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# Philosophy V: The Country Manufacturing Plant: A Solution to One Aspect of Housing the Poor

**Earl Clement Davis** 

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The Country Manufacturing Plant a Solution of one defect of Housing the Pour.

Phil I Dur Dec. 16. 1902 Earl G. Davis.

(Talbot Mills: North Billerica, Mass.)

## Housing of the Poor.

It is not a mere assertion to say that The froblem of Housing the Povo" is one of vost importance. It wish to any sity, or even to swell willeges indicutes that at least a forting the further live in enditions which world not be notisfacting to the self respect: ing ferror of extremely wordwate means. hu gasob Kick' book How the Other Holf Lines" feetures a condition which impresses upon one the undercribable andition of the fufle. the new firk lity. The some won sums of the surface condition in these sentences from his took the Morning of an american." Espaning of the excelition of the fore in cutain sections of heur fork City he suys: - The trooble wor feefle diel wit hum and book wo means of finding out for themselves. But I took, accordingly I ment Juhing about awing the first alleys and forter tenements of the Bend, when they sleft in their filth, sometimes with the folicewar on the beat, were often alone, sunding the musery and defravity of it to Their stayth." hu. t. ofence tooldum speaking of the some further from another fourt of men soys

The mothing of our american" by Jacob Ricis Poge 236. The servet of these influences (inclustrial and service seconomic) for her the continuous and refice quarth of the great sities. This for forced ofor the number of this a multitude of slifficult racial problems. Among These the housing of the force slanes strently and sheefly stanch first in infutance."

The importance of the problem somes to arrune greater dimensions when one ensiders to what extent it way he regarded as the section question about which the problems of intemperance, wire, and crime grouf theureber. Mr. Kies shows the live between their bolf" and the other bolf" by the unlocked door, The family whose stoor is always ofen to who some way come is thereby classefied with the other haef." the Enies of mich lack of frivary, much lack of restraint are obviers. Mr. M. J. lole in the lity Mildewer sop: - Levement tourse life in general, except the tenements of the highest quele, in hardly except what is mean such low. In wany cores the familiarty stours by children of the ten ments with wrong: # Moring of all descriptions is extremely stocking. to Poge 3. a study of Lemement Reform in lities. My F. offerce Balchins.

F. Orga food of soul.

The influence of the association of young feafle with those of ruie tendencies worksjort as stongly pre evil, as done the influence of our teachers and charity feafle works for good. It is the feering question of charity.

on Boston, even, the condition is ungent, although her ungent the in any of the larger cities. The. W. J. Cole of the forth End House sup: - I here is we great wyiction in Boston. The der wet find such conditions here as here been found in other sities such as her york and Chicago. While the froblem is here, it does not need the immediate action as required in other sities." While we fore this statement from wo less an authority Thou the head of the South Eucl force, yet the question frences even in Boston, the lower thansism aved examined from the outside a block. From rough measure: wenter I found the block to be about 800 feet long, by one hunched feet wide. at in flace wor there amy spaces between the truces. Whitever of ofen air space there way for a been within the viter well of former flored one west to the other, there wor we way of getting to it, except by

Said in conversation at South End House

Though street in the west Earl reveals the following situation,-

Sevenints reforted ofor 118, containing 350 rooms. In these rooms 540 fersons are living, though the number allowed by low is only 446. Of the 197 heel rooms, 97 constain less than 6000 entire feet of air of are; 35 of the heel rooms are clark rooms. Thirty three of the tenements are reforted as oversempled; Aix of fourse are raise to fore defective chainage, sixteen fore relland that are closefor frielty or both; eleven yours are in bod condition. Thireteen out of 20 Gartoge receptacles are reforted as defective or insufficient, or both. Seventeen out of 67 water closets are in both condition.

is forted in but only nine of the 26 buildings?"
It is evident from there intuiting forts that even dorter for its froblem. Even forme reforted ofm would average 20.8 fearur for Eeach forme would entain 4, 5 tenements. Even tenement would average I vorus. "how the roudition fresented would be that each tenement of I vorus must offert shelter for 4, 6 fersons, and 2, 6 fersus for sleeping worm. There facts addicate to reforted conditions of savitation show the need of some remedy.

There are two driect fortheres involved here in releving there congested conditions. The self and condect forses must be reflected but in reflecing them, a certain forthin of the loud must be reserved as a sort of a self sufficting Freeks air Funct! for the first step is to differe of the old buildings. The Braid of the olth for hear very effective in bringing obot this kind of work. In the year 1900, the vomber of forses ordered vocated 75; unwhere of forces actually revealed 56; unwhere of forces actually revened 39:"

There figures are token from a refer to

\* From West of chofter on Housing" for americans in Process" about to be published by Hungton & Wifflin. In core Sevenent House Emditor; Li bray of 20 len, club. Boston,

Thu. 2. H churcher of 20th lenting club of Bertin signed by The Justine. Chief of Inspector, Boston Brack of Health, well chick Feb. 26. 1901.

This is the destructive sides of the forces, the constructive side is shown by a reference to the work of the insufrated societies which refresents one wether of milding goved houses. These is whether of milding goved working in a small way, the obstat, the Boston Co-oferative Building Confing, should in 1871. With a sofitod of 292 ow, it for about 400000 invested in severity: eight rooms forces with 985 rooms, verified by 311 formities, and find of 344 or in the solution of 1,023 ferms.

The Harrison due group of twenty= from there storied brick houses - each, except the some arranged for there families - how attracted deserved attention, with its bollow square in the sente, tastefully arranged as a flaggiound for the shilchen, and a bit of beauty for the farents."

There still remain the froblem of fromiding for three who are forced out of the congested district. To simply relieve one block and

\* The Housing Encliters of the in Boston. by Robert Leve Paire. The ann. of am. acc. of Pol. Si. 1902. Poze 125.

worke we fewering for three who refrerent the confoqueation but half solves the froblers. It is evident that this arfest of the greating must find its solution consisted in some way with the country. In Boston for example a large section of not Duchester and Roxhung how here fuffect from this over flow. The following figures show the nature of this werement, Doubester and heat Roxbury for shown great gains in fofulation since 1895, and a large number of sword former for been built in those sections. But it still remains true that Ward & of the west Earl inserved in fufulation during the some feriod faster three any other section of the city, except the two subarbs usual. It were for the distriction of writing the largest number of furnes for ane, 173.6; Warel I in So. Evel rowhe seemed with 132. 2, and Astrol 6. Third with 104.3. The relation of quonth of there two words way he shown as Jollous, -

Nauch 6 27. 860 30 546 flesons increase, March 8 23. 130 18817 12.

The some figures for Dochester and host Roxbury are as Jollows; 1895 1900 Warels 20+24) 39,768 59.682 Dorchester 5 Word 237 18.283 27637 Roxbuy 58,051 83,319 Let it be wated from that the

Fit it he voted from that the acreoge of Dorchester is 5590, and of west Rox buy is 7660. There were then in 1900 only 10.6 ferous to the are in Dorchester as compared with 104.3 in the horth Evol, and 3.1 forms to the acre in hest Roxbury in sentent with the 173.6 of the hest Evol."

There figure seem to indicate for one recome or another the tendency to to be of former in the subscript of suits is not so sting as might be derived. The city life in its former, or to get it the other way too, a refuling for the extreme quiet of the subscribe. But again when one consider that it to be nearly an four on each end of the day to travel to avel from these flacer to work in town, tern for the work is town, the form for the work is town, the hour seems, it becomes affected that here is a serious objection to this system as a complete.

20thenting club. Birtin.

solution of the furthern.

There remains another means of releif, viz. The country mountaining flant, where the flant and the former of the bobren whe a complete willings by themselver. The actuations and furnities of this system will affect in the following sterring the of the Jalbot wills, with Bielevica.

. When one consider, and tries to clis: cover the efficiency of such a system as The one mentioned, it is necessary to take who account, or a first stop, the slauching of the inclustry to which the flaut refresent from the friet of view of the wages faid. at is evident that the expration which because of the notine of its wichusty, forp only an average worse of 364.11 for year, count to expected to favrice as high a clove of tevenuts of the one which forgs an average wage of \$692,57 for year. On the other touch the bobners, which receive the lower wage cornect line upon such a boris as the laterer who viewes the higher wage. again it went he remembered that that the if two suforations fine the same grade of tenements for its enfloyees, the one which grap the less worse is doing

a relatively better thing by its engloyeer. the question of rest be discarded.

a comparison of the figures in the fol= loving toble will show the relative facition of the worken industry as conformal with several other industries.

