

### TELLS OF REALTY PROBLEMS IN CITY

Discussion in "American City" Considered Appropos to Harrisburg



How the individual property interests are intertwined with the interests of the community, the relation of the rights of the individual property owner to the rights of the municipality, the importance of restrictions and regulations—these are some of the important problems discussed in the current issue of the "American City."

"The community itself gives value to property," says the writer. "The very fact of the community's existence is what multiplies the demand for land. That is why land is expensive in cities and cheap in the country. That is why land in big, growing cities is more valuable than land in small, sluggish towns."

"Very true, a man has rights. He ought to have rights. But isn't a community also entitled to some rights? As a matter of fact, should not the rights of a community be superior to the rights of a single unity in that community?"

"Hardscrabble?" "There are certain commercial uses to which property is being put. All of the uses are important. In many cases they are a necessity. But that doesn't alter the fact that the nature of these uses may be such as to make them ruinous to residential values if placed in such neighborhoods. Should this be permitted without let or hindrance? Is every valuable spot in the city to be subjected to the continuous possibility of commercial assassination? Is every man's home to run the daily hazard of being robbed of its value by the unrestrained actions of some residential value hunter? Are residential values to be made the helpless and unprotected victims of commercial greed?"

"The Community Interests" "As a matter of fact, every man who invests in urban property invests his money in the effect of community influence; not solely in the market land itself. The land would be valueless without the community effects. That is why it is correct to make the statement that the whole property question pivots on community influence. Why, then, should the community not have some positive defendable rights? Why should restrictions and regulations be howled down as un-American in their nature when such restrictions and regulations are for the sole purpose of giving peace, comfort and general protection to the community at large?"

"The City's Enemies" "The multiplication of commercial facilities in a city is indispensable. Nobody denies that. But is it necessary to permit mercantile and industrial extension to proceed along ruthless, haphazard, inconsiderate lines? Nobody denies the propriety of making business expansion easy within a city's limits. But is the matter of business expansion the item of sole importance? Isn't the home life of a community deserving of just a little encouragement? "A city without wise restrictions and regulations is an enemy to its own residential investment."

### OTHER THINGS CITY MUST DO

"Facts and Figures," Miller Brothers and Co. Bulletin, Suggests List

An interesting list of what Harrisburg yet must do to successfully continue its big improvement scheme is interestingly set forth in the current issue of "Facts and Figures," the bulletin prepared by Miller Brothers and Company. As always the bulletin is a chunk full of important things for the realty men as well as the public-spirited citizen but no article is quite so significant as that which deals with the things yet to be done. Says the booklet:

"What has been accomplished makes a long list, and a list of the things yet to do make one equally as large. To enumerate let us mention: "Either an eastern front to the new Capitol, or a large office building on the Capitol Park Extension; a harmonious development of the new and old sections of Capitol park; an overhead bridge at State street, connecting the Capitol park and the main part of the city with State street on the Hill; bridges over or subways under the railroads at several other points; a magnificent bridge across the river at State street; completion of the twenty-mile boulevard around the city; a new railroad station; a modern high school or schools with twenty acres or more of ground surrounding it; a City Hall, an up-to-date hotel; a jail that is away from the heart of the city and where the labor of prisoners can be made use of; the transfer of the Harrisburg Hospital to a suburban section; the beautifying of our streets by the placing of all light, telephone and telegraph wires underground, the replacing of worn-out sidewalks with cement walks and the starting of grass plots and the planting of trees and shrubbery along the streets; all street lighting to be with metal or concrete posts or standards; attractive, moderate priced homes with plenty of ground space and all conveniences should be built in the various sections of the city with front porches as a feature; the wiping out of all old and unattractive buildings in both business and residence sections; the enlargement and development of the city cemeteries; the establishing of an Academy for girls similar to the Harrisburg Academy."

"The enlargement of the business section and improvement of our stores so that our people may have no cause for not buying their goods in Harrisburg, is also necessary. Other things should be the enlargement of the

boundary lines of the city so that the city conveniences will not be confined to narrow limits; extension of the street car lines to the outer sections of the city."

