

Contents

Tables and Figures	ix
Acknowledgments	xi
I. Introduction	
1. Overview	3
2. How Garden Cities Became the Standard for the Development of American Suburbs	13
II. Setting the Scene	
3. Generations of Babbitts and Ebenezers	29
4. Some Historical Themes and Sensibilities	35
5. Public Lands and the Native Population	42
6. Visions of the Twenty-first Century	49
III. Notes on Suburbanization	
7. The Suburbs According to Richard T. Ely in 1902	57
8. Patterns of Transportation and Metropolitanization, 1900–2000	66
IV. The Record: 1900–2000	
9. Structuring the Political Economy of America, 1900–30	87
10. Restructuring America: 1930 Through World War II	117
11. Restructuring Continued: The Fractious Postwar Period	137
12. Destructuring America, 1968–2000	156

V. Looking Onward

13. The Metropolitan System in Gear	185
14. Remaking America in the Twenty-first Century	198
Appendix: "A Short History of S&Ls"	213
Notes	219
Index	241
About the Author	259

Tables and Figures

Tables

6.1 Increase in U.S. Population by Decade	52
7.1 Percent “Urban” in U.S. Population, 1790–2000	60
8.1 Percentage of Nation’s Population Growth by Region, Half-Centuries, 1850–2000	69
8.2 Population of Top Twenty Metropolitan Areas, 1860–2000	78
8.3 Top Twenty Metropolitan Areas, 1990–2000	80
8.4 Land Area and Population Per Square Mile in Selected Standard Metropolitan Areas, 1960	81
8.5 Acreage by Category of Land Use, Augusta, Georgia	82

Figures

2.1 Portrait of Ebenezer Howard	14
2.2 (a, b) Diagrams of Ebenezer Howard’s “Social City”	20–21
2.3 Howard’s Analysis of Occupancy Costs in a Social City	22
3.1 Generations in Power, 1900–2000	33
5.1 U.S. Territorial Acquisitions	43
5.2 Land Given to Railroads	45
5.3 Land Taken from Tribes	46
8.1 My Christaller-type View of the United States	71
8.2 Diagram of Change in Transportation Factors	72
9.1 Gluyas Williams’s Cartoon About Tudor City	104
9.2 Knickerbocker Village	105
12.1 Construction in the United States, 1960–2000	170