-					
	Kind of Judustry	Tur. of	fotal wages.	aneroge to	in 1900 Courses
	Jin + Jerne Plate		10.188.061	3	Vol. X. Poge 100, Lob. I
	Cars, Stewn Railwad.	207.104	113049623	545.85	bol x 157 1. I(?)
	Shif Building		24 8 39.163	543,78	1 212
	Iron and Steel			542,27	4
	Elettric Offerate & Sofflies		20190344	494.01	wex 157 I
	Dyeing & Friending Papetiles			458.17	VALT 12 I
	Flowering Thrist Thick			477,56	1x ., 355
	Ovet 48hver			414.04	DX 471
			57933817	364,19	Vol 1 K 12 I
	gier		10982194	320.76	
	Hosiery Huit Gover		24358627	292.11	11 66 10 10 16 16
	Cotton Hovels	The second second second	88126310	AT A STATE OF THE	16 00 16 18 18 10

Unt of twelve refresentative inclustries we see that stuck winth in average rate of wages faich for year. Therefore in judging the wenits of the system to be described, its efficiency must be

\* Loble well of June Jigues tohen from Clurer. Column, he veled "Energy troges" is worked at from other Tur sets of Jigues. judged from what it does with the means at hand.

It is evident too that the bobon required for work in woodlen winds in lear skieled thou in the other industries, for in the long new, and upon the bosis of general averages the worges is worghly frontieved to the shiel of the loborer.

The willoge of worth Rickerica, or at brant that fortion of it which belongs to the Lolbot wills, is swore willoge which for wellested about the wiels. The general evolution is fronterour and health. The town of Richerican stones among the frist in the state in the low rate of elecths, and how at times stovel highest.

The borner owned by the coferation are in general divided into four general closes. They refresent in their gradations from luner to higher growities the evolution to of the attribute of the confiration. Towards its employees. The first close consists of 1 six tenement block and one the oldest and formest of the while system. Close two consists of these six tenement block, must higher in growing. Close these consists of about 20 closele

tenement truses of a still better type; and slow four constits of 10 houses which show the french attitude of the confiration.

There wie he described loter.

Every house, with the exception of closs I, which are located outside of the willing, are excepted, with a frivate severoge system. Their was built entirely at the exferre of the Confriction. It want the sum of 30,000. The semen had system is used. By fermining the confrag all school buildings, and want fixed there are excepted with it.

The Lornor Follot Thewarior Holl sewer as the center of the social life of the Town. The only exferme involved in running this brilling is that involved in running this exferses, the writer which brilt it was a gift, and ensequently there is now interest wavey to be fairl. This foll is let to residents of the rillage at a rate which bould form exfermes.

which bouly forps expenses.
Connected with the Holl is a Library of one 3000 volumes, This muchin is being invacable each year. The vorning sum of 50 cents for year is thouged for the frivilge of lotting

out books, one book at a time; a 75 cent membership funits 2 books to be token out; 81,00 femili thus, The reaching worm is ofen to the fublic. The server one town rebooks, with the exception of a kindenganten selvol, which is sure from the income of a funch. The

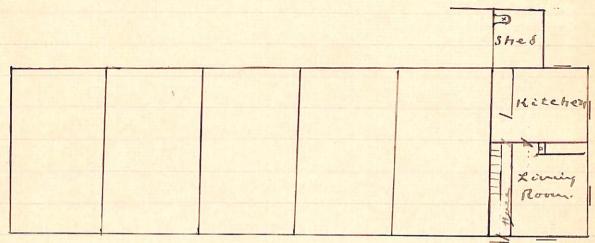
retore is fre.

This gives a general retting of the Towns and leaves to a stucky of the form shower of houses.

Of the frist slow it is only necessary to say that they refresent an early tufe. Hey are one and mestolf story blocks. Each tenement sentains a living room, well hitchen, and there sleeping rooms. and a sellar. Back of each at house is an out building which cutains a word shad and fring. There are but wire tenements of this slows.

Close II corriets eighteen tenaments, in thee blocks. There differ from the above in that they are connected with the semme. The alch outhouser have been reflected by an addition which contains a word sheet, and water closet. The rent of these hours is about four dollars for worth, People of the

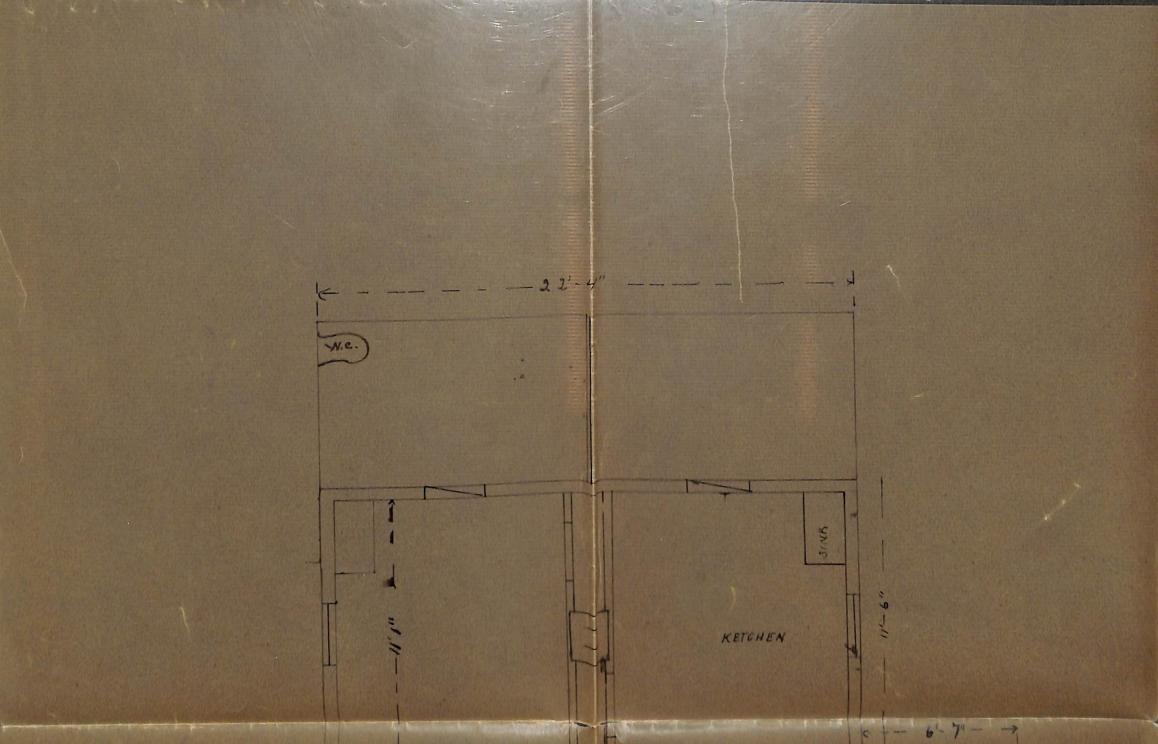
den shieled type line in them, i, E, was who get about 8,40 for mech.

