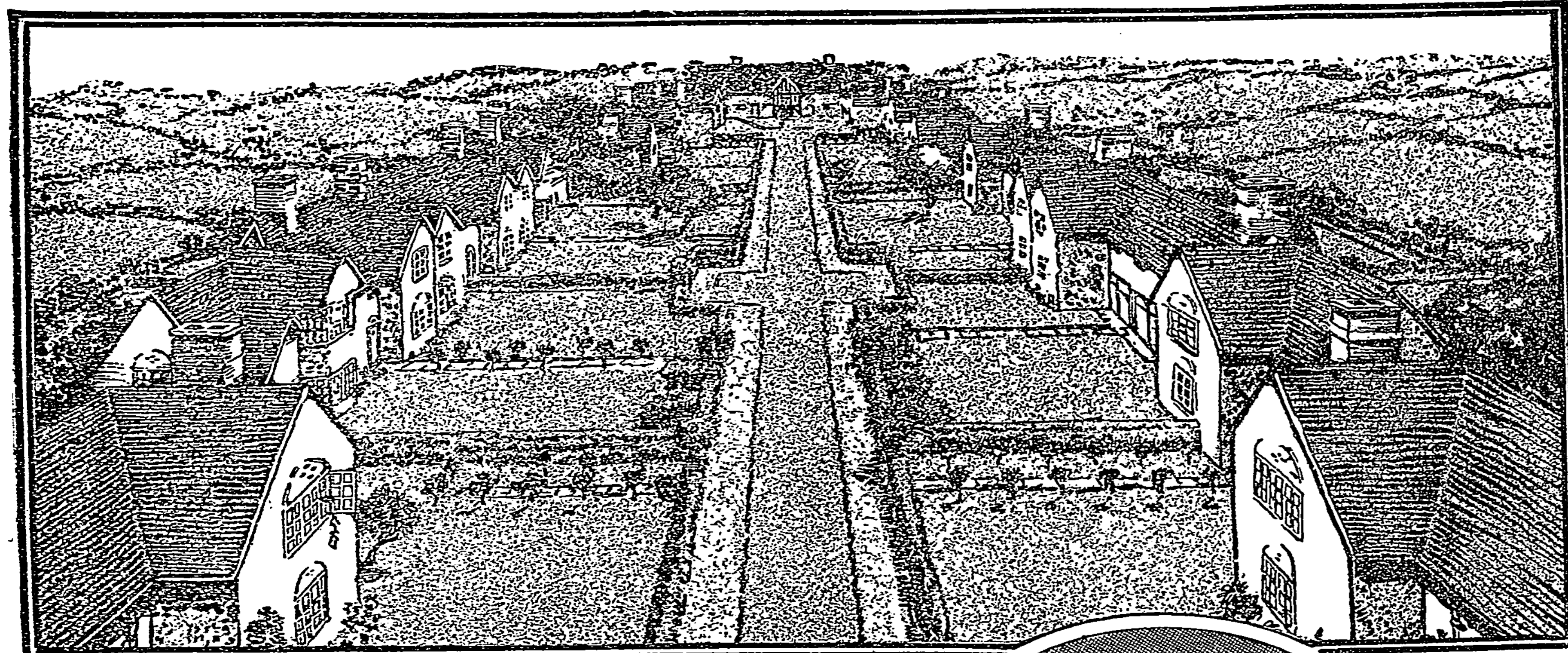
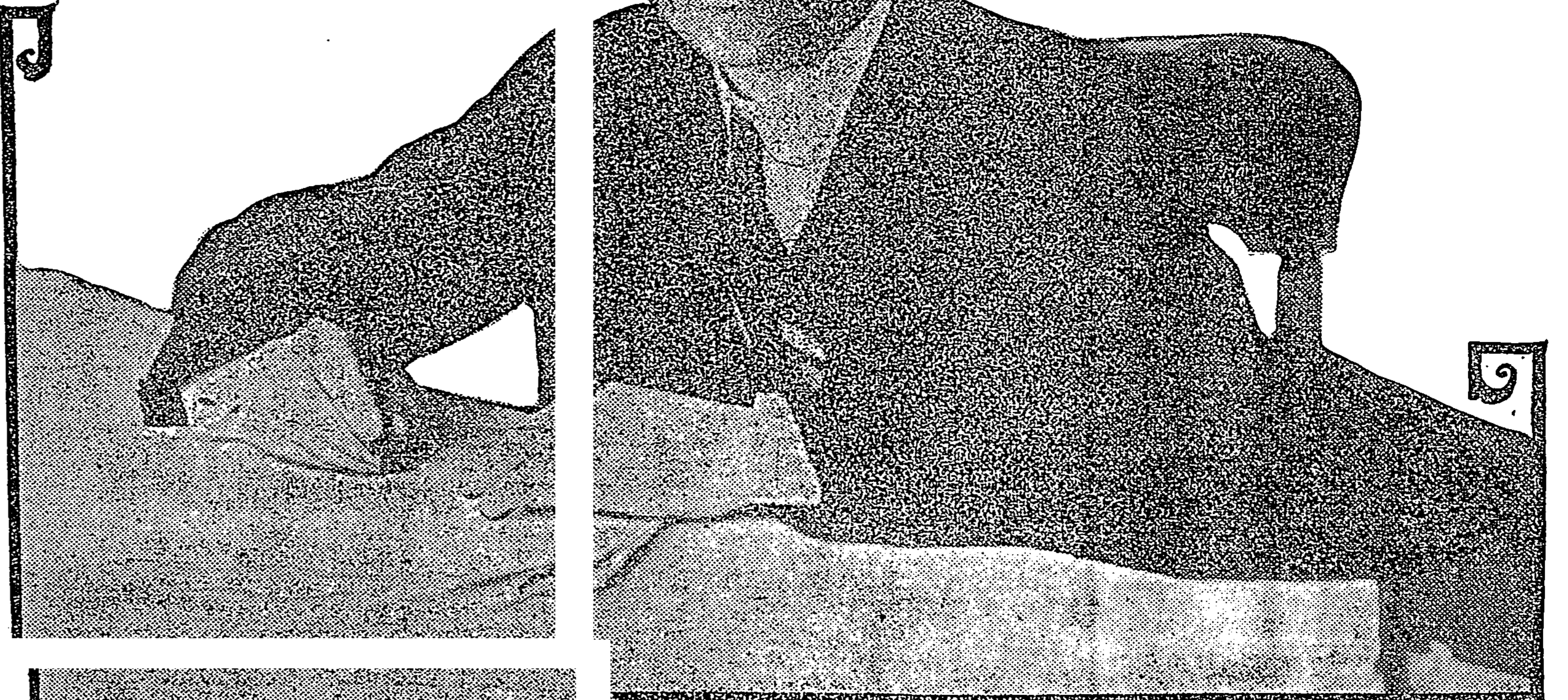


