

Los Angeles Parks
Workmen's Houses in the Krupp Colonies
Brook Farm, Tuxedo Park, N. Y.

Object Lessons from San Francisco
Garden Work in September
Suburban Work of Lawrence Visscher Boyd

Vol. X

SEPTEMBER, 1906

No. 3



House & Garden



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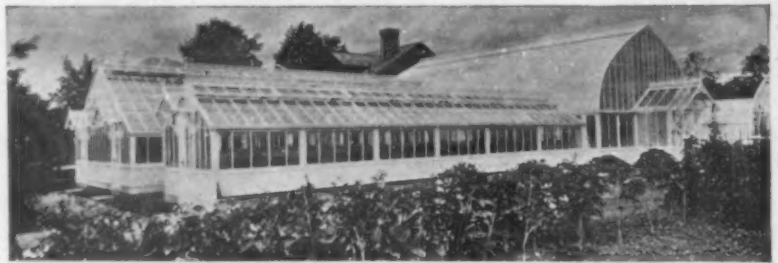
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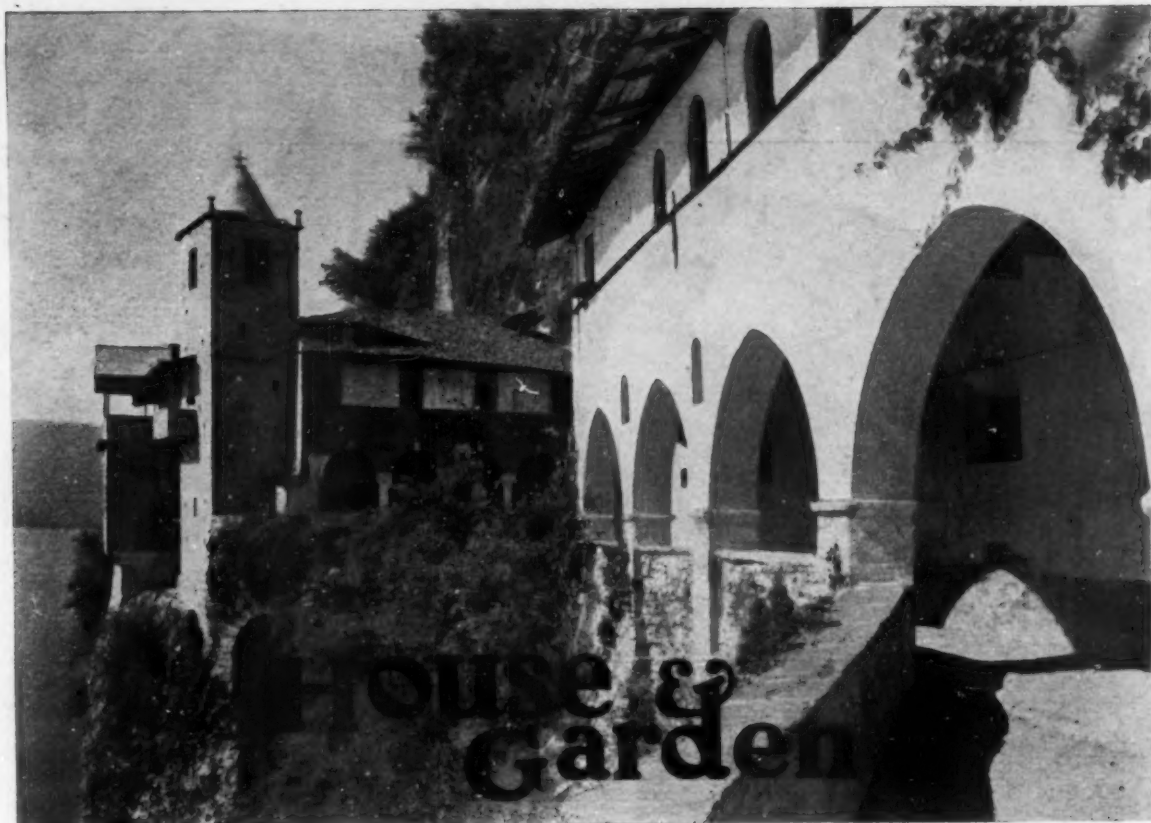
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CONTENTS FOR SEPTEMBER, 1906

One Source of Color Values—Illustrating Mr. Louis C. Tiffany's significant handling of things greater than architecture and one source of his strength in color	<i>Samuel Howe</i>	104
Los Angeles Parks	<i>Charles Mulford Robinson</i>	114
The Portable House	<i>Livingston Wright</i>	118
Digby Doorways and Decorations.....	<i>Phebe Westcott Humphreys</i>	119
German Model Houses for Workmen—I. The Krupp Colonies.....	<i>William Mayner</i>	122
Brook Farm, Tuxedo Park, N. Y.	<i>Donn Barber, Architect</i>	130
Some Object Lessons from San Francisco	<i>F. W. Fitzpatrick</i>	132
Rural England	<i>"Palamedes" in the Cornhill Magazine</i>	139
Residence of F. E. Platt, Esq., Scranton, Pa.	<i>E. G. W. Dietrich, Architect</i>	144
The Berzelius Club—Yale University.....	<i>George Lanctot</i>	146
The First County Park System in America—IV	<i>Frederick W. Kelsey</i>	148
Garden Work in September.....	<i>Ernest Hemming</i>	153
Suburban Work of Lawrence Visscher Boyd, Architect.....		155
House and Garden Correspondence.....		156

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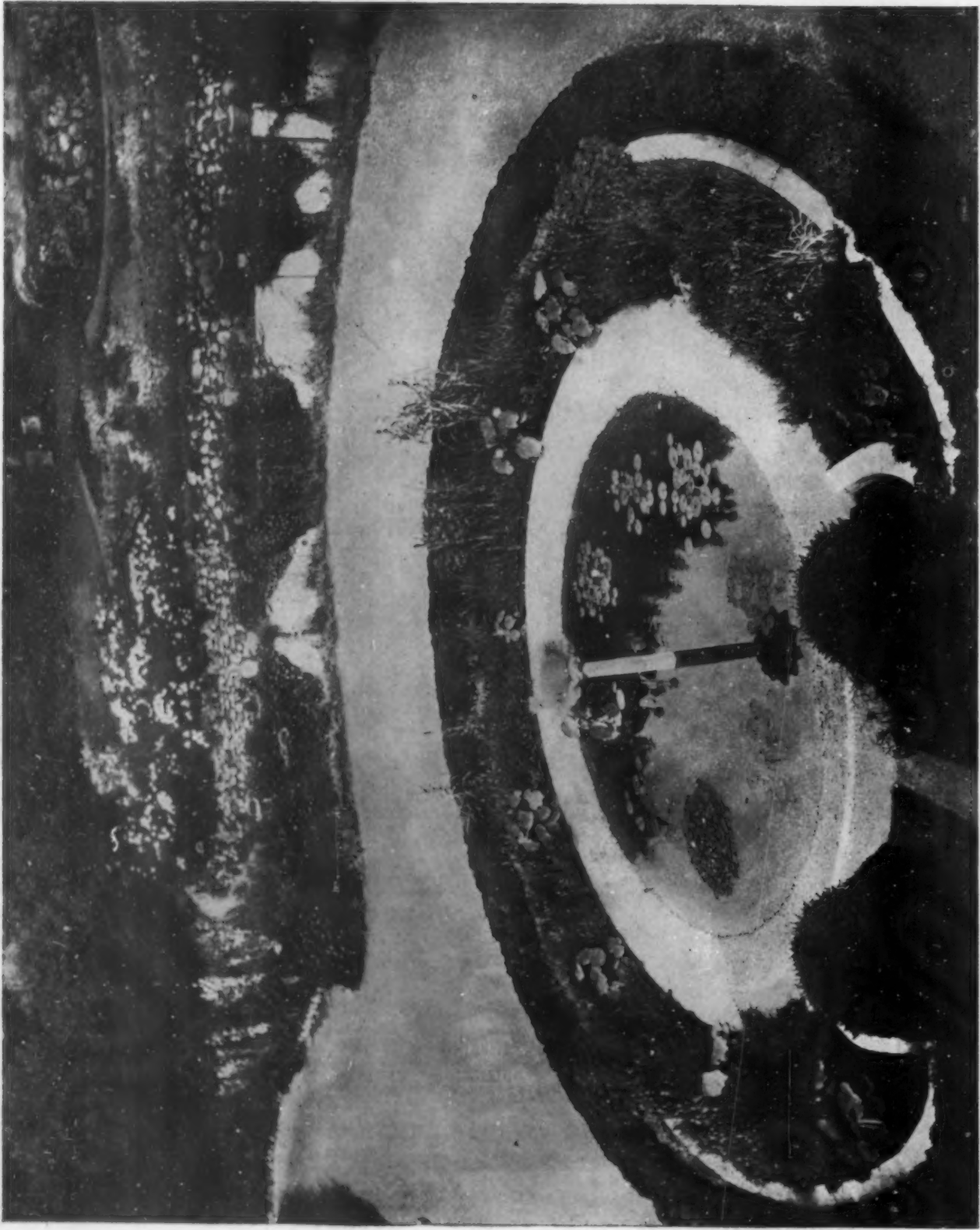
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VIEW OF THE COURT FROM ONE OF THE UPPER WINDOWS

The fountain stands in the large shallow saucer made of Portland cement concrete, lined with small white pebbles and filled with water. Lilies, irises and other water-loving plants form a wide border outside the rim. A hedge of box completes the circle

House and Garden

Vol. X

September, 1906

No. 3

ONE SOURCE OF COLOR VALUES

ILLUSTRATING MR. LOUIS C. TIFFANY'S SIGNIFICANT HANDLING OF THINGS GREATER THAN ARCHITECTURE,
AND ONE SOURCE OF HIS STRENGTH IN COLOR

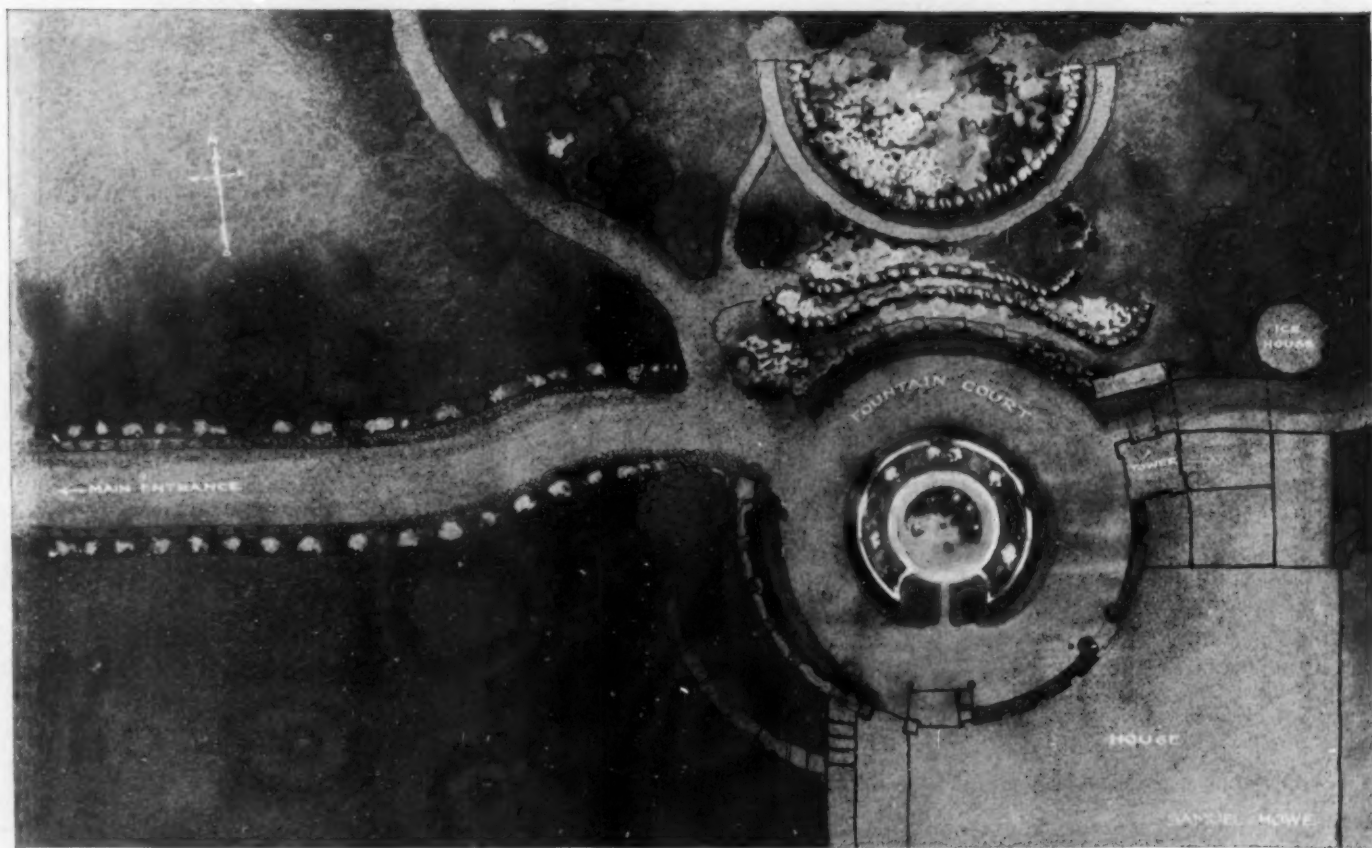
BY SAMUEL HOWE

Photographs by Mr. Tiffany

WHERE on earth is a palette so rich, so intoxicating as a garden of flowers in the month of June? Where is there an art more fascinating than the art of the mosaicist and enamelist?

For years a Painter has given himself up to the peculiar study of transmitting beauties of nature to elements of decoration. Here has he lived for twenty years, working and resting and working again. The garden his school, the flower his companion, his friend, and his inspirer. Madcap

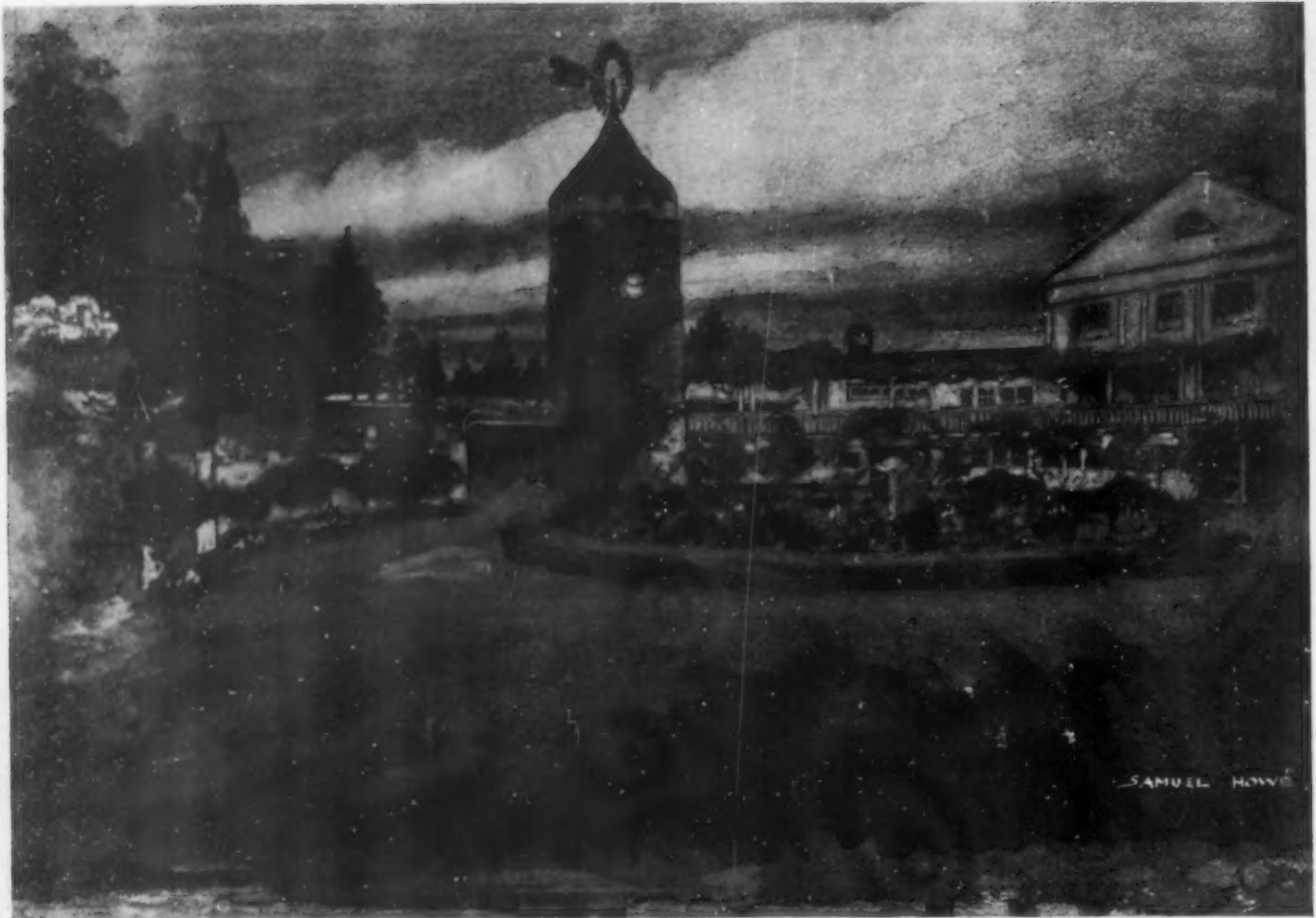
charm, coaxing him forward with gentle banter and roguish glee, setting a pace painter or craftsman could not follow, exhibiting tempting glimpses of rainbow brightness for a brief moment, then—snatching them away. Was painter ever wooed like this? Fickle flowers as color standard of measurement, changing every light. In these living flowers has the Painter found expression for his dreams, no undue emphasis, no false note, his designs showing movement of perfect simplicity. "I can't get the



THE PLAN OF THE COURT

The house and tower forming one half of the circle the remaining part being shaped by the lower wall of the stone terrace and the trellis which stands free. The court is level and is about 100 feet across. From a sketch by the Author.

House and Garden



View illustrating the planting of trees and the building of terraces giving a certain sense of security against high winds and a background for flowers. From a sketch by the Author

color of this azalea, the shape—yes, the color—no. Chemical science cannot produce the exact tone. I can but just catch the shade of the flower in a certain light. What is to be done." Perhaps the flower knew the secret, but it would not tell.

The central idea, the soul of this beautiful place is The Fountain Court. This circle of interest is the home of the flowers and of the family. The flowers first because they are the guests—the neighbors of the family, who keenly compete to discover just the right place to husband and to entertain their royal

guests in the kingdom of man. That I am in the realm of lofty and beautiful work, work full of character and brilliancy is obvious. It convinces

me that my host is poet as well as painter, while the fine wholesomeness of the "lay-out" proves that he is no mean student of the practical needs of his larger, as well as his immediate family.

The Painter's house is built on the side of the hill fronting the lake. In a right-about-face kind-of-a-way, it also forms a rather large portion of the Circle, running fully halfway round, stretching its



SOUTHERN ELEVATION OF HOUSE SHOWING STEPS LEADING TO A GRASS-COVERED TERRACE

One Source of Color Values

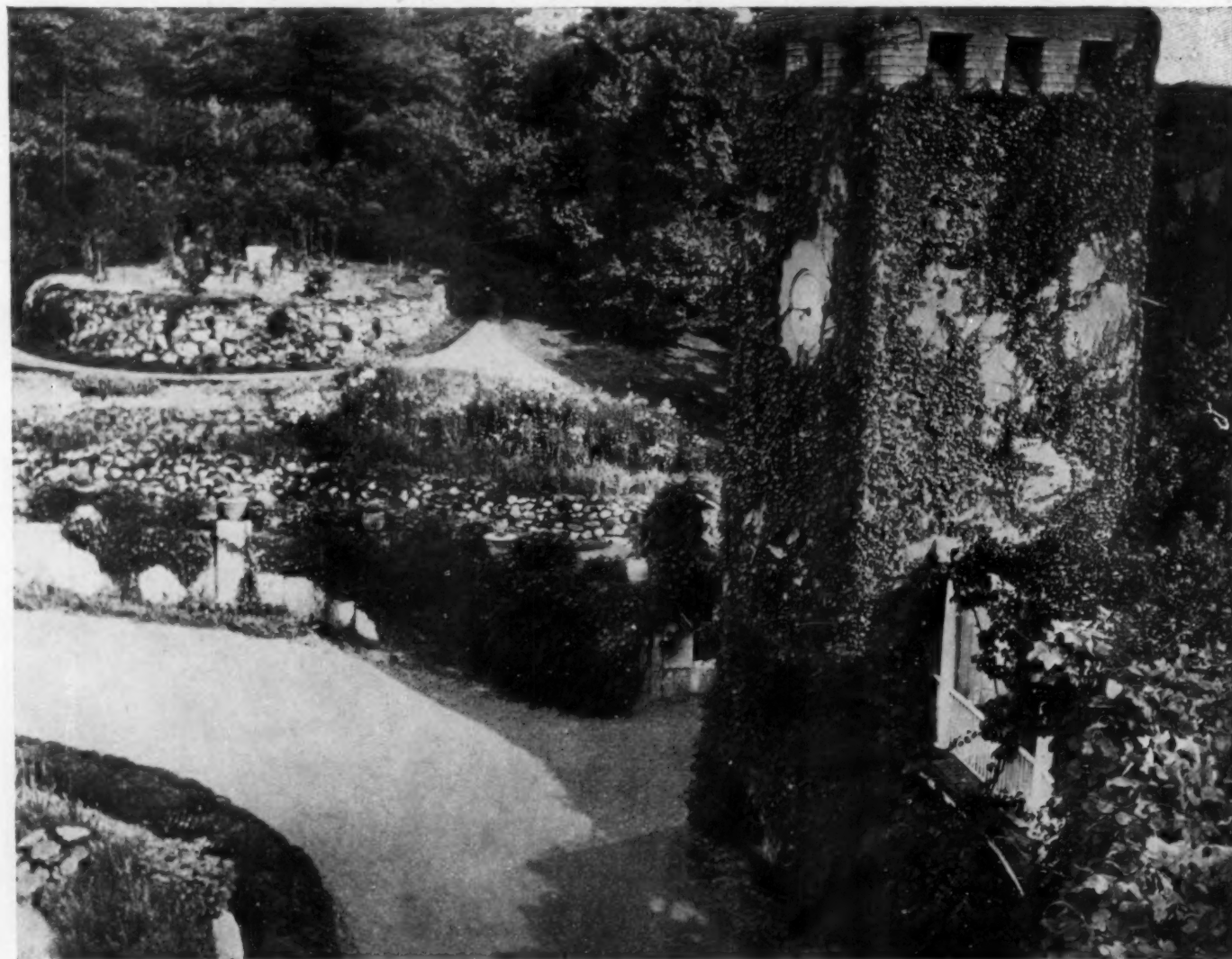
service wing till it connects with the water-tower and gateway. There is scarcely an enrichment, moulding or carving anywhere, inside or out. Things generally centre and there is a well-defined philosophy about it all. The house being the essential adjunct to a beautiful garden—a shelter for the family, nothing more, ample, but modest, the attitude of a man of refinement—a painter, a poet in the face of the beauties of nature, grappling with the plan on the "site" instead of in the drawing office.