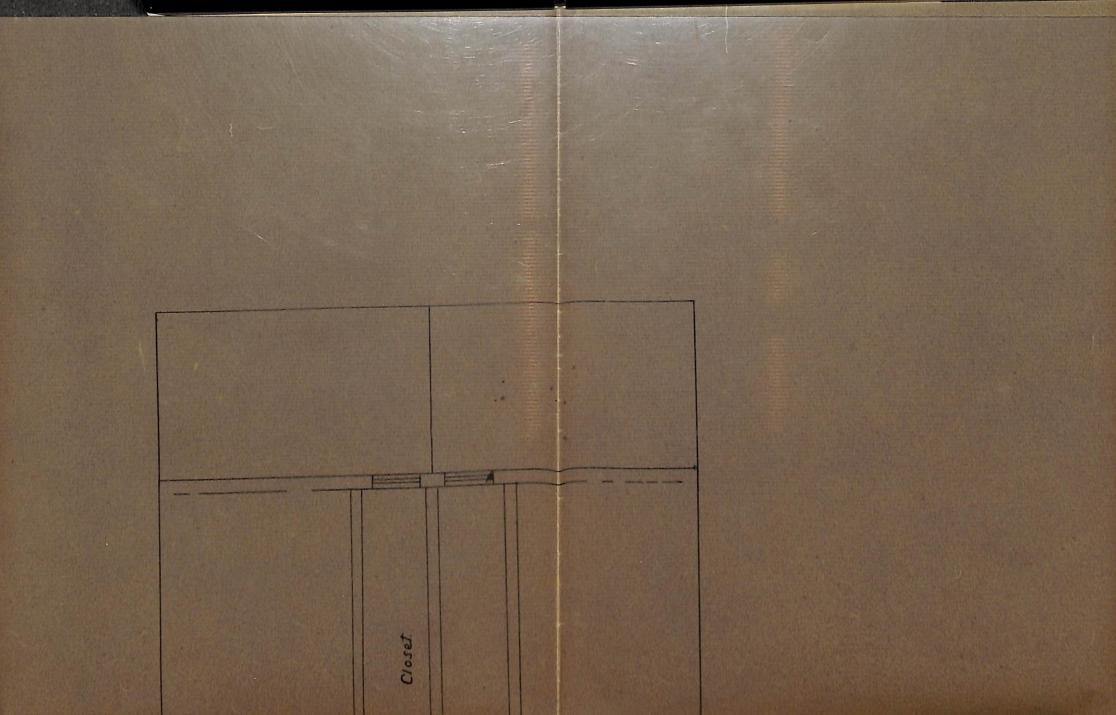


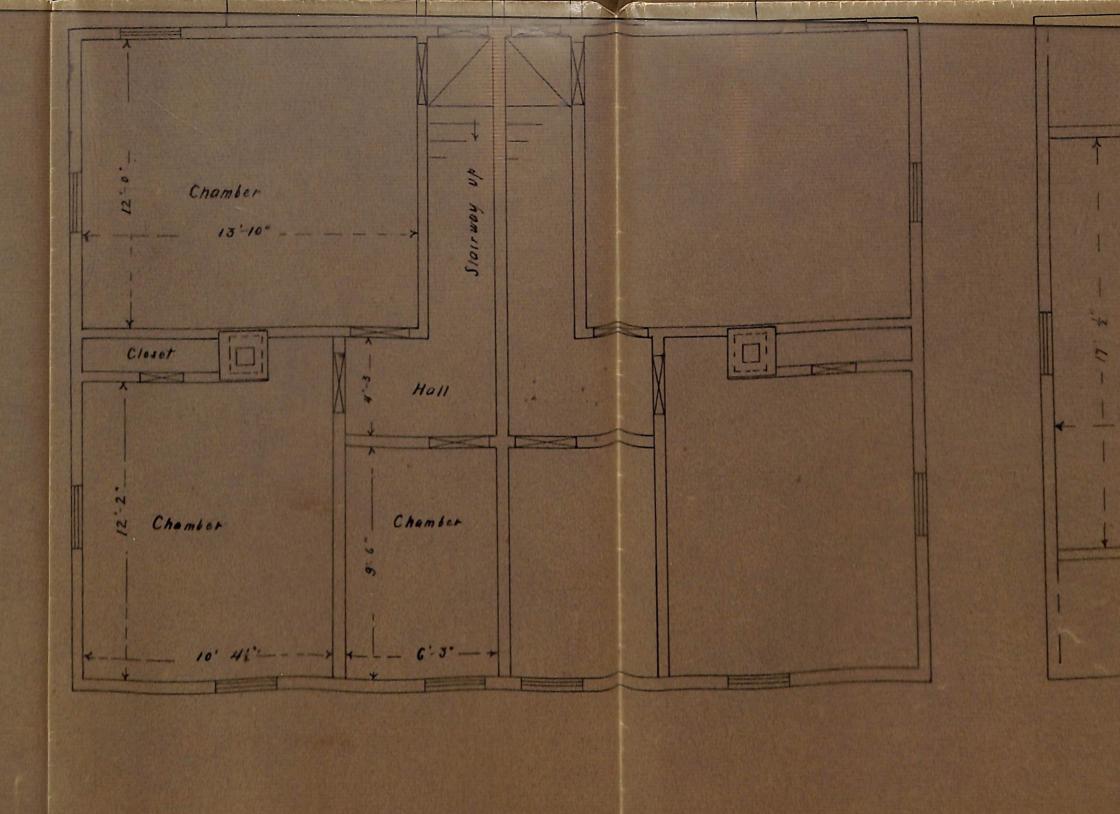
Xin sheel is woter closet. There are two showber, of some size as consenforating worms below. I was mable to get the exact dimensions of the rooms in these tenements, but they are about 13 feet long by about 12 feet 6 inches mide.

There are in all eighteen of surch tenements.

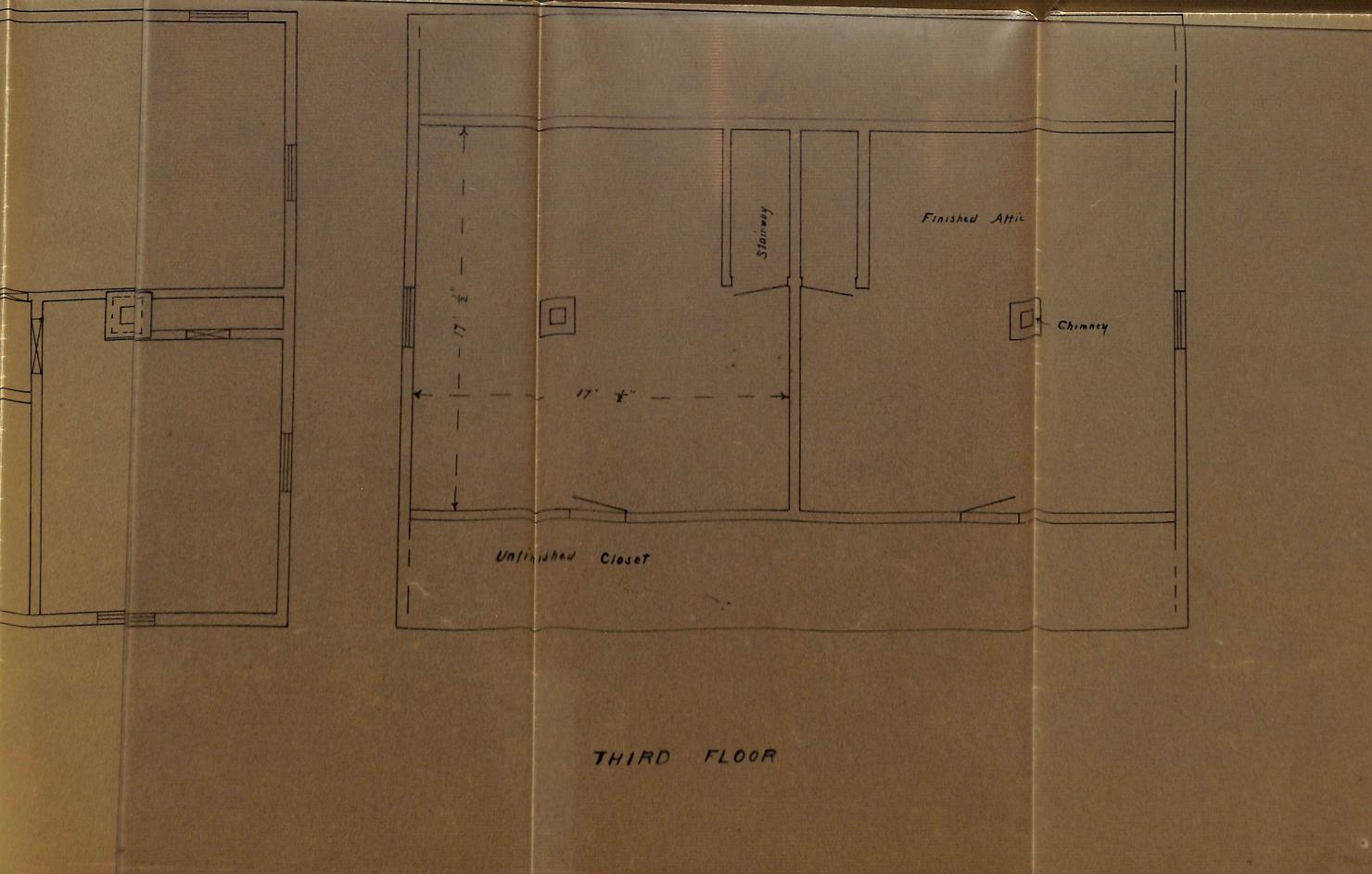
Clark III fresents us with a work better building, and refresents a later faired of construction. There are about 20 towner of this tripe. They forline the same general architecture. Two tenements in each bourse, Entirely sefarate one from the other. The rent for such bourses waries punt 5.50 to 7,50 fer worth according to the location, and the condition of the attic. A finished altic costs were then







SECOND FLOOR



The unfinished attie.
Laborer getting from \$9 to \$12 doctors for week line in there borner, or sometimes bobrer of a lower grade, when there is were thorone ways earner in the fourty.

