

"FOREST BROCHURE PAINTS NOSTALGIC PICTURE"

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Richard and Louise McCue, Editors

"A modest, four-page flyer, circa 1940, offering for sale 450 Arlington Forest homes was circulating among customers at the Forest barber shop a few days ago.

The price for the new detached "air-conditioned" homes, built by Meadowbrook, Inc., Monroe Warren, president, was \$5990, with a 4 1/2% FHA loan of \$5400. ("Air-conditioned" in those days referred to air circulation by the heating unit blower, not to air cooling.) A cash payment of \$590 would seal the deal with settlement costs of only \$60. "Total cash required to move in" was \$650. Monthly payment on a 20-year plan would be \$43.10 but you could stretch payments over 25 years and pay only \$38.98 a month, including estimated taxes and insurance of \$5.25 and \$3.70. Corner and oversize lots were higher, of course.

The houses, said the brochure, could be reached by a 10-cent bus ride and fronted on newly paved streets, with sewer, water, curbs, gutters, sidewalks, gas, and electricity all included in the price ("no assessments.") "Carefully built by skilled mechanics," the houses "present an atmosphere of charm and character rarely found in other than the most exclusive developments." Specifications included: waterproof basement of solid concrete; automatic gas hot water storage heater; oil burner; two coats of plaster on perforated rock lath plaster base, with metal reinforcement at corners; complete Celotex insulation; steel casement windows and copper screens; "built-in aerial and ground for your radio"; double flooring on first and second floors, finished with 7/8" Select White Oak; copper water pipes; hose connections front and rear; basement floor drain.

Kitchen specifications included a "beautiful gas range with insulated oven and heat control" (but no refrigerator), custom-built metal cabinets, double drain-board sink with new strainer stopper and swing nozzle mixing faucet, and inlaid linoleum flooring cemented over felt. Bathrooms had black and white tiled walls and floors to match, built-in tub and shower, and chromium-plated fittings. Sunfast shades, colonial hardware throughout, and sodded and landscaped lots completed the picture.

Some of the materials and specifications were necessarily changed for later Arlington Forest houses because of wartime shortages, particularly of copper and chromium. Many of the features were quite an advancement for their time, and some of them, many Forest residents would agree, would look pretty good even now."

Arlington Forest

"STANDARD" 6 ROOM HOUSE
\$5,990.00

F.H.A. Loan 4½% - \$5400.00

Cash Payment 590.00
Settlement Costs 160.00
Total Cash Required to move in \$750.00

	20-Year Plan	25-Year Plan
Interest and Principal	\$34.18	\$30.02
Taxes (estimated)	5.25	5.25
Insurance (estimated)	3.67	3.71
Total Monthly Payment.....	\$43.10	\$38.98
Monthly Savings (average principal pay't) ...	22.50	18.00

Corner lots or lots of greater than
average area are priced above
\$5,990.00.

Arlington Forest

New Detached
"AIR CONDITIONED"
H O M E S

A "Restricted Community" of 450 de-
tached Homes on Large Wooded Lots.

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Planned, Built and Sold by
MEADOWBROOK, Inc.
MONROE WARREN, President



APPROVED FOR F. H. A. FINANCING



Over 2000 homes of quality and character
built in Washington and vicinity in the
last twenty years.

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Resident Sales Representative
GEORGE T. CRUZEN
Chestnut 6444

Arlington Forest

LOCATION

This carefully planned and restricted community is located on **New Lee Boulevard**, three-quarters of a mile beyond traffic light at Glebe Road. A 10-minute drive from Lincoln Memorial over beautiful Memorial Bridge and new Lee Boulevard. 10c Bus Fare.

LARGE LOTS

Our large lots, in a beautiful wooded section, front on newly paved streets with concrete curb and gutters, are served by all utilities—all installed and paid for by us. There will be no assessments for improvements.

CONSTRUCTION

It is our constant endeavor to incorporate the best materials the market affords in our homes. They are carefully built by skilled mechanics under constant supervision, and our homes, we believe, offer more for your money than can be had anywhere in the vicinity of Washington.

DESIGN

Arlington Forest has been planned to the last detail in advance of construction, and when completed will present an atmosphere of charm and character rarely found in other than the most exclusive developments.

The homes are of Colonial Design in keeping with the Old Dominion Architecture and designed by Robt. O. Scholz, prominent Washington architect.

SPECIFICATIONS

Sewer, water, electricity, gas, paved streets, curb and gutter and sidewalk included in purchase price. **No assessments.**

Waterproof basement of **solid concrete.**

Air-conditioned heat—oil burner.

Automatic gas hot water storage heater.

Lathing and plastering—two coats of plas-

Arlington Forest

ter on perforated rock lath plaster base throughout. Metal corner beads at all exposed corners and metal lath in all angle corners.

Insulation: Entire house fully insulated with Celotex Safety Sealed Construction.

Steel casement windows with metal trim and 16 mesh copper screens on first and second floors.

Built-in aerial and ground for your radio.

Double flooring on both first and second floors, finished with 3/8" Select White Oak.

Copper hot and cold water pipes.

Hose connections in front and rear.

Floor drain in basement.

KITCHEN

Painted ceiling and walls, easy to clean. Inlaid linoleum cemented down over felt. Beautiful gas range with insulated oven and heat control. Custom-built factory-finished metal kitchen cabinets. One-piece double drain board sink, new strainer-stopper and swing nozzle mixing faucet, chrome-plated.

BATHROOM

Gleaming black and white tiled walls with tile floor to match. Six built-in accessories. "Standard" plumbing fixtures with built-in tub and shower. All fittings are chromium-plated. Steel medicine cabinet with venetian mirror door.

Sun-fast shades for all windows and doors.

Colonial hardware.

Full basement under house, designed for future recreation room.

Lots are sodded from curb to rear of house and artistically landscaped.