

Miscellaneous.

COMBINATION DWELLINGS.

REV. J. W. MEARS:—DEAR SIR:—I enclose circulars in reference to the Combination Dwellings proposed to be erected by the American Home Association.

I would like to call the attention of capitalists and others, having the social and moral interests of Philadelphia at heart, to the plans designed by Mr. Scattergood, of this city, for a building adapted to the wants and tastes of our people; similar to the building being constructed for families on Belgrave Square, London.

I am trying to form a Stock Company for the erection of such a building known as a Combination Dwelling, which will give every family the comforts, elegance, and convenience of a first-class hotel or dwelling, at a moderate rent, and in the business part of the city, offering advantages which single dwellings, as now constructed, do not possess.

It is the design of the association to select a site now occupied by old buildings and erect a handsome five-story edifice with Mansard roof, making five floors, 200 feet front by 44 in depth, having on each floor ten first-class dwellings, embracing parlor, dining room, kitchen, bed rooms, bath room, closets, gas, hot and cold water, kitchen range, dresser, sink, coal bin, &c.

The first floor and basement to be arranged for offices and stores, if the location should require it.

The second, third, and fourth floors are arranged for dwellings in apartments of five rooms, each having separate front door entrances from a beautiful piazza, making each dwelling as distinct and separate from the other as residences on a street. The fifth floor will be arranged in apartments of two convenient communicating rooms each. The sixth floor will be arranged in single rooms. Easy, well-lighted, and commodious stairways at each end of the edifice, will communicate with the different piazzas.

Some of the advantages of a building of this kind may be enumerated as follows: 1st. By greatly promoting the comfort and economy of housekeeping; many who now resort to restaurants for meals will have their homes convenient to business.

2d. Ladies will be rendered independent of house servants (though accommodations exist for servants on the sixth floor for those desiring them), the labor of housekeeping being greatly reduced by having no stairways in the dwelling; all the apartments being communicating and on one floor. 3d. Daily travelling expenses and time will be saved to those now compelled to live at a distance from their place of business, and the comforts of a home can be enjoyed by those who now board, because of the expense of keeping houses.

4th. Each dwelling will be perfectly ventilated, and brick partition walls will be between each of the apartments, and the floors and ceilings will be filled in with concrete, and made noiseless, and all the apartments handsomely papered. 5th. The plan of the dwellings is such as to make them cheerful, light, and economically heated in winter, and cool and pleasant in summer. Families not wishing to do their own cooking can have their meals sent up from the restaurant. 6th. There will be perfect safety from fire; every person in the building having free access to each of the stairways, situated 200 feet apart, making it always possible for a safe exit from any part of the building. 7th. The piazzas and stairways will be kept clean by the janitor, who will also attend to filling the coal bins and removing ashes and rubbish on refuse. The coal will be supplied to each tenant in a bin connected with their kitchen. A Laundry may also be connected with the building.

The grounds in the rear of the edifice will be laid out with shade trees, fountain, grass plots, and gravel walks. The cost of each section of 20 feet front of such an edifice has been estimated by experienced builders at from \$7,500 to \$9,000, exclusive of ground. This proposed building will contain ten such sections (200 feet) and will cost, in all, not over \$150,000. To effect the construction of this edifice it is proposed to form a Stock Company with a capital of \$200,000. Divided into shares of \$100 each; in all 2000 shares. It is estimated that 600 shares, or \$60,000, will purchase the site; 900 shares, or \$90,000, will erect and complete the edifice; 100 shares, or \$10,000, will be donated to the projectors and promoters for the design and plan of the edifice, and for their time and services in effecting the organization of the association; and 400 shares, or \$40,000, will be a reserve fund belonging to the association.

The revenue may be estimated as follows:

Table with 2 columns: Description of property and Estimated Value. Includes 10 First floor Offices or Stores at \$60 each, 10 Second floor dwellings at \$30 each per month, 10 Third, 10 Fourth, 20 Fifth floor rooms, 40 Sixth floor single, 8 Bas' offices or stores, 1 Basement Restaurant.

Taxes, Water Rent, &c., will amount to \$1,800. Services of Janitor, Sect'y and Treas. of Ass'n, \$3,000.

Net Yearly Revenue, \$20,040. 8 per cent Dividend on Stock, 16,000.

The Association will have for yearly contingent expenses, 4,040. In addition to dividend on reserve fund, 3,200.

In all, \$23,240. The Reserve Fund will enable the Association to erect another edifice of same description on another lot.

The neighborhood of Fifth and Spruce streets would be a desirable location for such dwellings, with the advantage of being

convenient to business, and having twenty-two churches within a distance of four squares. These churches, now depleted by the removal of members to more convenient dwellings at a distance, would be strengthened by the families brought to reside in the neighborhood.

It is proposed to donate 100 shares to those who have planned and effected the organization of the association; this will be a compensation of 1 share or \$100 for every subscription of \$2,000, obtained by any individual who takes the trouble to present the subject to capitalists and others interested in such an enterprise.

The estimates in the circular are carefully prepared, and show that, as an investment, nothing could be more safe and desirable. The subscription Book and Plans are at the office of Samuel Work, Stock and Exchange Broker, N. E. Corner Third and Dock Streets, (second floor.)