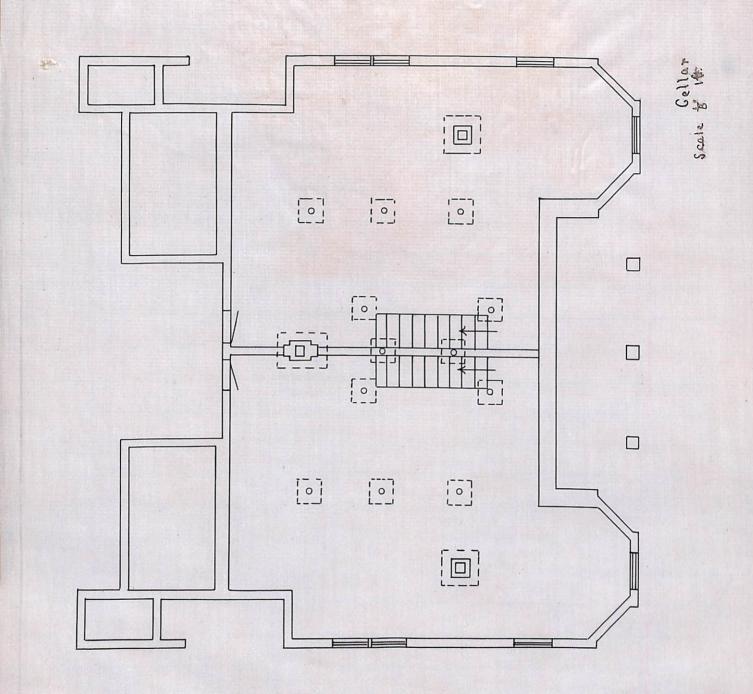
The accompanying flows show the detail of the foure, for the 1th, 1th, 1th flower, there which for a we a few of this type of foure which for a water closet connected with the sewer, ohr a sink in which there is running water. The water sent is included in the rent.

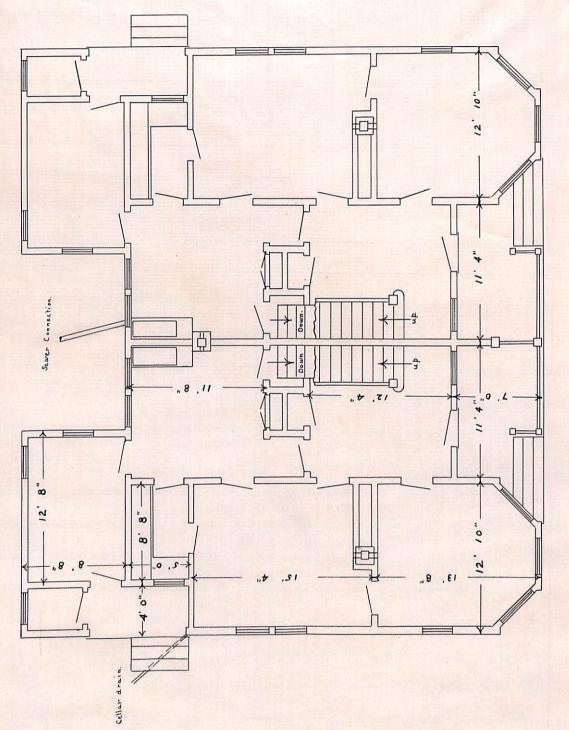
While these borner a very word alike in architecture, are attempt is made to relieve the wordtry by an artistic choice of colors in fainting, no two of the borner are fainted exactly alike, then too, in as weach, as the combinations of colors are see made by one ferme, there is no striking inhamonious were in the affearance of the steet.

Clour III fresents the greatest amount of interest, the houses of this close horz been built with in the last form years. There are ten of them conflitted and there are others in the forcer of

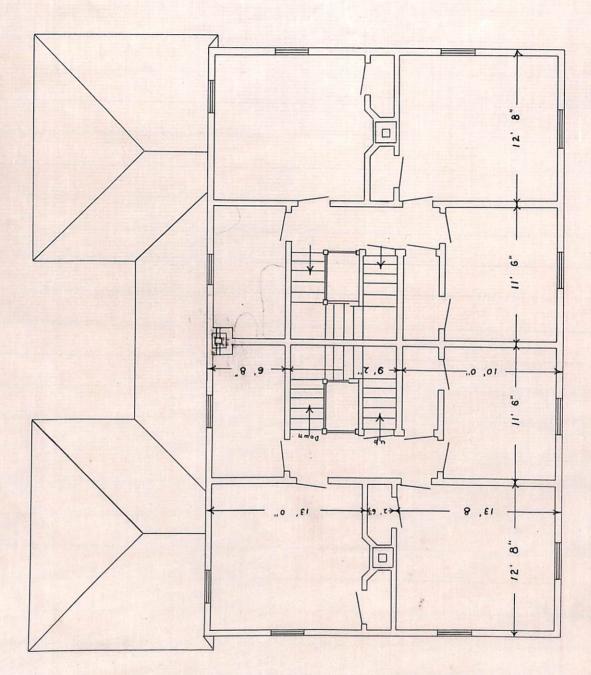


Photograph of four of which the

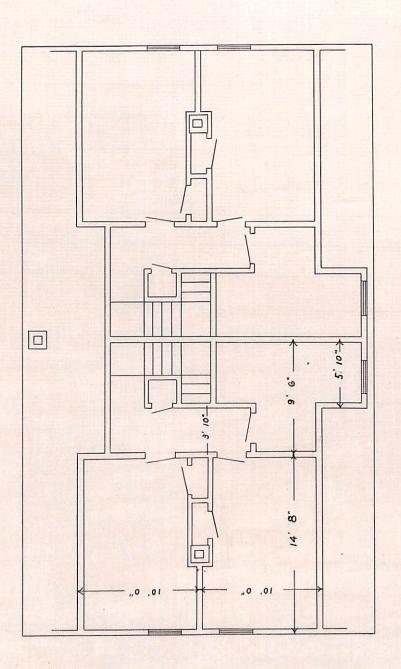




2-4 Talbot Ave. First Floor. Scale & "= 1ft.



2-4 Talbot Ave, Second Floor.



2-4 Talbot Ave. Attic. Scale = 1ft.

construction. They are all briet upon the some general flow, but we two are slike we far or outside affearances are uncerned.

The footograph shows one of these towners. The one west twit, has and entrope worf. It is shingled, out to sides, and for two downers windows instead fone. While the sharps thus worke, are not very great, and do not make affect the inside, as congerment of the force, the total effect from the outside is entirely different. The follograph also shows the grounds about the force, and the effective arrange:

went of flower and show to.

The details of countructure mile bestrown loller, but for the freunt it is sufficient to say that the best of there fourer, has a furnace, in fifed for bod and which water, how a both worm which contains an enameled into tob, montrele worter should not a forcedain set bowl. All the blumbeing is ofen.

There forces rent at from 8 to 12 for worth. If one towing see the source water agrifuent wet 12 dollars. The ones, which do not have from ee, and a finished attic and me with pipel for

Skilled lobour getting from \$10 to 15 dollars for week line in them, but some are ourfieldly makilled lobour where there is worse than one worse earner in the formily.

To write a description of the forme, when their are flows to stucky, would be surjer : flower, but one or two things ought to be

ufricely noticed.

for the first flowe the cellen is either sawfully semented or well grownless with grownless. I have, too the cellar is well mutalated and lighted containing from mindows in each tenement.

the friest floor, the toll deserved water for its size it way were severe as a divining worm, alm see the sorms are directly connected with the ball, again in connection with the Ritchen there is a covering worm 5'-0 x 8'-8!

the the second floor there are some good features, Each beel worm of ever from the holl, and the both worm of ever from the boll also. Each worm has a good signed closet, and there is me general short of good size. The both worm too is large

and worning. 6:-8" X 11-6". It is to be remembered that the both worn is fitted with Yub, seat, and set bord, are ofen blumbing.

The thick floor are three wore fairly good sized sleeping rooms.

For run of me has been a rent of the good sized worns and a both, and a good borement, furnished with fot and well worth, Ritchen furnishings and a the wordest sum of 12, To fer worth. A study of the following extracts from the source's signed sofy of speed fictions for enstruction will show that the forms is not a shoof foody briet shell

but a house constructed upon good

Frundations."

"Foundatine woll to be und of chamings, of good field star found afor Cots near by doich chy, well bounded, bedded, finned with long through finner, and joints filled suith stare shifts, laist day to within tuche inches of grade. I a he fointed on the inside with 1-3 line seement mortan. Level off on tof to receive underfining."

Sieles:

Come sider of foure throughout with but redu shingler laid "to the menther"

Theoling"

all shingles to be laid once rusin sized rheathing fofee "
"Untride Finish"

Textrept, ar otherwise sperefiel or marked on chausings, all outrick finish is to be of hert questy Canada fine stock, for from large and love hoots."

Blinds

Fit to outside of all minchour, except the swell over in the rellar... our world one fourth wish blinks of Two. I michigan Prine."