TO BUILD AMERICA'S FIRST MUNICIPAL MODEL SUBURB

The City of Cleveland Is to Try an Experiment in Modified Communism, and to Provide for a "Deliberate, Conscious, and Orderly City Growth."



Cleveland's Plan is Like Hampstead, London



Mayor Newton D. Baker

THE City of Cleveland, Ohio, plans the development of a model suburb of 500 houses, on a municipal allotment of ninety-three acres, a project which stands alone in the history of American cities.

It is to be more than the orthodox suburb of model dwellings as developed by real estate speculators. Cleveland's model suburb is to institute a modified communism, upon basic ideas which violate the most hoary traditions of American town plans. It is to be a municipal experiment in "deliberate, conscious, and orderly city growth."

It is to provide enough land to allow full play to every legitimate impulse of its tenant families; a fixed percentage of the land is to be devoted to frontyard and backyard gardens and another percentage to playgrounds, including small children's grounds, tennis courts, croquet grounds, baseball diamonds, and so forth.

It is to group dwellings into units, and by the arrangement of these dwelling units it is to seek a complete and harmonious expression of its organized community life.

It is to establish a positive community control over every square foot of its land.

It is to fix a new size and shape of lot, to adapt street widths to building heights, to seek a maximum of narrow streets, and to hold improvement costs as low as is consistent with durability, for economy's sake.