THE PENNSYLVANIA GERMANS.—IV.

The Pennsylvania Germans have been reputed a do-less, lazy people. They are a stay-at-home and mind-your-own-business race. It is rarely a degenerate son of a noble Pennsylvania German sire can be found stirring after a living or fortune, apart from harvest toil and respectable labor. Agriculture is their staple occupation. Hence are they ever to be found along the valleys, by the sides of streams and rivers. Even their high-ways were formerly traced over the hills and mountains, in order that the farming acres might be properly and economically tilled. They consider it an aim from youth up, to own a farm, with large and comfortable houses, to which, of course, be added the inevitable Barn—long, high and roomy. An orchard must be planted; wells are dug, and, where it is possible, running fountains are erected. He is opposed to wooden shanties, because they savor of the Irish; he will have all his buildings of stone or brick. A Pennsylvania farm is a garden to its owner, because he knows how to till and enjoy it. He believes that Adam was nearer a farmer than anything else, and whatever changes may come the Pennsylvania Germans will never turn "Yankees" and wander from their homesteads, in search of a fortune by cunning or speculation.

Let us imagine our Pennsylvania Germans are fit only to burrow and root in the earth, it might prove of advantage to cast your eye along the iron and mining regions. Those Furnace-Stacks and Rolling Mills; those Collieries and Machine Shops, tell a different tale. You will be surprised to find, that the proprietors and superintendents of more than one-half of them are Pennsylvania Germans. The iron-masters of Pennsylvania form a governing factor in the State. Take a walk along the business streets in our large inland towns and cities; and as you stroll on, cast your eye, slyly, to the awnings and signs, in order to learn the names of the various firms. Then will you learn that many of them are merchants—and princely merchants too. Yea, would you believe it? Some are manufacturers!

Yea, not a few of our Pennsylvania Germans in our cities "know how to keep a hotel." Even the Pennsylvania English are not above walking in, whenever they desire to have a good, wholesome, substantial, and cheap meal.

We number a goodly share of inventors and mechanics. The indispensable axe, screw-driver, scythe, and a number of agricultural and mechanical implements are of Pennsylvania German origin. The celebrated Red-heifer was one of us. The skillful artist Rothermel—a full-blooded Pennsylvania German—must paint "The Battle of Gettysburg" for us.

But we have no Philosophers? Ah! Hav'n't we though? Who was David Rittenhouse? His grandfather was a clergyman among the Mennonites. Born in Germantown, A. D. 1732, he followed the plough up to his eighteenth year; became a clock-maker—and self-made, at that; elevated himself to the position of a celebrated Astronomer; stood as one of the founders of modern mechanics and scientific agriculture; was elected President of the Philosophical Society of Philadelphia, after Dr. Franklin's death; was Director of the United States Mint and was Commissioner to settle the boundaries between several States. He, according to tradition, formed a regular clock out of a turnip when a boy, whilst watching the cows.

Henry, a brother of Justice Henry, was a Magnetic Philosopher, and labored in company with Rittenhouse, at Lancaster. They jointly placed a steamboat on the Conestoga Stream, and sailed down to Lancaster, Fulton, at that time, learned, as an apprentice, with a saddler, in the same place. Rich and Rumsey, both inventors of steam-boats, and philosophical minds, were likewise Pennsylvanians. Thomas Godfried, of the same State, and born in Germantown, in 1704, perfected the ship Quadrant. This will do—we think—though we could extend the catalogue still further.

Have you ever read of our Pennsylvania German Governors? Of Hiester, Wolf, Ritten, Sprunk, and Simon Snyder? Right good men were they. Governor Shunk, whilst in office, addressed a Sunday-school at Pottstown in the flattest Pennsylvania brogue, "Mei lewe Landsleute und Schöne kiene Buwe und made!" said he.

Our Revolutionary Generals were proud of Muhlenberg, Hiester, and Esche. The patriots of Pennsylvania were numerous in all our wars. General John F. Hartman figures as Auditor General, because of his Pennsylvania German prowess. Here we will cut short on this line.

The Pennsylvania German Divines, Physicians and Attorneys, as well as our Representatives will compare favorably with those of any other section of our common country. Dr. Gross, Professor of Surgery in the Jefferson Medical College, is far-famed, of Pennsylvania German extraction as he is.

All these belong to the "dutch," "dutch

men," and "dutch people!" Ah! The shrewd politician, like Balaam's ass, speaks the truth against his own will, when he utters an electioneering moral, the words: "The Dutch are our very best citizens!" We confess it now—only to repent of it, however,—that in our younger years we endeavored to hide the fact, that we were identified with this stock of human kind, and evade all efforts to be as far removed from it, as our proud littleness taught how; but we have outgrown that, together with many other follies, and feel at our present time of life—which is yet on the sunny-side of fifty—that it is more of an honor than a shame, to be able to say: "I too am a Pennsylvania German!"—Reformed Church Messenger.

[The Editor of the AMERICAN PRESBYTERIAN reckons three of his four grandparents as of this race.]

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