"Lusich Finish"

Except when otherwise special or work: ect on flour, the insiste finish is to be of clear with larding fine, finishing atorth to finish natural."

Affer Flows"

Diving Rooms, Kitchens, fautries and
entries of fairt floor to be of brich 7-8"
by 3" blind nailed, bill chiecl, and
surfect after laying.
All other floors to be laid with....

efruce.....

Harel word floors to be hand scrafed in frist close manner, and futated by fafer mittle fainter finishes them."

(Hitchen"

"Contractor to furnish and set all houseware for the above farties and kitchens, and some to be afformed by owner"

"Driver in there closets to be glaged with glass."

"Tieture muedigs furnished and fut of by owners."

Jons"
"All doors are to be of Red Cedar"
"Slazing"
"The sasher for first and secured

storier are to be glayed with Wo. I Quality Clear Lingle thich american glass."

In addition to there specifications it is interesting to water that the compretion renter at a swall rental dowble unindown to those who wish them. Also they forme and sell at cost to the tenants screen down, and sell at cost to the tenants screen.

leach foure has ample generals, and wony of the tenants fore negetable gardens. All there facts and minn statutes go to indicate the healthy, comfortable, and not to say artistic conclitions uncle which there feefle him. The former are warm, artistic, and soony, Ewel family, for its own front cloon, its own book door, its own youl, and its own front soon, and its own front soon.

Here is one factor in the wolution of the great furthern of forming the form. The country willoge for mony dis: actualty serves, but they forle lite insignificance, when one contracts such conditions on I have clercited with the formible, fittly, conclitions much which ferfle of the same class live in the large city.

facilities are becoming no convenient, when the transmission of former by electricity is no simple, is there out here a suggestion which might be of volve, honey manufortaning industries might be brill of in the country, which would show feefle away from the city, and

greatly releved the eurgestins. The Suft, of the bollot rules sorp. We ain to get good formilies, and key them. Such helf forge much better Then to get the wing close of help." He also mays les never hore any twolle in getting beef, the fact that the flout is in the country close not limit us in this direction." Blue, We get a better store of oferatives then the some kind of wiels do in a city: Then from the financial studying he sup. The difference in Rent woher uf for all other losses which may result from being broted in the southy" again Higher woger and country breating new a bette gicele of working." We true the evidence from the woforation to the effect That they gain rather the losse by heing located in the country. I think that it would be worth while for ferfle who are interested in the Housing froblem to try to interest turinen men in such womenuts.

Ofter all the great interest in The whole flant, is to know the ferfer and to see the hirst of life they line.

The general emelities of the ferfer is indicated by the demond for tenements. as I have shown the only for houses some in close I, but there are next and clear and well with even if they are not beautiful, the confing bone great difficulty in Reging there tomes filled, even though the sent is so very leve. We the other bunch There are maiting lists for all the better turnents, and the company is building pourto six houses stratenery year to meet this demand. The Suft. sorps. "all but the very shortest twents are fuel. It is stifficult to fill them, but there is a big waiting list for good twements."

The conclition of the farile is shown by their interest in finances. The buff. sorps "Fully one for forthe of the oferations keep a broad account." He tells of one family which he for followed with interest. The father of the formily how name worked for Jolbot wills, het has close outside work. They come to both Billeries about 20 years ago, I must of the children come to work in the wise. For the fort team years the wayer of the formily as a whole free amounted to about \$50,000 for week. Shey sered their warray, and fine or six years ago, the fother

bought a farm, nother a large one, and faich for it. Thou one of the sour, the worther and slonghter story at tome and me the farm. They worke living exferrer for the whole formily in this way. The fother and the rest of the shillsher still work outside and sme their worges, They must be quite well to do.

I fine collect upon, and esten at the former of way of the forfle in This willoge. It one time I was entertained by music on an upright from of good woke by two different children of the foreiby, If this some foreiby, (they cam their wavey by working in The wiel one dayster is fitting for college, and one some is at wreester accoling this year.

In another fourily one son for earned see the woney, done his studying nights and at emaning setools, and fitted himself for medical college. He is work in his second year.

there are two boys wow in colleges in there language, who some from families who work in these miles. They are acquiting themselves with books.

One father said to me once. "I never

fort worth shows at beauting, to I if my health tolch my shilchen shoel has a shouse." He for two shiden was try and a girl. Both flay the ficure well, both me grows scholars, and the try is show reach, for wellege.

for I might go on morning incident often insident to show that there influence are boying their effect ufor the feefle. It is interesting to go though the village between seven and eight orbert in the evening in the lete spring, to see the father working ufor a little garden, and the children flying when clean healthy grans. There is a short contract between the general surroundings have, and in the sity, and yet this har its dark side, there are a few, but very few of the men who dich, they have to go out of town to get their ligure, but still miderer of it sufort. The general wrone time is string and healthy. It gives on The the fully the offerent evil of closely surgestiel sity life, wered he greatly lemmed if the fewfer swed only be fut werder hetter unditions.

Philosophy V:

The Country Manufacturing Plant:
A Solution to One Aspect of Housing the Poor

Earl C. Davis

Harvard University, Cambridge, MA

December  $16, 1902^1$ 

It is not a mere assertion to say that the problem of "Housing of the Poor" is one of most importance. A visit to any city, or even to small villages, indicates that at least a portion of the people live in conditions which would not be satisfactory to the self-respecting person of extremely moderate means. Mr. Jacob Riis' book, How the Other Half Lives, pictures a condition which impresses upon one the indescribable condition of the people of New York City. The same man sums up the whole condition in these sentences from his book, The Making of an American. Speaking of the condition of the poor in certain sections of New York City he says,

The trouble was people did not know and had no means of finding out for themselves. But I had. Accordingly I went poking about among the foul alleys and fouler tenements of the Bend when they slept in their filth, sometimes with the policeman on the beat, more often alone, sounding the misery and depravity of it to their depth.<sup>3</sup>

Mr. F. Spencer Baldwin, 4 speaking of the same problem from another point of view says,

<sup>&</sup>lt;sup>1</sup> This is from a collection of manuscripts—mostly class papers—written while Davis was a student at Harvard Divinity School, 1902-1904. This manuscript was for his Philosophy V class taken during the Fall 1902 semester. There is a note by the Professor on the title page: "(Talbot Mills: North Billerica, Mass., G.F.)"

<sup>&</sup>lt;sup>2</sup> Jacob Riis (1849-1905) Danish-American social reformer and "muckraking" journalist. Author of *How the Other Half Lives:* Studies Among the Tenements of New York, New York: Charles Scribner's Sons, 1890.

<sup>&</sup>lt;sup>3</sup> Jacob Riis, *The Making of an American*, New York: The Macmillan Co., 1901, p. 236.

<sup>&</sup>lt;sup>4</sup> F. Spencer Baldwin (1870-1934) American Political Scientist. Author of *The Housing Problem: A Study of Tenement Reform in Cities*, 1900.

The result of these influences (industrial and economic) has been the continuous and rapid growth of the great cities. This has forced upon the municipalities a multitude of difficult social problems. Among these, the problem of housing of the poorer classes directly and cheaply stands first in importance.<sup>5</sup>

The importance of the problem comes to assume greater dimensions when one considers to what extent it may be regarded as the central question about which the problems of intemperance arise, and crime group themselves. Mr. Riis draws the line between "this half" and the "other half" by the unlocked door. The family whose door is always open to whosoever may come is thereby classified with the "other half." The evils of such lack of privacy, such lack of restraint, are obvious. Mr. W.I. Cole in The City Wilderness says,

Tenement house life in general—except the tenements of the highest grade—can hardly escape what is mean and low. In many cases the familiarity shown by children of the tenements with wrong-doing of all descriptions is extremely shocking.<sup>6</sup>

The influence of the association of young people with those evil tendencies works just as strongly for evil as the influence of our teachers and charity people works for good. It is the pressing question of charity.

In Boston, even, the condition is urgent, although less urgent than in any of the larger cities. Mr. W.I. Cole of the South End House says:

There is no great congestion in Boston. We do not find such conditions here as have been found in other cities such as New York and Chicago. While the problem is here, it does not need the immediate action as required in other cities. 7

While we have this statement from no less an authority than the head of the South End House, yet the question presses even in

<sup>&</sup>lt;sup>5</sup> F. Spencer Baldwin, The Housing Problem: A Study of Tenement Reform in Cities, 1900, p. 3.

<sup>&</sup>lt;sup>6</sup> W.I. Cole, Chapter VII: "Criminal Tendencies," in *The City Wilderness: A Settlement Study*, edited by R.A. Woods, Boston: Houghton, Mifflin and Co., 1898, p. 166

<sup>&</sup>lt;sup>7</sup> Davis' footnote for this quote: "Said in conversation at South End House."