The lofty trees of the native woods come close up to the house, half burying it, so that only the circle frontage can be seen, the greater part so covered with creepers as to conceal all but the glass of the windows. The creepers frame the openings, giving a charm and graceful unity to everything. They are great travellers, verily—tramps. They go underground, across door-heads, over cornices, stopping up gutters, filling odd corners, doing no end of mischief, far more than the gardeners enjoy. Yet who would check them, the truants. What harmonizers! What decorative artists! By an ingenious arrangement,

piers of stone, cemented and whitewashed like the arcade at the northern end, are built at regular intervals with beams, level with the top of the windows, connecting, the tramp creepers doing the rest. Can architectural embellishment, pediment or cornice surpass the fringe of living glory presented by the creepers? Always in style; exempt from even the dictation of Dame Fashion! Always mellowing, softening, harmonizing whithersoever they go.

The centre of the Circle is a pool of clear water, hedged in with box, some fifty years old, adjusted and replanted to fit the Circle, and—irises. And standing erect and bold, a Fountain. It is of mosaic, delicate and earnest in its simplicity, toning in with the color of things. As the wind ruffles the surface of the pool, the reflections of house, tree-tops, terrace and flowers dance to this, the one glad joy-song of skilled craftsmanship in a beautiful chorus, the benediction of the flowers.

The terraces are dry wall-gardens, built with a slope to retain the bank of earth, and give lodgment and protection for plants, ferns, cacti that prefer



THE TOWER AND COURT FROM THE UPPER WINDOWS

House and Garden



A SECOND ILLUSTRATION OF THE FRONT ENTRANCE

this kind of home. Here is a chance the Painter accepted immediately. That of making the walls of the terrace repeat the tone of the house, by adding large masses of greyish-white alyssum, arabis and cerastium, stone-crops and silvery saxifrage, balancing the picture dramatic and vivid. There is a little golden-colored creeper which defies all rules of etiquette and order by running riot over walks, walls and beds, wreathing them in a sea of color, gorgeous and sunny. Of the herb, stream, and wild garden there is not space to write, or the rock-walled garden for the shade and the marsh garden.

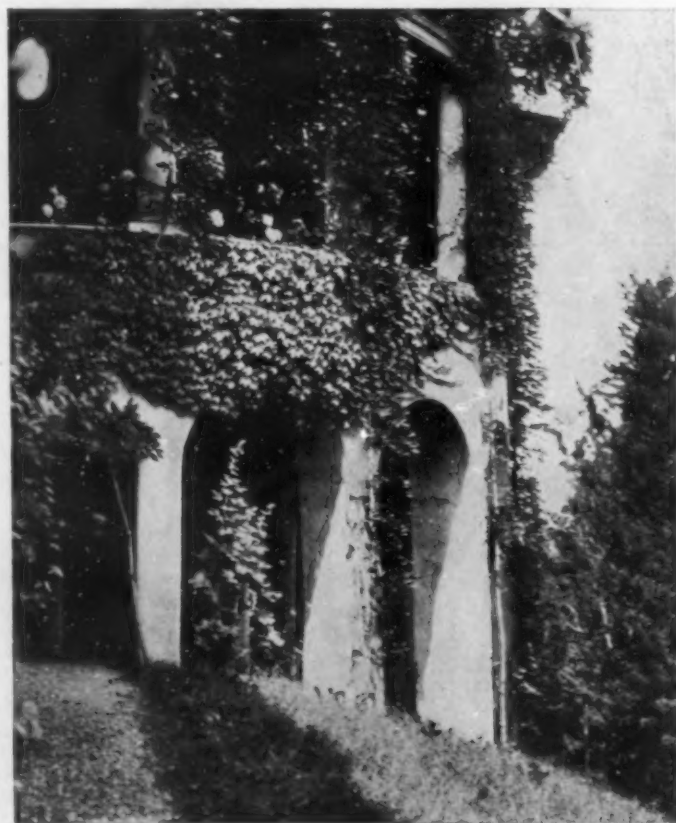
Under the trees at the side of the house a winding path leads through the arcade, skirting the lily-pond, where once a many-colored mosaic dragon threatened all comers, to the lower terrace and the "grandmother garden" beyond. This path is a dream in its picturesque half-light, a Gothic cloister of shade, the native woods stretching their long motherly arms across it till they reach the house, casting a grateful shadow over everything. The stone arcade looms big and bold, diapered with lacework of tiny shadows against its whitened surface. The glossy leaves of the mystic ground-myrtle, spotted with its stars of blue, forming a carpet for our feet and covering the base of things. Love of these native woods has led to their preservation. They are not simply tolerated, but preferred.

"This is the natural home of the birch, both black and yellow; of the chestnut and of the oak.

Occasionally an evergreen pine or hemlock darkens or a dogwood brightens things. We have also maple and silver beech. When the old chestnuts get disturbed,—blown over and uprooted, or die out, we plant others of the same kind, and so restore the woods. What I mean is—that I do not want 'specimen trees.' I much prefer trees of the neighborhood. They belong here. It is their place. They are part of our American life, expressing naturally our homes. You spoke of France a moment ago. What beautiful things she would do with woods like these!" said my host, as we walked along.

The Painter's innate love of trees that are indigenous is very marked. Their rugged eloquence is music to his ears. Of course many of our flowers and plants are of Oriental origin, coming from Asia Minor and the Balkan Peninsula, through the Netherlands. This was in the sixteenth century. The same catholicity of taste rejects double flowers where single ones are to be had and prefers a hedge of box, hemlock, arbor-vitæ, privet, rhododendrons, or holly to any other.

Many places in England owe much of their charm to the old "skittle or bowling-green," a long, level stretch of closely cut lawn. In a measure this is here made up for by the careful rolling and mowing of the outer edge of the meadow, forming a frame. This humanizing of the edge of things is very

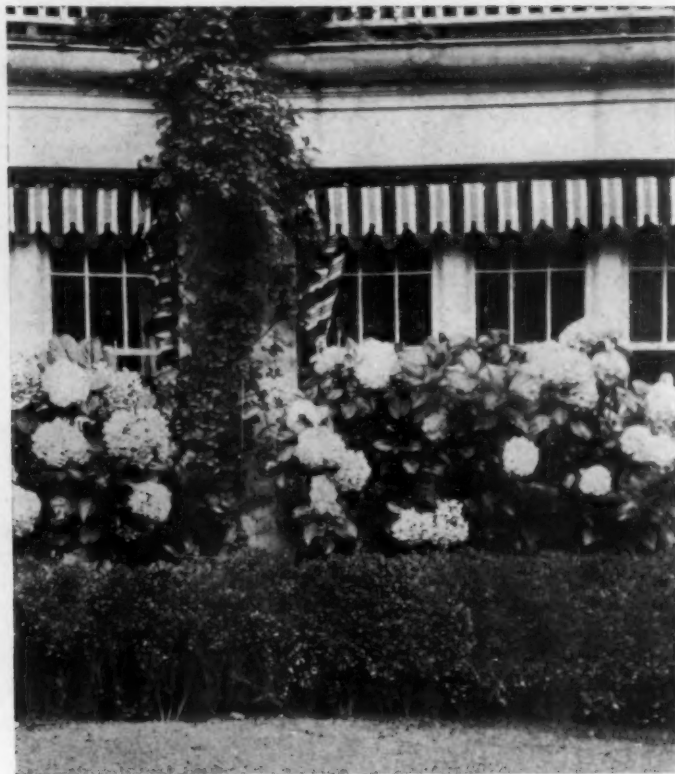


VINE-COVERED CONCRETE ARCHES AND MAIN VERANDA ON THE WESTERN SIDE OF THE HOUSE

One Source of Color Values



A GARDEN ENTRANCE WITH A CORONET OF LEAVES AND SENTINELS OF HYDRANGEAS



THE WINDOWS, SHOWING THE SKILLFUL TREATMENT OF THE USEFUL AND THE BEAUTIFUL!

valuable. It holds together the wide borders of flowers, the big beds of poppies, peonies, morning-glories, larkspur, dahlias, candytuft, London pride, bouncing-bet and the whole host of old-time favorites, each in their separate bed.

"Here is a sweet pea, single and rare, of an exquisite shade. Mrs. Rudyard Kipling sent this to me from England," said the Painter, as he gathered three or four of the dainty blossoms.

The circular rose garden is built into the upper terrace—a crown of glory filled with the roses of yesterday. Not the highly cultivated darlings of fashionable society,—prisoners of the greenhouse; but naturalized emigrants from the four great peoples of Asia, who each had their own variety, carrying them in their wanderings, and roses that flavored the literature of Chaucer

and of Shakespeare, the damask rose, the tea rose, the yellow rose and the roses of York and Lancaster, of mediæval significance,—the lovely white Cherokee rose, with its Oriental luxuriance and abandon, becoming once again a very weed,—the wild brier and the beautiful dog rose.

"I wonder if you know the name of this water-lily. I have just received it, and it is of a kind new to me,"

said the Painter, as we drew near one of the small lily ponds at the northern end of the lower terrace, the border of which is of blue flag, with its violet-blue, purple-veined body; Nature's flower of chivalry, supported by long, sword-shaped leaves, standing erect. This lily is small, crisp and firm, with fleshy petals, dazzling white. And as we look earnestly at this golden centred chalice, floating comfortably, surrounded



UPPER PERGOLA WITH ONE ENTRANCE TO ROOM IN TOWER

House and Garden



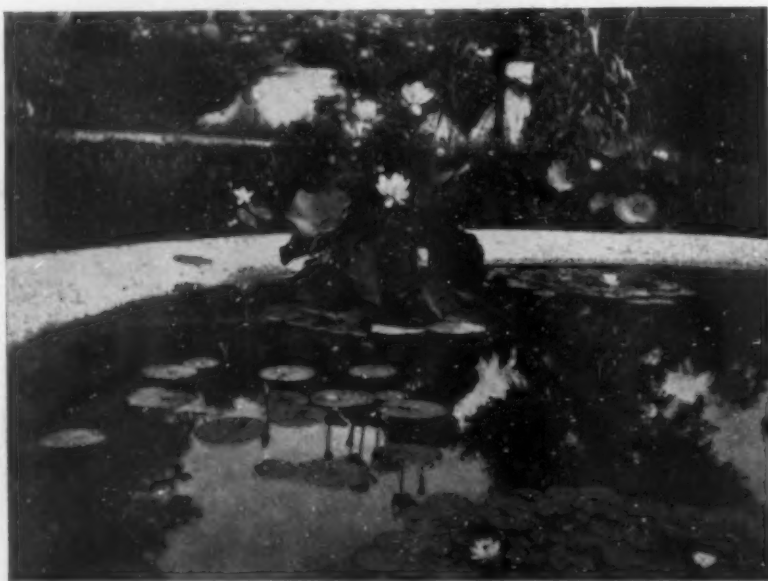
FRONT ENTRANCE, FLANKED WITH COLUMNS AND MOUNTING BLOCK

by her shining leaves—a sumptuous queen among her worshippers, I think—here is the queen of the studio, of the furnace, and of the work-shop, as well as the queen of the home and of the flowers. This beautiful garden is the casket in which the modern spirit of decorative genius resides. Here is the head of the spring from which so many ideas have flown, carrying jewels of brightness to many homes throughout the land.

So runs the story of the wild chase after color. Yet my host is no mere "Naturist," "Impressionist," or "Idealist." He studies Greek forms, feeling their refining influence, and Gothic shapes, noting and absorbing the structural integrity of their vigorous principles. He has never visited Japan nor India, sickness preventing. Yet his work teems with Oriental richness and mysticism. He shows himself a keen and an affectionate student of Byzantine and Lombardic art, barbarous and picturesque. When, some years ago, an attempt was made to measure the color value of certain enamels, the experiment should have been conducted in this Long Island flower garden, rather than in Union Square. The delicacies of tone characterizing that arrogant pearl of the decorator's casket, Tiffany Enamel, having closer affinity with living flowers than with dead jewels, precious though they doubtless be. The glitter and sparkle seriously hampered the measurement, while the winsome smile of the flower seemed to invite a scientific investigation which ended by establishing their silent claim to the first position as agents of color. When this new enamel of the

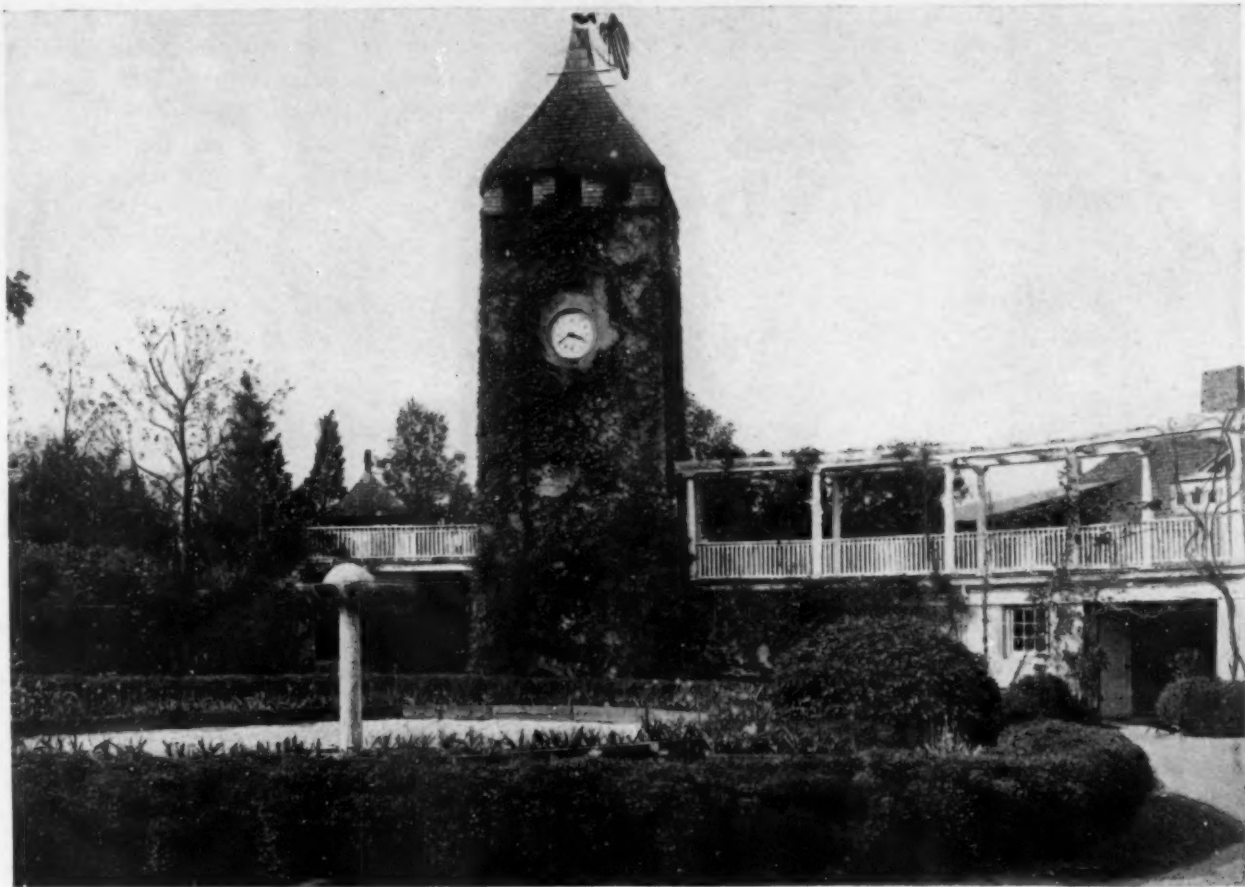
New World was placed in the midst of a handful of gems polished and uncut—lapis-lazuli, sapphire, star-sapphire, topaz, beryl, tourmaline, fire-opal, Siberian amethyst, pink tourmaline, aquamarine and other jewels, famous for their color-bearing qualities—the enamel was a king, yet even he could not coquet with the azalea without serious loss of caste and of tone! The azalea bewitching stones and enamel by her marvellous smile! Beautiful flowers have supplied a standard of measurement by which the colors of opalescent glass, enamel, aniline and dyes can be adjusted and their true importance determined. The temperate and mellowing color qualities of the flowers furnish us with examples of great and practical value.

Let us examine the deep, bright blue of that elusive plant the gentian, on some sparkling October day, when the sun is shining full upon it. Note the gradation of tone, remembering that it is by contrast that colors are beautiful, not as simple pigments. This startling blue flower, which seems to eat up all the blue in the garden, and then radiate blue so as to cool and tint everything around it is less than half blue. Starting with dark purple it runs through tones of greyish-blue to greenish-indigo, to even apple-green, forcing the bluest portion of the flower by strange contrast. Yet, when seen as a whole flower we say "Nature is a splendid moderator." Examine his worshipful majesty, the giant sunflower, whose outflashing rays of golden light gladden the garden from midsummer to autumn. How many light and dark yellows and tawny brown tones does this sacred symbol present? Examine the rose, the



THE QUEEN OF THE LILY POND

One Source of Color Values



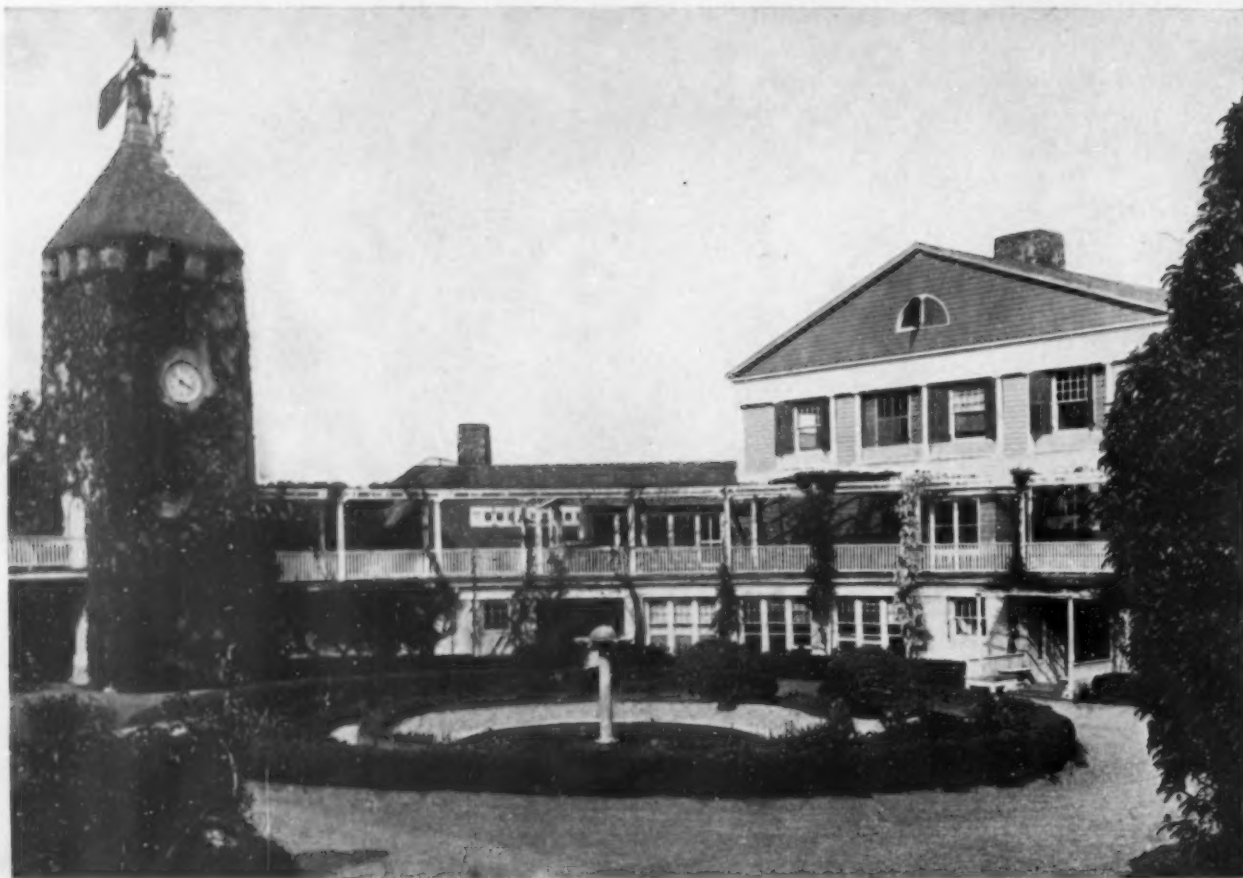
THE TOWER

On the inside its hospitable walls shelter a large water tank and pumping engine, a dark room for the amateur photographer and a workshop for the carpenter; while outside vines form the architectural enrichment from base to roof—a wall of living green



COURT ELEVATION OF HOUSE

House and Garden



GENERAL VIEW SHOWING FRONT ENTRANCE

azalea, the primula, the rhododendron, the lilac or some of the vegetables, the cabbage, the egg-plant, the melon, also take fishes, mackerel and mullets. Sumptuous color lurks in all of these for the artist to discover and apply.

