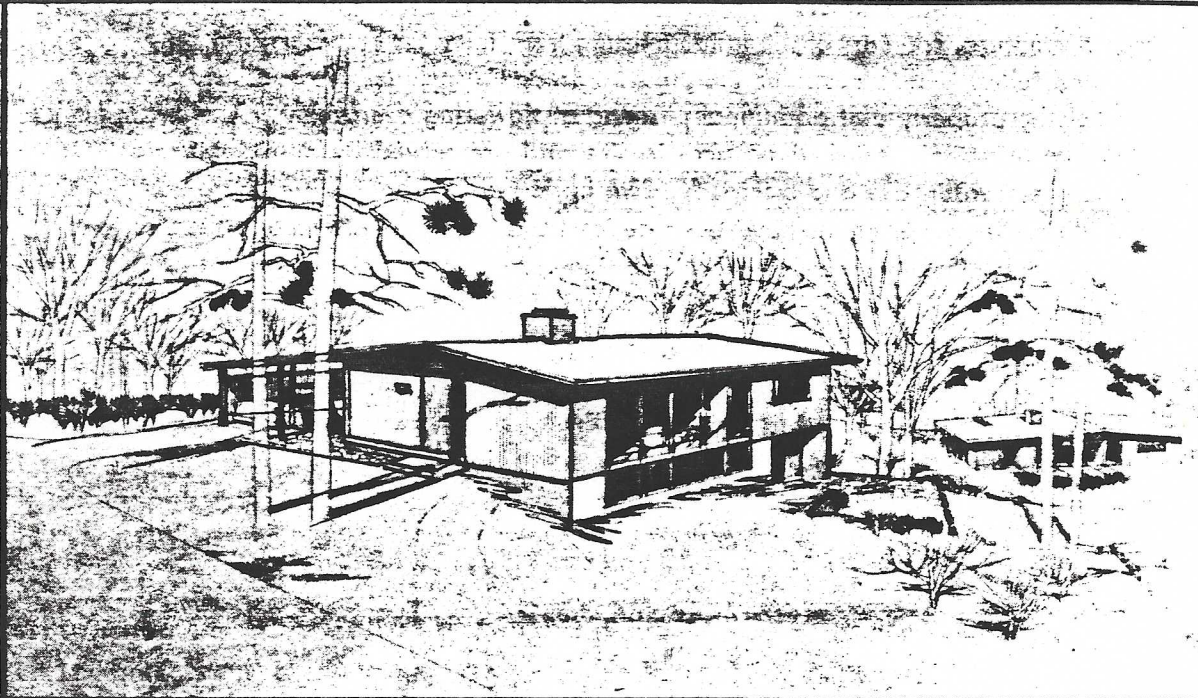


# PINE SPRING



A COMMUNITY OF CONTEMPORARY  
HOMES OF BEAUTIFULLY WOODED SITES  
IN FAIRFAX COUNTY, VA. PLANNED BY  
KEYES SMITH & SATTERLEE, ARCHITECTS  
FRANCIS D. LETHBRIDGE, ASSOCIATE



PLANS & SPECIFICATIONS  
APPROVED BY F.H.A.