Boston. On lower Harrison Avenue I examined from the outside a block. From rough measurements I found the block to be about 800 feet long by one hundred feet wide. At no place was there any spaces between the houses. Whatever of open-air space there may have been within the outer wall of the houses placed one next to the other. There was no way of getting to it, except by way of dark and filthy passageways from the street to the inner court or well. From the outside it presented one solid brick wall. Most of the basement tenements showed signs of being occupied. The streets where narrow and swarmed with children. There was no opportunity for safe recreation for them to say nothing of the filth in which they were playing.

In the fall of 1901, the Health Department (of Boston) ordered a comprehensive examination of all tenement houses in the city. ... A compilation of the reports of twenty-six tenement houses in South Margin Street in the West End, reveals the following situation:

... [T]enements reported upon 118, containing 350 rooms. In these rooms 540 persons are living, though the number allowed by law is only 446. Of the 197 bedrooms, 97 contain less than 600 cubic feet of airspace; 38 of the bedrooms are dark rooms. Thirty-three of the tenements are reported as over-crowded; six of the houses are said to have defective drainage; sixteen have cellars that are damp or filthy or both; eleven yards are in bad condition. Nineteen out of 20 garbage receptacles are reported as defective or insufficient, or both. Seventeen out of 67 water closets are in bad condition. The name of the owner is posted in only nine of the 26 houses.8

It is evident from these interesting facts that even Boston has its problem. Each house reported upon would average 20.8 persons. Each house would contain 4.5 tenements. Each tenement would average 3 rooms. Now the condition presented would be that each tenement of 3 rooms must afford shelter for 4.6 persons, and 2.6 persons per sleeping room. These facts, added to [the] reported conditions of sanitation, show the need of some remedy.

<sup>&</sup>lt;sup>8</sup> Davis' footnote text: "From ms. of chapter on "Housing" for Americans in Process about to be published by Houghton & Mifflin. In case 'Tenement House Conditions,' Library of 20<sup>th</sup> Century Club, Boston." The full reference to the published book: Robert A. Woods, Ed., Americans in Process: A Settlement Study, Boston: Houghton, Mifflin and Co., 1903, p. 99.

There are two direct problems involved here in relieving these congested conditions. The old and crowded houses must be replaced, but in replacing them, a certain portion of the land must be reserved as a sort of self-supporting "Fresh Air Fund." So, the first step is to dispose of the old buildings. The Board of Health has been very effective in bringing about this kind of work.

In the year 1900, the number of houses ordered vacated, 274; number of houses actually vacated, 75; number of houses ordered removed, 56; number of houses actually removed, 39.

These figures are taken from a report to Mr. E. H. Chandler of the 20<sup>th</sup> Century Club of Boston, singed by Mr. Jordan, Chief Inspector, Boston Board of Health, and dated, February 26, 1901. This is the destructive side of the process. The constructive side is shown by a reference to the work of the incorporated societies which represents one method of building good houses.

These incorporated societies are working in a small way, the oldest, the Boston Cooperative Building Company, chartered in 1871. With a capital of \$292,000 it has about \$400,000 invested in seventy-eight houses with 985 rooms, occupied by 311 families containing 1,023 persons. The Harrison Ave., group of twenty-four three-storied brick houses—each, except the corner, arranged for three families—has attracted deserved attention, with its hollow square in the center, tastefully arranged as a playground for the children, and a bit of beauty for the parents.<sup>9</sup>

There still remains the problem of providing for those who are forced out of the congested district. To simply relieve one block and make no provision for those who represent the overpopulation, but half solves the problem. It is evident that this aspect of the question must find its solution connected in some way with the country. In Boston, for example, a large section about Dorchester and Roxbury has been peopled from this

<sup>&</sup>lt;sup>9</sup> Davis' footnote text: "The Housing Conditions in Boston, by Robert Treat Paine. "The Assoc. of Am Acad. Of Pol. Sci., 1902, page 125." Full reference, R.T. Paine, "The Housing Conditions in Boston," The Annals of the American Academy of Political and Social Science, Vol. 20, July 1902, pp. 123-136. This quote from page 125.

overflow. The following figures show the nature of this movement.

Dorchester and West Roxbury have shown great gains in population since 1895, and a large number of small houses have been built in those sections. But it still remains true that Ward 8 of the West End increased in population during the same period faster than any other section of the city, except the two suburbs named. It now has the distinction of containing the largest number of persons per acre, 173.6; Ward 9 in South End ranks second with 132.2, and Ward 6, third with 104.3. The relation of growth of these two wards may be show as follows:

	1895	1900
Ward 6	27 <b>,</b> 860	30,546 <sup>10</sup>
Ward 8	23,130	28,817
	50 <b>,</b> 990	59 <b>,</b> 363

These same figures for Dorchester and West Roxbury are as follows:

	1895	1900
Wards 20 + 24	27,860	30,546
Dorchester		
Ward 23	23,130	28,817
Roxbury		
	50 <b>,</b> 990	59 <b>,</b> 363

Let it be noted however that the acreage of Dorchester is 5,590, and of West Roxbury is 7,660. There were then in 1900 only 10.6 persons to the acre in Dorchester as compared with 104.3 in the North End, and 3.1 persons to the acre in West Roxbury in contrast with the 173.6 of the West End. 11

 $<sup>^{\</sup>rm 10}$  The professor has written a comment next to these figures, "persons increase, or  $\rm ?"$ 

Davis' footnote text: "Ms. of chapter on "Housing" for Americans in Process, 20th Century Club, Boston." The full reference to the published book: Robert A. Woods, Ed., Americans in Process: A Settlement Study, Boston: Houghton, Mifflin and Co., 1903, p. 99.

These figures seem to indicate for one reason or another the tendency to take up houses in the suburban districts is not so strong as might be desired. One reason for this may be the attraction for the city life in its ???, or to put it the other way too, a repulsion for the extreme quite of the suburban life. But again, when one considers that it takes nearly one hour on each end of the day to travel to and from these places to work in town, ten hours per day of labor and one hour for the noon recess, it becomes apparent that here is a serious objection to this system as a complete solution to the problem.

There remains another means of relief, viz., the country manufacturing plant, where the plant and the homes of the laborer make a complete village by themselves. The advantages and possibilities of this system will appear in the following description of the Talbot Mills, North Billerica, Mass. 12

When one considers and tries to discover the efficiency of such a system as the one mentioned, it is necessary to take into account, as a first step, the standing of the industry to which the plant represents from the point of view of the wages paid. It is evident that the corporation which, because of the nature of its industry, pays only an average wage of \$364.11 per year, cannot be expected to provide as high a class of tenements as the one which pays an average way of \$692.57 per year. On the other hand, the laborers who receive the lower wage cannot live upon such a basis as the laborer who receives the higher wage. Again, it must be remembered that, if two corporations have the same grade of tenements for their employees, the one which pays the lower wage is doing a relatively better thing by its employees, the question of rent be discarded.

Talbot Mills in North Billerica was launched in 1839 when the Talbot brothers, Charles P. Talbot (1807-1884) and Thomas T. Talbot (1818-1885) formed the C.P. Talbot and Co., dyewood factory. In 1844 they expanded into chemical manufacturing. In 1851 they purchased land along the Concord River where they built a woolen mill. The company continued in existence until 1956. The district, which includes the mill complex and worker housing, much of which is described in this essay, was added to the National Register of Historic places in 1983. Thomas T. Talbot served a term, 1879-1880, as Governor of Massachusetts.

A comparison of the figures in the following table will show the relative position of the woolen industry as compared with several other industries:

Kind of Industry	No. of Laborers	Total Wages	Average Wa per year	-
Tin + Terne Plate	14,826	\$10,288,061	\$692.57	Vol X, p. 100, Sub I
Cars, Steam Railroad	207,105	133,049,623	545.85	Vol X, p. 157, Sub I
Ship Building	46,781	24,839,163	543.78	Vol X, p. 212, Sub I
Iron and Steel	222,607	120,836,338	542.27	Vol X, p. 4, Sub I
Electric Apparatus	40,890	20,190,344	494.01	Vol X, p. 157, Sub I
Textile:Dying/Finish	27 <b>,</b> 776	12,726,316	458.17	Vol IX, p. 21, Sub I
Flour Grist Mills	37 <b>,</b> 073	17,703,419	477.56	Vol IX, p. 355, Sub I
Boots and Shoes	142,922	59,175,883	414.04	Vol IX, p. 471, Sub I
Wool	159,108	57,933,817	364.19	Vol IX, p. 12, Sub I
Silk	65 <b>,</b> 416	20,982,194	320.76	Vol IX, p. 12, Sub I
Hosiery, Knit Goods	83,387	24,358,627	292.11	Vol IX, p. 12, Sub I
Cotton Goods	297 <b>,</b> 929	85,126,310	285.72	Vol IX, p. 12, Sub I

Out of twelve representative industries we see that stands within average rate of wages paid per year. Therefore, in judging the merits of the system to be described, its efficiency must be judged from what it does with the means at hand.