Speaking of landscape painters, my host says:

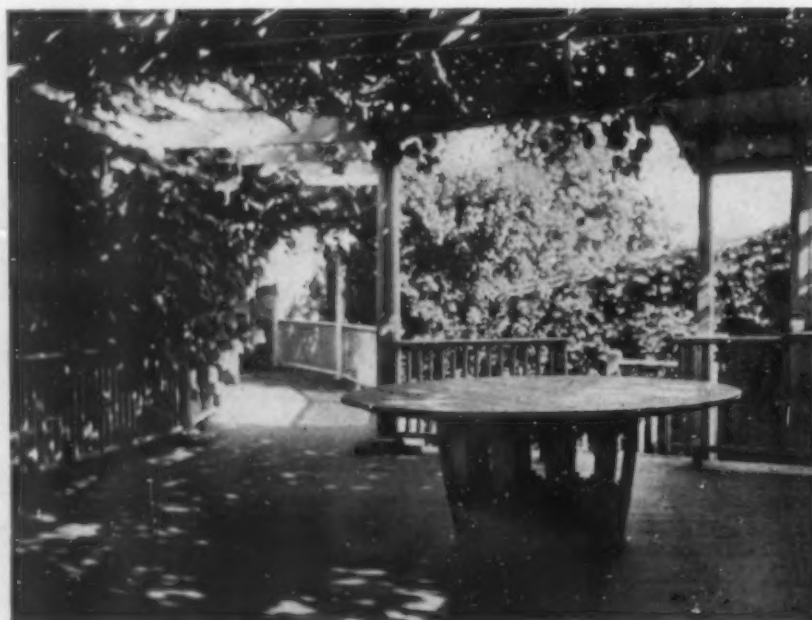
"A picture is a memorandum of a conception of a thought or of an idea. Art being a matter of fine feeling—as Tolstoi beautifully puts it—and that is perhaps the most successful painting which is, if possible, completed in one day. Let the painter begin early, work fast, and thus preserve his first conception."

Speaking of the great colorists:

"The older the man gets the

greater his difficulty to maintain his color balance, the values being hard to hold. Look at Corot and his dream pictures. At Turner and his wonderful landscapes. At Inness and his pastoral scenes. Yes—and that clever La Farge, he added the pen to the brush. His writing is fine. I enjoy it immensely."

As I look at this beautiful place I feel that here is a valuable note to craftsmen,—be they painters, poets or writers—that of being frankly personal. This home on Long Island grew out of the needs of the case, adjusted repeatedly to meet changing conditions. The house was not built at one time and the garden was not laid out at one time, but that it hangs together so



A SECOND VIEW OF UPPER PERGOLA

One Source of Color Values

well as we see it to-day, shows that great thought was given to the likelihood of development. If a room or two had to be built to the house, a fresh border or terrace for the flowers—there already was the place—just the right place for mason or the gardener to do their part. This is where skilled sight of artist comes before limited sight of layman, who designs in bits. Pretty, but small.

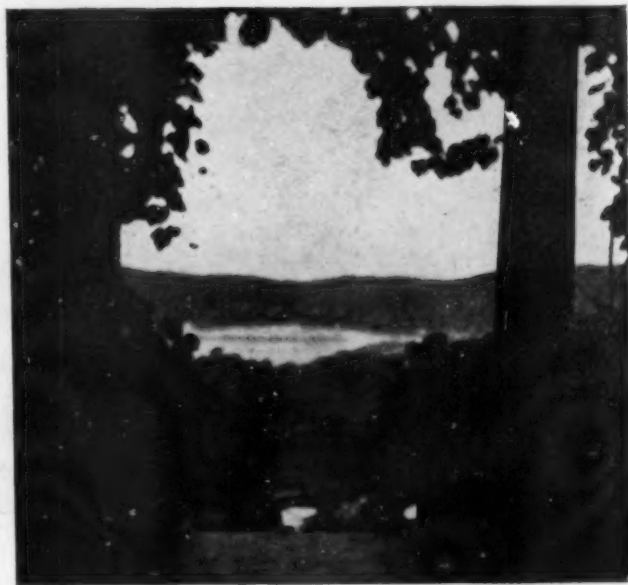
The Painter's homestead, about five hundred acres, is in the wildest section of Long Island, on the northern portion, some four miles from Cold Spring village, a part of the property running down to the bay. The original farmhouse was very small and low. It had to be "built over, to dodge the wind and yet keep the sun."

The problem of life in the country is an attractive field of investigation. It is just now before the public worn out with life in the city. Intellectual people are trying to solve the problem. It is worthy. Even those who have devoted years to the study here and abroad, find they know little about it, and ask who can lay out the plan—the whole plan—of a country place, making the most of everything, remembering a good house-plan is not merely a collection of rooms, tied together to secure a special view of a special landscape, or mere shelter for a family and protection from weather—a sort of skeleton framework or collection of bones, first fashioned and then clothed. A good house resembles the life of a man. It is an adaptation to condition and adjustment of rooms to site. Houses are too frequently expensive playthings, bespangled, belittled, overfed with attention and embellishment, when they might be characterized by exquisite simplicity—so little understood,—largeness, repose and wholesomeness that win all who see them. Nor is a good block plan of the whole property a mere adjustment of house to site and view, and the selec-

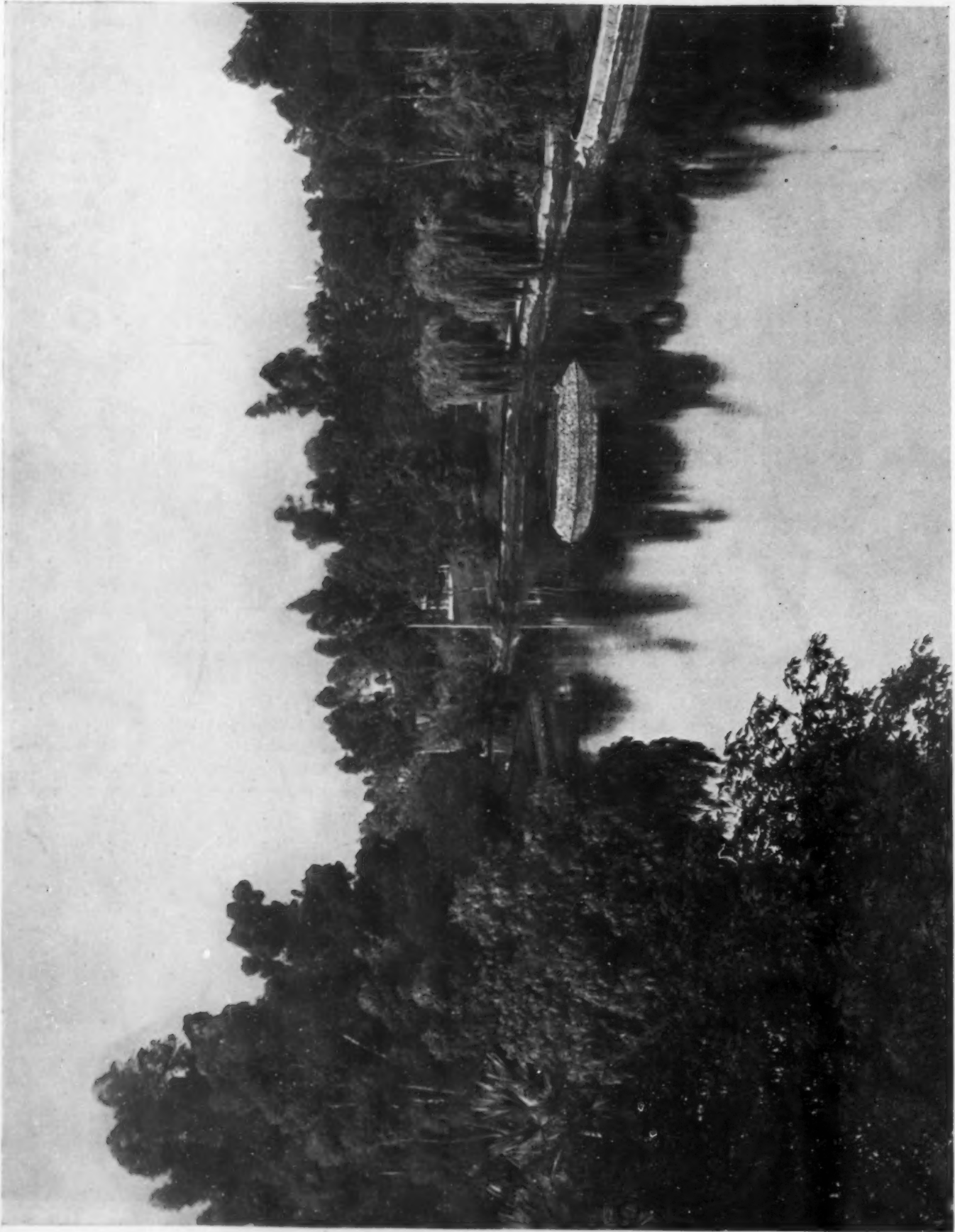
tion of a fence. It is the shaping and controlling of things generally. Water-courses, if water be on the site, that they run pleasantly, husbanding their strength that they feed, not drown, vegetation, spreading into an ornamental pool important enough to form a decorative spot, and yet kept moving to avoid stagnation. It is the adjustment of levels to form terrace lines in sympathy with house, without false effort, and yet leading to a natural climax. It is the selection of materials, natural to the location and yet not foreign to the scheme as a whole. It is the preservation of scale in gate-posts, sun-dials, garden-seats and the rest of it, remembering proportion counts, not inches. It is the selection of trees, plants, shrubs that look well when matured, and the building of roads, gutters, walks, steps and borders so that sudden rains do not destroy them, and the providing of "blind drains," to receive the overflow of water-tanks.

The tremendous responsibilities of home-designing and building, involve things greater than architecture, of which the above outline is but a hint. In presenting this contribution to the students of the country home problem, it is not as a portrayal of some newly discovered art, but as an illustration of one man's conception of the theme. And that man well-acknowledged as a true lover of the beautiful, and a painter of considerable distinction. The Painter has expressed this love in his graceful adaptation of an old principle, and he has done one thing supremely well—shown us where to stop—in one architectural and decorative problem.

In the search for a vehicle of expression, architecture, painting and the drama are said to have failed, the novel is reported to be the present, and music the coming agent of intellectual force. Can we not unite all these to form the home?



A PEEP AT THE LAKE



Courtesy Los Angeles Chamber of Commerce

THE LAKE IN HOLLENBECK PARK—LOS ANGELES

LOS ANGELES PARKS

BY CHARLES MULFORD ROBINSON

AT different points of the compass and far scattered, but each well within the residential area of the city, there are three beautiful and very popular parks in Los Angeles: Eastlake, fifty-six acres; Westlake, thirty-five acres; and Hollenbeck, twenty-six acres. Though small, they are more visited by the residents than all the other parks of the city put together. Yet Elysian Park has ten times the area of the largest of them and Griffith contains upwards of three thousand acres. Such, too, is the location of at least two of these little reservations, that tourists also see more of them than of the other parks, and in memory find these standing out, justly or unjustly, as types of the Los Angeles parks.

Now it so happens that there is a lake of about ten acres in each of the three, and that the landscape and planting effects in them are very similar. It is interesting therefore to note their dominant characteristics.

An Eastern observer is likely, I think, to gain four impressions. The first will be of a flower garden. If he is familiar with Boston, his thoughts

will go back at once to the Public Garden there. As that looks on a sunny June day, with its color masses, its splendid specimen plants, and the beauty of its individual flowers, so the park before him looks on a winter day. Indeed, there is so conspicuously the brilliancy of the Garden, that the stranger who knows well the latter has the astonishing sensation of feeling quite at home. The very lake is present, with its serpentine twistings marvelously preserved; its bridge not as much changed as one might have expected from the long journey; and the swan boats only pulled apart, so as to make separate toys of swan and boat. And it is likely as not that the people who sit around on the benches had baked beans for breakfast. They look entirely Eastern, as possibly half of them are, and this is a wonderful bean country.

As one basks in the sunshine and turns from thoughts of his fellows to the vegetation and the landscape pictures, he begins, however, to get a second impression. He observes the differences. These are not as marked as he had reasonably expected, and that first pleasantly surprising im-



Courtesy Los Angeles Chamber of Commerce

A CACTUS BED IN WESTLAKE PARK—LOS ANGELES

House and Garden

pression, which so took off the sharp edge of strangeness, never fully loses its hold. But there are differences. The conifers are more numerous and varied—a condition he had not looked for in advance; the palm lifts its tall branches where the maple would have stood; the black acacia takes the place of the thorn tree; the eucalyptus looks from the heights where the elm would have shaken its tresses; and the pepper droops its feathery leaves where the willow was wont to mourn. Then at the spot where would have been one of the queer beds in the Boston Public Garden—those that so gracefully combine the modest forget-me-not and the queenly calla lily—the eye, seeking the persistent absurdity, finds satisfaction in the eccentricities of a cactus garden. But one realizes that queerness is characteristic of the cacti and that they make no pretense of being anything else.

This sense of fitness is a close third among one's

As to the color discords, these are always a threatening danger where there are masses of bloom. All depends on the good taste of the gardener or his employer. For this reason one does stumble occasionally on dreadful combinations in private and hotel grounds; but the superintendent of parks in Los Angeles, James G. Morley, has a good eye for color, and the city parks very rarely offend in this way. They are not riots of blooms, for all the beautiful mass of it.

As to special effects, the geranium is largely used for road border and hedges. The latter use is commoner in private grounds, as a lot division, although on the drive winding up the steep hillside in Elysian Park, the municipality thus uses the geranium for a long distance, as a protecting hedge on the lower side. A species of the ice plant is in very familiar use to cover rocks, the precipitous walls of embankments and of cuttings, and as a



Courtesy Los Angeles Chamber of Commerce

RESIDENCE OF EDWARD L. DOHENY, ESQ., CHESTER PLACE—LOS ANGELES
Showing the use of the geranium as a border plant and the palm as a picture plant

impressions in one of these Los Angeles parks in winter. The impression does not belong to the Boston Public Garden, where its place is taken by a consciousness of showy expensiveness. But you feel here that floral display is not particularly costly, and that great masses of geraniums, patches of field daisies, roadside begonias, nodding roses, and hedges of calla lilies, bloom because they can't help blooming, and with no meaning of undue extravagance. "Where every month is June," as the railroad advertisements say of California, why shouldn't all the annuals be perennials and each park be one big, bright bouquet of flowers? How else could they be true to California? So the typical small park becomes a flower garden as naturally as in New York or New England it is almost anything else.

path border. The cacti are usually concentrated, in a cactus garden; palms are used as picture plants in the centre of a lawn, and for roadside planting. In the latter use, the date and fan-shaped are often alternated, with an effect that is interesting and showy, but not very symmetrical. The black acacia is recognized as the best roadside tree for street use; but now and again one finds an avenue of tall palms which is very stunning and dignified—in fact, so impressive that it has been included as a feature in one or two of these parks. Doubtless, such is the ideal toward which the roadside use of palms always strives; but the avenue pathetically cries out—and generally in vain—for a sufficient accent at the end of the vista. To be satisfying, it absolutely must lead to something. The pampas grass is lovely by the waterside, and the banana

Los Angeles Park

and bamboo are imposing. The three combined can make beautiful a tall screen without much width of planting. A grove of palms against a background of pine is a striking and unusual effect, and the tall eucalyptus—which popularly seems to be little regarded—does get into the landscape with very fine effect.

Thus there are other and more serious landscape efforts than just that bedding of bright flowers which gives to the Public Garden in Boston its distinctive character.

That is the fourth impression—one's final judgment. And it may be that to the people who live in Southern California the flowers are a less vital attraction in the parks than to the strangers. One sees, at any rate, comparatively little loitering over the flowers, though the band concerts on Sunday afternoons bring tens of thousands of people into the parks. One would have to search, too, for any sign prohibiting the picking of blossoms. There is said to be very little trouble of that sort. Nobody steals flowers, for everybody has them.

Los Angeles has done remarkably little as yet, compared with what she ought to do, toward the beautifying of the streets by parking and boulevarding. But where this has been done, blossoming plants, such as the geranium and larkspur are quite commonly used and they seem as unmolested as cobblestones. In the year 1905, the park department set out, in parks and streets, 483,000 bedding plants; and yet the side parking where flowers were used, between walk and curb, was mainly done by the property owners. Fences, too, are very rare in front of houses, and the front gardens are full of flowers. All this explains why the blossoms are not picked. The thief would not know where to begin, and what is the use of stealing what one already has?

A few more notes of a casual observer remain to be jotted down. The poinsettia is everywhere—



Courtesy Los Angeles Chamber of Commerce

AN AVENUE OF PALMS

A striking instance of an insistent need of an accent to close the vista

in parks, and gardens, and its picture is in all the stores. Often its stalks are half as high as a house; but the country is full of the stories of the bigness of California plants—of roses over roofs and geraniums like bushes. A few weeks later—when spring comes—the golden poppy is as common as was ever the poinsettia, and as beautiful in its way. Though it is a “wild flower,” there has been the courage and good sense to put some beds of it in the parks.

One thing has not been done in the Los Angeles parks, however, that ought to be done. Not a tree or plant is labeled, and in this city of tourists, where the very newsboys in the streets sell papers from every large city of America and Europe, the labels would add immensely to the interest, for the vegetation is new to very many of the strangers. But a good thing that has been done in Eastlake Park, is the construction of a ford, where horses can be driven splashing across the lake, to the infinite delight of children, of every age; and where by the aid of stepping stones, young people, and for that pretty much all the world is young enough, can have the pleasure of crossing where every step brings the delightful possibility of falling off—and wetting one's shoes! Incidentally, when the ford is not in use, there is no marring bridge; and the ford is so near the lake's end that its use is never necessary, except for fun. It is a rare device in a park, but a most happy one.

THE PORTABLE HOUSE

BY LIVINGSTON WRIGHT

ONE of the most valuable devices for the aid of the colonies of summer tourists, camping parties, and lovers of outdoor life in general is the Portable House. Since this invention came in, you can carry your house along with you on your vacations. The carryable house is one of the most convenient, economical and necessary equipments of which the vast army of outdoor lovers can know.

We have had, gradually, the accumulation of various indispensable contrivances for the convenience of the summer cottager and the camper and the traveller. For instance, an old hunter out in Michigan, burdened with his heavy pack, invented a small axe or tomahawk that would fold into a protecting clip over the edge of the instrument and was light enough to be carried in the pocket. A military man devised a portable chair, a chair that would fold up and yet when spread open for use was as spacious and comfortable a lounging retreat as your finest Morris chair in the parlor. And so, the list might be extended to indefinite proportions.

Singularly enough, we began our outdoor inventions by looking to the necessities we needed in or around the house or camp. It was only after we had attended to all this that we began to plan the house. Such is the history of invention—seeming to go by contraries. Your poet never can write what or when you expect him to and your inventor never can invent what or when you expect him to.

Several firms in various parts of the country are now making portable houses. The practicability of transporting these houses and the prices at which they can be procured make them almost indispensable. Being made in sections, side, end, floor and roof pieces, your portable house can be loaded upon a large dray, and when your location is reached the entire contrivance can easily be set up in three hours. The house is not only attractive in appearance but the best part of it is that it is exceedingly staunch and stable. The thing is fastened together

with bolts and hinges in such a way that a storm which would utterly demolish many a rude camp or cabin would not injure one of these portables in the least. For example, many city dwellers are using them upon the Maine coast where they have some terrific gales, yet the portable excels the ordinary dwelling-house of the natives in its "seaworthy" qualities. The fact is that being constructed on practically the principle of the modern steel skyscraper style of building, as was found with the skyscrapers in the San Francisco earthquake, a cataclysm might bowl them over, roll them around, turn them upside down but it could not tear them apart!

In the matter of expense—well, how many of us have picked out some lovely rural spot and longed for a camp there? Yet when we began to inquire it was to be told that "lumber is high and labor is high and to get anything like you'd want 'twould cost you four to five hundred dollars." Then we would recall the fact that, much as



A PORTABLE HOUSE AT ELIOT, MAINE—CAMP LOTUS

we love the place, we would not perhaps care to camp on this particular spot forever, and what would we do with our house "n things" when we wanted to leave? For, understand that in many a country community it is not a safe thing to leave a summer house uncared for during the long winter. These houses often become the abode of tramps or else are apt to be set on fire by neighborhood boys. But with your portable—why, the thing don't cost much, and if you want to go away why you just—take your house right to pieces and pack it up just as you do your trunk! You can store it in a nearby barn or shed or you can put it on a freight train and go back to the city with it! And the prices: Well, I will quote from one catalogue at random.

One room, 10 x 10,—\$100; two additional rooms, 10 x 10—\$80; one screened room, 10 x 10—\$80; one side porch, awning top,—\$30; one "L," hinged roof—\$35. Total—\$405.



A House of the French Type with the Local Doorway

DIGBY DOORWAYS AND DECORATIONS

BY PHEBE WESTCOTT HUMPHREYS

IN spite of the fact that the inhabitants of quaint old Digby boast of their direct descent from the Loyalists, traces of early French settlers are found in the rambling architecture of many of the oldest homes in the fishing community. The tourist who enters "Evangeline's Land" by way of the Bay of Fundy, becomes accustomed to the peculiarities of the French settlers (in constructing their homes in Acadia) before reaching Digby. But those who make the ocean trip direct from New York to Yarmouth, and take the "Flying Bluenose" to that interesting bit of English soil known by the much-loved name of "Digby," will probably be filled with wonder at finding many of the oldest houses built in a style apparently far from sanitary—according to the notions of tourists from "The States"—with the dwelling-house, the woodshed, the pigsty, and the barn and stables erected in low, rambling

style, and all joined under one roof. Frequently the barns are at some distance from the homestead, with a wagon house between, and a low grain-crib joining them; but invariably they will be found under one roof, in order that, in the cold of the Nova Scotia winters, every department of the farm life, from the human inhabitants to the trusty oxen, and the smallest pig or chicken, may be visited and its wants supplied without leaving the shelter of the long protecting roof.

After becoming accustomed to this peculiarity in home construction, which is traced directly from the early French, and which is confined here mainly to the inlets of the Digby or Annapolis Basin, known as "Joggin's Inlet" and "The Racquet," the next surprise awaiting the tourist who is interested in the architecture of this charming old "town of the cod and the hake," will be the beautiful old



A PRETENTIOUS AND CHARACTERISTIC VESTIBULE

House and Garden



ANOTHER WAY OF EXPRESSING SOCIAL POSITION

doorways—compared with the cabin or cottage homes to which they give entrance—and the profusion of flowers that, in season, decorate every yard and entranceway to the home.

