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Philadelphia Tribune (1912-2001); Mar 31, 1962;
ProQuest Historical Newspapers: Philadelphia Tribune (1912-2001)
pg. 11

Residents Blast 'Deplorable' Conditions at Montana Gardens Apartments

Tenants Claim They Are Without Heat, Hot Water, Fire-Alarm System; Call Premises Rat-Ridden, Roach-Infested

By WILLIAM J. DANIELS

Tenants in the New Montana Gardens, privately owned apartment houses, 251-279 e. Montana st., Germantown, are aroused over what they describe as "deplorable" conditions there. Their resentment reportedly stems from the landlord's refusal to supply the basic needs for safe and normal living.

They contend that their apartments are without heat, hot water, and adequate fire-alarm system and fire-fighting equipment (fire extinguishers, sand, ropes, etc.)

Tenants complain that they have had heat and hot water for no more than two weeks during the entire winter. And this, they said, was spasmodically. They contend they have had to burn gas to heat their apartments.

BAD PLUMBING

Tenants assert that trash is collected only once a month, and that they also are plagued by bad plumbing (leaky faucets, clogged up toilets).

Mrs. Elizabeth Bayard, of building 257, mother of three children, said youngsters in New Montana Gardens probably were absent from school this winter more than any other pupils in the city due to severe colds. She calls the premises a "rat-ridden, roach-infested ghetto whose whole appearance mars a fairly decent neighborhood."

FILE COMPLAINT

Mrs. Bayard, as do the other tenants, complain bitterly that they are not given the basic necessities the landlord reportedly promised to give them. She said a group of tenants filed a complaint with the Department of Licenses and Inspections, and the Board of Health, but nothing has been done to correct the problem.

New Montana Gardens comprises 15 small, two-story row houses which have been converted into apartment houses. They are under the management of the Chase & Walker Co., 1606 Locust st.

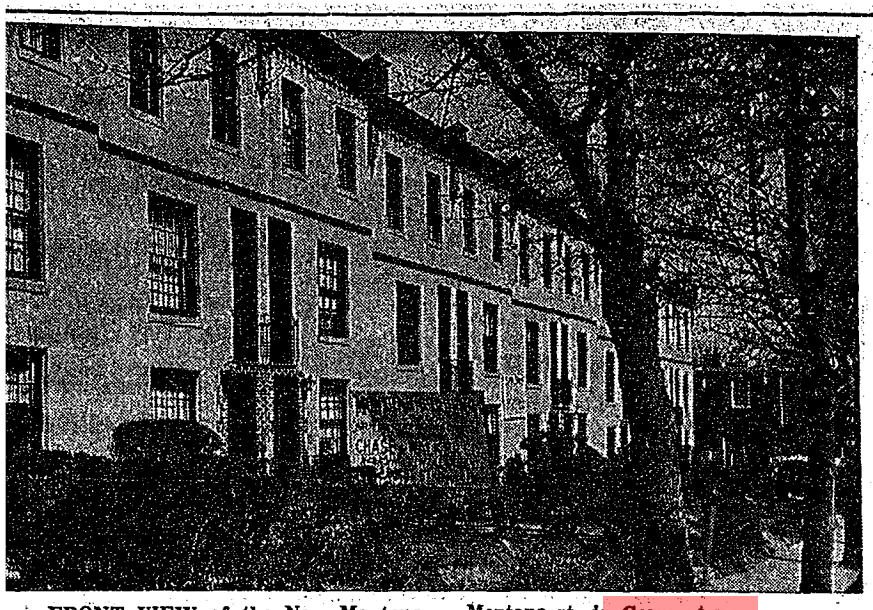
There are two apartments on the second floor, which rent for $65 a month, and one on the first floor, formerly the basement, which rents for $55 a month.

RENT RAISED

The rent, according to Mrs. Bayard, was raised $5 last October over protests of the tenants. They appealed it before the Mayor's Fair Rent Commission, at which time representatives from the Chase & Walker Co. were present.

The representatives, Mrs. Bayard said, were ordered to make certain repairs, most of which still have not been done. But the rent hike remains in effect she said.

The Tribune on Wednesday informed the Chase & Walker office of the complaints it has received from several tenants at New Montana Gardens. An agent, a Mr. Goldberg, admitted that the conditions exist at the properties. But added that his company is planning to correct them.



FRONT VIEW of the New Montana Gardens Apartment houses at 251-279 E. Montana st., in Germantown.

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