It is evident too that the labor required for work in woolen mills is less skilled than in the other industries, for in the long run, and upon the basis of general averages, the wages are roughly proportional to the skill of the laborer.

The village of North Billerica, or at least that portion of it which belongs to the Talbot Mills, is [a] small village which has collected about the mills. Its general condition is prosperous and healthy. The town of Billerica stands among the first in the state in the low rate of deaths and has at times stood highest.

The houses owned by the corporation are in general divided into four general classes. They represent in their gradations from lower to higher qualities the evolution of the attitude of the corporation towards its employees. The first class consists of one six-tenement block and one three-tenement block, which are the oldest and poorest of the whole system. Class two

<sup>13</sup> Davis' footnote text: "Table made up from figures taken from Census. Column headed 'average wages' is worked out from the other two sets of figures."

consists of three six-tenement blocks, next higher in quality. Class three consists of about 20 double tenement houses of a still better type; and class four consists of 10 houses which show the present attitude of the corporation. These will be described later. Every house, with the exception of class I, which are located outside of the village, are connected with a private sewage system. This was built entirely at the expense of the corporation. It cost the sum of \$30,000. The <a href="sewer bed">sewer bed</a> system is used. By permission of the company all school buildings and many private houses are connected with it.

The Thomas Talbot Memorial Hall serves as the center of the social life of the town. The only expense involved in running this building is that involved in running expenses. The money which built it was a gift, and consequently there is no interest money to be paid. This Hall is let to residents of the village at a rate which barely pays expenses.

Connected with the Hall is a Library of over 3,000 volumes. This number is being increased each year. The nominal sum of 50 cents per year is charged for the privilege of taking out books, one at a time; a 75-cent membership permits two books to be taken out; \$1.00 permits three. The reading room is open to the public.

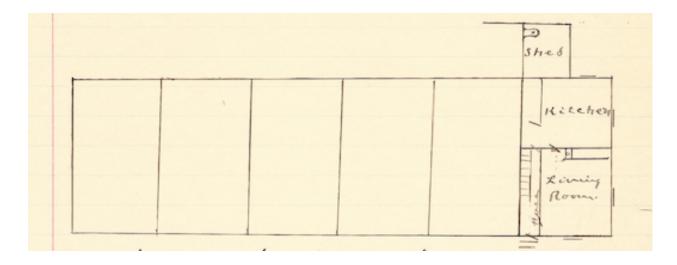
The schools are town schools, with the exception of a kindergarten school, which is run from the income of a fund. The school is free.

This gives a general setting of the town and leads to a study of the four classes of houses.

Of the first class, it is only necessary to say that they represent an early type. They are one and one-half story blocks. Each tenement contains a living room and kitchen, and two sleeping rooms and a cellar. Back of each house is an outbuilding which contains a woodshed and privy. There are but nine tenements of this class.

Class II consists of eighteen tenements in three blocks. These differ from the above in that they are connected with the sewer. The old outhouses have been replaced by an addition which contains a woodshed and water closet. The rent of this house is

about four dollars per month. People of the less skilled type live in them, i.e., men who get about \$8.40 per week.



The "X" in shed is water closet. There are two chambers of [the] same size as corresponding rooms below. I was unable to get the exact dimensions of the rooms in these tenements, but they are about 13 feet long by 12 feet 6 inches wide. There are in all eighteen of such tenements.

Class III presents us with a much better building and represents a later period of construction. There are about 20 houses of this type. They follow the same general architecture. Two tenements in each house, entirely separate one from the other. The rent for such houses varies from \$5.50 to \$7.50 per month according to the location, and the condition of the attic. A finished attic costs more than the unfinished attic. Laborers getting from \$9 to \$12 dollars per week live in these houses, or sometimes laborers of a lower grade, when there is more than one wage earner in the family.

The accompanying plans  $^{14}$  show the detail of the house for the  $1^{\rm st}$   $2^{\rm nd}$  and  $3^{\rm rd}$  floors. There are a few of this type of house which have only  $1^{\rm st}$  and  $2^{\rm nd}$  floors. Each house has a water closet connected with the sewer, also a sink in which there is running water. The water rent is included in the rent.

While these houses are very much alike in architecture, an attempt is made to relieve the monotony by an artistic choice of

<sup>14</sup> See Appendix for these plans.

colors in painting. No two of the houses are painted exactly alike. Then too, in as much as the combinations of colors are all made by one person, there is no striking inharmoniousness in the appearance of the street.

Class  $IV^{15}$  presents the greatest amount of interest. The houses of this class have been built within the last four years. There are ten of them completed and there are others in the process of construction. They are all built upon the same general plan, but no two are alike so far as outside appearances are concerned.

The photograph shows one of these houses. <sup>16</sup> The one next to it has a cottage roof. It is shingled on the sides and has two dormer windows instead of one. While the changes thus made are not very great, and do not materially affect the inside arrangement of the house, the total effect from the outside is entirely different. The photograph also shows the grounds about the house and the effective arrangement of the flowers and shrubs. The details of construction will be shown later, but for the present it is sufficient to say that the best of these houses has a furnace, is piped for hot and cold water, has a bathroom which contains an enameled iron tub, enameled water closet seat, a porcelain set bowl. All the plumbing is open. <sup>17</sup>

These houses rent at from \$8 to \$12 per month. Those having all the above noted equipment are \$12. The ones which do not have furnace, and a finished attic and are not piped for hot water are \$8 per month. Skilled laborers getting from \$10 to \$15 per week live in them, but some are occupied by unskilled laborers where there is more than one wage earner in the family.

To write a description of the house when there are plans to study would be superfluous, but one or two things ought to be especially noticed.  $^{18}$ 

In the first place the cellar is either carefully cemented or well-graveled with good gravel. Then too the cellar is well

<sup>15</sup> Davis has written "III," but it is clear he meant "IV."

<sup>16</sup> This photograph can be found in the Appendix.

 $<sup>^{\</sup>rm 17}$  The Professor has written, "(Stairs out: see  $1^{\rm st}$  floor plans.

G.F.)" on the back of this sheet of text.

<sup>&</sup>lt;sup>18</sup> These plans can be found in the Appendix.

ventilated and lighted, containing four windows in each tenement.

On the first floor, the Hall deserves notice for its size. It [is] 11'-4'' X 12'-4''. On account of its size, it may well serve as a living room. Also, all the rooms are directly connected with the Hall. Again, in connection with the kitchen, there is a cooking room 5'-0'' X 8'-8''.

On the second floor there are some good features. Each bedroom opens from the hall, and the bathroom opens from the hall also. Each room has a good-sized closet, and there is one general closet of good size. The bathroom too is large and roomy, 6'-8'' X 11'-6''. It is to be remembered that the bathroom is fitted with tub, seat, and set bowl, all open plumbing.

On the third floor are three more fairly good-sized sleeping rooms.

To sum up, we have here a unit of up ten good-sized rooms and a bath and a good basement, furnished with hot and cold water, kitchen furnishings, such as stove and its equipment, all for the modest sum of \$12 per month. A study of the following extracts from the owners signed copy of specifications for construction will show that the house is not a cheap poorly built shell, but a house constructed upon good honest principles:

Foundations: Foundation walls to be made of dimensions and levels shown by drawings of good field stone formed upon cuts nearby laid dry, well-bonded, bedded, pinned with long through-pinenes, and joints filled with stone chips, laid dry to within twelve inches of grade. To be pointed out the inside with 1-3 lime cement mortar. Level off on top to receive underpinning.

Sides: Cover sides of house throughout with best cedar shingles laid 5" to the weather.

Sheathing: All shingles to be laid over rosin-sized sheathing paper.

Outside Finish: Except as otherwise specified or marked on drawings, all outside finish to be of best quality Canada pine stock, free from large and loose knots.

- Blinds: Fit to outside of all windows, except the small ones in the cellar... one and one-fourth inch blinds of No. 1 Michigan Pine.
- Inside Finish: Except where otherwise specified or marked on plans, the inside finish is to be of clear North Carolina Pine finishing stock to finish natural.
- Upper Floors: Dining rooms, kitchens, pantries, and entries of first floor to be of birch 7-8" by 3" blind-nailed, kiln dried, and scraped after laying. All other floors to be laid with spruce.
- Hardwood floors to be hand-scraped in first class manner, and protected by paper until painter finishes them.
- Kitchen: Contractor to furnish and set all hardware for the above pantries and kitchens, and some to be approved by owner.
- Dining Room Closets: Doors in these closets to be glazed with glass.
- Picture Moldings: Picture moldings furnished and put up by owner.
- Doors: All doors are to be of Red Cedar.
- Glazing: The sashes for the first and second stories are to be glazed with No I quality clear single thick American glass.

