

North Ginter Park

[The Ideal Suburb]

A Real Opportunity

LEWIS GINTER LAND AND IMPROVEMENT CO.

O. H. FUNSTEN
President

1106 E. Main St., Richmond, Va.

W. E. GRIGG
Sec'y and Treas.



Seminary Avenue homes in North Ginter Park



Three North Ginter Park homes, just completed



A home in North Ginter Park

Utilities and Advantages

CITY sewer, gas and water have been installed in North Ginter Park and electric lights and telephone service is available. These lots are wisely restricted, of ample size, and sell for less than those in Ginter Park, immediately south of this property. Sidewalks have been laid, all streets have been graveled, and shade trees planted. Many of the lots front on the State highway leading to and from Washington and Charlottesville. Transportation is unusually convenient, few suburbs having like advantages. The new bus line runs to North Ginter Park, the Richmond-Ashland Railway passes the property and the Ginter Park line, of the Virginia Electric and Power Company, is only a few squares distant.

(Continued on page 7)



Three North Ginter Park homes, just completed



A North Ginter Park home



A Brook Road home, North Ginter Park

Restrictions

Applying to Sections H, I, J, K, L, and M of North Ginter Park

(1) That no dwelling, residence or other building shall be erected upon said land at a distance of less than forty feet from any street, avenue or road running northwardly or southwardly, upon which the said lot fronts, provided, however, that this shall not apply to any steps, porches or bay windows that may be attached to a dwelling or residence erected on said land.

(2) That no garage or other outbuilding or any part thereof shall be located on said lot at a distance of less than one hundred feet from the street, avenue or road running northwardly or southwardly upon which the said lot fronts.

(3) That no part of said premises, or of the buildings that may be erected thereon, shall be used for any purpose, or in any manner that will create a nuisance, or make such use of said premises injurious, or offensive, to a good residential neighborhood.

(4) That said land shall not be sold in parcels of less width and depth than those shown on the plat of blocks H, I, J, K, L and M of North Ginter Park, made by T. Crawford Redd & Bro., dated July 28, 1926, and there shall be no lessening of the size of the lots as shown on said plan, and the said lots shall front as shown on said plat, and no scheme of fronting said lots in any other direction shall be permitted.

(5) That the said land shall not be used except for residential purposes.

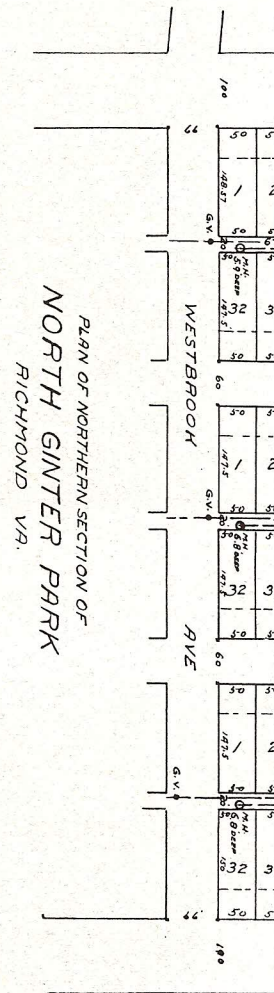
(6) That there shall not at any time be more than one dwelling, or residence,

