CONTENTS

List of Figures xvii
Preface to Second Edition xxi
Acknowledgments xxiii
Introduction 1

PART I. THE EMERGENCE OF SUBURBIA, 1750–1940

Chapter 1 The Transnational Origins of the Elite Suburb 13

Documents

1-1. RALPH WALDO EMERSON Expresses a Romantic Vision of Nature, 1836 15
1-2. A Suburban Perspective on New York City, 1854 16
1-3. British Horticulturalist J. C. LOUDON Lays the Foundation for a Suburban Ideal, 1838 16
1-4. American Horticulturalist ANDREW JACKSON DOWNING Details the Virtues and Design of Country Living, 1850 18
1-5. A. J. DAVIS Presents a Promotional Plan for Llewellyn Park, New Jersey, 1857 22
1-7. An Early “Advertisement” for Riverside, Illinois, 1869 24

Essays

1-1. KENNETH T. JACKSON, Crabgrass Frontier: The Suburbanization of the United States (1985) 26
1-2. ROBERT FISHMAN, Bourgeois Utopias: The Rise and Fall of Suburbia (1987) 33

Chapter 2 Family and Gender in the Making of Suburbia 45

Documents

2-1. CATHARINE BEECHER Outlines the Proper Role for Women, 1865 47
2-2. CATHARINE BEECHER AND HARRIET BEECHER STOWE Depict “A Christian House,” 1869 50
2-3. Design and Floor Plan of a Suburban Cottage Home, 1887 51
<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-4.</td>
<td>A Doctor Explains the Virtues of Suburbia for Children, 1910</td>
<td>51</td>
</tr>
<tr>
<td>2-5.</td>
<td>An Experienced Suburbanite Counsels Young Women about the Problems of Suburbia, 1909</td>
<td>52</td>
</tr>
<tr>
<td>2-6.</td>
<td>Harriet Beecher Stowe Exhorts Men to Be “Handy,” 1869</td>
<td>55</td>
</tr>
<tr>
<td>2-7.</td>
<td>A Suburban Couple Finds Delight in the Challenge of a Leaky Roof, 1925</td>
<td>55</td>
</tr>
<tr>
<td>2-8.</td>
<td>Another Take on the Joys of Home Improvement, 1910</td>
<td>59</td>
</tr>
</tbody>
</table>

**Essays**


**Chapter 3 Technology and Decentralization**

**Documents**

| 3-1. | A Steam Ferry in New York Harbor, 1840                                   | 72   |
| 3-3. | Horse-Drawn Streetcar, Grand Junction, Colorado, 1887                   | 74   |
| 3-4. | *Oakland Daily Evening Tribune* Celebrates the Work of “Our Street Railroads,” 1876 | 75   |
| 3-5. | Electric Trolley North of Denver, Circa 1910s                           | 76   |
| 3-6. | Automobile and Man in Deep Snow as Trolley Car Passes, Chicago, 1929   | 76   |
| 3-7. | Architectural Pattern Book Introduces the Latest Domestic Technologies, 1887 | 77   |
| 3-8. | Suburban Men and Furnace, 1896                                         | 79   |
| 3-10. | Frederick Coburn Foresees a “Five-Hundred-Mile City,” 1906             | 81   |
| 3-11. | Automotive Writer Herbert Towle Explains the Success of the Automobile, 1913 | 83   |

**Essays**


**Chapter 4 Economic and Class Diversity on the Early Suburban Fringe**

**Documents**

| 4-1. | Ernest Burgess Outlines the Chicago School’s “Concentric Zone Theory,” 1929 | 101  |
| 4-2. | William Dean Howells Describes a Walk about His Suburban Neighborhood, 1872 | 103  |
Chapter 4  The Politics and Character of Suburbia

4-1. Photo Gallery: Social Diversity in Nineteenth-Century Suburbia 106
4-2. Reformer GRAHAM TAYLOR Documents Early Industrial Suburbs, 1915 108
4-3. HARLAN PAUL DOUGLASS Surveys Multiple Suburban Types, 1925 110
4-4. Photo Gallery: Varied Suburban Landscapes 113
4-5. Business Week Reports on the Proliferation of Suburban Department Stores, 1930 117
4-6. Photo Gallery: Early Suburban Shopping Centers 118

