

REAL ESTATE CITY PLANNING PAYS COMMUNITY

Its Ultimate Value in Directing Growth Is Inestimable; What It Means

The Massachusetts State Homestead Commission, in a recent bulletin says the specific aim of city planning is to promote health, safety, convenience and beauty in the city, thereby conserving human energy and life. Such planning concerns itself with all the physical aspects of the city or town—its streets, railroads, waterways, public services; its administrative, educational and recreational property; and the development of private property. It treats them as component parts of an organic whole, so that each may dovetail into the next. The economies resulting from such planning will repay the costs many times over in items of immediate application alone; such, for example, as the narrowing of pavements on purely local streets to the width actually needed by the light traffic traversing them, thereby saving thousands of dollars in paving expenses. Its ultimate value in directing the city's growth is inestimable.

In the plan of a city or town the underlying framework is its means of communication—by water, rail and highway. First, the waterways must be laid down, as they are rather rigidly determined by the topography. Then the railroads, which to a great degree, are also fixed, must be studied with reference to the needs of passengers and freight. Finally, the thoroughfares must be planned. The network of traffic streets, which will give access by foot, vehicle or electric car to every section of the city, is of greatest immediate importance, since it may be more readily controlled. Upon this network the scheme of improved housing, recreation facilities and other phases of the town plan will be built up. Without any adequate highway system the city's development will inevitably be cramped and only partially effective.

Relation to Streets
In any consideration of the streets of a city or town they should be sharply differentiated, according to their use, into main thoroughfares and minor streets, though there will of course be intermediate types. The principal highways should be made wide and direct, in order to accommodate heavy traffic so well that it will keep away from the minor streets. These highways should be fixed far in advance of building, in order to assure through connection. The resulting saving in land, construction and up-keep, due to the concentration of travel, will be very great, while the minor residence streets will be kept free from the noise and dust of heavy traffic and can be inexpensively paved.

Provisions also should be made upon the plan for the administrative and other public and quasi-public buildings which are needed in any modern city, such as city hall, post office, schools, institutions and the like. The architectural treatment of individual buildings has recently been raised to

a high standard in the United States, but the opportunity for greatly enhanced effort due to the grouping of several buildings is as yet seldom availed of, despite the numerous reports recently issued in various cities urging its principle. The intense activity of city life, and the increasingly artificial conditions under which the citizens live, make more and more essential the introduction into daily life of recreation—the complete change and relaxation for tired nerves afforded by play and the appeal of nature. Such recreation facilities are for the most part to be provided by the park system, though school centers, public baths and other agencies contribute no small share to the opportunities for play.

Its Ultimate Concern
In a city or town plan the ultimate concern is for the provision of homes and places of work—the residential and the commercial and industrial quarters—which should each be planned to fit its peculiar needs. A certain type of street plan is best adapted to factories, another to office buildings

and a third to workingmen's homes; and each section will benefit by the economies due to this differentiation. Finally the improvement of the working places and homes themselves must be taken up, for they constitute the normal environment of most city dwellers.

Besides the concrete plans relating to definite areas, certain general principles of city planning should early be formulated. Street widths, their subdivision into roadway, parking and walks, and the type of pavement to be laid should be standardized for each class of highway, with sharp differentiation between main thoroughfares and minor streets. The most desirable lengths and depths of blocks and lots under varying conditions, whether alleys are a benefit or not, the best aspect for frontages, the value of building lines, preservation of streams flanked by streets for open storm drainage, the apportionment of a percentage of each new district for park purposes—these and many other problems of general application de-

mand solution. In addition to the allocation of lands for exclusive public use, easements and restrictions on private property should be worked out, to conserve the best interests of the municipality. Certain of these will be found more or less effectively in force already. Every effort should be made to have the principles thus far deduced observed in all new plans, so that the mistakes of the past may not be repeated. In this way the growth of the city or town may be more and more directed so as to produce an orderly, healthful and attractive community.