"Facts and Figures" Spring catalogue of real estate for sale—be sure to get a copy—it's a booklet of considerable value. Miller Brothers & Co.

### Valuations Committee of Real Estate Board Busy

How well the purposes of the "valuations" committee of the Harrisburg real estate board are being worked out is being illustrated with particular significance at this time in connection with the annual Spring changes and transfers of property in the city.

The committee is one of several which had been appointed to assist citizens and realty men alike in obtaining information which will be to their mutual advantage. In announcing the purpose, the members of the Board called attention particularly to the "valuations committee" whose duty it is to supply all the facts possible as to the cost, improvements, assessments, etc., for a nominal fee.

The valuations committee is receiving inquiries right along, said an official of the Board to-day, "and the people who wish to buy property are learning more and more to appreciate the advantages which this committee can give and the idea of co-operation is growing. We've had quite a number of inquiries within the last week or so."

### NOTED ARCHITECT CRITICIZES GOVERNMENT'S BUILDING

In an interesting article headed "Our Stupid and Blundering Policy of Providing Public Buildings" in the current issue of the Journal of the American Institute of Architects, Charles Harris Whitaker discusses the method which has been followed by the government in appropriating funds for post offices and other structures.

The "lump sum" plan, the scheme by which Congress provides a certain amount to be expended in any community for a Federal building, is described. By this method the architect declares, notice is served upon the owners of land so that a united effort can be made to boost the prices of property as much as possible.

OLIVER PLOW CO. BUYS LOT OF MARKET ST. FRONTAGE The sixty-two feet of vacant frontage in Market street immediately east of the subway has been sold by the Pennsylvania Railroad Company to the Oliver Plow Company through Miller Bros. & Co. The consideration is served upon the owners of land so that a united effort can be made to boost the prices of property as much as possible.

### QUERY SPY ON PLOTS TO CAPTURE VESSELS

quarters here to-day from Lewes, Del. Schiller was questioned regarding the identity of the four men who he said were to have assisted him in an alleged plan to capture the freight steamer "City of Sparta," scheduled to sail late to-day for Vladivostok.

Querted on Plot Statements by Schiller that the City of Sparta was to carry a large amount of money were denied by the captain, who said he never heard of Schiller. "As for those four German friends of his," added the captain, "they must be masquerading as Chinamen, as I have nobody but coolies in my crew."

The police stated they desired to question Schiller also regarding an alleged plot to blow up a Cunard Line steamship in New York. This plot, they believe, was formulated in a Hoboken, N. J., resort which they said had been visited by Schiller and their attention was called to the story about three weeks ago. Officials of the Cunard Line and of the Department of Justice denied to-day they had any knowledge of any such conspiracy.

In Cheerful Mood "Why the captain seemed to have the idea I was a ferocious giant," exclaimed Schiller, laughing. "When I met the captain I simply pointed my forefinger at him and said 'sit down.' He sat down very suddenly. I didn't show my pistol to him or to the mate who came in soon afterward. The mate also seated himself rather suddenly when I ordered him to do so."

### Roosevelt's Secretary Is Released Under \$1,000 Bail

New York, April 1.—John W. McGrath, private secretary to Colonel Theodore Roosevelt was released on bail of \$1,000 to-day after Supreme Court Justice Scudder in Brooklyn had granted a motion for a certificate of reasonable doubt as to his guilt of the charge of assault on which he was sentenced to thirty days recently. His cousin, William Powers, who was likewise convicted for the same offense, also was released on bail for a similar amount. Both men had been in jail since Tuesday when they were found guilty of assaulting Ches. Light, Jr., in a Brooklyn cafe last June.