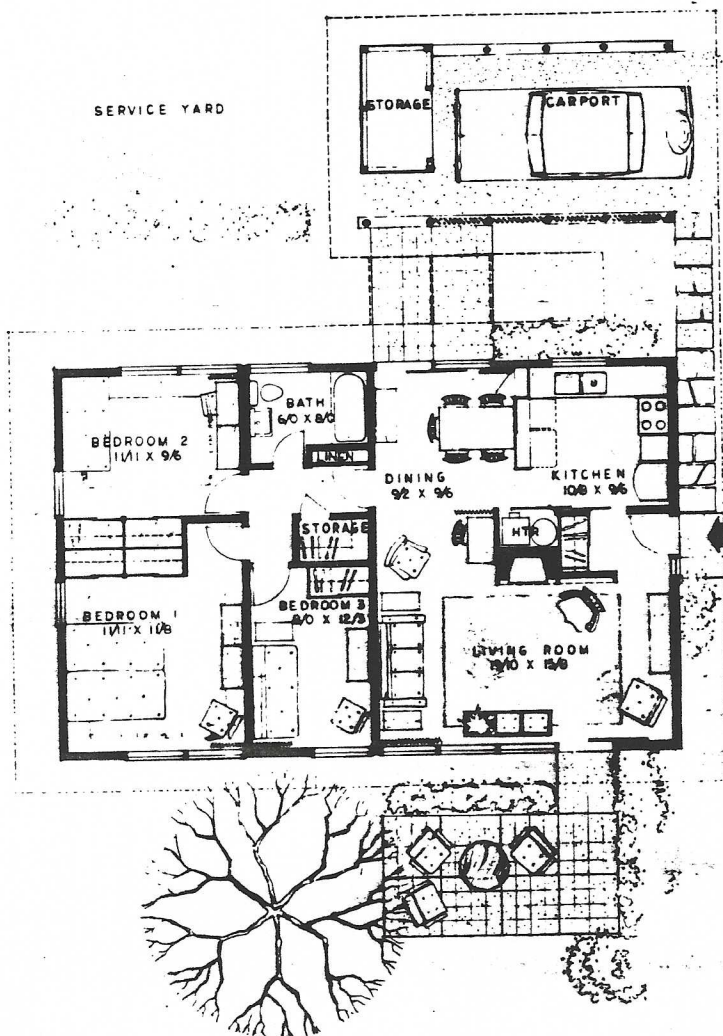
## LURIA BROS. BUILDERS

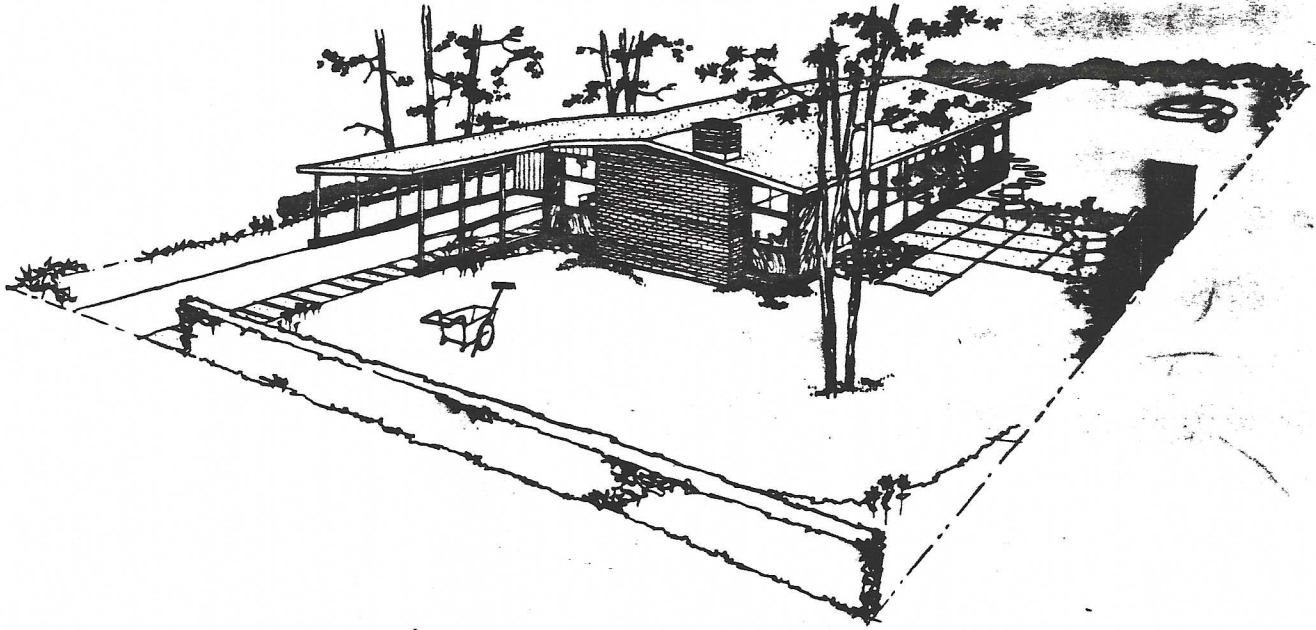
2300 WILSON BLVD., ARLINGTON, VIRGINIA, JA. 7-8500

Pine Spring is a new residential community situated on a tract of rolling, wooded land in Fairfax County, Virginia. It is near existing schools and shopping facilities and is about twenty minutes by car from downtown Washington via Arlington Boulevard. The planning of the development has been carried out with especial care. The houses are grouped around circular drives and along winding roads which follow the natural contours of the land. Existing trees have been preserved to the fullest extent possible. Finished landscaping includes the sodding of the property and additional planting of flowering evergreens. The lots average a third of an acre in size and are served by municipal sewer, water, gas and electricity. Five basic types of houses and more than twenty variations have been designed to take best advantage of the sites. Rural in character, but embodying all of the advantages that modern planning can contribute to easy informal living, Pine Spring offers an opportunity for discriminating people of moderate means to own a distinctive, soundly constructed, contemporary home in a setting of carefully preserved natural beauty.

At the upper right is a rendering of the Pine Spring house type G, similar in plan and appearance to the popular Holmes Run one-level house. This plan provides living room, dining alcove, kitchen, bath, two bedrooms and a third bedroom or study area which can be added to the living room if desired.

To the left is the plan of the Pine Spring house type A, with carport type 5 (same as model house), and at the lower right is a rendering of the interior as viewed from the bedroom side. A picture of the two-level version of this house appears on the first page of the brochure. Designed to provide a pleasant, open, flexible living area, this plan includes an exceptional amount of storage space and particular emphasis on the extension of family activities to outdoor living space during the warmer months. A carefully planned and detailed work center is at the heart of the plan, with kitchen and laundry facilities arranged in an efficient manner. The Pine Spring houses are also designed to be easy to maintain and offer the step-saving advantages of one level planning, even on the two-story house types.



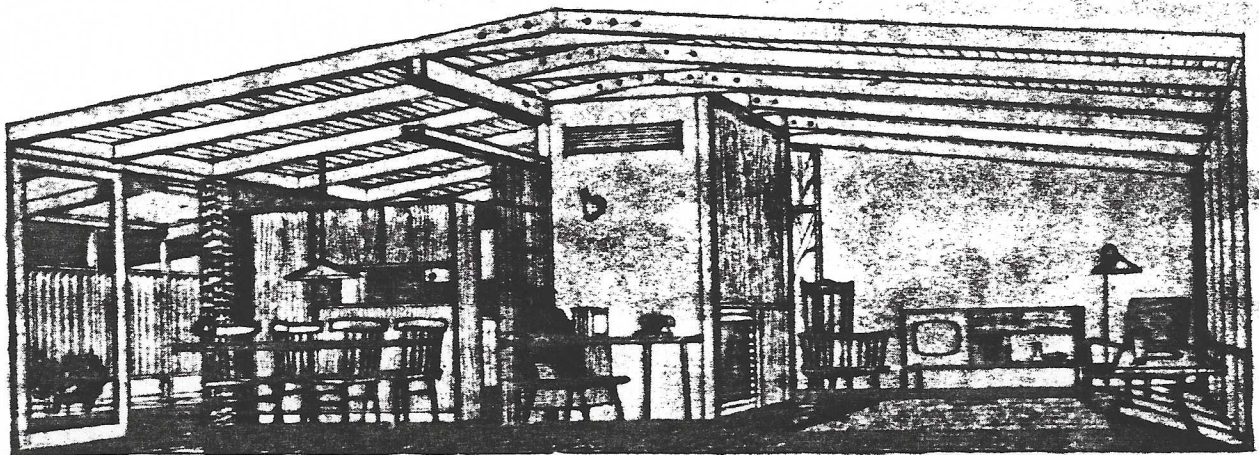


Pine Spring has received two of the most important recommendations that any residential development can attain. Plans and specifications for streets, lots and houses have been approved by F.H.A. and the project has been awarded the seal of approval of the Housing Research Foundation, an organization devoted to raising the standards of residential building in the United States. The following is a quote from their letter to the builders, dated August 1, 1952:

*"The material describing your new development known as 'Pine Spring' has been carefully reviewed by the Foundation and is hereby approved, with high commendation.*

*The Board noted particularly the excellent site plan and the carefully studied plot plans, in which orientation, view and privacy were all taken into account. Lots are of good size and the range of models and prices offers the buyer a wide choice. The houses are attractive in appearance, inside and out. The models with unfinished basements were especially commended for making good use of steeply sloping sites and offering provisions for future expansion of the living space.*

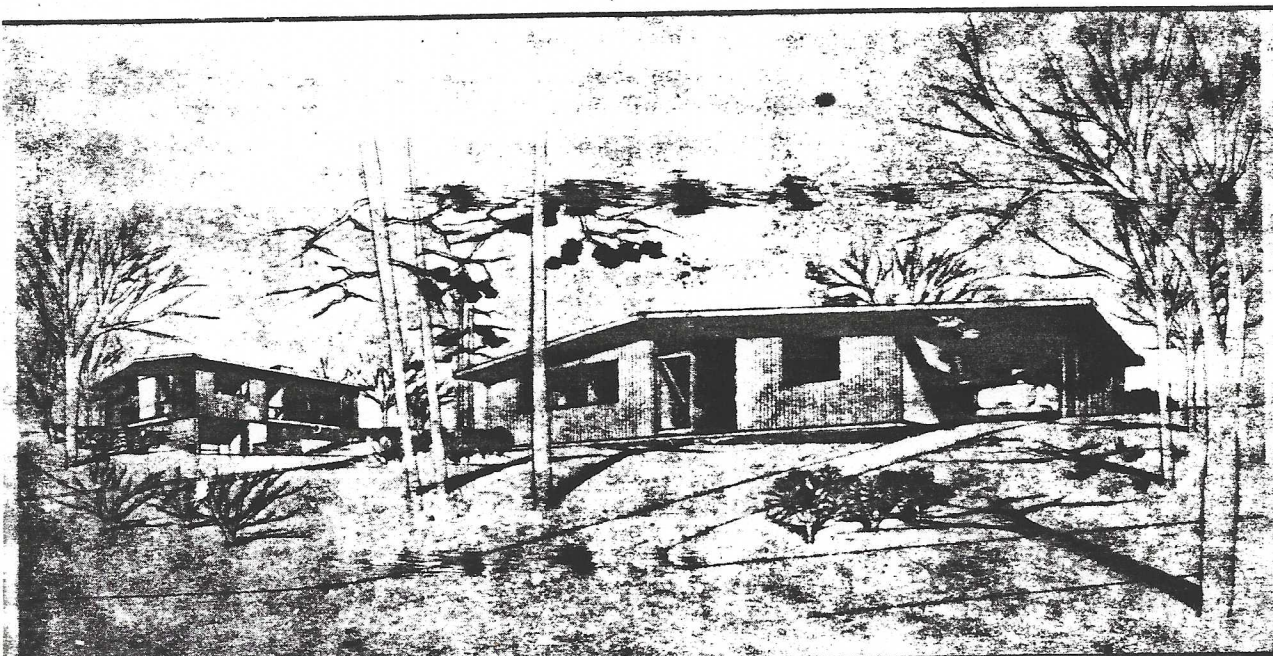
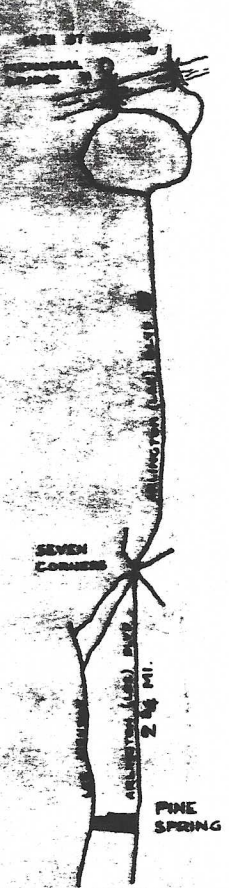
*Other points noted favorably were excellent storage, high sloping ceilings, glass to floor, aluminum sash, sliding glass doors in living room and dining room, Kiln-dried ceiling plank, Fiberglas insulation, gas-fired perimeter heating, copper tubing, flashing, termite shields, and kitchen equipment including garbage disposal, range, refrigerator, connections for washer and dryer, exhaust fan, and pass-through to dining room."*



The display house at Pine Spring has been furnished to illustrate that one need not spend a vast amount of money to properly furnish a modern house. The entire cost of furnishing the model house, including all furniture, rugs, draperies and bedspreads, was less than twenty-five hundred dollars.

The model house has an additional \$150 of planting furnished by McMillen Nurseries, Annandale, Virginia, and a 9' x 16' brick terrace set on concrete that will be furnished upon order by the builders at an extra cost of \$175.00.

Draperies similar to those displayed may be ordered from and installed by Modern Design, Inc., 1520 Connecticut Avenue, N.W., Washington, D. C., or by W. & J. Sloane, 1217 Connecticut Avenue, N.W., Washington, D. C. "Ratox" screen between living room and dining room is by Mileham & King, Inc., 921 7th Street, N.W., Washington, D. C. Antique chairs and pine chests are from The Early American Shop, 1323 Wisconsin Avenue, N.W., Washington, D. C. Sofa, desk, and dining set designed by Paul McCobb may be obtained from Peerless Modern House, 819 7th Street, N.W., Washington, D. C. Radio-phonograph and television set was designed by and may be ordered from Customcraft Radio and Television Co., Inc., 1642 Connecticut Avenue, N.W., Washington, D. C. Eames desk chair, lamps, and other accessories are from Modern Design, Inc. Paintings are from the Whyte Book Shop and Gallery, Inc., 1518 Connecticut Avenue, N.W., Washington, D. C. Reproduction of "Harvest" by Peter Brueghel in living room; lithograph in B.R. #1 by Zao-Wou-Ki. Local artists whose work is displayed are: "The Wave," by Robert F. Gates (L.R.), "Cocks," by William Calfee (Study); "Cats," by Leonard Maurer (B.R. #2).



Houses range in price from \$15,250 to \$20,500. For further information call Luria Bros., 2300 Wilson Blvd., Arlington, Va., JACKSON 7-8500