One feels very grateful to these doorways and flowers for supplying a certain charm to the one long row of dwelling-houses and business places encircling the Digby Basin, and comprising the main part of the town. Without them the town itself would be considered architecturally ugly, and entirely out of keeping with its surroundings. Somehow, from the first glimpse one obtains of historic, breezy, tide-wonder Digby, with the green, forest-crowned hills in the background, the deep blue waters of the wonderful tidal basin forming a semicircle about it, the soft blues of the sky separated from the blue waters, by the mystic purplish-blue of the distant mountains, one naturally expects great things of a town built amid such charms.

There is a feeling of disappointment amounting almost to indignation when it is discovered, on closer acquaintance, that the majority of the houses of old Digby are one and two storey wooden cottages, with narrow façades and steep roofs; but as that observing tourist, Margaret W. Morley, quickly discovered on entering the town, they possess the inartistic virtues of cleanliness and new paint in addition to the artistic virtues and natural beauties of their flower gardens. "Few Digby houses go to ruin for lack of paint" she says, "consequently the town has a very new look, and presents a thrifty and well-to-do appearance, as exasperating to the artist, as it is doubtless gratifying to the inhabitant. But all objectionable features are redeemed by the flower gardens."

Fish-flakes and flowers can do much for a place, and in Digby there are fields and coast-lines and street borders, filled and crowded with fish-flakes, covered with drying cod and hake; and flowers are

everywhere. The people have a pretty way of putting them wherever there is a place to hold them. One sees pots of blooming plants in the cellar windows, on the main street where the houses add to their other crimes against good taste, that of opening directly upon the sidewalk. Flower pots stand on brackets on the side of the house, and often bank up two sides of the little extended entryway. It is pleasant to enter a house between walls of flowers, and it is pleasant to stop before the yards and interview the tangles of poppies and pinks and all sorts of bright and spicy flower-folk that congregate in those places.

Digby flowers appear to grow for the mere joy of it. They are so bright and spicy, and crowd out the weeds with such vigor, sometimes overflowing the garden and straggling out to the roadside. They remind one of Celia Thaxter's flowers at the lighthouse on the Isles of Shoals, seeming to have the same qualities of brilliancy and fragrance. A house without flowers is the rare exception in Digby. They



ATTACHED TO A VERY MODEST COTTAGE

Digby Doorways and Decorations



COD-FISH FLAKES. A ROW OF FISHERMEN'S COTTAGES

give character to the place, and rob the cheap frame buildings of half their ugliness, while to the more interesting types of homesteads they give an additional charm.

There is a typical, delightful old garden almost surrounding a tiny house, facing Cannon Field. The house itself is covered with vines, which are vastly more becoming than paint; and into the garden seem to have gathered all the sweet old-fashioned posies from long ago to now. It is a pleasure to saunter over from Cannon Field, and lean on the low fence, behind which is such a profusion of bloom. The back yard, too, is a flower garden sharing the precious soil with the plum and cherry trees and the gooseberry bushes.

It is said that if Digby had picturesque houses it would be almost too charming a spot for the visitor. It has two or three. They are found on the Racquet and the Joggin's—inlets running in, along opposite sides of the town. They are little gray wide-roofed, and especially long-roofed old fishermen's houses—of the French type mentioned—guiltless of paint and very much the worse for wear. Digby no doubt is ashamed of them, and they must be very uncomfortable to live in, but with their tall hollyhocks, their clustering fish-flakes, the background of water and the distant mountains, they make distracting pictures.

So much for the characteristic charms that greet the visitor along the sea-bordered main street of Digby, the section that appeals most strongly to the average tourist. But one must saunter farther back on the hill slope to discover antique and picturesque doorways in addition to the flowers. Little homes that would be considered mere cabin-homes else-

where, with two rooms down stairs, and a low-roofed loft above, will often disclose to the astonished visitor a surprisingly beautiful doorway, with old-fashioned paneling, side and top lights with just the right amount of glass—divided into small lights—to emphasize the appearance of solidity, and near the top of the door between the panels is a big brass knocker, of a past century type, that gives a satisfying finishing touch to the whole. How could the Nova Scotian architect who built that house have conceived of such a doorway, much less have executed its satisfying lines, is the question that confronts the visitor who lifts the old brass knocker and is admitted to the typical flower-bordered

entryway. One might be entering a palace home from the appearance of the doorway and its interior flower border; and it is difficult to reconcile these beautiful features with the plain little frame structure to which they give entrance.

For the more pretentious cottage home, the steeply sloping roof admits of two windows in the front and the back loft or attic bedroom; and of the two down stairs rooms; frequently both the front and the back room will have a broad bay window; and here the quaintly beautiful doorway will be charmingly arched and hooded.

Still further along this street on the hill slope—overlooking the main street of the town, and the blue basin, and misty-blue mountains beyond—is found the characteristic types of houses of the wealthy fishermen of Digby, the houses of numerous bay windows. Probably there are no other houses in the world so much “bay-windowed” as those of Digby in proportion to their size, certainly none are found to compare with them in all “Evangeline's Land.” First storey, second storey, and roof, set forth their uniform projections of bay windows until they appear to comprise the entire dwelling; and the fact that every one of these projections is invariably filled with flowers, and that a similar projection provides a hood and side panels for the front doorway, would probably make even the professional architect acknowledge the quaint beauty of the whole, while from the non-professional standpoint there is something simply bewitching in these unusual types of home building, overlooking the sky-doubled tidal basin, that has pushed its way through the Digby Gut from the Bay of Fundy.



THE TERRACE OF THE KAISERIN AUGUSTA VICTORIA RECREATION HOUSE



Panoramic View of Colony Altenhof

GERMAN MODEL HOUSES FOR WORKMEN

By WILLIAM MAYNER

American Consulate-General, Berlin

I.—THE KRUPP COLONIES

INTRODUCTORY.—The problem of rescuing the skilled artisan from the tenement houses into which he has been forced by the congestion of the larger cities has long been more insistent for solution at the hands of the great industrial managers in Europe than in America. But here too the problem is beginning to press, and a recognition of the increased value of the workman when properly housed and provided with rational means of recreation for himself and his family, has led American employers to seek eagerly for the best means of accomplishing such a desirable end. With a view to aiding in this humanitarian work, *HOUSE AND GARDEN* has commissioned Mr. William Mayner, of the American Consulate-General in Berlin, who has given the subject much attention and has unusual facilities for elucidating it, to prepare a series of illustrated papers upon the results already achieved in Germany, where the problem has been attacked with the resolution and thoroughness characteristic of that enterprising and progressive nation. In this first paper Mr. Mayner begins, by way of concrete example, with an account of the splendid results attained at the great Krupp works at Essen, and their allied industries. This will be followed by a discussion of the general problem, after which other workmen's colonies, as those at Spindelsfeld, the Borsig works and elsewhere will also be fully described and illustrated. At the conclusion of this first installment will be found a statistical summary of the vast annual operations of the Krupp Company, especially prepared by them at Mr. Mayner's request for publication in *HOUSE AND GARDEN*.
EDITOR.

IN view of the great importance which in modern times is attached to the housing of workmen, it may be of interest to learn some particulars regarding the policy which has guided the firm of Friedrich Krupp in their arrangements for housing their workmen which has exercised so great an influence upon this whole general movement.

The oldest house of this firm is the original residence of the founder erected in 1822.

Alfred Krupp, the son of the

founder, dedicated this house in the following words:
 "Fifty years ago this house sheltered my parents.

May every workman be spared the anxiety which the founding of the factory brought upon us. For twenty-five years the success was doubtful. Deprivations, great efforts, confidence and persistency in the past have finally met with such wonderful success.

"May this example be an encouragement to others in distress. May it increase the respect for small houses and



VESTIBULE IN "THE HOUSE OF REST" COLONY ALTENHOF

House and Garden



STREET VIEW IN THE COLONY BAUMHOF

the sympathy with the often great troubles of the working man.

"The purpose of work should be the common welfare—then work will bring a blessing; then work is a prayer. Let every one in our employ from the highest to the lowest find his home in happiness, gratefully and modestly. This will be the fulfilment of my highest wish." This house has on the ground floor four and in the attic two rooms.

The firm of Krupp was first of all forced into providing rooms for its workmen when the rapidly increasing population made lodgings in Essen and the neighborhood very scarce.

The first dwellings were erected in the years 1861 and 1862. They contained on the ground floor and upper floor three rooms each.

In 1863 eight simple rows of houses containing 136 lodgings were erected in Alt Westend. They contained each sixteen lodgings with two or three rooms in one block, of which four each have a staircase. Water-closets for each lodging are either on the landing or next to the kitchen. During the "seventies" under the energetic management of Alfred Krupp the greatest activity in erecting houses for workmen was displayed and the colony Nordhof, the dwellings in the Kuppen-Str., since demolished, and the dwellings in Schederhof were erected. These dwellings were mainly without cellar and store-rooms and only narrow wooden staircases led to the upper floor. The water-closets were outside of the houses. During the period from 1871 to 1874, working men's colonies were erected in Neu Westend, Baumhof, Schederhof, and Kronenberg.

The colony Neu Westend consists of sixteen double houses with six dwellings each, of two to three rooms, with the water-closets on the landings.

The colony Baumhof is erected on an estate in the south of the city and its buildings have been built in a more rural style, partly with stabling and each with a garden. The number of lodgings is 154, of three, four or five rooms. The houses built at first contained lodgings for four families. The buildings erected in 1890 contain on two floors four lodgings of three to four rooms, with a separate entrance. Besides this, some buildings of three floors have been erected with lodgings of four to five rooms, each lodging with separate

water-closets on the landing.

The colony Schederhof consists of large rows of houses of three floors with six lodgings, two on each floor. The 492 lodgings of this colony have two, three or four rooms. As no gardens could be given, an extensive park was arranged and also gardens provided for letting to the tenants.

In the colony Kronenberg the buildings are partly three stories high with thirty to forty lodgings. Every lodging has its own entrance and separate water-closet. Avenues of trees and a park located in the centre of the colony, together with the gardens surrounding the houses, give this colony a rural character. In 1899 there were 1,509 lodgings of two, three and four rooms.

All these colonies are built and arranged very simply on the principle of the late owner of the firm, Alfred Krupp, "that all poor people and families which have to save money should have healthy dwellings at the cheapest price possible."



A DWELLING HOUSE FOR TWO WIDOWS—COLONY ALTENHOF

German Model Houses for Workmen

When in the nineties the factories increased, three new colonies (Alfredshof, Altenhof, and Friedrichshof) were founded. These new colonies, for which all modern sanitary appliances have been utilized, have been beautified also by the arrangement of the streets, variety in the buildings, arrangement of squares, etc.

In the arrangement of the ground-plans the greater demands of modern times have also been taken into consideration, no dwellings of only two rooms have been built, but only those of three and more rooms and a better separation of the floors and water-closets has been observed. Houses for only one family have always a garden and those with many stories have verandas and balconies. In the kitchens, pantries and cupboards have been amply provided.

The colony Alfredshof was built on the cottage plan with houses for one, two, three and four families, each house being located in a little garden. In the houses for more than one family, every lodging has its separate entrance through the garden. As a rule the houses for one family have five rooms, three on the ground floor and two above. The houses for more families contain lodgings with three and four rooms. The entrance is through a veranda from which there is also the entrance to the water-closet and the cellar. In Alfredshof there are at present 232 lodgings.



TYPE OF A ONE-FAMILY HOUSE—COLONY ALFREDSHOF

The colony for Invalids (Altenhof) is built similarly to Alfredshof. It is situated on the border of a forest and was erected by Mr. F. A. Krupp when in 1892 his workmen erected a monument to his father. The dwellings are given free for life to old, invalided workmen, the houses containing one, two or three lodgings of

three rooms, each situated in a garden. Only in the case of houses for widows, dwellings of two rooms are arranged one above the other.

Besides this there are two houses each for twelve single pensioners and one for six widows, in which the men have one room and the women one room and a small kitchen each. Besides this there is for general use two large halls in each house. In order to enable the partly feeble inmates to go to church a Protestant and a Catholic chapel was erected.

The colony Friedrichshof is built on the plan of tenement houses. There is a separate entrance and staircase for every four to six families, every two or three families have a common wash kitchen, but each lodging has its own entrance from the staircase. The houses are two to three floors high and grouped around large courtyards which are laid out as gardens and for playgrounds. At the entrance to the colony there is a number of houses for two families with four to six rooms. There are at present 200 lodgings.



GENERAL VIEW OF THE COLONY ALFREDSHOF

House and Garden



THE PROTESTANT CHAPEL—COLONY ALTENHOF

In the colony of Kronenberg there are sixty-three dwellings intended especially for office employees and masters. They contain four to eight rooms with separate space in the attic and the cellar. There is a common wash-house for every three dwellings.

The foregoing shows that the colonies for the workmen at Krupp's establishments have been built on different systems. No doubt the cottage system is preferable for hygienic and social reasons to the tenement house. But it requires greater outlays for maintenance, streets, etc., so that the rents naturally have to be a little higher. In the colony Friedrichshof it is shown the tenements can be so grouped and arranged as to fully comply with all hygienic requirements. The rent for the several lodgings is as follows:

For dwellings in barracks
\$15 to \$22 per annum.

For other two-room dwellings
\$22.50 to \$27 per annum.

Three rooms \$30 to \$55.

Four rooms \$42.50 to \$80.

Five rooms \$67.50 to \$100.

The total value of the ground, property and buildings is \$4,000,000. The rate of interest is about 2½ per cent.

The following complete statistical summary of the stupendous yearly operations of this world-famed corporation has been prepared for special publication in *HOUSE AND GARDEN* by Friedrich Krupp, Ltd., of Essen.

Krupp's works, the sole owner of which was Friedrich

Alfred Krupp until his death on November 22, 1902, became the property of his daughter, Berta, and in accordance with the last wishes of her father, were made a Stock Company on July 1, 1903, the shares, however, remaining in the hands of the proprietress.

The capital stock amounts to 160 million marks (about \$40,000,000). The board of directors consists of eleven members, of whom nine reside in Essen and one each in Magdeburg and Kiel, the former being director of Krupp's Gruson Works in Magdeburg-Buckan, the other of Krupp's Germania Ship-building Yards in Kiel. The board of supervision consists of four members.

The original firm was established in 1810 by Peter Friedrich Krupp, born in 1787. In 1811 the first smelting works for cast steel were erected and in 1812 Alfred Krupp was born, who during his long and hard-working life, raised the firm to its high standing and world-wide importance. In 1826 Peter Krupp died. In 1843 the first rifle barrels from cast steel were made and in 1847 the first guns (three pounders).

In 1848 Alfred Krupp became sole owner of the business and in 1853 first introduced his invention of making wheels of railway cars without welding. In 1854 Friedrich Alfred Krupp was born, and in the same year the first twelve pounders were made. In 1861 the famous fifty ton hammer "Fritz" was erected and a year later the manufacture of Bessemer



A PLAYGROUND IN THE COURTYARD—COLONY FRIEDRICHSHOF

German Model Houses for Workmen



THE KITCHEN IN A TWO-FAMILY HOUSE—COLONY ALFREDSHOF

steel commenced. In 1867 Krupp exhibited in Paris a block of cast steel weighing 40,000 kg. (90,000 lbs.) and a 1,000 pound gun (35.5 cm.). During that year prismatic powder was introduced and the "ring construction" of the large guns. In 1869 the Martin process was introduced and in the course of the next years mines and works were purchased and added to the now rapidly growing business, and the famous shooting ranges for big guns in Missen were opened. In 1887 Alfred Krupp died on July 14th.

The business was ably continued by his son and a number of

eminent assistants. In 1889 smokeless powder was invented and the construction of guns greatly improved. In 1890-92 the manufacture of steel plates was added to the business and the Gruson works in

Magdeburg bought, as well as the ranges—Tangerhuelte. In 1896 Krupp acquired the Germania Company of Berlin and Kiel.

The present stock company of Friedr. Krupp comprises the following works:

I. The coal mines. 1. Salzer-Neuack in Essen. 2. Hannover in Hordel near Sochum. 3. Hamshal.

II. Numerous iron ore mines in Germany and a



ENTRANCE TO THE COLONY FRIEDRICHSHOF SHOWING ONE OF THE TWO-FAMILY HOUSES ON THE LEFT

House and Garden



LIVING-ROOM IN A TWO-FAMILY HOUSE—COLONY ALFREDSHOF

share in the iron ore works in Bilbao in the North of Spain. 1 00

III. The smelting works. 1. Friedrich-Alfred works in Rheinhausen. 2. Mülhofener works near Engers. 3. Hermann works in Neuwied. 4. Casting works and machine factory in Lahn.

IV. A shipping firm owning seagoing steamers in Rotterdam.

V. The steel works in Armen, Westphalia.

VI. The Gruson works in Magdeburg-Buckan.

VII. The Germania ship-building yard in Kiel.

On April 1, 1905, the total number of workmen, etc., including 4,632 officers, amounted to 55,816, viz.: In the cast steel works in Essen 30,260, coal mines, 8,410, iron ore mines 3,631, smelting works 4,286, steel works in Armen 840, Gruson works in Magdeburg-Buckan 3,938, Germania ship-building yard in Kiel 4,451.

The oldest specialty of the cast steel works in Essen formed the manufacture of cast steel in crucibles, *tiegelgusstahl*. This is a steel which is made of specially and carefully selected raw material in crucibles and from

these crucibles is cast into blocks, the largest of which weigh up to 85,000 kg. The ore for this steel is exclusively obtained from Krupp's own mines. The blocks so cast are absolutely homogeneous, a result attained by no other steel manufacturer with the same certainty.

This steel is used especially for such products in which security in their use is of the greatest importance; such as, for instance, gun barrels, and the important parts of locomotives, ship machines, shafts, etc., certain tools, and stamps. There is also made Siemens-Martin steel for sheets, armor of iron-clad vessels, wheels, etc., and a mixture of the two steels is used for screw propellers, dynamos, etc.

Another special branch is devoted to the manufacture of puddle-steel, the greater part of which is used as raw material for the crucible cast steel, though partly sold for special purposes, such as the making of wheels of gun carriages. It is also sold abroad as Milano and Bamboo steel for the making of tools.

The Bessemer steel made in Essen is mainly used for railway purposes, rails, fish-plates, etc., and in the shape of bars sold for the making of tools, springs,



BEDROOM IN A TWO-FAMILY HOUSE—COLONY ALFREDSHOF

German Model Houses for Workmen



SITTING-ROOM IN TWO-FAMILY HOUSE—COLONY ALFREDSHOF

wire, etc. There are also manufactured a variety of alloys of steel with nickel, chrome, molybdenum, etc., and a special steel for motor cars. This steel has a very high grade of elasticity and the cars made from it are distinguished by great endurance and safety in use combined with the smallest practicable weight of the car. The *hartstahl* made in Essen is famous for its toughness. It is used specially for dredgers, safes, etc. Besides these steels, there are goods made from cast and wrought iron and bronze, the latter being used especially for propellers and shaft castings.

In 1904 there were in use in the factories in Essen about 5,700 tools and other machines, 153 steam-hammers with a "falling" weight of from 100 to 50,000 kg., or a total of 250,223 kg. There were also 66 hydraulic presses, 373 steam-boilers, 514 steam-engines with a total of 44,111 horse-power, 569 electro motors of together 8,219 H.P., 608 cranes with a total capacity of 6,512,900 kg. The total consumption of coal, etc., was 1,518,992 tons. The total consumption of water of the factory in Essen and the working men's colonies belonging to it was in 1904, 14,397,034 cb.m., about

96,500,000 gals. The gas-works, which are owned by the factories, rank eleventh as to consumption of gas among the gas-works in Germany. The electric works had in 1904 a capacity of 9,974,795 kilowatt hours. For the traffic in the factories there are 114 km. of rails, 44 locomotives, 1,923 cars. The factories have direct railway connection with the three nearest stations of the government railways and dispatch about 50 trains a day. The telegraphic system comprises 21 telegraph stations, 37 Morse apparatus and 81 km. of wire. In 1903-04, 19,232 wire messages were received and sent. The telephone has 426 connections and 413 km. of wire. There are about 2,400 to 2,500 telephonic conversations a day. In the testing laboratories of the factories 187,126 trials of their steel products were made in 1904. In the chemical laboratories in 1904 there were made about 40,000 analyses and 180,000 tests. In the chemico-physical test

office 5,000 examinations of a scientific or technical character were made. In a third chemical laboratory gas and water is daily examined. In the shooting ranges there were fired in 1904, 31,876 shots and 74,886 kg. powder consumed with 525,808 cartridges, etc. The total output of Krupp's coal mines in 1904 amounted to 1,886,894 tons. The iron ore works produced in 1904, 645,768 tons of various ores. In Krupp's smelting works there were used in 1904 about 1,672 tons of iron ore a day from Krupp's own mines. In the steel works at Ardenne, which Krupp purchased in 1886, a special cast steel is manufactured from Siemens-Martin steel and crucible cast steel. The main products are ship engines, locomotives, turbines and other machines. Pieces weighing, when finished, up to 25,000 kg. can be turned out.

The works in Magdeburg-Buckau produce mainly cast steel in forms made of a special material instead of in billets. The cast steel so made is particularly used for iron-clad towers and batteries for coast defense, for wheels, crossings of street tramways, railways, etc.

BROOK FARM, TUXEDO PARK, NEW YORK

ESTATE OF RICHARD DELAFIELD, ESQ.