### 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

### FOR SALE

- 1925 N. 2nd St., 3-story brick.
  - 260-262 Delaware Ave., 2-story brick.
  - 215 Atlas St., 2-story brick.
  - 225 Broad St., 3-story frame.
  - 854 S. Cameron St., 3-story frame.
  - 1616 Swatara St., 3-story frame.
- PLOTS
- 2033 N. 2nd St., 50x162 ft.
  - PAXTANG Paxtang Ave., 150 ft.; a bargain to quick purchaser.
  - PROGRESS Redwood St., lots, bargain to quick purchaser.
  - SPEECEVILLE 6 acres and two cottages along river.
  - PARK PLACE 325 Lots East of Colonial Club, along Lingiestown valley; terms to suit purchaser. SEE

### H. M. BIRD

Room 44, Union Trust Bldg.

### No More House Hunting After You See This One

15 S. 19th Street—corner Zarker Street—3-story brick house—9 rooms and bath—steam heat—gas and electric light—front and rear porches—pantry—cemented cellar—paved street—hardwood floors—hardwood finish—only 3 doors south of Market Street. Can be seen by appointment.

M. A. FOUGHT 272 NORTH STREET

### New Houses Facing Arsenal Park

1831 Herr Street—three-story brick houses, never occupied. All improvements. Eight rooms and bath. Chestnut finish. Electric and gas lights. Open stairway. Side entrance. Cement cellar. Concrete walks and steps. Grass plots. Slate roof. Front and back porches. Steam heat. Houses open for inspection. Price \$3,000. Sold on easy terms. Only one out of ten left.

Inquire CHAS. BARNHART, Owner 1821 Whitehall St.

### North Fifth Street Homes



Here are two of the four most beautiful homes built on North Fifth street in many a day, located at 2311-13-15-17 North Fifth street.

These homes have all the latest improvements—hardwood floors—electric light—steam heat—granolithic walks—cemented cellar running under the porch—balcony—front and back porches—and beautifully papered.

If you have not inspected these houses inspect them now before it is too late. Terms easy. For further information see Fred C. Miller, Builder 213 WALNUT STREET Bell Phone 797-M Harrisburg, Pa.

### Automobiles

FOR SALE—1913 5-passenger Cadillac touring car, excellent condition, electric starter and lights, fully equipped. Apply, Harrisburg Cigar Company, 560 Race Street, Harrisburg.

FOR SALE—1915 Maxwell Roadster. Electric starting and lighting system, in perfect condition. Address, P. O. Box 393, Harrisburg, Pa.

FOR SALE—One 1916 Oakland 4-cylinder touring car, one 1914 Chalmers, 6-cylinder; one Dragon touring car, big bargain; one Reo touring car; one 1 1/2-ton truck, solid panel body. Auto Sales and Distributors Co., J. D. Ferry, No. 152 South Eleventh street.

FOR SALE—Good four-cylinder roadster; 30-H.P. motor; first-class running order. Will sell for \$210, or exchanging for a 1916 Ford. Would make splendid delivery truck. Address 3555, care of Telegraph.

FOR SALE—Roadster, standard make, in good repair; two new tires; electric dash and tail lights. Owner will sell for \$425.00. Unusual bargain. S. 2818, care of Telegraph.

FOR SALE—1914 Chalmers Master Six, five-passenger; will sell cheap. Address, Augustus Wildman, 2206 North Third.

FOR SALE—1913 Ford touring; 1913 Overland touring; 1915 Ford delivery; 1914 Saxon runabout, very good; 1913 Chalmers touring car. All cars in excellent condition. Hudson Sales Agency, 1129 Mulberry. Bell 1326.

FOR SALE—One 1912 Crawford Touring car; four door; new top; newly painted; front and tail lights. Call for demonstration. Comstock's Garage, Mechanicsburg, Pa.

### Financial

LOANS \$15 to \$200 on personal property, real estate or approval endorsement. THE ENTIRE COST ON \$25, Four Months, Only \$2.88. \$50, Four Months, Only \$4.80. \$75, Four Months, Only \$7.88. \$100, Four Months, Only \$9.60. Or arrange for longer time and smaller payments. Very little extra cost. If without bank credit and desired to meet immediate necessities, consult CO-OPERATIVE T V CO. LOAN & INVESTMENT CO. 204 Chestnut St.