It is to inject a definite and suggestive meaning into the vague and uncertain term "model suburb." And this is to be the term's new significance, as it was described to THE TIMES correspondent by Mayor Newton D. Baker:

"City growth, under the individual operations of rival real estate dealers, has necessarily been haphazard. The city, as it stands to-day, obviously cannot be restricted into a new and orderly city scheme, however great the need. But our unbuild suburbs can be taken firmly in hand; the development of our outlying lands can be directed into a conscious and orderly expansion.

"Cleveland has now an ordinance requiring the submission to city authorities of all allotment plats within four miles of the city limits. But the measure is inadequate to control completely our suburban development; for isolated private allotments, which necessarily are platted with a view to a maximum of profit, prolong the old haphazard way of growth, which gives rise to those housing and traffic problems which, in turn, increase in acuteness as a city grows.

"Cleveland hopes to make its model suburb, a belated effort by the city itself, to begin on its outlying lands, a deliberate, conscious, and orderly city growth."

Description of the Land.

And there you have the spirit of keen, radical far-sightedness with which the city approaches its municipal experiment on ninety-three acres lying within the city limits, where the houses and the pastures meet. Along 116th Street and Union Avenue the land lies, overlooking, from a low bluff, the big Newburgh mills of the American Steel and Wire Company. Down along the slopes thousands of steel workers are housed. Local conditions have thus far prevented serious overcrowding, but out of the mills settlements the city plans to draw into its first model suburb the Americanized foremen and the skilled laborers of the Newburgh mills. The city's allotment is close to the business centre of Newburgh, now an annexed village, and a prolongation of the Union Avenue car line from Ninety-third Street to 116th Street is to connect it with downtown Cleveland, seven miles away.

The project arose as a by-product of Cleveland's park plans. A boulevard system, which encircles the city, required for its completion a narrow strip of land between Woodland Hills Park and Garfield Park. To supply the missing link two farms were purchased for \$125,000 early in 1912. After the boulevard strip had been staked off, city officials faced the problem presented by the remaining ninety-three acres.

It was the conviction of Mayor

Baker the township of land within its own borders not only enables a city to retain much of the increment of wealth which its own growth creates, but also to control its own growth. Mr. Baker cited German municipal practices, which openly control land movements by a large ownership of land, the City of Ulm carrying its control of land speculation so far as to reserve the right to buy back land within 100 years at the price at which it was sold.

Mr. Baker further cited the example of Minnesota, which, by its refusal to sell any of its school lands, now reaps, without appropriations, an abundant maintenance for its State University.

English Ideas Helped.

With Mayor Baker insisting on city ownership of the land, the problem of its disposition was placed before the City Committee on Parks and the Housing Committee of the Chamber of Commerce. Here entered Dr. J. E. Cutler, Professor of Sociology of Western Reserve University, the Housing Committee's expert. And with Dr. Cutler entered the idea of the copartnership plan of a dozen English suburbs under private auspices; out of his first-hand acquaintance with these Dr. Cutler has formulated the plan which is to be followed in Cleveland's municipal suburb.

Architects who, it is expected, will soon be asked to enter a plans competition, are to face the following requirements under Dr. Cutler's proposal:

1.—The land total is to be divided into a percentage for street purposes, a percentage for building purposes, a percentage for gardens, and a percentage for playgrounds. The English suburbs, which build four-room houses in groups of eight or ten, limit the number to ten for every acre, and pre-