Essays
4-1. DAVID M. GORDON, “Capitalist Development and the History of American Cities” (1978) 119

Chapter 5  The Politics of Early Suburbia

Documents
5-1. Social Scientist ADNA WEBER Documents the Trend of Suburban Annexations, 1898 137
5-2. A Detroit Suburb Resists Annexation, 1922 138
5-3. Political Scientist THOMAS REED Calls for Consolidated Metropolitan Government, 1933 140
5-4. Political Consensus: Election Reports from Two Los Angeles Suburbs, 1910 143
5-5. Political Acrimony: The Case of South Gate, a Suburb of Los Angeles, 1925 144
5-6. The Municipalities of Los Angeles County, 1940 146

Essays
5-1. ANN DURKIN KEATING, Building Chicago: Suburban Developers and the Creation of a Divided Metropolis (1988) 147

Chapter 6  Imagining Suburbia: Visions and Plans from the Turn of the Century

Documents
6-1. EBENEZER HOWARD'S Garden Cities of To-Morrow, 1902 166
6-2. Housing Reformer CAROL ARONOVICI Calls for Suburban Planning, 1914 169
6-3. A Planned Industrial Suburb: Firestone Park, Ohio, 1919 170
6-4. Suburban Life Profiles Kenilworth, an Exclusive Suburb of Chicago, 1907 172
6-5. Sears, Roebuck and Co. Advertises Suburban Home Ownership, 1926 175
6-6. Architect CLARENCE STEIN Assesses the Planning for Radburn, New Jersey, 1957 176
6-7. FRANK LLOYD WRIGHT Imagines “Broadacre City,” 1935 181
Essays


Chapter 7  The Other Suburbanites: Class, Racial, and Ethnic Diversity in Early Suburbia 193

Documents

7-1. Developer S. E. Gross Compares European and American Homes, 1890 197


7-3. Two Progressive Reformers Critique Working-Class Home Ownership, 1912 199

7-4. Margaret Byington Profiles the Industrial Suburb of Homestead, Pennsylvania, 1910 199

7-5. The Los Angeles Chamber of Commerce Sells Suburbia to Industrialists, 1927 203

7-6. Mary Helen Ponce Recollects Life in a Mexican-American Suburb, 1993 203


7-8. Photo Gallery: Working-Class Suburbia 208

Essays


Chapter 8  The Tools of Exclusion: From Local Initiatives to Federal Policy 225

Documents

8-1. Suburbanite Frederick Lewis Allen Shares his “Suburban Nightmare,” 1925 228

8-2. J. C. Nichols Makes the Case for Suburban Planning, 1923 230

8-3. Restrictive Deed, East San Diego, California, 1911 234

8-4. A Suburbanite Defends Racial Exclusion in Court, 1933 235

8-5. Weimer and Hoyt Outline the Principles of Urban Real Estate, 1939 237

8-6. White House Panel of Experts Depicts the Ideal Home, 1932 239

8-7. Home Owners Loan Corporation Appraises Los Angeles, 1939 240

Essays


PART II. POSTWAR SUBURBIA, 1940–1970

Chapter 9  Postwar America: Suburban Apotheosis

Documents
9-1. Image Gallery: The Postwar Housing Crisis
9-2. Hundreds Line Up to Buy a Levittown Home, 1949
9-3. Image Gallery: Advertisements for Postwar Suburbs
9-4. Photo Gallery: Postwar Suburbia
9-5. A Levittown Housewife Describes How She Keeps House, 1949
9-6. A Day in the Life of a Suburban Carpool Mother, 1955

Essays

Chapter 10  Culture Wars: Polarized Constructions of Suburban Life

Documents
10-1. Photo Gallery: Popular Media Depicts the Sunny Side of the Suburban Street
10-2. Poet Phyllis McGinley Sings the Praises of Suburban Life, 1949
10-3. Image Gallery: Suburbia As Imagined in Mid-Century Children’s Literature
10-5. The New Yorker Spoofs Suburban Conformity, 1956
10-7. Lewis Mumford Points to the Failures of Modern Suburbia, 1961
10-9. The Trapped Suburban Mother, 1961
10-10. Peter Blake Portrays Suburbia as God’s Own Junkyard, 1964
10-11. Mad Magazine Satirizes Suburbia, 1974
10-12. Suburban Playlist
10-13. Photo Gallery: Visions of Suburban Dysfunction in Popular Culture
Essays