### Legal Notices

Pennsylvania State Highway Department Harrisburg, Pennsylvania. Sealed proposals will be received at said office until 10 A. M., April 5, 1916, when bids will be publicly opened and scheduled and contract awarded as soon thereafter as possible for furnishing the Department with road drains, steel boxes for maintenance work. Bidding blanks and full particulars on application to R. J. Cunningham, State Highway Commissioner.

EXECUTOR'S NOTICE Estate of Charles W. Talley, late of Dauphin, Pa., deceased. NOTICE is hereby given that letters testamentary on the above estate have been granted to the undersigned. All persons indebted to said estate will make payment, and those having claims and demands against the same will make them known, without delay, to GEORGE R. TALLEY, Dauphin, Dauphin Co., Pa.

LILE L. WISE VS. FREDERICK D. WISE In the Court of Common Pleas of Dauphin County, Pa. Case No. 68 — June Term, 1915 — In Divorce. To Frederick D. Wise, defendant: You are hereby notified that a hearing in the above-stated case will be held in the Court House of Dauphin County, on Monday, April 17, 1916, at 10 o'clock A. M., at which time and place you may be present and make a defense if you so desire.

VICTOR BRADDOCK, Attorney for Plaintiff. Sheriff's Office, Harrisburg, Pa., March 25, 1916.

In the Matter of the Estate of M. Elizabeth Uhler, late of the City of Harrisburg, Dauphin County, Pennsylvania, deceased. ALL persons indebted to said estate are requested to make immediate payment, and those having legal claims against the same, will present them without delay in proper order for settlement.

KATHERINE GLONINGER ORTH, Executrix, 222 State Street, Harrisburg, Pa.

Or Her Attorney, WILLIAM M. WAIN, ESQ., 333 Market Street, Harrisburg, Pa.

### FUNERAL SPRAYS AND DESIGNS

New Cumberland Floral Co., New Cumberland, Pa.

### 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 Lemoyne Trust Co. Building Lemoyne, Pa. Bell Phone 3198-J

### Prospect Hill Cemetery

MARKET AND 25TH STREETS This cemetery is soon to be enlarged and beautified under plans prepared by Warren H. Manning. Lots will be sold with the perpetual care provision.

Prospect Hill Cemetery Co. Herman P. Miller, President LOCUST AND COURT STREETS BELL PHONE 1595

### RUBBER STAMPS

SEALS & STENCILS MFG. BY HBG. STENCIL WORKS 130 LOCUST ST. HBG. PA.

### HARDWOOD FLOORS

Old Floors Rescaped. Workmanship and Quality Guaranteed. J. N. SMITH 2219 BROOKWOOD STREET Bell Phone 1391-M

SMALL LOANS We lend money in amounts from \$5.00 to \$500.00 and arrange payments to suit borrowers' convenience. Business confidential. Lowest rate in city. Licensed, bonded and incorporated. PENNSYLVANIA INVESTMENT CO. 132 Walnut St.

## Homes of Refinement



Artistic homes located in the restricted section north of Briggs Street on Seventeenth Street. Surroundings modelled and gardened in keeping with the homes of the section. The houses are open for inspection at any time and will be shown at your convenience.

In purchasing your home, you should inspect these "Homes of Refinement." They are, in every way, what you hope to own, and are most reasonably priced in relation to the value they hold.

GEORGE A. SHREINER Seventeenth and Forster Streets

## The Call of Spring

A country walk is what every lover of nature should take on these delightful Spring days which we are now enjoying.

## BELLEVUE PARK

OFFERS MANY ATTRACTIONS TO THE WALKER Permit us to suggest that your next walk be in that beautiful park, and note the splendid homes which we have for sale there.

MILLER BROTHERS & CO. Take Reservoir Park Car to Twenty-first and Market Streets