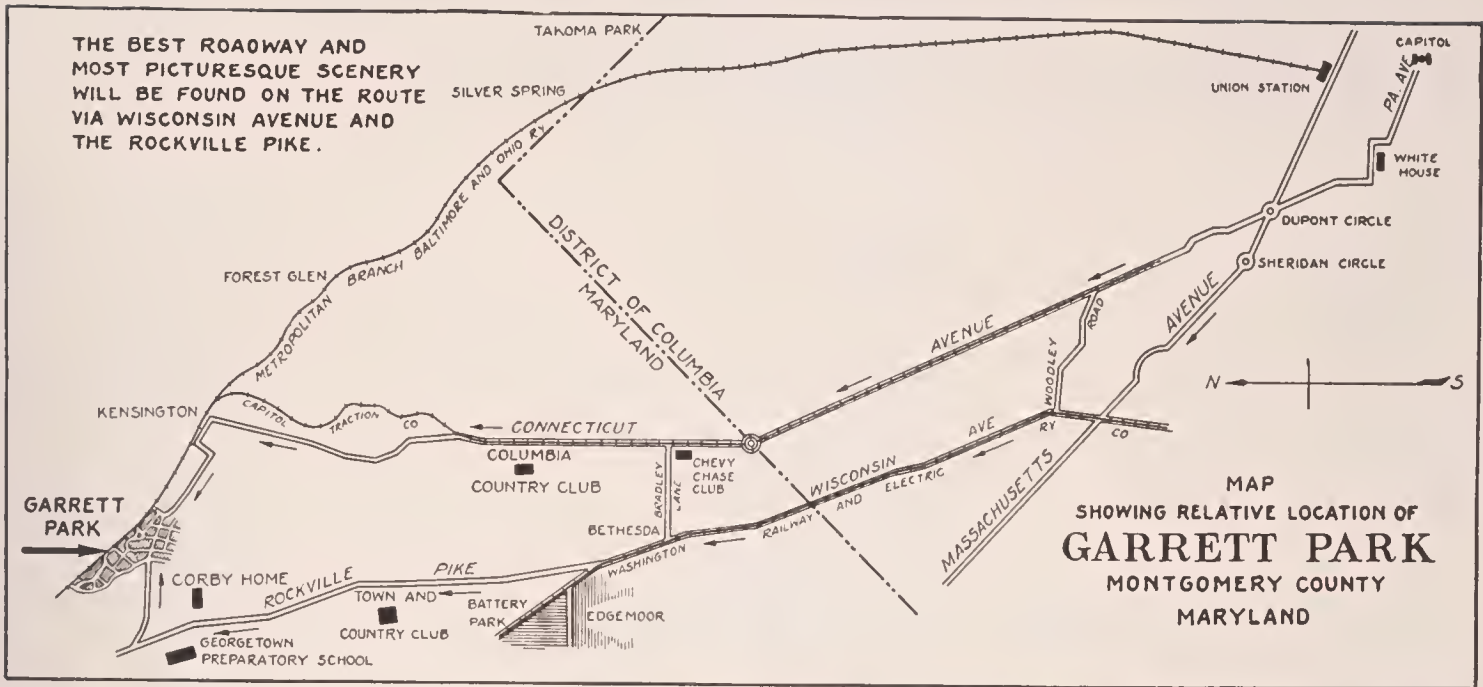
W. SCOTT MACGILL  
(Former Mayor of Garrett Park)

By train, the trip to Garrett Park can be made in 25 minutes from Union Station. I can leave my office at ten minutes to five in the evening, take the 5:10 at Union Station and be in my home at twenty minutes of six.

If anyone entertains the thought that the distance to Garrett Park is an objection to residence there, I can say it is only a state of mind, which is readily dispelled after the actual facts are known.

BEN. F. DURR  
(Mayor of Garrett Park)

# The Way to Garrett Park



Massachusetts Avenue



Wisconsin Avenue



Rockville Pike



County Road

## Goodbye, City— I'm Going to Garrett Park



Goodbye, City, I'm going to Garrett Park; to Garrett Park in nearby Maryland, where me and mine, like Noah's pair of happy meadow larks, we're going to sail a rustic little ark.

And when for the day my work is done, in crowded, germ-filled, stuffy street cars no longer shall I ride—pulling, pushing in the crowd, often standing, on some old strap hanging—at end of journey but to find a cooped-up urban home.