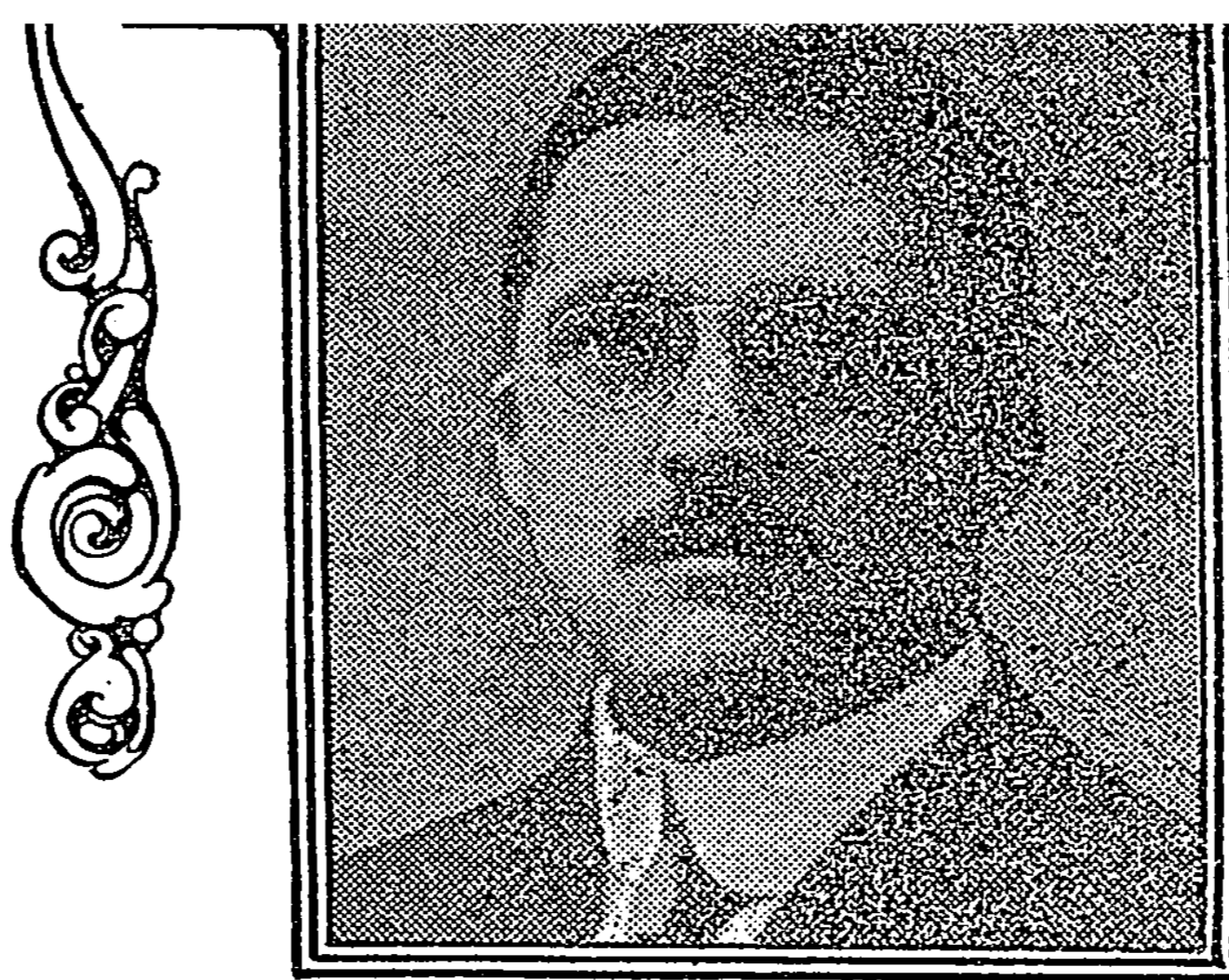
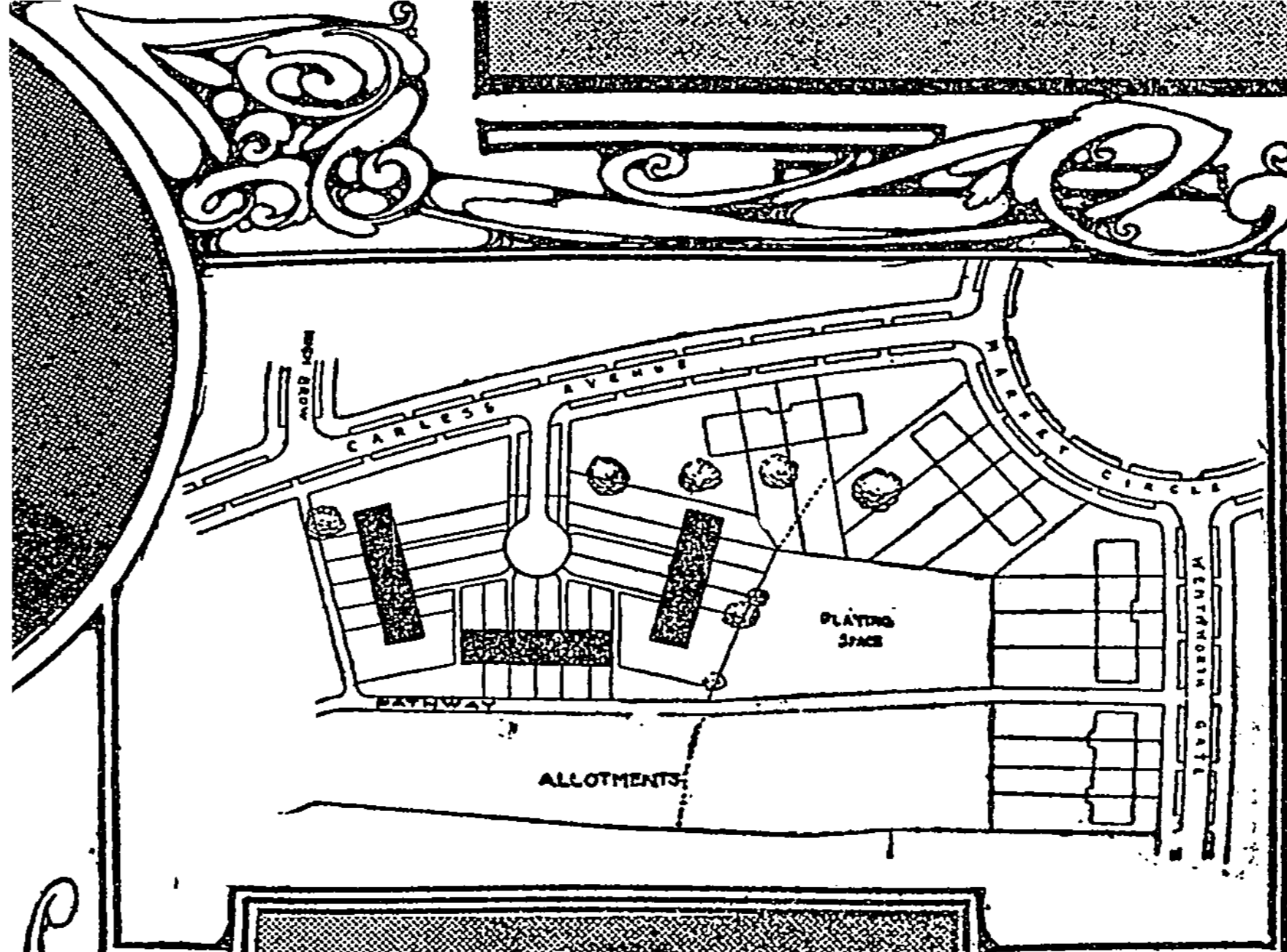
scribe that one acre shall be open for every ten built upon. The City of Ulm, Germany, in which the percentages are drawn to fit the character of the building zones, enforces this percentage for its zone of villa residences—20 per cent. of land for buildings, 17 per cent. for streets, 13 per cent. for backyard gardens, and 50 per cent. for front-yard gardens. Cleveland's percentages are to be fixed in consultation with Flavel Shurdless of Philadelphia and Adolph Schmidt of Cincinnati, town-planning experts.

2.—Streets are to be narrow, with the exception of necessary main thoroughfares. It is not expected that the city's tenants will own either automobiles or horses, and neither land nor money is to be wasted in anticipation of them.

3.—No lots are to be of a deep, narrow shape. Dr. Cutler blames the long, narrow lot for the most acute evils of overcrowding which accompany a city's growth. He cites the "dumb-bell" tenements of New York City, which were invented in 1900 to house as many families as possible on lots which measure 25 by 100 feet.



Paul Feiss



Dr. J. E. Cutler

Cleveland Plan is to Arrange Dwellings in Groups Around a Series of Small Centers

These tenements, built in a solid series on contiguous lots, furnish airshafts about 60 feet long, five, six, or seven stories deep, and only 5 feet wide, as

the sole source of natural light and air for ten out of fourteen rooms on each floor.

4.—No lots are to extend to the mid-

dle of the block. There is to be space left in which to provide for future adjustments of playgrounds, buildings, and gardens, or for changes in the character of the suburb.

To Confer on Streets.

The arrangement of streets remains to be taken up with Mr. Shurdless and Mr. Schmidt at a series of conferences. The thoroughfares may follow the usual gridiron plan, or they may be modeled around the dwelling units within the blocks. There are members of the Housing Committee of the Chamber of Commerce who insist that the organized life of the community can be made better to express its communal economy and convenience by paying no heed to the regularities of traditional town plans. The erection of grouped dwellings for widows and aged persons who live alone and for other classes of tenants of peculiar wants, is to be discussed with the experts, and the decision of the conferees will play a part in deciding the question of street regularities. English suburbs, plans of which are being followed as closely as possible, have deliberately given up street regularities and are using the streets, in common with every other item in the architecture of the suburb, to bring into bold relief the dwelling units.

Dr. Cutler does not hope to produce a City Beautiful, but restrictions will be placed on the manner of building in order to avoid conspicuous blemishes in the landscape. These restrictions also remain to be determined during conferences.

The houses are to contain from five to eight rooms, and are to be built with a southern aspect, as far as practicable, in order to insure a maximum

of winter sunshine. By co-operative construction, the City of Cleveland plans to give steel workers the simple luxuries that have heretofore been denied them—shower baths, broad porches, plenty of trees, sleeping porches, and so forth. House plans are also to be decided upon in conference.

The rental method which Dr. Cutler proposes is also a copy of the English scheme. The tenant is to pay from \$4 to \$12 a month for space which rents at present in the Newburgh district for \$12 and up. The difference in rental is to pay, of course, for houses of different size and is to assure a social variety in the municipal suburb. The tenant must subscribe for stock. In the English suburbs, a minimum is fixed at £50, non-resident investors securing a £20 minimum. To prevent any perversion of the communal principle, the amount of stock which can be held by one person is to be limited as in the English suburbs, where the maximum is £200. Interest is to be paid on the amounts paid on stock, withdrawable in cash after it has reached a fixed point. In England this point is £50. The English suburbs also pay interest on loan stock and on loans at short call.

Under this plan of operation the Hampstead suburb near London has reached a valuation of about £125,000. Its first sod was broken in May, 1907, and two years later the suburb had 200 houses completed, and 44 in course of construction.

The immediate method of launching Cleveland's municipal suburb is being studied by the Housing Committee of the Chamber of Commerce, headed by Paul Feiss. Present indications are that the city will be asked to grant a long lease on its ninety-three acres to a Board of Trustees, the general scheme of development which the city desires to be written as a set of restrictions into the lease. In this manner it is thought the present plan can be followed without the enactment of special legislation.

The Board of Trustees, thus incorporated, is to begin actual development of the municipal allotment by the sale of stock to non-tenants, but Mr. Feiss foresees that when the allotment is sufficiently developed tenants themselves can obtain a majority of the stock, and Cleveland's municipal suburb will be a self-governing community.

May Be Banished.

In the event of an impossible tenant-neighbor, says Mr. Feiss, the Board of Trustees, by vote of the stockholders, will, after a trial has been held, either acquit the trial defendant or give him notice to quit the suburb, refunding his entire investment. With neighbors responsible each to each, under a common bond of mutual financial interest, Mr. Feiss sees possibilities of a community made admirable by the absence of civic stagnation.

Mr. Feiss quotes Councilor Nettlesford of the Hampstead suburb, near London: "No man can say, 'This is my house.' But all can say, 'These are our houses.'"

While Mr. Feiss's Housing Committee is meeting every Friday to complete the plans for the launching of Cleveland's municipal suburb and to finish a list of requirements to be sent out in an architects' competition, 500 Cleveland real estate dealers are waiting, very keenly interested.

"The city will find that the successful development of an allotment requires more real estate experience than the politicians have had," said S. M. McMichael, Secretary of the Cleveland Real Estate Board. "Model walks, model gardens, and model bath-rooms are so expensive that the whole city will have to pay the deficit. That isn't a proper burden for a municipality. Street car lines, water mains, and gas pipes are natural monopolies, and their control is a proper municipal function. But a small, out-of-the-way real estate allotment—"

Mr. McMichael paused. Then he went on:

"If a municipality is to take away legitimate profit from real estate dealers, what private business is there which is to be safe from ruinous municipal competition?"