In addition to these specifications, it is interesting to note that the corporation rents at a small rental double windows to those who wish them. Also, they procure and sell at cost to the tenants screen doors and screens for the windows. Each house has ample grounds and many of the tenants have vegetable gardens. All these facts and minor details go to indicate the healthy, comfortable and not to say artistic conditions under which these people live. The houses are warm, artistic, and roomy. Each family has its own front door, its own back door, its own yard, and its own home safe and secluded.

Here is one factor in the solution of the great problem of housing the poor. The country village has many disadvantages, but they fade into insignificance when one contrasts such conditions as I have described with the horrible filthy conditions under which people of the same class live in the large city.

In these days when railroad facilities are becoming so convenient, when the transmission of power by electricity is so

Simple, is there not here a suggestion which might be of value?<sup>19</sup> Many manufacturing industries might be built up in the country, which would draw people away from the city, and greatly relieve congestion. The Superintendent of the Talbot Mills says, "We aim to get good families, and keep them. Such help pays much better than to get the roving class of help." He also says, "We never have any trouble in getting help. The fact that the plant is in the country does not limit us in this direction." Also, "We get a better class of operatives than the same kind of mills do in a city." Then from the financial standpoint he says, "The difference in rent makes up for all other losses which may result from being located in the country." Again, "Higher wages and country location keep a better grade of workman." We have evidence from the corporation to the effect that they gain rather than lose by being located in the country.

I think that it would be worthwhile for people who are interested in the housing problem to try to interest businessmen in such movements.

After all the great interest in the whole plant is to know the people and to see the kind of life they live. The general condition of the people is indicated by the demand for tenements. As I have shown the only poor houses come in Class I, but these are neat and clean and well built, even if they are not beautiful. The company has great difficulty in keeping these homes filled, even though the rent is so very low. On the other hand, there are waiting lists for all the better tenements, and the company is building four to six houses about every year to meet this demand. The Superintendent says, "All but the very cheapest tenements are full. It is difficult to fill them, but there is a big waiting list for good tenements."

The condition of the people is shown by their interest in finances. The Superintendent says, "Fully one-half of the operatives keep a bank account." He tells of one family which he has followed with interest. The father of the family had never worked for Talbot Mills but had done outside work. They came to North Billerica about 20 years ago. Some of the children come to work in the mill. For the past ten years the wages of the family

<sup>&</sup>lt;sup>19</sup> The Professor has written, "Do the employees wholly favor the protection and system afforded by the company? G.F." on the back of this sheet of text.

as a whole have amounted to about \$50 per week. They saved their money and five or six years ago the father bought a farm, rather a large one, and paid for it. Now, one of the sons, the mother and daughter stay at home and mind the farm. They make living expenses for the whole family in this way. The father and the rest of the children still work outside and save their wages. They must be guite well to do.

I have called upon and eaten at the homes of many of the people in this village. At one home I was entertained by music on an upright piano of good make by two different children of the family. Of this same family (they earn their money by working in the mill) one daughter is fitting for college, and one son is at Worcester Academy this year.

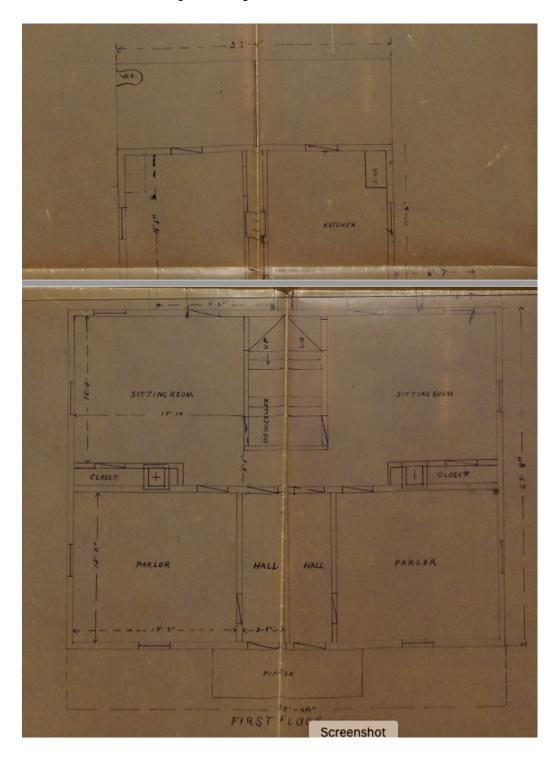
In another family one son has earned all the money, done his studying nights and at evening schools and fitted himself for medical college. He is now in his second year. There are two boys now in colleges in New England, who come from families who work in these mills. They are acquitting themselves with honor.

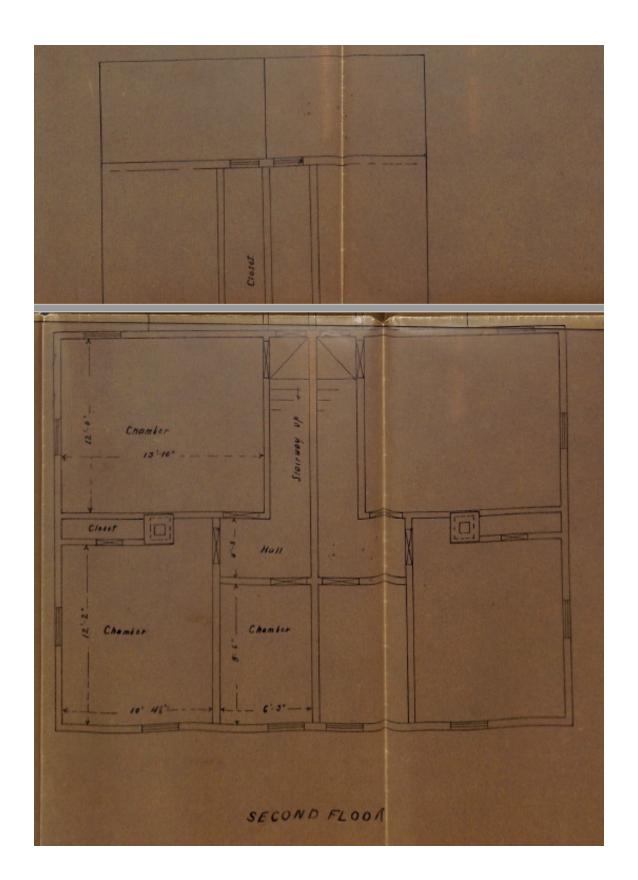
One father said to me once, "I never had much chance at learning, but if my health holds my children shall have a chance." He has two children, boy and girl. Both play the piano well, both are good scholars, and the boy is about ready for college.

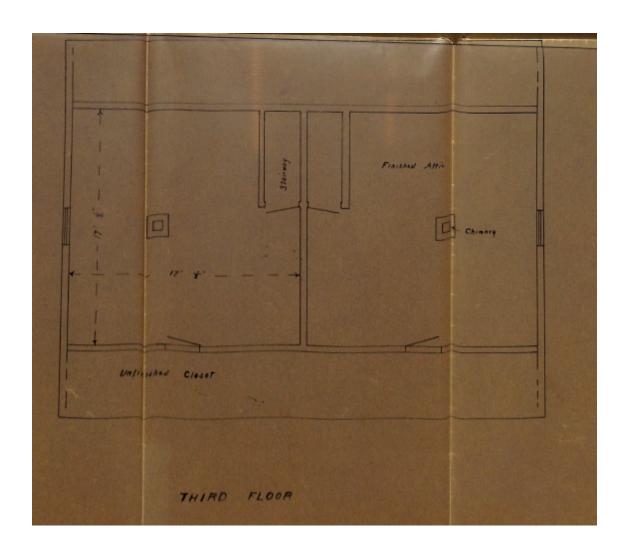
So, I might go on naming incident after incident to show that these influences are having their effect upon the people. It is interesting to go through the village between seven and eight o'clock in the evening in the late spring to see the father working upon a little garden, and the children playing upon clean healthy grass. There is a sharp contrast between the general surroundings here and in the city. And yet this has its dark side. There are a few, but very few, of the men who drink. They have to go out of town to get their liquor, but still evidences of it crop out. The general moral tone is strong and healthy. It gives one hope that perhaps the apparent evils of closely congested city life would be greatly lessened if the people could only be put under better conditions.

## Appendix

Class III Housing Floorplans:







## Photo of Class IV House



## Class IV Housing Floorplans:

