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UNITED WE STAND.

THE RESULTS OF CO-OPERATION

An Abridged History of the Building Associations of Philadelphia—Useful Statistics for the Economical and the Prudential to Make Note of.

Prior to 1849, although certain persons banded themselves together for the purchase of dwellings, placing their money in the hands of trustees, there is no record of any incorporated building association. But the primitive co-operation building schemes proved so successful, and were so markedly beneficial to those who had joined them, that in 1849 the Weccaco, the first incorporated building association, was chartered. This association, under good and honest management, thrived well, and in the next year twenty associations were chartered. The subsequent tables show the number of associations chartered in this city from 1851 to 1875, inclusive:

1851	271	4194	668	1873	2535	19076	255
1852	449	5121	679	1874	3131	12384	233
1853	493	4382	208	1875	2277	2191	227
1854	617	3218	176	1876	3277	11398	311
1855	738	3413	133	1877	3734	12339	304
1856	872	4712	171	1878	3833	13839	276
1857	1011	5788	224				

Incorporated by Act of Assembly, 29

It will be seen that the total charters granted from 1849 until 1875 (inclusive) was 692, at an average of over 25 per annum. It is worth noting that in the years succeeding the war the organization increased largely in numbers, a fact which is generally attributed to the desire of the workingmen to provide against the pressure of the hard times which, they foresaw, were rapidly approaching. They knew that a reaction would inevitably follow the excitement incident to the war, and wisely prepared against future contingencies. Thus from 1865 until 1874—the panic, which seems to have been forecasted by these shrewd men, was in 1873—the number of associations chartered yearly rapidly increased.

In addition to the incorporated building associations there are from 75 to 100 societies in existence which hold no charters. However, it is not the object of this article to treat of any save incorporated societies, and this fact is mentioned merely as having a possible statistical bearing upon the subject.

And now as to the success of the chartered associations. A gentleman who has studied the subject carefully for many years said recently, referring to the figures above given: "The charter in itself indicates the existence of an organization ready for business, and as subscribers for capital are in the shape of monthly subscriptions, the difficulties which usually attend the organization of a business corporation do not exist. Six per cent. of those chartered will, I am satisfied, more than cover all abortive associations, and this will leave at least 650 incorporated building associations in actual operation in this city from January 1, 1849, to January 1, 1876.

Inasmuch as ten years is assumed by all good building association men to be a fair average time for winding up an association, it may be assumed that on the 1st of January, 1876, 450 were in operation, while 200 had been finally wound up.

As an evidence of the loans on bond and mortgage made by building associations of this city from 1849 to 1876 the following will prove suggestive:

1849	5	1262	271
1850	104	1614	249
1851	187	1961	299
1852	312	1851	269
1853	449	1667	246
1854	582	1868	275
1855	719	1869	276
1856	856	1870	277
1857	1011	1871	278
1858	1168	1872	279
1859	1325	1873	280
1860	1482	1874	281
1861	1639	1875	282
1862	1796		283
1863	1953		284
1864	2110		285
1865	2267		286
1866	2424		287
1867	2581		288
1868	2738		289
1869	2895		290
1870	3052		291
1871	3209		292
1872	3366		293
1873	3523		294
1874	3680		295
1875	3837		296
1876	3994		297
1877	4151		298
1878	4308		299
1879	4465		300
1880	4622		301
1881	4779		302
1882	4936		303
1883	5093		304
1884	5250		305
1885	5407		306
1886	5564		307
1887	5721		308
1888	5878		309
1889	6035		310
1890	6192		311
1891	6349		312
1892	6506		313
1893	6663		314
1894	6820		315
1895	6977		316
1896	7134		317
1897	7291		318
1898	7448		319
1899	7605		320
1900	7762		321
1901	7919		322
1902	8076		323
1903	8233		324
1904	8390		325
1905	8547		326
1906	8704		327
1907	8861		328
1908	9018		329
1909	9175		330
1910	9332		331
1911	9489		332
1912	9646		333
1913	9803		334
1914	9960		335
1915	10117		336
1916	10274		337
1917	10431		338
1918	10588		339
1919	10745		340
1920	10902		341
1921	11059		342
1922	11216		343
1923	11373		344
1924	11530		345
1925	11687		346
1926	11844		347
1927	12001		348
1928	12158		349
1929	12315		350
1930	12472		351
1931	12629		352
1932	12786		353
1933	12943		354
1934	13100		355
1935	13257		356
1936	13414		357
1937	13571		358
1938	13728		359
1939	13885		360
1940	14042		361
1941	14199		362
1942	14356		363
1943	14513		364
1944	14670		365
1945	14827		366
1946	14984		367
1947	15141		368
1948	15298		369
1949	15455		370
1950	15612		371
1951	15769		372
1952	15926		373
1953	16083		374
1954	16240		375
1955	16397		376
1956	16554		377
1957	16711		378
1958	16868		379
1959	17025		380
1960	17182		381
1961	17339		382
1962	17496		383
1963	17653		384
1964	17810		385
1965	17967		386
1966	18124		387
1967	18281		388
1968	18438		389
1969	18595		390
1970	18752		391
1971	18909		392
1972	19066		393
1973	19223		394
1974	19380		395
1975	19537		396
1976	19694		397
1977	19851		398
1978	20008		399
1979	20165		400
1980	20322		401
1981	20479		402
1982	20636		403
1983	20793		404
1984	20950		405
1985	21107		406
1986	21264		407
1987	21421		408
1988	21578		409
1989	21735		410
1990	21892		411
1991	22049		412
1992	22206		413
1993	22363		414
1994	22520		415
1995	22677		416
1996	22834		417
1997	22991		418
1998	23148		419
1999	23305		420
2000	23462		421
2001	23619		422
2002	23776		423
2003	23933		424
2004	24090		425
2005	24247		426
2006	24404		427
2007	24561		428
2008	24718		429
2009	24875		430
2010	25032		431
2011	25189		432
2012	25346		433
2013	25503		434
2014	25660		435
2015	25817		436
2016	25974		437
2017	26131		438
2018	26288		439
2019	26445		440
2020	26602		441
2021	26759		442
2022	26916		443
2023	27073		444
2024	27230		445
2025	27387		446
2026	27544		447
2027	27701		448
2028	27858		449
2029	28015		450
2030	28172		451
2031	28329		452
2032	28486		453
2033	28643		454
2034	28800		455
2035	28957		456
2036	29114		457
2037	29271		458
2038	29428		459
2039	29585		460
2040	29742		461
2041	29899		462
2042	30056		463
2043	30213		464
2044	30370		465
2045	30527		466
2046	30684		467
2047	30841		468
2048	30998		469
2049	31155		470
2050	31312		471
2051	31469		472
2052	31626		473
2053	31783		474
2054	31940		475
2055	32097		476
2056	32254		477
2057	32411		478
2058	32568		479
2059	32725		480
2060	32882		481
2061	33039		482
2062	33196		483
2063	33353		484
2064	33510		485
2065	33667		486
2066	33824		487
2067	33981		488
2068	34138		489
2069	34295		490
2070	34452		491
2071	34609		492
2072	34766		493
2073	34923		494
2074	35080		495
2075	35237		496
2076	35394		497
2077	35551		498
2078	35708		499
2079	35865		500
2080	36022		501
2081	36179		502
2082	36336		503
2083	36493		504
2084	36650		505
2085	36807		506
2086	36964		507
2087	37121		508
2088	37278		509
2089	37435		510
2090	37592		511
2091	37749		512
2092	37906		513
2093	38063		514
2094	38220		515
2095	38377		516
2096	38534		517
2097	38691		518
2098	38848		519
2099	39005		520
2100	39162		521
2101	39319		522
2102	39476		523
2103	39633		524
2104	39790		525
2105	39947		526
2106	40104		527
2107	40261		528
2108	40418		529
2109	40575		530
2110	40732		531
2111	40889		532
2112	41046		533
2113	41203		534
2114	41360		535
2115	41517		536
2116	41674		537
2117	41831		538
2118	41988		539
2119	42145		540
2120	42302		541
2121	42459		542
2122	42616		543
2123	42773		544
2124	42930		545
2125	43087		546
2126	43244		547
2127	43401		548
2128	43558		549
2129	43715		550
2130	43872		551
2131	44029		552
2132	44186		553
2133	44343		554
2134	44500		555
2135	44657		556
2136	44814		557
2137	44971		558
2138	45128		559
2139	45285		560
2140	45442		561
2141	45599		562
2142	45756		563
2143	45913		564
2144	46070		565
2145	46227		566
2146	46384		567
2147	46541		568
2148	46698		569
2149	46855		570
2150	47012		571