DONN BARBER, ARCHITECT

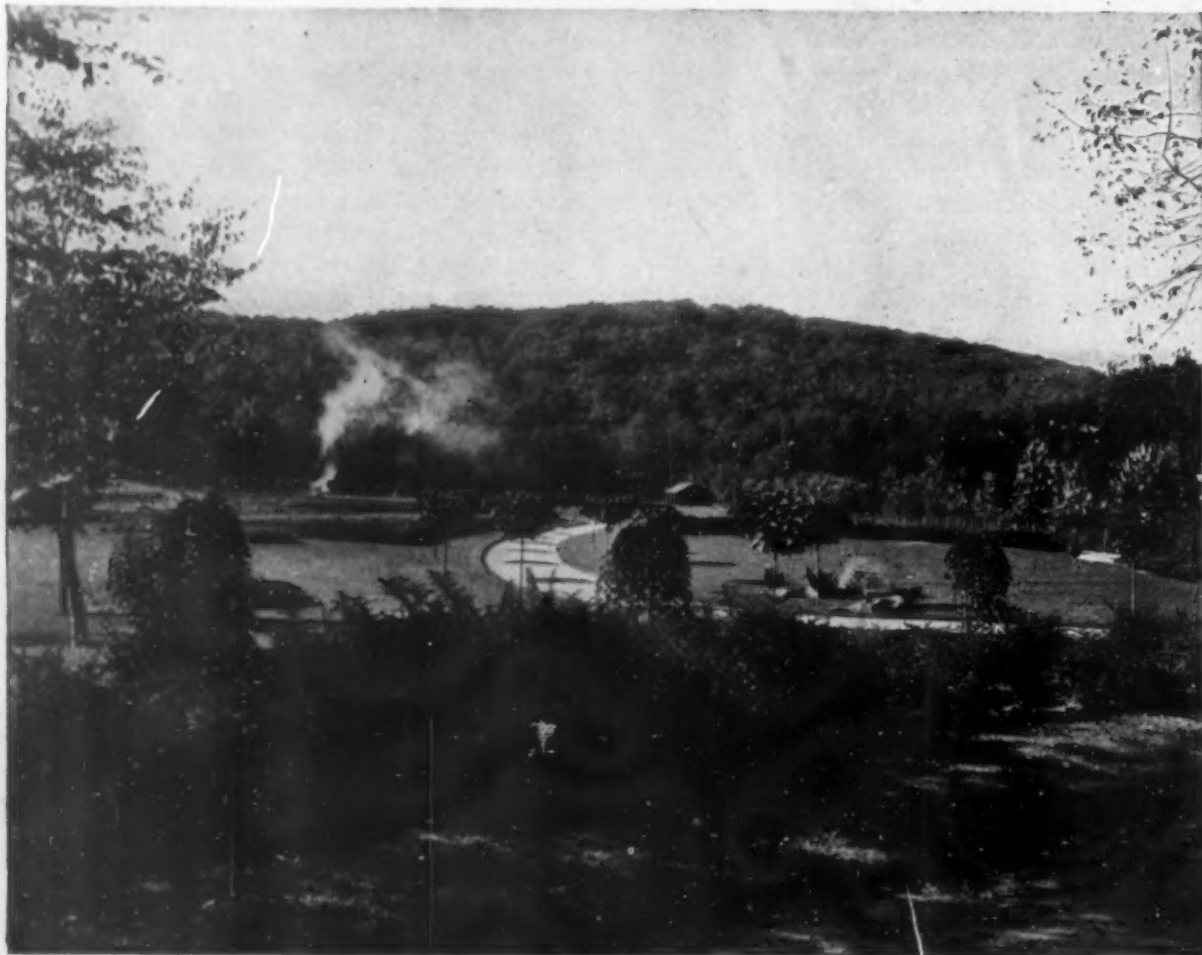
TUXEDO Park as an exclusive residential colony or association of the highest class is well known, and this aspect of it has been fully treated in former issues of *HOUSE AND GARDEN*.*

On this and the opposite page quite another aspect of the place is illustrated in Brook Farm. This is, in effect, a model farm comprising about thirty acres, which has been designed and laid out for Richard Delafield, Esq. It is situated on Brook Road (see map in issue referred to) and was formerly a swamp or sink hole which received a large part of the drainings from the surrounding hills. This indicated some such use as Mr. Delafield has found for it, and in its altered condition is scarcely recognizable. The swamp was drained, cleared off, filled and graded, and made altogether salubrious and

habitable. The sluggish stream which formerly meandered through the tract has, by judicious grading, been rendered more agreeable by planting out with shrubs and bushes, and has been transformed into a picturesque brook which flows diagonally across the place and is enlivened with waterfalls and bridges. The buildings which have been erected are sufficiently explained by the accompanying illustrations. A portion of the place is given over to a paddock; a formal garden is laid out in front of the greenhouses and there is a large kitchen garden and a flower garden for Mr. Delafield's use.

The whole aspect of the place is thoroughly in harmony with the surrounding park, and adds an agreeable note to the general landscape composition. Mr. Donn Barber of New York designed the scheme and the alterations have been carried out under his personal supervision.

* See especially *HOUSE AND GARDEN* for August, 1905, where Mr. Lorillard's plans were fully explained and illustrated.



THE GARDEN



THE STABLES—BROOK FARM



THE GREENHOUSES—BROOK FARM



PANORAMIC VIEW OF SAN FRANCISCO SHOWING THE PREPONDERANCE

SOME OBJECT LESSONS FROM SAN FRANCISCO

BY F. W. FITZPATRICK

WE appear to be living in an era of destruction, with a tendency towards ultra-reform; towards the investigation of things and towards the destruction, or at least upheaval, of great commercial organizations; a campaign mainly waged in the popular monthlies; a campaign destructive to an extent, though for ultimate good. But would not it be wise to inject here and there, at least, a little campaigning looking to the reconstruction of things that have been done wrongly? In this particular instance I would apply the term "reconstruction" literally and directly to our building enterprises.

For years we and our fathers have built flimsily, somewhat through motives of alleged economy but more largely through ignorance. The result is that we are indulging in a fire loss to-day that exceeds that of any other nation on earth, actually and per capita. We burn up over \$230,000,000 worth of property a year normally, and it's very difficult to know when to apply the term "normal." Each great conflagration is called "the greatest of our times" and is fondly supposed to last us for a generation. We

thought that when Baltimore was afflicted; but here comes San Francisco, within two years, and several not-to-be-despised little conflagrations in the interim. San Francisco's fire loss means at least \$300,000,000 destroyed. That, added to the \$200,000,000 we can reasonably expect as the ordinary loss of the year, makes \$500,000,000; and our most flowery calculations can but reach \$750,000,000 as the highest possible value of all the new

building to be done this year. Who can tell us that we will not have a great conflagration next year—we have done absolutely nothing to prevent it—or that these huge losses are really the *normal* annual waste? Destroying more than half of what we build spells ultimate bankruptcy for the community.

These appalling losses are, perhaps, primarily due to the people's ignorance, then to the criminal carelessness of those who ought to know—the architects,—the inadequacy of our building laws generally, the laxity of their administration, and, finally in great degree, to the fact that we are aided and abetted in our folly by the gentlemen constituting the insurance companies, who have always



The Aronson Building. Stonework of lower stories damaged and metal cornice gone



OF FRAME BUILDINGS, EVEN IN THE DOWN-TOWN DISTRICT

shown a willingness, an anxiety, to gamble with us in the "heads-I-win, tails-you-lose" game on the fire question. Meanwhile, those same companies have absorbed \$1,610,883,242 of the people's money in premiums on the gamble, of which sum much less than half has been returned to the people in paid losses, and the rest has necessarily "gone to the house."

Besides that, we are paying \$130,000,000 or so in salaries for the maintenance of expensive fire departments, another \$100,000,000 or more for fire water-supply, and probably another \$100,000,000 more for other fire incidentals. It is not exceptional when we destroy over 6,000 lives by fire in a year's time. Every day in the year 36,000 lives are directly endangered by fire, while, of course, every mother's son of us is in that indirect peril every moment he is in or near a burnable building. New York averages 8,700 a year, Chicago 4,100; or, we average up three theatres, three public halls, twelve churches, ten schools, two hospitals, two asylums, two colleges, six apartment houses, three department stores, two jails, six hotels, 140 flat-buildings, and 1,600 homes, actually burned every *normal* week.

Our latest disaster is an object lesson demonstrating the folly of our mode of construction. Over \$300,000,000 worth of property was destroyed, not a case, as with most "losses," of a mere change of hands, but

property actually consumed in smoke, while the city's and country's indirect loss in business by that fire can only be told in a figure of ten digits. A section nearly three miles wide by four miles long was swept almost clean, 700 blocks in extent, probably over 10,000 buildings! The real story of that fire has not yet been told; the people are living in an abnormal state, buoyed up by excitement and the sympathy of the nation. By and by they will realize their awful plight. They seek to minimize the earthquake part of the catastrophe, and quite natural is it that they should. And the official records fall far short of the actual total of lives lost. Only a personal investigation of the ruined city can

give one anything like an adequate idea of the awful havoc wrought by quake and fire. I will never forget the blood-chilling effect of my first bird's-eye view from the top of the Fairmont Hotel. A hundred Pompeiis gathered upon one site; the appalling Baltimore wreck, still fresh in my mind, was relegated to the realm of insignificant trivialities! We knew it as a "ninety per cent frame city." Together with New Orleans, it ranked the lowest in the scale of building qualities. Yet the insurance companies, knowing this as well as any of us, wrote an exceedingly low fire rate, because, forsooth, San Francisco maintained such an excellent fire department! They are now litigating, quibbling and endeavoring to discount their



San Marco Apartment. Note the condition of the stone piers while the brick and terra-cotta above are unaffected by fire

House and Garden



Down-town District of San Francisco before the Fire. K is the Crocker Building, C the Palace Hotel, D the New Chronicle, E the Old Chronicle, F the Monadnock, next to it the Examiner, G the Mutual Savings Bank, H the Call Building

loss of something like \$175,000,000 and when even that sum is paid, what are the owners of the property benefited? The insurance money will but apply on the mortgage and the owner will still find himself, in nine cases out of ten, with but an equity in his property and a debt upon a building that no longer exists. What shape is he in to rebuild? The people felt that they were guaranteed against fire and furthermore had had the foolish notion pounded into them that wood was earthquake-proof; so they built on "in the same old way," sowing the wind, and have now indeed reaped the whirlwind.

A few, perhaps fifty of the newer and larger buildings, were built of what is popularly known as "fire-proof construction." That is, they put up a steel frame, incased it more or less imperfectly with fire-proof material, but built them in all other respects just as inflammably and foolishly, as they did their wooden buildings. Even the tile and concrete fire-proofing, the construction of the actual floors, was generally flimsily done; it was all that was demanded

but it was far inferior to the best Eastern work. They built everything from 15 per cent to 50 per cent less thoroughly than we do here in the East, while, in view of the fire hazard and the earthquake possibilities—of which they must certainly have been aware—they should have built from 15 per cent to 30 per cent better. Except that their steel frames were a little more rigidly braced, there was absolutely not one thing more done in the masonry, the fire-proofing, or the finish of the building, to counteract the effects of earthquake than we do who build on what can reasonably be expected to remain the firm and level bed of old Mother Earth. The fire-proofing of the most essential part of the structure, the steel framing, was indifferently done, not tied to and bonded with that frame in any way, and the partitions, etc., were generally built on top of the finished wood floor, or, in some cases, on top of the wooden strips in the concrete base of the floor. Of course, when these strips burned, down came the partitions.

We in the East build a little better, but still we have



West Gate Apartments. Stonework completely ruined, enameled brick above, intact



St. Paul's Building. Average condition of stone-veneered and stucco-faced buildings

Some Object Lessons from San Francisco



A portion of the burnt district of San Francisco. From the street in the foreground to the bay in the distance it is nearly three miles. The foreground is the top of Nob Hill. A is the Fairmont Hotel, D the wrecked palace of a millionaire, J a refugee camp in the grounds of the latter, C the New Chronicle, E the Call, K the beginning of Chinatown and B the tower of the Ferry House, one of the few things left at the water's edge

contracted the foolish habit of imagining that encasing our steelwork in tile or concrete absolves us from doing anything further to prevent fire, that we have been given an "immunity bath," so to speak, and by that one act that, at most, can but preserve intact the steel skeleton, we need do nothing further to stay the ravages of the dread destroyer.

San Francisco copied us in that notion. She is paying the penalty, and in the course of time every one of our Eastern cities will do the same to a greater or less extent. The best of San Francisco's build-

ings, twenty at most, were damaged from 5 per cent to 60 per cent of their cost—and that nearly altogether by fire. The total damage by earthquake in the burned district did not exceed \$10,000,000. And that quake has proved one thing that engineers have generally contended and that the layman has always doubted, and that is that the tall buildings, if at all well built and set upon reasonably good foundations, are no more affected by the severest quake than those of one or two stories; and, indeed, the heavier the structure (on a sufficient base) the safer



Mutual Savings Bank Building. The effect of fire on stonework. The terra-cotta gables were undamaged



Effect of fire on the Call Building. The terra-cotta dome is intact



The Mills Building. Stonework scarred at AA, brick above undamaged

it is from as severe a shake as this last. Of course, there is still the possibility, though remote, that there may be a shaking-up, a volcano, or some such terrible upheaval that would mean the absolute destruction of all the works of man; but we hardly need to have that in mind when building.

In San Francisco, as everywhere in our country,



The San Francisco Gas and Electric Building. Stonework damaged. Brick and terra-cotta of upper stories undamaged though interior is completely gutted. The St. Francis Hotel in the background with steel frame of new portion unhurt

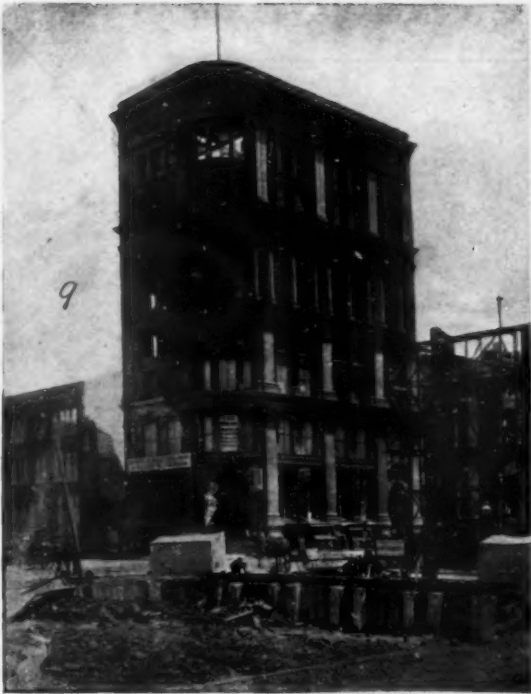
there is a grave misconception of the term "fire-proof." People have been fooled by it, and tenants have got into the habit of taking no precaution against fire, or no insurance against loss, because of the occupancy of buildings called "fire-proof" but that can be most damaged in all their parts (excepting the essentially structural skeleton, the floors and partitions) and afford scant protection to their contents. Architects seem to forget and the layman apparently does not know that a building that is merely of non-combustible materials is not "fire-proof"; that a building that is of fire-proof material but not of fire-proof design is not "fire-proof"; that a building that is not of fire-proof construction and design except in part, is not "fire-proof"; that a building that is strictly, thor-

oughly fire-proof but filled with combustible materials may still have a destructive fire in it, but the



A column in the Fairmont Hotel, one of the newest buildings in San Francisco. Built under direction of leading architects there and alleged to be a model of concrete fire-proofing. It contained no furniture, nothing to burn except the floors and doors, yet it was damaged fully 50 per cent of its cost

Some Object Lessons from San Francisco

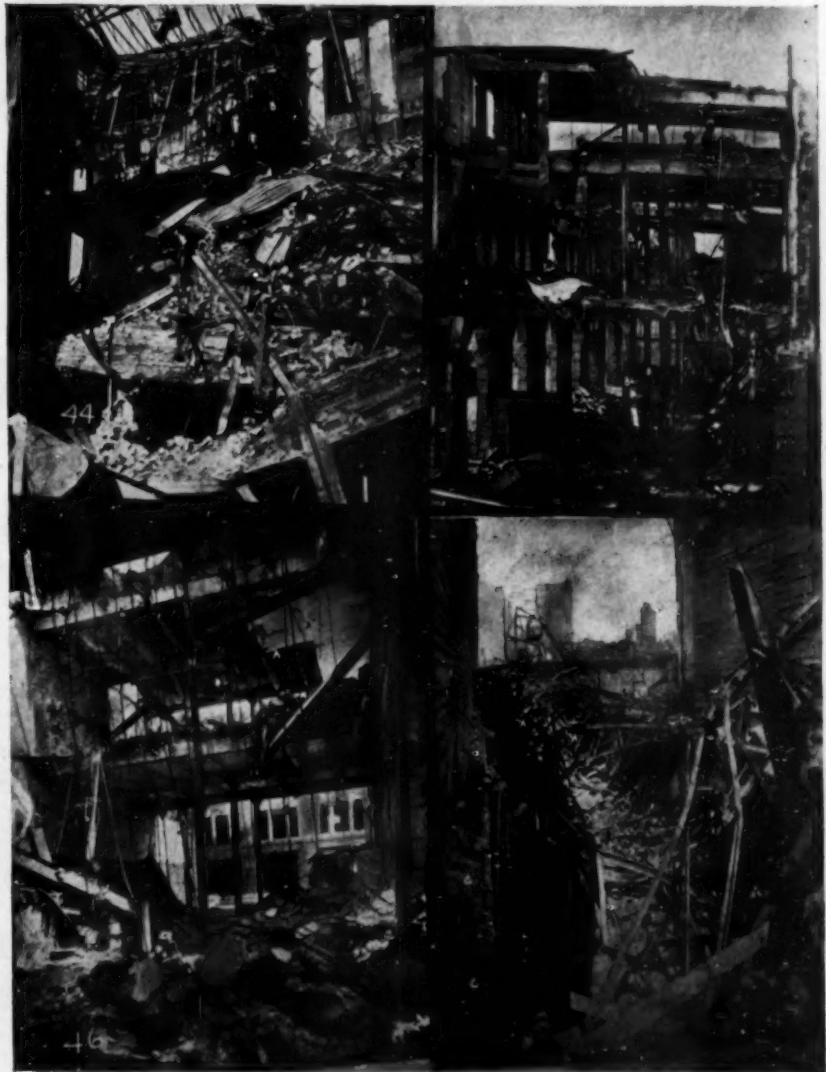


The Mutual Life Building. Stonework damaged in the lower stories, brickwork untouched

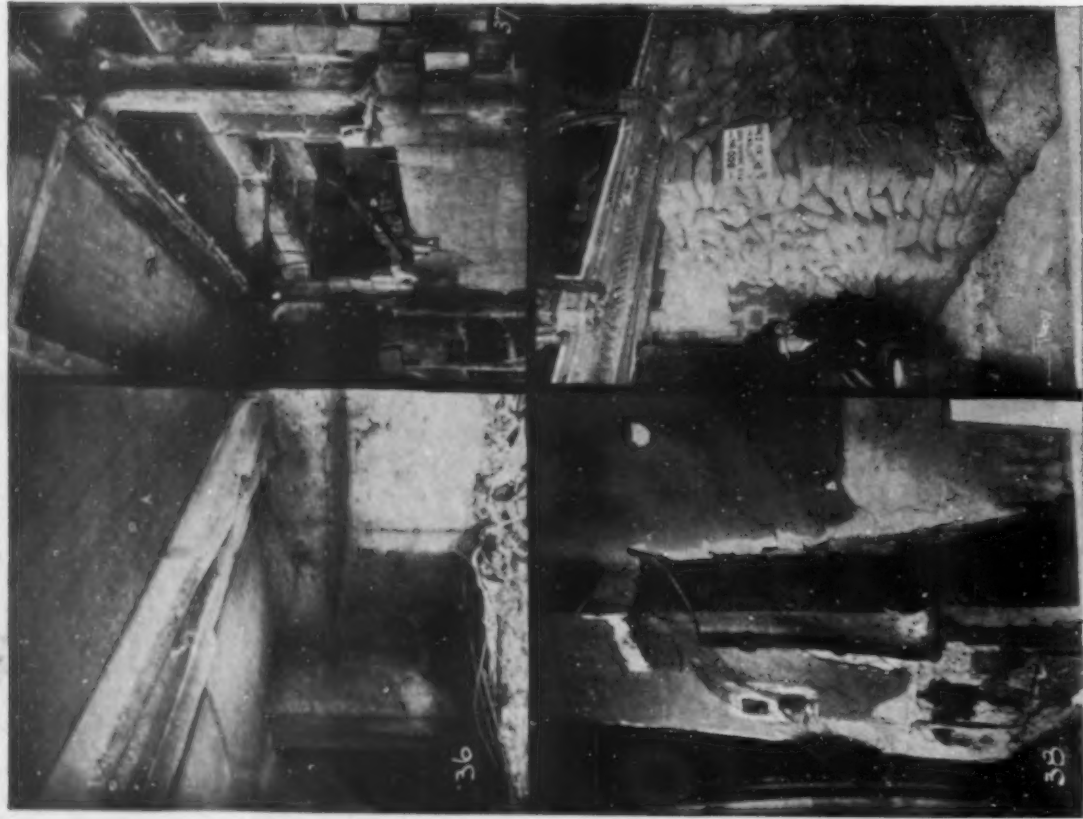
building itself will not be wrecked or destroyed; and that the first great principle of fire-proof construction is isolation, or the making of the units of space small enough and so absolutely separated that what fire there can be in the contents of any one unit is held within that unit.