10-2. Robert Beuka, “‘ Cue the Sun’: Soundings from Millennial Suburbia” (2003) 332

Chapter 11 Postwar Suburbs and the Construction of Race 337

Documents

11-1. The *Chicago Defender* Celebrates the Supreme Court’s Ruling on Restrictive Covenants, 1948 340


11-4. Charles Abrams Attacks Housing Discrimination, 1955 344

11-5. Jackie Robinson Testifies to Discriminatory “Beanballs” in Housing, 1959 346

11-6. Civil Rights Advocate Ralph Guzman Reveals Discrimination’s “New Look,” 1956 347


11-9. Whites React to Fears of Black Encroachment in West Atlanta, 1950s 353


Essays


Chapter 12 The City–Suburb Divide 371

Documents

12-1. William Laas Promotes Consolidation as the Cure for “Suburbitis,” 1950 374


12-5. Supreme Court Justice Thurgood Marshall Critiques the Court’s “Giant Step Backwards” on Metropolitan School Desegregation, 1974 380
Essays

12-1. PETER O. MULLER, *The Outer City: The Geographical Consequences of the Urbanization of the Suburbs* (1976) 384

PART III. RECENT SUBURBIA, 1970 TO THE PRESENT

Chapter 13 The Political Culture of Suburbia 405

Documents

13-1. Political Scientist ROBERT WOOD Characterizes Suburban Politics, 1958 408
13-2. Political Analyst KEVIN P. PHILLIPS Documents Suburbia’s Role in the Republican Ascendancy, 1969 410
13-4. Suburban Moms and Kids Battle the Bulldozers, 1971 412
13-5. UCLA Business Professor Argues that Prop. 13 Would Reduce Bloated Government, 1978 413
13-8. GEORGE BUSH Wins with Critical Support of Suburban Fringe, 2004 417

Essays


Chapter 14 Suburban Transformations Since 1970 439

Documents

14-2. Changing Family Roles Take a Toll on Civic Participation, 1982 446
14-3. Gays and Lesbians Revise the Image of Suburbia (or Not), 2006 448
14-5. AARON McGRUDER Shakes Up Suburbia on the Comic Page, 1999 451
14-6. A Reporter Documents Ethnic Diversity in Atlanta’s Suburbs, 1999 452
14-7. Suburban Asian Malls Eclipse Urban Chinatowns, 2003 453
14-8. Wei Li Defines the Ethnoburb and Its Implications, 2009 455
14-9. Asian Indians Follow Suburban Dreams in Middlesex County, New Jersey, 2005 456
14-11. Photo Gallery: Diverse Suburbia 462
14-13. Suburban Dreams Materialize atop a Shopping Center in Zhuzhuo, China, 2012 468

Essays

Chapter 15 Economic and Class Transformations 489

Documents
15-1. Journalist Joel Garreau Names and Defines the Edge City, 1991 493
15-3. Big City Mayor William Hudnut Profiles America’s “First Tier” Suburbs, 2003 499
15-5. Photo Gallery: “Have” and “Have Not” Suburbia, 1989 to 2015 503
15-6. Inequality Pervades Contemporary Suburbia, 2013 506
15-7. America’s Top One Percent Lives in the Suburbs, 2014 507
15-10. A British Journalist Describes the Crisis of the Suburban Middle Class in America, 2010 514
15-12. New Regionalists Argue That All Boats Rise When Metro Equity Prevails, 2000 519
## Chapter 16 Our Town: Enduring Exclusion in Recent Suburbia

### Documents

<table>
<thead>
<tr>
<th>Document</th>
<th>Title</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>16-2</td>
<td>The New Jersey Supreme Court Rejects Exclusionary Zoning in Its Developing Suburbs, 1975</td>
<td></td>
</tr>
<tr>
<td>16-3</td>
<td>South Jersey Residents Stand in Line for Affordable Suburban Housing, 2003</td>
<td></td>
</tr>
<tr>
<td>16-4</td>
<td>Residents of Mount Laurel, New Jersey, Enjoy Fair Share Housing, 2002</td>
<td></td>
</tr>
<tr>
<td>16-5</td>
<td>The Philadelphia Inquirer Examines CC&amp;Rs, 1991</td>
<td></td>
</tr>
<tr>
<td>16-6</td>
<td>A Black Suburb Debates Privacy, 1996</td>
<td></td>
</tr>
<tr>
<td>16-7</td>
<td>Commentator David Boaz Explains the Virtues of Gated Communities, 1996</td>
<td></td>
</tr>
<tr>
<td>16-8</td>
<td>The Shooting of Trayvon Martin Revives Debate Over Gated Communities, 2012</td>
<td></td>
</tr>
<tr>
<td>16-9</td>
<td>Photo Gallery: Contemporary Gated Communities</td>
<td></td>
</tr>
<tr>
<td>16-10</td>
<td>Mansionization Sets Off a Suburban Culture Clash, 2013</td>
<td></td>
</tr>
<tr>
<td>16-11</td>
<td>Anti-Immigrant Sentiments Burn in Long Island, 2006</td>
<td></td>
</tr>
<tr>
<td>16-12</td>
<td>Suburbanites in Northern California Resist Subsidized Housing Tenants, 2006</td>
<td></td>
</tr>
<tr>
<td>16-13</td>
<td>Violence in the Suburb of Ferguson, Missouri, Sparks a National Crisis, 2014</td>
<td></td>
</tr>
</tbody>
</table>

### Essays

<table>
<thead>
<tr>
<th>Essay</th>
<th>Title</th>
<th>Author</th>
<th>Year</th>
</tr>
</thead>
</table>

## Chapter 17 The Future of Suburbia

<table>
<thead>
<tr>
<th>Document</th>
<th>Title</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>17-1</td>
<td>James Howard Kunstler Condemns Suburban Sprawl, 1994</td>
<td></td>
</tr>
<tr>
<td>17-3</td>
<td>Inner-Suburb Mayor Proposes “Sprawl Warning,” 2003</td>
<td></td>
</tr>
<tr>
<td>17-4</td>
<td>Photo Gallery: Recent Suburban Development, Denver, Colorado</td>
<td></td>
</tr>
<tr>
<td>17-5</td>
<td>Urban Scholar Robert Bruegmann Critiques the “Antisprawl” Movement, 2000</td>
<td></td>
</tr>
<tr>
<td>17-6</td>
<td>Urban Expert Joel Kotkin Argues that Americans Prefer Suburbia, 2013</td>
<td></td>
</tr>
<tr>
<td>17-7</td>
<td>Fortune Magazine's Leigh Gallagher Foresees the End of Conventional Suburbia, 2013</td>
<td></td>
</tr>
<tr>
<td>17-8</td>
<td>Journalist Alan Ehrenhalt Predicts America’s Coming “Demographic Inversion,” 2008</td>
<td></td>
</tr>
<tr>
<td>17-9</td>
<td>Charter of the Congress for the New Urbanism, 1996</td>
<td></td>
</tr>
<tr>
<td>Section</td>
<td>Title</td>
<td>Page</td>
</tr>
<tr>
<td>---------</td>
<td>----------------------------------------------------------------------</td>
<td>------</td>
</tr>
<tr>
<td>17-10.</td>
<td>Photo Gallery: New Urbanism</td>
<td>593</td>
</tr>
<tr>
<td>17-11.</td>
<td>Architect-Planner Peter Calthorpe Sketches an “Urban” Path to Sustainable Living, 2013</td>
<td>594</td>
</tr>
<tr>
<td>17-12.</td>
<td>The State of Maryland Plans for Smart Growth, 2011</td>
<td>597</td>
</tr>
<tr>
<td>17-13.</td>
<td>Photo Gallery: “Sustainability” in Recent Suburbia, 2014</td>
<td>600</td>
</tr>
<tr>
<td>17-14.</td>
<td>The Challenges of Retrofitting Levittown, 2005</td>
<td>602</td>
</tr>
<tr>
<td>17-16.</td>
<td>A New Urbanist Suburb Guides Neighbors on How to Socialize, 2005</td>
<td>608</td>
</tr>
<tr>
<td>17-17.</td>
<td>Journalist Charles McGrath Offers a Coda for the Suburban Dream, 2000</td>
<td>611</td>
</tr>
</tbody>
</table>

Copyright Information

Index