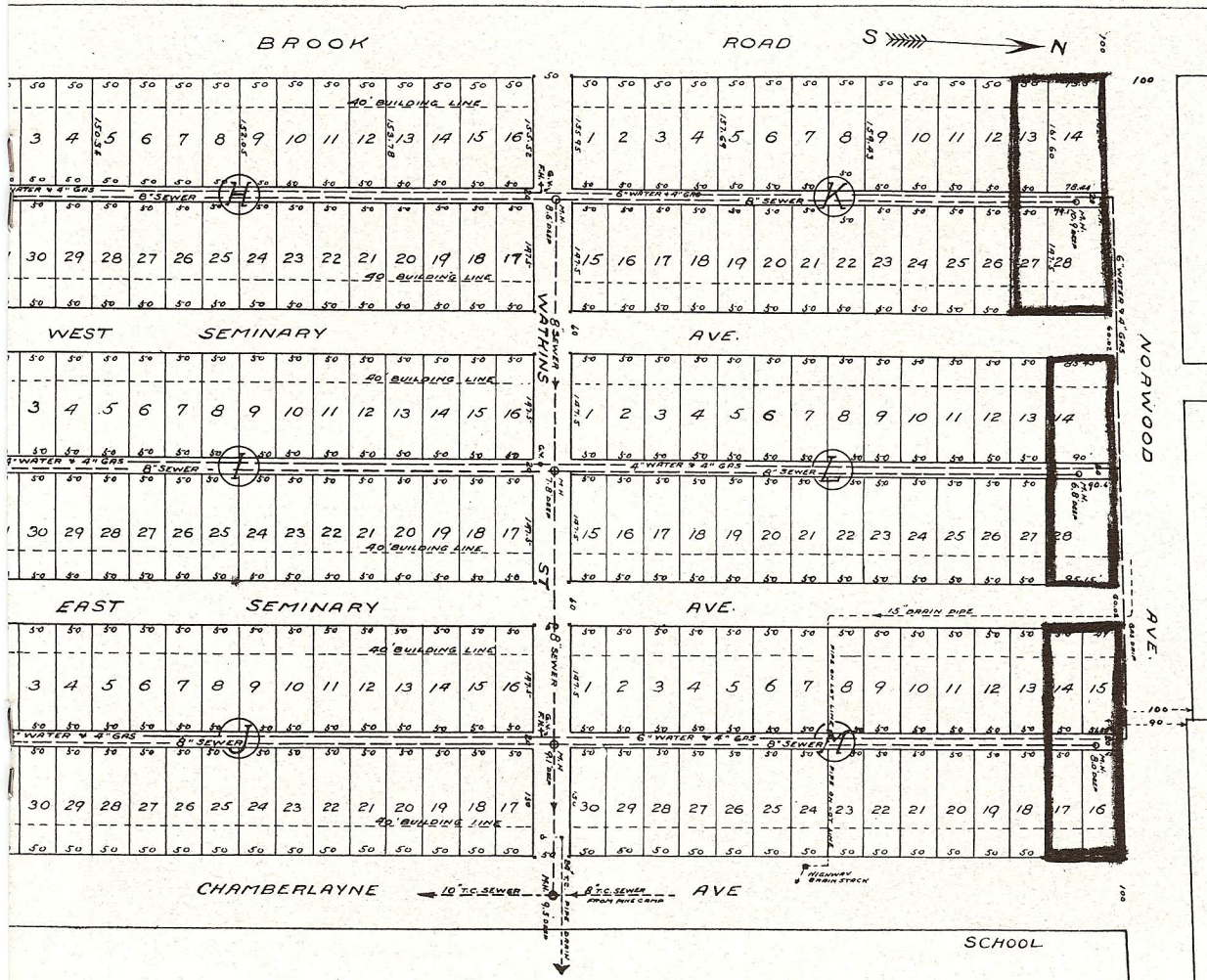
on any lot as shown on above mentioned plan of North Ginter Park, and such dwelling or residence shall be at least two full stories high above any basement or cellar and shall cost not less than \$4,500.00.

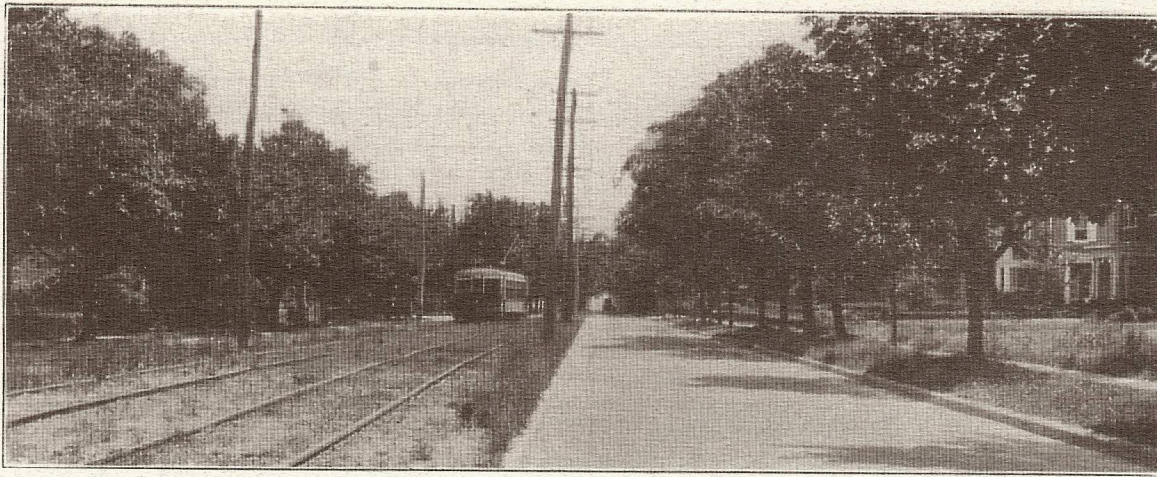
(8) Perpetual right is expressly reserved to the Lewis Ginter Land and Improvement Company and its assigns to maintain, operate, renew or repair the surface drain line extending under and along the line between lots Nos. 7 and 8, and 23 and 24 in block M shown on said plan.

(9) That the said articles 1, 2, 3, 4, 5 and 6 shall not apply to lots 14, 15, 16 and 17 in block M on said plat, and lots 13, 14, 27 and 28 in block K on said plat, and lots 14 and 28 in block L on said plat, which lots are to be used for such purposes, including those of business, and in such manner, including subdivision and/or change of front, and shall be subject to such conditions and restrictions as the Lewis Ginter Land and Improvement Company may prescribe.

(10) That any of the said restrictions and conditions herein contained except No. 7 may be waived, annulled, changed or modified by the Lewis Ginter Land and Improvement Company as to any property owned by it, and with the consent of the owner thereof, as to any property previously sold.







Street scene on Chamberlayne Avenue



A suggestion



A residence in North Ginter Park



North Ginter Park homes on Chamberlayne Avenue

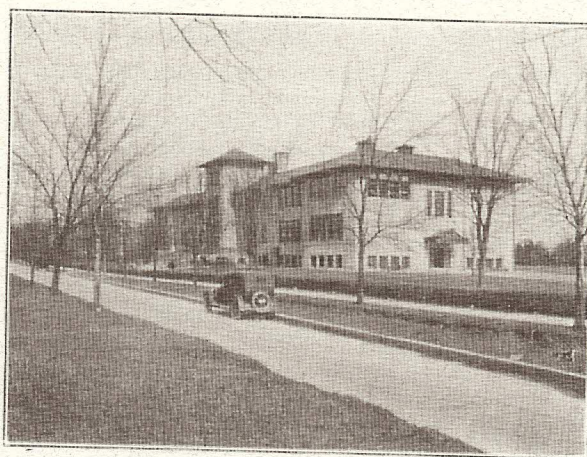
SCHOOLS AND CHURCHES

These very important questions are solved for the home builders in North Ginter Park by the modern and beautiful Ginter Park Public School, which is only a few blocks distant, a picture of which is shown on this page, and the new county school just completed is located in North Ginter Park at the corner of Chamberlayne and Norwood Avenues. Churches of various denominations are convenient.

SOCIAL ATMOSPHERE

Few developments have so many attractive homes owned by their occupants. It has been said of North Ginter Park that "it is an accessible, quiet and sunlit section—a place of peaceful homes, genial people and happy children."

North Ginter Park is the "Ideal Suburb," and the place to build your home.



Ginter Park Public School



Street scene, North Ginter Park, two years ago

Terms

\$250.00 cash, balance in easy installments.

We will also help finance the building of a limited number of homes without brokerage.

Here is a Real Opportunity

LEWIS GINTER LAND AND IMPROVEMENT CO.

1106 EAST MAIN STREET



Same street scene, North Ginter Park, today