But, instead, in that little car of mine, one of which, with fine garage, forms a part of every Maddux-Marshall home in glorious Garrett Park, my happy way I'll wend, as going along I smile, for ten or so short miles, o'er good macadam pike, through country all folks like, ozone good and pure my lungs inhaling, as we do when sailing.

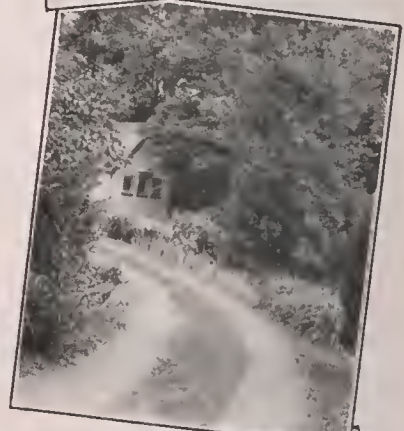
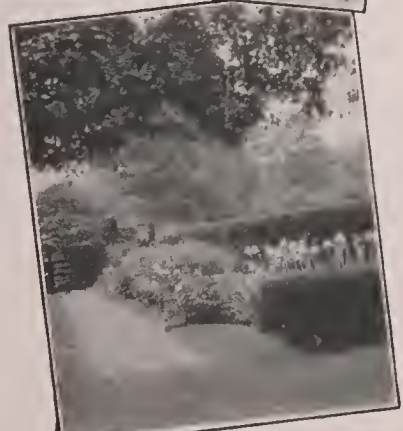
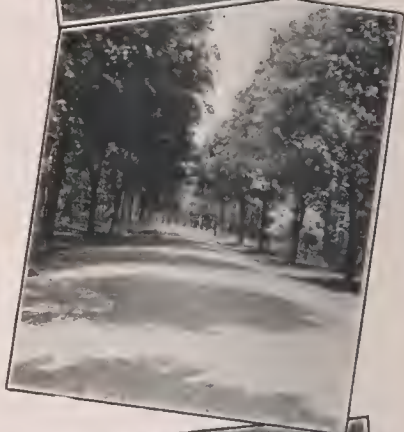
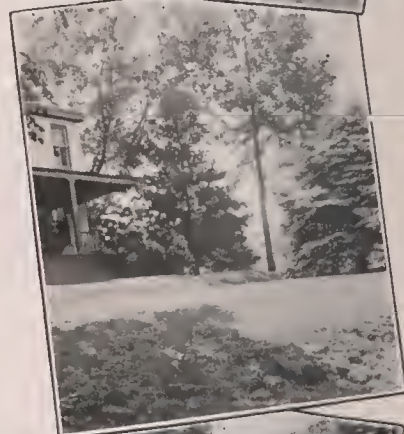
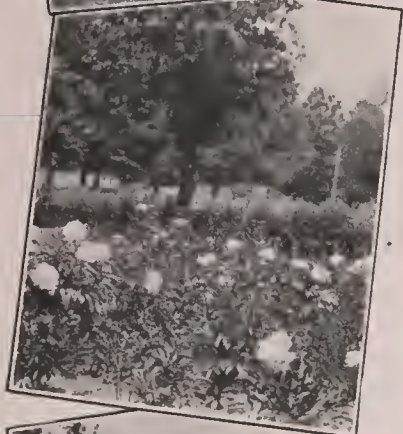
When rustic Garrett Park I reach—mid trees and woods and nearby fields; strolling walks inviting; lots of pure, fresh air, and outdoor playing, romping ground that'll make our growing kiddies happy, healthy, strong and sound—in real rural region shall I be, with green and lovely lawn my happy home surrounded, while here and there are flowers fair, as well as fruit trees, if you please, and garden too—also chickens, if I choose, in backyard of that rustic little home, to me and mine so dear.

But with radio in my home, a set of which is part of every Maddux-Marshall house in rural Garrett Park, though in country me and mine, in city life we'll then take part.

And when my monthly pay I get, on your sweet life you can bet, instead of paying good big rent to some landlord on prolific profits bent, on my home in Garrett Park will this money wisely go—so in time—it won't be long—to me and mine will all belong this rustic little ark in rural Garrett Park.

And living thus, as every man good God intended, under vine and fig-tree all my own, contently sitting, for me and mine like a dream it will be—ambition realized, hope fulfilled.

And so I say, "Goodbye, City, me and mine, like Noah's pair of happy meadow larks, we're going to sail a rustic little ark in rural Garrett Park."



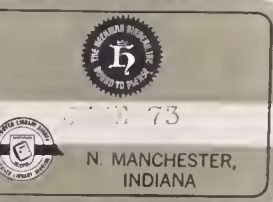
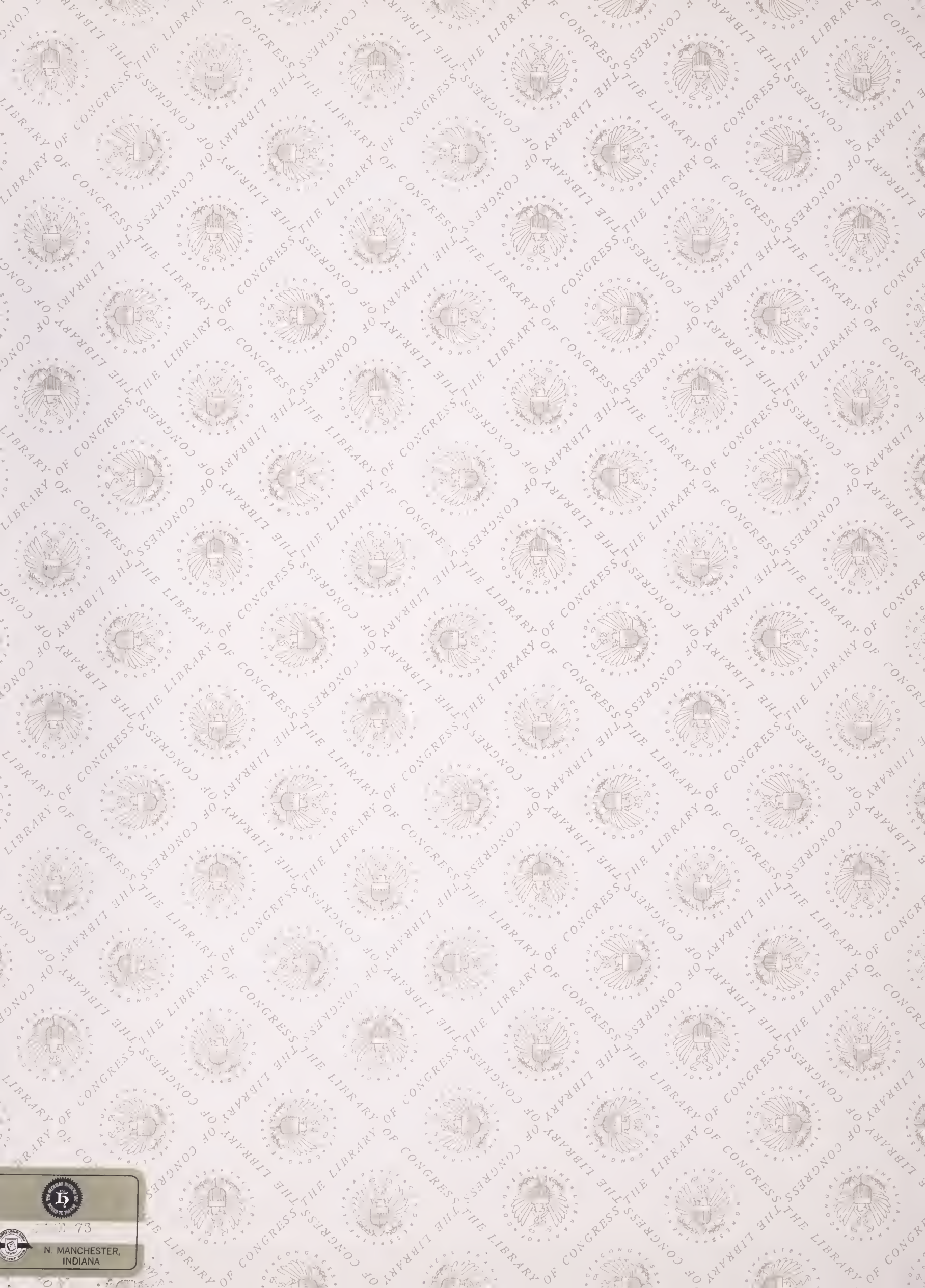












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