State Purchases McKee Property For \$9,100

The biggest single single property transfer recorded to-day was the purchase by the State for Capitol Park extension purposes of 11, North Fourth street. The property was bought from

Catherine McKee and the price was \$9,100. Other transfers recorded to-day included:

D. G. Bowman, to Caroline Lyter, 530 South Sixteenth, \$1; J. W. Herzog to Lenas A. Troxell, 411 Maclay street, \$1; T. H. Bogar to William S. Harris, 2159 Logan, \$1; Mary J. Swab to R. Collier, Elizabethville, \$150; William S. Harris to Thomas H. Bogar, Susquehanna township, \$1.

DISCUSS SPRING PLANS

Informal discussion of Spring cam-

paign plans was a feature of the luncheon yesterday at the Harrisburg Club of the executive committee of the Harrisburg Real Estate Board. The guests included Herman P. Miller, Arthur C. Young, Edward Moeslein and C. Vernon Rettew.

BEGIN WORK ON PLANT OFFICE

Work on the erection of the proposed new office, laboratory and storage building at the city asphalt repair plant will be started within the next few days. Cranford and Steven-

son, the contractors, yesterday afternoon got a permit to build the structure. It calls for an expenditure of \$3,475.

HOMES OF REFINEMENT



The above picture Shows part of restricted residential section North of Briggs street between 16th and 17th streets. Several styles of new up-to-date houses open for inspection.

George A. Shreiner, Seventeenth and Forster Streets

Get the Buying Habit

Own Your Own Home

If you haven't all the money don't let that keep you from making a start.

The following list may help you in making a selection. If not — we have many others listed.

15 South 19th St. — Cor. Zarker St. — 3-story brick dwelling, 9 rooms and bath, all improvements. If you want one of this good kind see me about this one.

1618 Green St. — 3-story brick house, 9 rooms and bath, all improvements, side entrance, front porch, good condition. Your mind will be made up when you see this one.

On one of the most prominent corners of South Cameron street a frame house and lot 29x75, (with private alley), 1624 Paxton street, only cross-town street below Market. Bathroom and gas stove. Price, \$2,150.

224 Maclay St. — 3-story brick dwelling, 4 rooms first floor, 3 rooms and bath, second floor, 4 rooms third floor, steam heat, all improvements, lot 26x30, house 18 ft. front, 16 feet between adjoining property. See me about price.

240 Maclay St. — 2 1/2-story brick dwelling, gas and electric light, hot water, heat, front porch, corner property, 8 rooms and bath, size of lot 19.2x87 feet. See me about price.

1231 Derry St. — 3-story brick and frame, all improvements, front porch, 7 rooms and bath. Price, \$2,500. Rent, \$17.

122 Evergreen St. — 3-story frame, 7 rooms and bath, hot and cold water, furnace. Price, \$2,000. Rent, \$17.

67 N. 18th St. — 3-story brick dwelling, 8 rooms and bath, hot and cold water, furnace, front porch. Price, \$2,500.

235 Maclay St. — 3-story brick house, 9 rooms and bath, outkitchen, electricity, gas, cemented cellar with laundry and hot and cold water, front porch, balcony, side and front bay windows, gas range, size lot 21x38 ft., corner property. Price, \$4,800.

M. A. FOUGHT

272 North Street

SHERK HOMES (Detached)



NOS. 1717 AND 1721 BOAS ST.

The Beautiful Residential Section of the City.

When buying a house, why not think of owning your own four walls and having plenty of light and air from all sides.

Large Front Porches—Large Lawns—Large Lots, with Drive Street in rear. Equipped with all latest improved Lighting and Heating Systems. Hard Wood Floors.

PRICE—\$5,000.00 VERY EASY TERMS

Apply to H. A. SHERK, 1325 State St., or, on the premises

Bell Phone 3716

Homes Worth Buying at Beautiful Riverside



This cut reveals only in part the real beauty and substantial character of the properties portrayed. Located at Riverside—on Lewist street—near trolley line with frequent schedule—5c fare—granolithic sidewalks—brick construction—slate roof—cemented cellar—steam heat—gas—electric light—beautifully papered—window shades hanging—large front porch—back porch and balcony—lot 22x145—fifteen-ft. alley on rear. Riverside is a most promising suburb because in addition to the exceptionally fine scenery, city improvements of all kinds have been extended into the very heart of the development. The good car service makes it possible for the residents after spending the day in busy routine work in the congested part of the city, to be at home within a few minutes to enjoy the advantages and comforts of this ideal suburb.

Terms easy and price only \$3,300. You ought to see them. Our auto will take you. Bell phone 429. United phone 806.

BELL REALTY CO. Bergner Building

For Sale
An exceptional opportunity to buy for little cash No. 826 N. Third street for a business stand.
Apply to
S. FRIEDMAN
Real Estate and Insurance
Kunkel Bldg. or 217 Peffer St.

Camp Hill
The Suburb of Natural Beauty: go out with us and inspect our new addition, "Cooper Heights," with its concrete walk, electric lights, water and gas with its fine buildings and bungalow sites. We will help you select a lot and build you a home. One hundred bungalow designs and plans to select from.

West Shore Realty Co.
Baer & Rice
Lemoine Trust Co. Building
Lemoine, Pa. Bell Phone 3198-J

For Sale
No. 206 Walnut Street
Fronting 32 feet 9 inches, extending through the same width to Locust street.
Applications For Renting
First floor and basement may be considered. Floor area about 5,272 square feet, including show windows.
APPLY TO
Commonwealth Trust Co.
222 Market Street

"Preparedness" For Sale

Yale Ave.

CAMP HILL—New semi-bungalow, 6 rooms and bath, improvements, lot 90x120; 1 block from street car; 5c fare to Harrisburg; delightful surroundings, excellent place for garden or raising chickens. Terms easy. Price, \$2,500.00

Backenstoss Bros.
Real Estate and Insurance
Russ Bldg. Bell 253-J

FOR SALE
1923 N. 2nd St., 3-story brick, at a bargain.
1825 Boas St., 3-story frame.
260-262 Delaware St., 2-story brick.
465 Hummel St., 2-story brick.
2129 Atlas Ave., 2-story brick.
1605 Berryhill St., 3-story brick.

Plots of Ground
2033 N. 2nd St., 50x162 ft.
N. 2nd St., 150x100 ft.
N. Front St., 60x220 ft.

Paxtang
Paxtang Ave., 85x150 ft.; bargain if sold quickly.

Progress
Red wood St., 10 lots, 225x135 ft.; bargain if sold quickly.

H. M. BIRD
Union Trust Bldg.

The opportunity in **Real Estate** is better now than ever.

Why?

This Country is on the Threshold of a prosperity, the like of which we have never seen. REAL ESTATE offers the best security.

BE WISE—OWN YOUR HOME

Make your mind to start. The rest is EASIER than paying rent. You are paying for your own.

We can please you anywhere and the terms are easy. Buy a Home or a piece of ground and if you don't buy from us, buy anyway.

GET STARTED

RETTEW & BUSHNELL
REAL ESTATE AND INSURANCE
1000 N. THIRD ST., HARRISBURG, PA.
MR. P. VANDERLOO, MANAGER REAL ESTATE DEPARTMENT
Appointments by Request
WE ARE MEMBERS OF THE HARRISBURG REAL ESTATE BOARD

Why We Have Faith in Harrisburg Real Estate as an Investment

HARRISBURG:

- Is the Capital of the State.
- Is a great railroad center.
- Has big and growing industries.
- Has strong financial institutions.
- Has live merchants and modern stores.
- Is a beautiful city—splendidly situated.
- Is a leader in civic improvements.
- Is a town of churches and church people.
- Is an ideal place to live.
- Has everything that tends to make it a great city.
- Is growing fast and as it grows its real estate is increasing in value—it cannot be otherwise.

Do You Remember?

A short half-dozen years has transformed South Cameron street into a well-built-up business district.

Recent sales of centrally located business properties at prices which twenty years ago would have been considered fabulous.

The West Shore—out Linglestown way—down to Middletown—up to Dauphin—the Paxtang district—do you realize, can you comprehend the wonderful growth of Harrisburg's suburban territory?

Bellevue Park—a farm less than ten years ago—to-day a home section that compares most favorably with the best developments of the kind—no matter where you go.

The old brick yards on the Hill—at the present time a choice residential section and still growing in size and beauty.

The Reel farm of seven years ago—size up the remarkable development in the West End.

Harrisburg real estate has proven to be one of the most reliable investments in the country—Tell us your wants—We can help you

Locust and Court Sts. **MILLER BROTHERS & CO.**