This has been preached and pounded into architects and the public generally many a day, but it would seem to have been of but little effect. We boast of our progress and our supremacy in most things, yet as a nation we learn with difficulty and profit extremely little by our own or anyone else's experience. Perhaps, though, this awful lesson of San Francisco, coming so soon after that of Baltimore, may have some effect upon us. Fortunately to make this last lesson more impressive, some architects did do one or two things well in several buildings, another had a good feature in one other building and still another architect had incorporated one feature of protection that worked admirably, though otherwise the building was of very inferior construction. Architects, or at least the thoughtful ones, the local men, or those who have since been through the ruins, must have observed, that wherever granite, marble, or the several kinds of stone, were in any way exposed to fire, the surface went all to pieces and the damage is excessive;

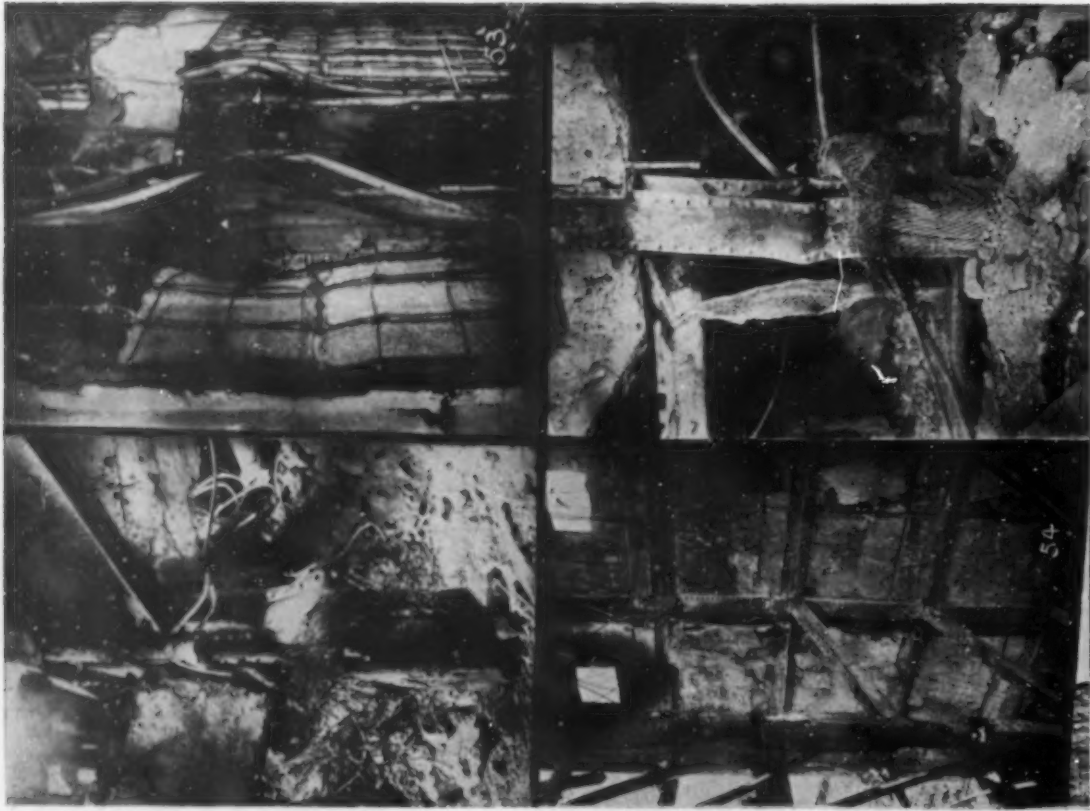
that wherever good brick was used, laid in good cement mortar, carefully bonded and rigidly fastened to the steel frames of the tall buildings for instance, nor fire nor quake had the slightest effect upon it; and similarly, where terra-cotta was well made, of equal thickness in all its exposed parts, with a sufficiency of web and well fastened in place, it stood the best of all decorative exterior materials; that where the steel frames were rigidly put together and amply protected by fire-proofing materials—tile or even a sufficiency of exceptionally good concrete—the frame was absolutely intact and resisted both fire and quake; that where that fire-proofing protection was in any manner weak, or improperly applied, and permitted fire to attack the steel, the latter was squelched and bent and distorted as though so much cardboard; that where the floors and the partitions were of properly designed and made and laid fire-proofing tile, or of a sufficiency of a very high quality of concrete again protected with wire lath



44. Halls of Justice.—A so-called concrete floor construction; a wreck. 45. Johnson Harness Co.—Note what is left of reinforced concrete beams; hanging like fenders about a boat. 46. Johnson Harness Co.—Another view. 47. What is left of one of the very few full-fledged reinforced concrete buildings in San Francisco; a one-story building at that. AA were vertical wall studs and C is what is left of a solid 6-inch concrete wall



36. Science Building.—Condition of reinforced concrete beams when ever fire struck them. 37. Aronson Building.—Insufficient tile protection on some columns; note crush at BB. 38. Hotel Alexandra.—Insufficient concrete protection on some columns; note crush at A though fire did not damage plaster at B. 104. Flood Building.—Where some of the tile floor spans appeared damaged; this test of 800 pounds per square foot was applied and deflection of one half inch occurred after two days



52. Rialto Building.—Basement column wreck in a concrete fire-proofed building. 53. Hotel Hamilton.—Buckled columns A and pipes B in wire lath and plaster protection. 54. Rialto Building.—Concrete column covering and floor construction. 55. Rialto Building.—Note twist in column at A, while wire protection below is but slightly damaged. The damage shown here is due to incorrect methods of applying the concrete protection and not to any fundamental defect in the concrete itself

Rural England

and plaster, such construction features were not materially damaged by the fire, intense as it might be; that where roofs and floors were of sufficient strength, the caving in of adjacent buildings and other wreckage did not damage them; that wherever rooms or portions of buildings or stores were cut into small units by really fire-proof barriers, the fire damage was exceedingly limited; that wherever elevator shafts or stairways were properly enclosed, fire did not spread from story to story internally; that wherever the internal doors and trim of a building were made of metal or other incombustible material, they gave the fire that much less fuel to burn and virtually stopped the progress of that destructive element, in one case actually preserving the contents of the various rooms of a building intact; that one building was built of timber frame, of so-called "slow-burning" construction, and stored with highly inflammable contents but was inclosed with a well built brick wall and windows glazed with wired glass in metal frames, and though

surrounded by a hot fire, a violent external attack, it was absolutely saved intact and men were at work in it the following day, while an exactly similar structure but a few blocks away, but unprotected externally by wired glass, was utterly consumed inside of forty minutes!

Now then, these architects have seen all this, the results of doing certain individual things well, indifferently or badly. Heretofore, each several thing well done has been supposed to impart immunity to all else, much as a man wearing overalls or a bathing suit and a silk hat imagining he was well dressed. With all this before them, I wonder if it is possible that in the reconstruction of San Francisco, or in the needed reconstruction of our great cities in the sense of the term first used in this preachment, I wonder, I say, if there is one man with intelligence enough to assemble all those various good features in some one structure, somewhere, that will indeed and in fact be a real, full-fledged and absolutely fire-proof building.

RURAL ENGLAND*

BROAD roads of admirable surface pass our village on one side. Its long street runs at right angles to the greatest of them. The village is an island, an oasis of shady elms, in the midst of an ocean of grain; and the grainland is of the deepest and most fruitful to be found in England, insomuch that there is hardly a hedge or a tree to be seen upon it, for none of it must be wasted. In a good harvest, even when the grain has not been laid, the tall and close straw laughs at reaping and binding machines designed to garner the scanty crops of the American and Canadian prairies. It seems, indeed, to be the very heart of an agricultural community which ought to thrive if any agricultural community can thrive in these islands. It has manor-house, parsonages, big farmhouses, inns, little shops, and cottages, pretty enough to be reproduced without a particle of exaggeration by the scene-painter. The gardens are trim and gay; many a cottager grows roses worthy to be exhibited at the Temple show.

Roof, window, door,
The very flowers are sacred to the poor.

Yes, and the pity of it is that they are sacred to the very poor, to a community constantly underfed and constantly underpaid, so that their beauty, and the care which it represents, are the more touching. In outward scenery, indeed, the village is, like the lady in the old ballad, a cheerful hypocrite, meeting the world with a smiling face, and it looks for all the

world prosperous, tranquil, and typical. Hard by, and substantially part of the same community, is a hamlet, situate ecclesiastically in another parish, the structures in which practice no such hypocrisy, and offer no consolation to the most superficial observer. In it are a number of spacious houses, eighteenth century and earlier, which are being permitted, without shame and without hindrance, to fall to pieces. Fantastic chimneys of red brick, mellowed by age and weather, lean in all directions; leaden casements, with here and there a pane of cracked glass, with ancient catches of beautifully involved ironwork, creak as the wind stirs them; walls have huge fissures in them; roofs, of thatch and tiles, are falling away piecemeal. The whole is an unspeakably sad picture of neglect and desolation; if the village street would serve for the scene of a cheerful rustic comedy of the type of the "Country Girl," the hamlet would be an appropriate setting for a tragedy of ruin and despair. Yet, as a plain matter of fact, the village is, if anything, worse off than the hamlet, since houses have no feelings and it contains a greater sum of human misery. Once it boasted a resident squire, who inhabited the beautiful manor-house, farming some of his own land, employing gardeners, keepers, coachmen, grooms, and indoor servants. But long ago the manor-house and its lands passed into the ownership of a great and good but distant landowner, and here we are on the fringe of a large estate, which is never the part best looked after. One of our two farmers inhabits the manor-house, living simply, but holding land extending over many hundreds, if

* An extraordinary revelation of the semi-starvation in which the agricultural population of England exists. From an article by "Palamedes" in *The Cornhill Magazine*

House and Garden

not thousands, of acres. The second, a relative of the first, occupies another of the half-dozen farmhouses of our village, and the remainder of them are let to middle-class folk of whom, as one of them, I may be permitted to say that they are not a tenth part as useful to their humbler neighbors as working farmers would be. They divide between them the services of one or two so-called gardeners, they buy a little from the village shops, they give some employment to the mason and the blacksmith—there is no carpenter—and that is all the use they are to the villagers. In the hamlet, where five farmers once lived and, presumably, made a living, there is now but one, and his business can hardly be described as farming. The hamlet looks the more miserable of the two aggregations of buildings, because the farmhouses are empty and derelict, that is all. The dominant fact that remains is that land formerly in the hands of nine or ten men, all of them farming on a considerable scale, is now absolutely in the hands of two men, and their power over the people is irresistible. Let there be no misunderstanding. I do not say that this power is misused by either of our farmers; on the contrary, having regard to the influence which they might exert, it seems to me that they interfere openly but little. The fact is they have no need to interfere, for the people understand that their masters have absolute control over their little destinies, and they are only too anxious to find out how to humour the wishes of those who have the power of giving employment, and of taking it away. "You may say as if you offends one you offends ahl," said a labourer to me not long since. It put the whole position in a nutshell.

Village and hamlet, then, live under a system of silent despotism; but that, in itself, is no fatal obstacle to happiness. Some wise man (Hume, if memory serves correctly) has explained that under a despotism that is good the conditions of life may be every whit as tolerable as in the most absolutely free of democracies. I do not say that our despotism is, in itself or in feeling, an unkindly one, or that our despots do not do their duty to their subjects according to their lights. But "by their fruits ye shall know them," and when I look at the conditions of life in our village community I cannot help wishing that there were just a little more competition, just a slight increase in the number of men who demanded the work of the labourer. Let us look first at the all-important question of wages. I read with admiration in official books that recent investigation has shown the average earnings of the agricultural labourer in England to be sixteen shillings (\$4.00) a week.

When I knew country life familiarly in Anglesey a quarter of a century ago, an agricultural labourer, hired by the half-year, received thirty-six pounds (\$180) a year and his board and lodging; the lodging, it is true, was rough, and so was the food, but

this last was abundant. In Carnarvonshire, owing to the proximity of the slate quarries with their demand for labour, wages were a trifle higher. In "Highways and Byways in Sussex," Mr. E. V. Lucas gives a delightful and obviously authentic account, which I transcribe, minus dialect, of the conditions of the labourer's life in Sussex thirty years ago.

Out in the morning at four o'clock. Mouthful of bread and cheese and pint of ale. Then off to the harvest fie'd. Reaping and mowing till eight. Then morning breakfast and small beer. Breakfast—a piece of fat pork as thick as your hat is wide. Then work till ten o'clock; then a mouthful of bread and cheese and a pint of strong beer. Work till twelve. Then at dinner in the farmhouse; sometimes a leg of mutton, sometimes a piece of ham and plum pudding. Then work till five; then a nunch and a quart of ale. Nunch was cheese. 'Twas skimmed cheese though. Then work till sunset; then home and have supper and a pint of ale.

This was in harvest time, when wages and work are apt to be heavy, and one is permitted to hope that the call upon *dura messorum ilia* was not always so severe. But it is stated that the wages of the regular servants, the men "in the house," who were of course boarded and lodged, were from three pounds ten shillings (\$17.50) to two pounds ten shillings (\$12.50) per month; or much the same as those of Anglesey. Of the Sussex of to-day I cannot speak with knowledge, but I do not think the Anglesey wages have fallen much, if at all.

Let us contrast, not Sussex in the golden days, not North Wales (which being largely pastoral, has felt depression less severely than agricultural England), but the official average with that of our little community. There is not a labourer in the village who would not regard sixteen shillings (\$4.00) a week as wealth beyond the dreams of avarice. The so-called gardener of whom I employ an aliquot part (he sometimes "gives me an extra day," *totidem verbis*, at a price) earns the princely sum of half-a-crown (62 cents) *per diem* from me, and I have been accused of raising the tariff. He is much richer than his neighbours, and once, when I was discussing with him the problem how those in the stratum below him contrived to live at all, he propounded the opinion, "I think every man ought to be able to earn two bob (50 cents) a day." That is surely a sufficiently modest ambition. Unfortunately, those who attain to it are few and far between. The average wages of labourers—carters earn a shilling or two more—are ten shillings (\$2.50) precisely. They are hired by the week, and, if the weather is so wet that "us can't get on the laand," and there is no work available under cover, they lose a day's wages. In winter superfluous hands are turned off, just as they are at manufactories and works when employment is slack. Cottage rent is from 1s. (25 cents) to 2s.6d.; (62 cents) club payments must be kept up at all hazards by men whose earnings are thus small and precarious. That men so situated contrive to exist and to bring up

Rural England

their families is nothing short of a miracle; but it is a miracle of hardship and of patience under constant suffering.

It may be suggested that, although this is the harsh letter of the labourer's contract of service, there is room for generous interpretation of it. Room, indeed, there is in abundance, but it remains unoccupied. Here is a case of very recent occurrence in our village, followed by another, not so recent and not in our village, to show that our farmer acted in the spirit of his contemporaries in the district. Not long before the March quarter day the wife of a stalwart young labourer receiving 10s. (\$2.50) a week presented him with twins. About the same time he was bitten in the hand while handling a rat incautiously. The wound did not heal rapidly, probably because the man's blood was poor from inadequate nourishment, and an abscess compelled him to relinquish work and "go on his club" immediately before quarter-day. A quarterly payment being due, the club officers were clearly bound to deduct that from the first payment of sick benefit, which left exactly 2s. (50 cents) to be handed over to the incapacitated man, with a wife and twins, for a week's sustenance. 1s. 10d. (45 cents) were due him for wages, and of that his master deducted 1s. (25 cents) for a week's rent of the cottage. That was the last straw, and I protest that it is difficult to say whether my heart bleeds or my blood boils to hear that this finely built and sturdy young fellow broke down altogether, and forgot that he was a man, over the deduction of that shilling. Was this an act of cruelty on the part of the farmer, a man who holds many hundreds of acres and owns some of them in fee, a man who knew that he was absolutely safe of his rent, unless the labourer died, in the long run? Certainly it was not an act of conscious cruelty. It was but conduct in accordance with the custom of the country. Not so very long ago, near another village in the same county, a labourer engaged in the task of "shrouding" an elm (cutting off the side branches for firewood and peasticks) fell from his perch and lay unconscious until somebody found him and took him home. Not permanently the worse for his fall, he returned to work in a day or two and went to receive his wages as usual on pay-day. To whom his master:

"John do ee mind about what time it wor as ee fell down?"

"I thinks it wor just about eleven."

And the wages for that day, meagre as they would have been anyhow, were reduced *pro rata*.

Even when the labourer is not laid up by illness or accident, when it is not too wet to go on the land, and when he is not turned off as a superfluous hand in winter, he has a cruel struggle to make both ends meet. He and his family subsist for the most part, and to quite as great an extent as the Irish peasant, on potatoes, the produce of the allotment; and when

the potato crop is poor and diseased, as it was all but universally last year, by reason of the wet, his uncomplaining suffering is pitiful. One reads about gaunt faces in connection with important strikes, in which strike pay is equal to full wages in our village, but one sees them here. Recently, when a spell of fine weather in early spring caused all the hands turned off for the winter to be in demand, I failed to recognise the cheery face of a carter who touched his hat to me at the station; and it was only after a while that I realized the face to be that of a man turned off for the winter, to whom I had given a few days' work, not for charity, but in my own interests, at Christmas time. He had been emaciated, worn with hunger in fact; he was now an entirely changed man.

Sometimes we are able to do some small act of kindness by way of alleviating the prevailing suffering, sometimes to give work, the results of which enure for our own benefit, and in each case the resultant gratitude is touching in the extreme. It is no mere matter of lip-service. Our villagers, indeed, civil and soft-spoken though they are as a rule, are not voluble, and their vocabulary is limited. Those who are voluble are usually imposters also. In the case of the others the bread cast upon the waters comes back after many days. Last year, we gave milk for a month or so to support the fourteenth puny child of a woman whose husband earned 12s. (\$3.00) a week. But in the autumn came humble presents of cans of blackberries and of mushrooms. Again to my friend of the changed countenance I gave nothing but work and very modest pay. But it happened that the work was the excavation of an ancient ditch, and in it he found a copper coin, a token probably, bearing a representation of Lady Godiva, in which we were interested. He said little or nothing; but a day or two later brought as an offering a bag containing some score of ancient coins, or coins more or less ancient, which he had turned up with his spade in the course of a long life of labour. It seemed almost a shame to accept them; but to have refused them would have been to inflict a grievous wound.

Our villagers marry and are given in marriage, and the potato diet, as in Ireland, is accompanied by large families; but it is regarded as part of the natural course of events that death should thin those families abundantly. "I do hope," said a ministering kinswoman of the mother of the twins, "that if the Lard takes either of 'em, it'll be the little gell." She herself, in days of motherhood long gone by, had nursed children when she had no sustenance for herself or for them beyond hot water run through a teapot containing a few crusts of bread. The pathos of these simple facts needs no emphasis.

In one respect our village is better off than many another in these parts that is more prosperous.

House and Garden

Milk can be bought; and, strange as it may seem to dwellers in towns, that is by no means the universal experience in the country. Within ten miles is another village, where no milk could be bought until the parson, rightly seeing how wrong it was that children should be reared without the chance of absorbing the one food which is absolutely essential to the proper development of a child, himself established a dairy and sold the milk. His successor, being a townsman pure and simple, does not keep cows, would indeed probably lose a good deal of money if he did, and the village, which could afford to buy milk, is reduced to the condensed stuff again. It is said to be very nutritious; but, as one soon discovers at sea, it becomes monotonous to the point of nausea. Here milk is to be bought by those who have the money; but such luxury as the delivery of milk at the consumer's door is unheard of. Nor is the supply always to be relied upon, for during the last winter, when the few milk-sellers had apparently conspired to have most of their cows dry simultaneously, even our modest supply by the day could not be got from one establishment, but had to be contributed by two.

Sanitation is, it needs hardly to be said, held to be a matter of no importance, and neither village nor hamlet has any uniform system of drainage. Some of us use cesspools, others do without them, and nobody cares much. Epidemics, when they come, are severe; but they are regarded as a "judgment," as indeed, being the just punishment of neglect, they are; but that is not what those who use the term intend to convey. Substantially, too, there is no adequate water-supply for a population of some hundreds of persons. There is, it is true, a village pump, fully half a mile distant from some of the cottages, of which the water is officially described as "passable" and no more. There are also a number of wells, most of them suspect, some of them condemned a year or two ago by the sanitary authority. For my own part I have "two wells of excellent water," according to the conditions under which the house, now mine, was formerly offered for sale, but on analysis, when there had not been any chance of pollution for years from the house, which was empty, or from middens appertaining to it, for there were none, it was condemned without hesitation on the ground that it was gravely polluted by nitrites. So we get water for the house, as a favour, from a neighbour whose well is placed above the midden and pigsties which probably poison mine. Even that we dare not analyse; and there are many cottages which have no water-supply at all. It may be said that this is an illegal state of things; that owners are bound to supply water if it can be done "at reasonable cost," and so on. The answer is that a labourer at 10s. (\$2.50) a week cannot afford to set the law in motion at all; least of all can he do so when the

defendant landlord is also his employer. Moreover, so long as the authority which is supposed to look to these matters is local, it is idle to expect that anything will be done; for the question whether money shall be expended lies with the largest ratepayers, directly or indirectly, and, to put the matter bluntly, they are too ignorant to care whether the water they drink themselves is pure, and therefore they are not in the least likely to recommend a public water-supply to be provided for others principally at their cost. This particular danger, that of permitting local government to be in the hands of men who are directly interested in keeping down the expenditure of money locally, is, however, so far-reaching in its ramifications that it must not be entered into here.

Some years ago the "Morning Post" coined the expression "The Rural Exodus," and it served well to represent a state of things in the country districts of England which was then deplored by every thoughtful man and woman in England. That condition of affairs is unhappily still more conspicuous in many parts of the country now, and in others, where it is perhaps less conspicuous, the evil is almost as great as it is in those villages where there is no melancholy series of derelict tenements to proclaim, albeit silently, that the habitation of the sons of the soil knows them no more. Year by year the agricultural population of the villages continues to dwindle away, and the congestion of the towns by men and women who are but partially and spasmodically employed becomes more manifest and alarming. From this in its turn come a risen as well as a rising generation reared in an unhealthy environment, grown and growing to feeble maturity without an adequate supply of light, air, and exercise. Next come Royal Commissions to inquire into the physical degeneration of our race, so that for the future the Blue-books may give chapter and verse in detail concerning a general truth that is painfully obvious; and all the time earnest and clever essayists busy their brains in seeking to find the cause of the desertion of the country by the sons and daughters of the soil, and in striving to suggest a remedy. The dullness of life in country villages and its deadly monotony is the most favoured explanation of the exodus. In the towns are to be found abundant opportunities for social intercourse, good and bad, lighted streets, amusements of a hundred kinds, many of them gratuitous, countless institutions for the public benefit. In a word, there is always something to look at, something to rouse the interest of the poorest. In the country there is nothing, or next to nothing, save the daily round and the common task, and they are, as Mr. Henry James would say, "of a monotony" which is hardly to be borne. The point at which they cannot be endured at all comes when the sometime villager who has prospered—he who fails never reappears—comes down in patronising mood,

Rural England

extends his sympathy to his former associates, and expatiates at length upon the contrast between the animation of life in London, Liverpool, or Birmingham, by comparison with that of the country.

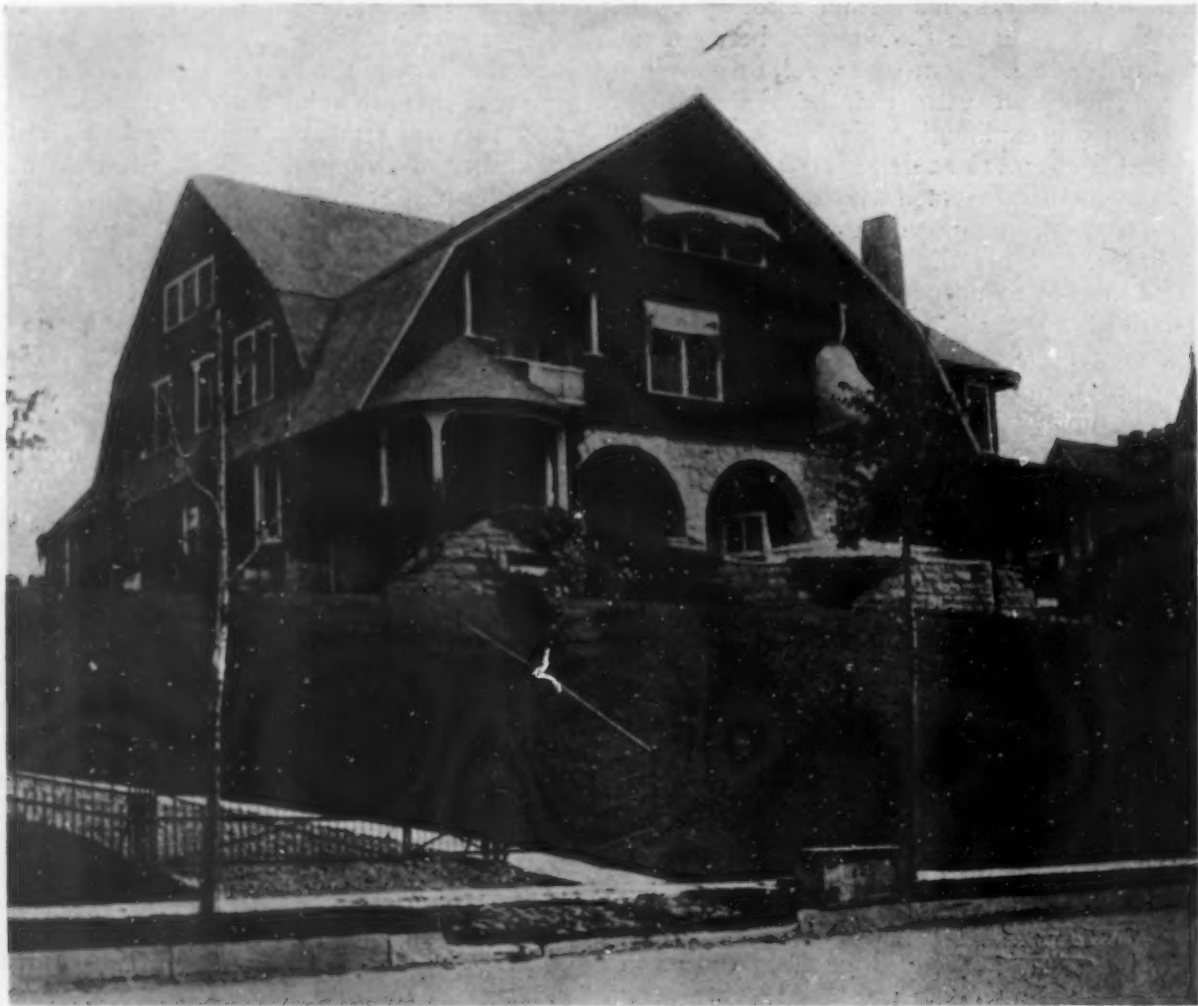
Such being the explanation given, we see many most estimable efforts to exorcise the demon of dulness made by men and women who fondly hope that, if they succeed, the countrymen will stay in their native villages, will breathe sweet air unfouled by smoke, will sleep in daintily clean rooms with "open jasmine-muffled lattices" (as a matter of fact a rustic would sooner die at once than sleep in a room with the window open), and will develop, with the help of the country's boundless store of nourishing food, the physical health and strength which are sadly to seek in the rising generation. So village clubs are organized, and the gentry devise concerts and theatricals in the village school, and the curate busies himself with his cricket club, and so on. Heaven forbid that I should say a single word to discourage any such endeavours to make life in the villages a trifle less dreary, or that I should deny their operation for good so far as they go. But the fact remains that the exodus continues, and it continues because dulness is but a part of the evil to be contended against, is, in truth, in far too many parts of rural England, the direct consequence of a disease which is always present to the mind of the patient except when kindly sleep knits up his ravelled sleeve. The plain and terrible truth of the matter is that, in districts far wider and more numerous than the kind dwellers in towns and casual visitors to our pretty villages can be expected to realise, the agricultural labourer, his wife, and his children are half-

starved from the beginning to the end of life. Men do not earn anything approaching to a living wage, and that is why the best of them flock to the towns, many of them to be no more seen, and why the clubs and the concerts and the theatricals, and all the paraphernalia of healthy gaiety fail to produce all the desired effect. *Panem et circenses* was an intelligible cry; *Circenses sine pane* are an unintentional mockery and a failure. That is the hard and lamentable fact, and it is well that it should be known, since the wisest of physicians cannot prescribe effectually for the body politic, or for the physical body, until the disease has been diagnosed with precision.

To tell the squalid truth concerning the life of the country is not the fashion; and it is not at all a pleasant story in the telling; but it is a plain duty to make it known. The locality concerning the social state of which I have stated some very depressing facts is, perhaps, exceptional in its misfortunes, although it is more likely to be but an example in a fairly large class. No names have been mentioned that are not entirely fictitious, no topographical indications have been given by which a stranger could discover our home of poverty. A cap has been fitted to no man's head; and, although facts carefully ascertained must needs be stated, there is no desire to wound the susceptibilities of any living man. In fact, the whole object of writing is to make public the deplorable state of a humble and, it is feared, not an entirely exceptional community, in the hope that wiser men than I may be induced to devise some method for causing that, which is but too sadly true of the present, to be untrue and inconceivable in the future.



The Village Cross at Ludgershall, Wiltshire



NORTH ELEVATION

RESIDENCE OF F. E. PLATT, ESQ., SCRANTON, PA.

E. G. W. DIETRICH, ARCHITECT

THIS house was built on one of the highest of the many hills surrounding the city of Scranton, affording very extensive views of the Wyoming Valley and the adjacent country. The extremely steep grade of the streets indicated a simple treatment for the garden and little has been done save in the way of the planting of shrubs and flowers. The house is modern and complete in every particular. The first story is built of buff sandstone, the rest of the house is of frame construction covered with white cedar shingles. The side walls are stained a hazel brown; the roofs, olive green; the outside trim is painted cream color. The porch columns are finished in the natural wood and the blinds are a dark green. The general effect is very satisfactory.

The interior of the house is finished in Colonial style excepting the den which is semi-oriental in effect. The first floor is generally finished in the

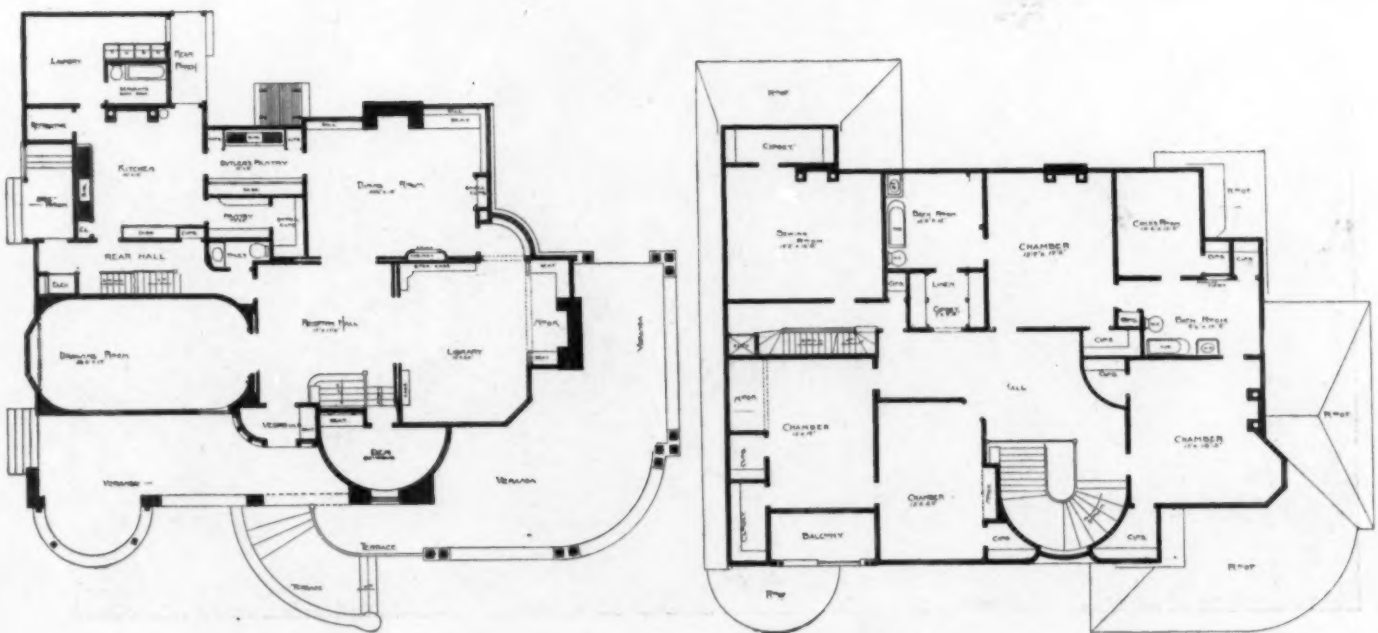
natural wood with the exception of the drawing-room which is painted ivory white. The dining-room is finished in old mahogany with a paneled wainscot four and one-half feet high. A very wide, low mantel and quaint china cabinets add much to the beauty of the room.

The service portions of the house have received careful attention. There is a trunk lift at the side entrance from which trunks and heavy furniture can be delivered to the different floors, and in rainy or stormy weather the washing may be sent from the first floor to the attic to be hung up and dried. The bathrooms are tiled, the plumbing is open piping, all fixtures are porcelain enameled. Some of the bedrooms are finished in enameled ivory white, others in natural woods, such as figured birch, quartered sycamore, etc. The house is heated by steam, partly direct and partly indirect.

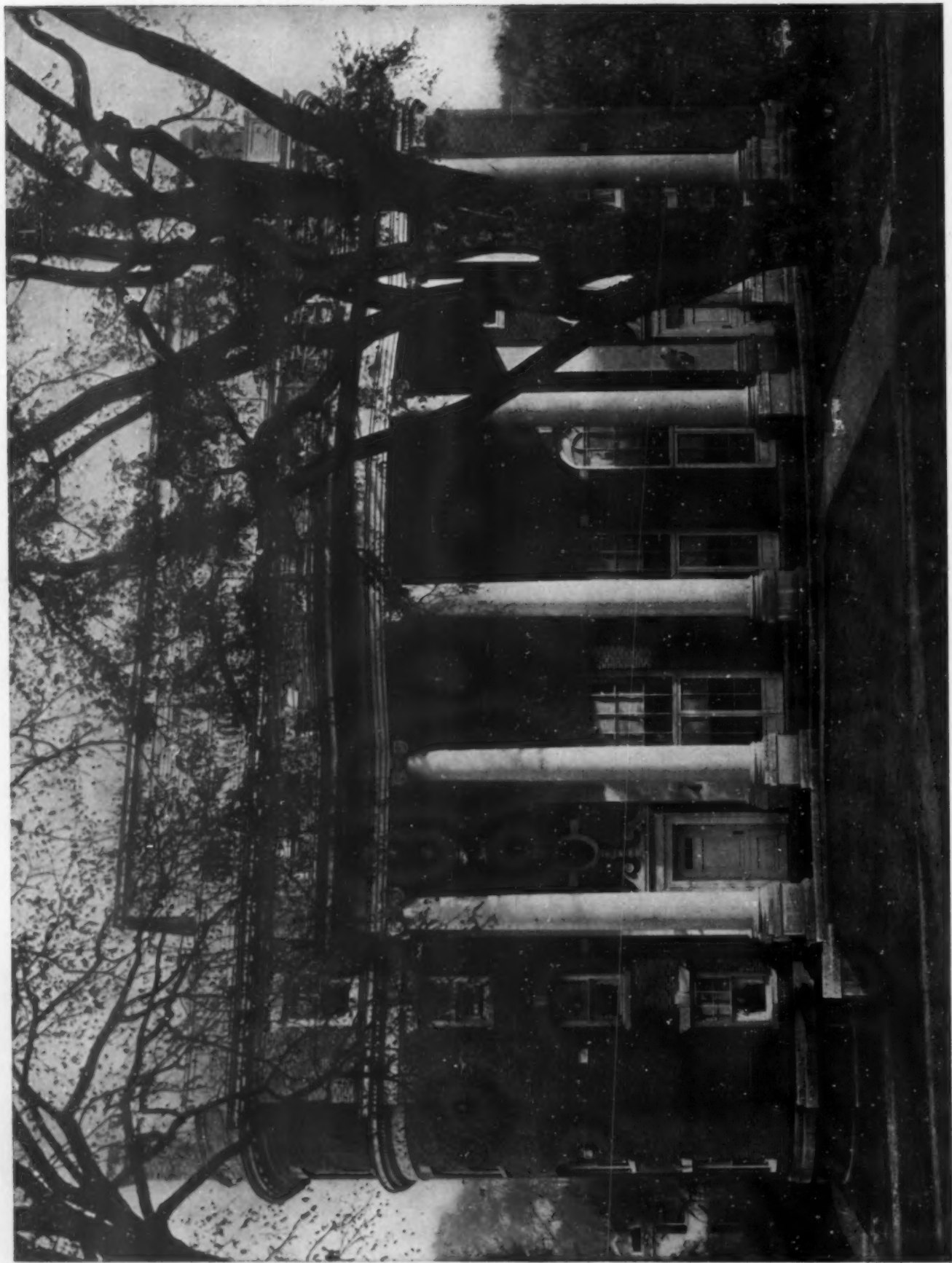


RESIDENCE OF F. E. PLATT, ESQ., SCRANTON, PA.

VIEW FROM THE STREET INTERSECTION, SHOWING THE PRINCIPAL ENTRANCE



FIRST AND SECOND FLOOR PLANS



THE BERZELIUS CLUB—YALE UNIVERSITY

THE BERZELIUS CLUB—YALE UNIVERSITY

BY GEORGE LANCTOT

AMONG the numerous club and society buildings devoted to the undergraduate interests at Yale University, few have embodied the sane and "liveable" qualities which mark the dormitory of the Berzelius Club, the senior society in the Sheffield Scientific School at New Haven. This building, the home for the time being of the members of the society has been designed, not for the purpose of creating an atmosphere of mystery which characterizes so many of the undergraduate society houses throughout the country, but for the purpose of fulfilling the requirements of the men whose home it is. To this end the house was designed along old Colonial lines, and the rooms and furnishings have been arranged and selected for the purpose of creating what is essentially a home atmosphere.

The exterior is exceedingly well proportioned, designed with dignified freedom and detailed with a high sense of artistic feeling and restraint. The novel treatment of the street façade is refreshing, yet withal utilitarian and sane. The balance of the twin entrances, another most attractive feature of the façade, is admirably sustained.

Good Colonial is as scarce as poor French is rampant, and by far the greater part of the failures in Colonial are due to the unsympathetic or faulty handling of the column treatment. The designer of the Berzelius, in spite of the height given to the entrance portico, has made his column treatment a very successful part of the whole, lending a dignity otherwise impossible.

As an example of careful execution, both in the splendid modelling of the detail and the handling of the brick, the Berzelius presents many points of superiority.

Simplicity is the dominant note in the decoration and furnishing of the interior. The decorative details are harmonious, the hangings and rugs rich, though low in tone, and every piece of

furniture selected with thoughtful care and well-defined purpose. The accompanying photograph shows the main living-room. This room has been so planned that every bit of furniture may be used to the best advantage. The windows are broad and high, flooding the room with light in the daytime, the fireplace, a great old-fashioned affair large enough to allow of the burning of huge logs, and the reigning spirit one essentially of homeliness and comfort. It is but one of the many just as successful rooms in the Club's home.

Indoors and out the design is Colonial, good Colonial, and the Berzelius is fortunate in possessing a house so comfortable, yet architecturally so admirable.

The greatest satisfaction is felt with the result of the decision of the members who actively participated in the building of the new home to have the entire work done under the new "one-contract" system of building. Messrs. Hoggson Brothers, 5 East Forty-fourth Street, New York, are the designers of this contract which includes every detail of the designing, construction and furnishing. They were given the commission outright—and their novel method of building has seldom found more successful expression than in the case of the Berzelius Club. To place in the hands of one firm the entire responsibility for a completed home is nothing if not a startling innovation in building, but the advantages to the prospective owner are many and great.

Artistically, a consistent uniformity of style and harmony of architectural treatment is assured, as the best

of talent is retained for the solution of all problems, while at the same time the owner and architect is relieved from the annoyance of incessant watchfulness over the matters of material and constructive detail—holding Messrs. Hoggson Brothers directly responsible.

Limit of cost will appeal to the experienced



LOUNGING ROOM

ones as dangerously near impossible to control, but Messrs. Hoggson Brothers have successfully proved that under this contract "extras" and the hundred and one unlooked for expenses usually incident need not occur in building any more than in any other

well-organized system of mercantile operations. Their work is a most interesting development of building methods, and the Berzelius Club a most attractive proof of what can be accomplished under these methods.

THE FIRST COUNTY PARK SYSTEM IN AMERICA—IV

BY FREDERICK W. KELSEY*

(Continued from the August Number of House and Garden)

AN incident that attracted attention at the time, and may be of interest, was the action of the commission in June, 1896, in making it a condition in the contracts for work that "laborers be paid \$1.25 and foremen \$2.50 per day respectively, and for cart, horse and driver \$2.50 and for double team and driver \$4.25 each per day," and in notices to contractors that "the rates to be paid for services be fixed and approved by the commission."

There was, at that time—the summer of 1896—a very large contingent of laborers in Newark, as elsewhere, out of employment. The Presidential election was pending, and the great struggle between the McKinley and Hobart sound money forces and the persistent advocates of a silver currency, under the leadership of W. J. Bryan, was going on and had already resulted in an extended business depression. The labor situation was still farther depressed by the continuous arrival of hordes of emigrants, especially Italians, many of whom found their way immediately to Essex County. The commissioners understood that this class of labor was then being employed by contractors on railroads and other large works at prices as low as ninety cents to \$1 per day. They wished to have the work done as cheaply as it could be done, and well done, and at the same time to insure the laborers receiving whatever rate was paid. This would prevent the large margin, which, without some such restriction, might be exacted; as in cases then occurring where the contractor would be paid the contract price (of perhaps \$1.25 per day), but actually pay the laborer much less.

Turning the First Sod. The real work in grading, and for the surface embellishment of Branch Brook Park, was begun the morning of June 15, 1896. No special ceremony graced the occasion.

Three of the commissioners, Messrs. Peck, Meeker and myself, with the secretary and Engineer Bogart, were present. Promptly, at 8.30 o'clock, the president, with a new spade, turned the first sod. The contractors had a large force of men and teams

ready, and, from that time, the work on this great pleasure ground went rapidly forward. Now that more than ten years have passed and more than \$2,500,000 has been expended there, the work is hardly yet completed and at the present rate of progress it may be another year before the bridge approaches and other improvements are finished.

When completed, this park of 278 acres will be one of the most attractive and interesting pleasure grounds of the size in the country. The topography is sufficiently varied to make practicable the different styles of landscape treatment employed. The lawn tennis courts and comparatively open level surface of most of the northern division; the play fields and open lawn features of the middle division, bordered with raised and closely planted banks on each side; these are in pleasing contrast to the formal treatment—the Italian gardens, arbors, pergolas, bordered walks and other ornamental attractions of the southern division. The lake, with the connecting waterways under Park Avenue and Bloomfield Avenue, with the artistically beautiful bridges, carrying both avenues over the park driveways and waterways, greatly enhance the other landscape features of this park. In winter the merry faces and gay costumes of thousands of happy skaters enliven the scene, and turn the sombre effect of the winter season into a joyous moving panorama for all.

That the people of Essex County may derive increasing benefit and enjoyment from the very large expenditure for this park, must be the earnest wish and hopeful expectation of every one who is a sincere believer in parks, and whose sympathies are touched by the needs for that uplifting influence to all classes, which only attractive public parks can supply.

If there was ever a public board literally bombarded with communications and delegations by which a strenuous constituency can bring pressure to bear toward favorable official action, it was the Essex County Park Commission, as the recipient object of that attack and siege during the year 1896.

*Courtesy of the J. S. Ogilvie Publishing Co., 57 Ross St., New York.

The First County Park System in America—IV

Eagle Rock Reservation. Since "ye olden time" and the days of Carteret, and of "East and West Jersey," Eagle Rock has been famed for its views and attractive natural surroundings. For generations residents in Essex and neighboring counties have made it a place of pilgrimage to enjoy the views, and the numbers have increased with the growth of population and the added facilities for reaching "the rock." Situated as this point is, on the bold precipitous cliff of the Orange Mountain, 600 feet above tide water, yet but a short air line distance from it, with Montclair, Bloomfield and the beautiful Llewellyn Park on the side of the mountain in the immediate foreground, and the Oranges, Newark, New York, and the hills of Staten Island in view beyond—what more fitting place could be selected for the first choice of the outlying parks than this!

It was, therefore, quite within the natural order of things that the Park Commission should turn its attention to the location of a park at this place as soon as the selection of park sites was taken up. Immediately after the Branch Brook location and that of the East Side Park were disposed of, this was done. Each of the commissioners favored the proposition. The only points for determination, therefore, were as to the lines of the park limits, and the acreage that should be included. The subject was under discussion during the summer and early part of the autumn of 1895, and on October 3 the architects and engineers were authorized to prepare a map of the outlines that they would recommend for a park, including Eagle Rock. A little later, H. D. Oliphant was appointed purchasing agent to look after land options and purchases within the established lines.

An editorial in the "Newark News" of November 26, 1895, on "The New Park Sites," referred to it thus: "Whatever other property the Essex County park commissioners may acquire, there is no question that they have acted wisely in securing Eagle Rock and the land about it. This is the show place of Essex County." On the same day "The Daily Advertiser" expressed this sentiment: "A county park system without Eagle Rock would be in the nature of an anomaly. That elevated point, overlooking an extensive and varied panorama of town, country and river seems to have been destined by Nature for a public breathing place." An editorial in the "New York Press" of November 27 stated that "the acquirement of the far-famed Eagle Rock the other day for park purposes was a great thing for the people. From this giant knoll the homes of tens of thousands of New Jersey's citizens can be plainly seen, and it is declared that it looks upon more homes and varied industries than any other natural elevation in the world."

In August, 1895, this subject was brought regularly

before the board for consideration in a resolution offered by me, "that it is now deemed expedient to acquire for park purposes:

"First, suitable areas of park lands and parkways on and adjacent to the crest of the Orange Mountains.

"Second, that such locations be selected with regard to convenient approaches; that the crest of the mountain be followed as far as practicable, and with reference to obtaining the best east and west views.

"Third, that the total area be not less than 2,000 acres, and that the architects and engineers proceed to locate the above parks and parkways connecting with Branch Brook Park and prepare the necessary maps and plans."

Parkways Treated Separately. These resolutions were afterward modified in accordance with the "piecemeal" or sectional policy already referred to, and the park locations were treated separately from the parkways.

As the subject of the parkways was such an important one to the whole enterprise, and for years occupied so much public attention as well as the attention of the commission, the progress of those events will be consecutively stated.

South Mountain Reservation. Large reservations of natural scenery have become one of the attractive features of a modern park system. Nor is the movement confined to localities especially acquired or reserved for park uses. The general government, and many of the States, have of late years included in their forestry reservations large areas of timbered lands, with the object at the same time of conserving also the feature for recreation and attractive natural environments. The movements toward the preservation of the big trees (*Sequoia gigantea*) of California; for a natural park and forest reserve along the Appalachian Mountains; and the White Mountain forest reservations in New Hampshire, are some of the better known efforts in this direction. In the Massachusetts Metropolitan Park's system the great Blue Hills reservation, with its more than 4,000 acres of beautifully wooded slopes and valleys; and the Middlesex Fells on the other side of Boston, with its 1,800 acres of timber lands, lakes, open fields, etc., are recognized as special attractions there, as have become Van Cortland and Pelham Bay Parks in New York, Epping Forest, outside of London, and the many other outlying natural reservations lying wholly without the large cities.

The Essex Park Commission of 1895, like the preceding commission, was in favor of a liberal acquirement of these lands in such a reservation for the park system here.

There was but one location which in size, relative convenience, varied topography and attractive natural and wooded features, seemed to meet the requirements. That was the extensive tract between

House and Garden



PANORAMIC VIEW FROM EAGLE ROCK—LOOKING EAST

the apex of the First and Second Mountains, and principally south of the Northfield road. Former Commissioner G. W. Bramhall had always advocated this proposed reservation.

Weequahic, or Waverly Park. The first that was heard of a Weequahic Park was the suggestion from Commissioner Murphy, soon after the organization of the Park Board in 1895, which was in effect that that was "one of the best locations for a park in the county." The first commission had already, as indicated, treated the possibility of a park there, and without any prejudice, with scant courtesy. If for no other reason, the mosquito pre-emption and unrestricted occupancy of the tract was thought a sufficiently serious matter to negative any favorable consideration of locating one of the county parks there. Moreover, the uncertainty as to the large cost and as to the future of the springs that fed the lake and water supply; the direct proximity to Elizabeth and Union County—neither of which would, under a county park plan for Essex, contribute to the large cost of acquiring or expenses of maintaining a park there—were all factors in the decision that, for many reasons, other park sites more within the county were deemed preferable. That Mr. Murphy entertained a decidedly different view, was apparent almost from the first meeting of the second commission.

Fair Association's Stock. One of the stumbling blocks in the way of making progress in either direction toward any definite result was the property of the New Jersey Agricultural Society, better known as the Waverly Fair Association. This property consisted of a number of acres, a race-track and the usual paraphernalia of country fair grounds, and was the focal point of the district. The association owning the property had had

financially a varied and varying career since its incorporation in 1858. In good seasons the receipts might result in a dividend on the \$90,000 of capital stock of perhaps five per cent. With bad weather and poor attendance, an assessment on the stockholders for the deficiency growing out of the light receipts was not an uncommon occurrence. As a result of these conditions, the price of the stock had for years, up to 1895, oscillated between 30 and 60, or, in extreme cases, 80. Transactions were few and far between, and if a holder must sell he was usually at the mercy of the buyer, somewhat after the order of the unsuspecting merchant of old who once met that world-renowned individual who demanded "the pound of flesh."

There were 3,600 shares of the stock, of a par value of \$25 per share. It was "well distributed." Nine stockholders, however, with their combined holdings, controlled the association. They held the majority of the stock. These stockholders of record at that time were: P. Ballantine & Sons, 60 shares; Franklin Murphy, 186 shares; E. A. Dodd, 70 shares; E. B. Gaddis, 122 shares; H. H. Isham, 721 shares; L. H. Jones, 230 shares; G. B. Jenkinson, 109 shares; Jacob Skinkle, 125 shares, and E. A. Wilkinson, 139 shares.

A Serious Question. When the practical work of improving the Weequahic reservation was taken up by the Park Board, in 1899-1900, a serious question arose as to the treatment of the lake. In 1896 the engineers of the department had advised that the raising of the lake for the purpose of improving the appearance of the surface and retarding the growth of rushes, etc., from the bottom, was of doubtful utility. On May 14, 1900, Engineer M. R. Sherred, in a special report to the commission, recommended the raising of the lake level five feet by obstruction to be placed in the outlet. The land-

The First County Park System in America—IV



PANORAMIC VIEW FROM EAGLE ROCK—LOOKING SOUTHEAST

scape architects, in their report at the same time, emphatically disapproved of this plan of treatment, stating at length the legal, engineering and esthetic objections. It would be experimental, they contended. Percolation of the water through the raised banks might make the result uncertain. It would "inevitably destroy the handsomest and most valuable part of the beautiful fringe of fine forest trees now existing most of the way around the lake." The resulting loss of water flowing from the lake, under the binding contract between the Park Commission and the Lehigh Valley Company of June 4, 1897, and with the Pennsylvania Company, that the commission would "not directly or indirectly do, or cause to be done, anything which would in any manner interfere with the natural flow of the waters of said Bound Creek," should the raising the lake seriously diminish or stop the overflow, would make the Park Commission "liable to prosecution."

As the loss of water from raising the lake five feet was by the engineer estimated at 550,000 gallons per day of a normal minimum flow of only 1,500,000 gallons daily, the point thus raised may at any time become a most serious one, and result in heavy claims for damages against the county.

Cost of Park. The estimated cost of dredging and properly treating the banks of the lake at its natural level was \$250,000; and for raising the lake five feet, cleaning out the bogs, etc., with the destruction of the best part of the wooded banks and the prospective litigation with the railroad companies involved in this plan of treatment, was \$50,000.

Modern High Finance. What the actual loss to the people of Essex County by the issuance of bonds at four per cent, and the additional \$2,500,000 of bonds since issued for the parks at that rate instead of at the 3.65 rate, as with the

first million issued, may, I think, be properly left to the future and for the public to determine. From present indications, it will not be long before the question of detriment to the public at large, from the methods of modern high finance, and the concentration of large sums of other people's money in the hands of a few men to control, will be readily understood and the false principle upon which the operations are based generally appreciated and measured at their true worth.

At the close of 1896, within fifteen months after the receipt of \$2,450,000, the commission found that its financial limit had been practically reached. The results of the policy of individual selection of the parks, rather than that of a careful prior study of the requirements for the park system as a whole had, in this comparatively brief time, fully materialized. Although the balance sheet of December 31, 1896, showed a cash balance on hand of \$1,209,559, the outstanding obligations for land and other liabilities and contracts were then sufficient to absorb all but a relatively small portion of this unexpended sum. At the board meeting of December 2 the landscape architects and engineers submitted, under a resolution of September 17, 1896, a "general plan of the system of county parks and parkways," including a formal estimate of the cost of the parks already determined upon. These estimates were made after consultation with the land agents and other employees of the department, who were then in charge of the various phases of the work.

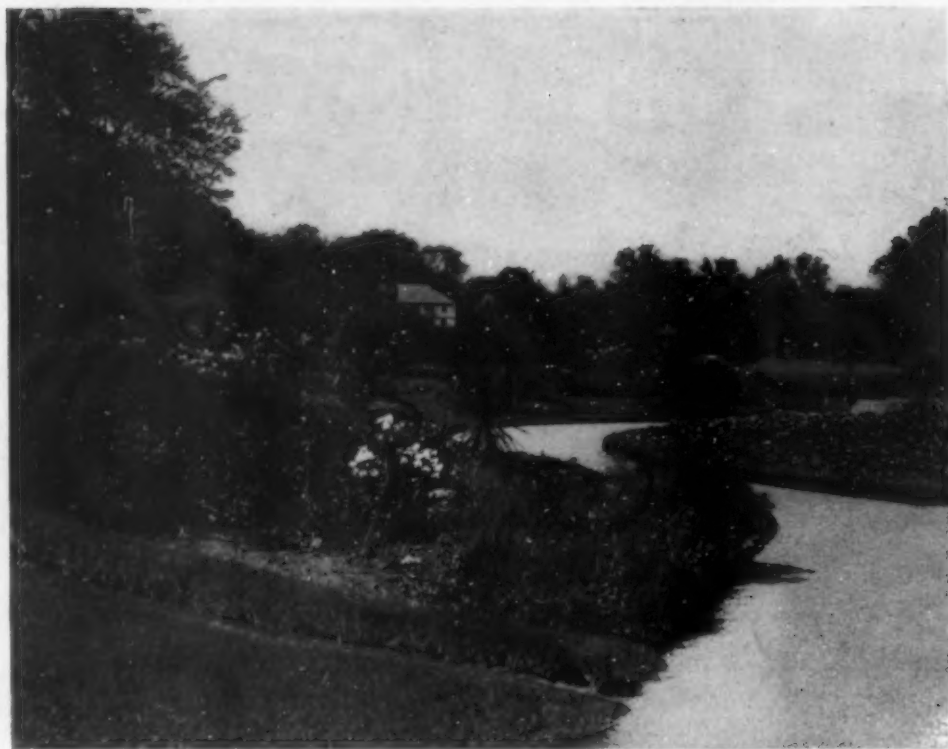
Appointive or Elective Park Commissions. The time had run by so quickly since the appointment of the commission, twenty months before, that many friends of the park movement hardly realized that the work of the commission was by that time well begun. The public utterances, for

House and Garden

the most part, were not favorable. Mayor Seymour made a severe arraignment of the commission, and of the appointive system of legislation under which it was created. This law, providing for an appointive board, he declared, in a written statement a few days prior to the announcement of the Park Commission shortage, "should be amended." This method of appointment, he said, "is wrong and opposed to the popular notions of self-government."

"Under certain contingencies," he wrote, "it might remove the power of selection entirely from an officer of Essex County and place it with an official residing in some distant part of the State. This might occur in the event of the selection of a Park Commission being made during a vacancy in the Supreme Court in this county. Officers of such importance should be chosen by the people. A public board making such large demands upon the taxable property of the community should be in closer touch with the people of the community. According to the highest conceptions of popular government, that closer touch is to be had only through the medium of the ballot-box. The law should be changed and the Park Commissioners be compelled to take chances before the community."

These forcibly expressed sentiments, published both in the leading New Jersey and New York papers almost concurrently with the park deficiency statements, apparently touched a responsive chord with many people throughout Essex County. While the Mayor's presentment was merely an elaboration of the antiappointive commission plank of the Democratic city platform, as before mentioned, its reception by the public was no doubt accentuated by the disappointment which the call for more funds to complete the parks occasioned. The claim was at once made by the partisan advocates of the appointive plan, that the attack of the Mayor and those favoring his side of the question was in reality naught but an incident in the play of politics, and an attempted flank movement by which the Democratic minority hoped to secure a "vantage" point with the people over their Republican opponents, who counted upon them having a safe working majority locally as well as in the Legislature.



A FLOWER BORDER IN ORANGE PARK

Others joined in the effort to repel the attack, and the conflict of words soon had the appearance of a drawn battle, yet actually leaving the appointive commission in possession and victor of the field. The discussion, however, bore fruit in largely extending in the public mind the objection to an appointive commission. This was manifestly the result, as shown by the resolutions of disapproval of that system in the different political conventions since. Published individual opinions then and since have reflected a similar sentiment as existing in the minds of officials and publicists, both in Essex and in Hudson counties and elsewhere, in conformity with the generally accepted objection to specially appointed public boards.

In the meantime methods had been devised for turning over to the Park Commission the premium realized on all bonds, instead of retaining it in the sinking fund as theretofore. On August 3, 1900, the last \$500,000 of this appropriation, together with \$80,000 premium on the bonds, was turned over to the commission.

Thus, within five years, the people of Essex County had raised and contributed in cash for the park system promised them for \$2,500,000, more than \$4,000,000.

Underlying Conditions. My two years' term as park commissioner expired April 20, 1897. For some months, even prior to the Munn dismissal incident, there were powerful corporate and political interests, which for reasons that may be readily inferred from the reading of the facts contained in this

Garden Work in September

history, were averse to my reappointment. This condition was materially accelerated by the contest over the parkways begun the November previous, and by my attitude in insisting that the counsel attend to his duties or leave the service of the commission. The traction companies up to that time had had quite smooth sailing in their successful efforts to secure coveted franchises, and the more valuable the public franchises were, the more successful the managers of the companies appeared to be in their efforts to secure them. Any individual aggressively opposing this "gift enterprise" business was soon made to feel that his future, politically or otherwise, would be far more agreeable, or, perchance, successful, if he should not "stand in the way" of what the "organization" or in other words, what the corporations, then, as afterwards, so closely allied with the party bosses—wanted. A park commissioner who would insist that the people should have what had been promised them, provided the execution of the promise interfered with the corporation plans for a valuable public franchise—notwithstanding the promise

may have been for a park system that was being paid for from the tax budget—was not the kind of man the corporations wanted. The pressure brought to bear upon Judge Depue as the appointing power to leave me off the commission, was, now that the die for the parkways had been cast and my outspoken position well understood, materially increased.

Commissioner Franklin Murphy's political craft had also up to that time had smooth sailing, and if he could unify the various elements in both the corporate and political fields, there was a fair prospect of his reaching his ambition in the climb for the Gubernatorial chair. Counsel Joseph L. Munn was regarded as one of his active political workers for furthering that object.

Commissioner Frederick M. Shepard as the principal owner of a valuable water plant, which, with the assistance of "Counsel" Munn, it might be during the next few years desirable to sell at a good price to the municipalities of East Orange and Bloomfield—(as was accomplished in 1903)—was in full sympathy with, and extremely friendly to, these corporation influences and interests.

GARDEN WORK IN SEPTEMBER

BY ERNEST HEMMING

THE bright green of the summer is beginning to give way to the autumn tints, indicating that the leaves have fulfilled their functions and will soon fall to the earth. The ripening of the wood and leaves varies according to the kind. Some plants, such as the California privet, continue to grow until the frost puts a stop to them and would actually be evergreen if the weather remained mild, while others seem to devote all their energies to developing their buds and bringing them into condition to stand the cold of winter.

A good illustration of this may be seen in the large buds of the horse-chestnut which are covered with a varnish-like substance, making them impervious to wet and cold during the winter.

The premature falling of leaves on a well-kept lawn is a nuisance and usually indicates an unhealthy condition of the tree. It may be attributed to several causes: sometimes excessive dryness; or, when the head is too thick the inner leaves being shut away from the sun and air fall off before their time. If the latter is the case the trees should be noted for attention during the winter and the branches thinned out. It is always in order to give trees a good watering during the dry spells as they are just as liable to suffer during the fall as in the spring.

Towards the end of this month the planting of trees and shrubs can be safely undertaken. Early fall planting is not practised as extensively as it should be. The ground being warm the plants will practically establish themselves before the cold weather. The leaves of the deciduous trees and shrubs should be stripped off at the time of the operation, and if the ground is at all dry given a good soaking with water after planting. Evergreens may also safely be transplanted, but it is always advisable to lift them with a ball of earth so as not to disturb the roots.

The geraniums and other summer bedding plants look so nice and full that it seems a shame to disturb them by taking cuttings, but if it is done judiciously they will not be missed, and it will be a great satisfaction to know that they are rooting and out of harm's way. It is never quite certain when the first killing frost will put in its appearance, so that when next year's stock is provided for the beds may be left as long as they look nice, or until such time as the ground will be wanted for bulbs. Cuttings rooted now are much better than old plants lifted and potted later on. However, unless there is greenhouse room or other suitable accommodation it is not worth while to carry such plants as geraniums over the

House and Garden

winter. It pays better to purchase again in the spring.

The Hollanders are now busy preparing their tulips, hyacinths, narcissus, snowdrops, crocus, etc., as they ripen, for shipment to this country and other parts of the world. Plans must be made to plant them as soon as they come to hand. Last year owing to the absence of freezing weather it was possible to plant bulbs in most localities almost up until Christmas. This may not prove to be the case this fall.

The lilies from Japan do not arrive much before November, very often too late to plant owing to the ground being frozen.

Lilium Candidum, or the annunciation lily, should be planted this month. It is not necessary to wait for importations of this grand lily as home grown ones can usually be procured. Plant the bulbs in clumps in the hardy border or among the shrubbery in positions where they will not be disturbed for a few years. Do not set the bulbs too deep, two inches below the surface being sufficient, and cover in the winter with loose leaves or other material.

This is the month "par excellence" for transplanting peonies. Of late years these lovely flowers are getting some of the attention they deserve, the better varieties like the roses are becoming known by name. There are such a vast number of varieties that unless one does know some of them it is very confusing to make an intelligent selection from the average list. There are really only four main colors and white: crimson, red, rose and pink, so that the endless varieties are made up of shades and variations of them in form, time of flowering as well as color.

The first peony to bloom in the spring is the quaint little *Pæonia tenuifolia* or fern leaf peony. It has dark crimson flowers and fern-like foliage and blooms almost as early as the snowdrop. The next to bloom is the old-fashioned double crimson *Pæonia officinalis* that cannot be dispensed with in any garden. After this the later sorts follow in rapid succes-

sion. The following are considered by specialists to be among the best, *Festiva maxima*, white, occasionally flecked with crimson; *Marie Lemoine*, ivory white; *L'Esperence*, pink; *Dorchester*, shell pink; *Golden Harvest*, the nearest approach there is to a yellow peony; *Grandiflora rubra*, blood red; *Rubra triumphans*, glowing crimson; *Victoria tricolor*, a combination of pink, orange and salmon tints. The list could be extended indefinitely and yet there would be kinds deserving to be included among the best.

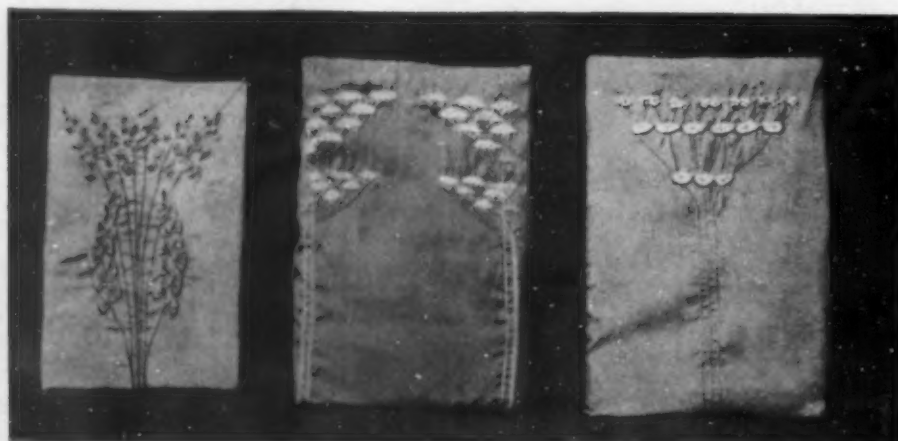
Peonies should be planted in deeply dug, well enriched ground and in a position where they will get the full benefit of the sun all day long. In shady positions they are not so likely to produce good blooms.

When planting set the plants deep enough so that the buds or crowns will be covered with two inches of soil. It is a mistake to transplant too large clumps. Three separate plants of three or four stems each, set in triangular form, will produce a much better clump than one very large piece.

If sweet violets are wanted for early spring they should be planted now in a cold frame or in some position where they will have protection. The main object is to get the plants well established before the cold weather sets in.

Keep the fall crop of vegetables that have still to make a growth well worked. As soon as the nights begin to get cool the celery will begin to make up for lost time and will soon be ready for its first earthing-up. Do not do this too soon or too high the first time or it will check the growth.

One of the most important jobs in the vegetable garden at this time of year is to clean up the ground after the crop has been gathered. This is often neglected with the result that the refuse of crops forms ideal places for fungous diseases to perpetuate themselves in, and insects to hibernate in. Keep the rubbish burnt up and the ground dug and you will have fewer troubles next year.

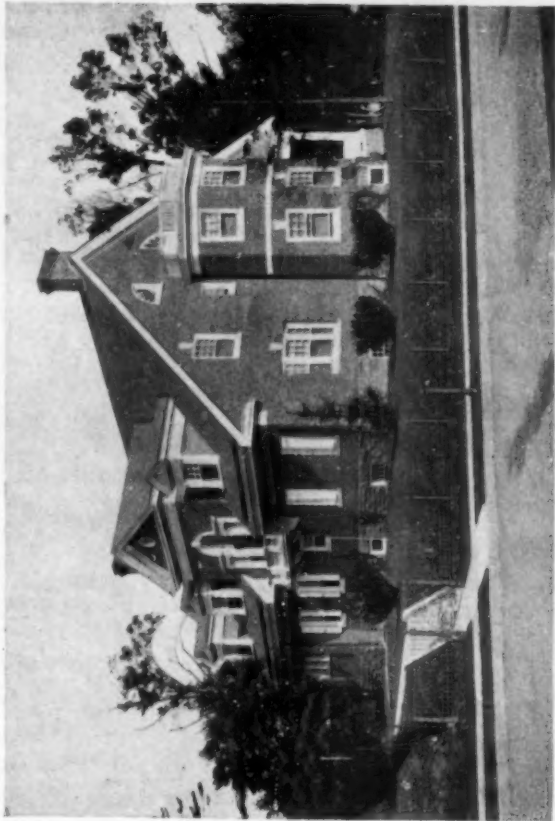


Hand-worked Book Protectors by Anna Pantolska

Decorative Kunst



FRONT VIEW

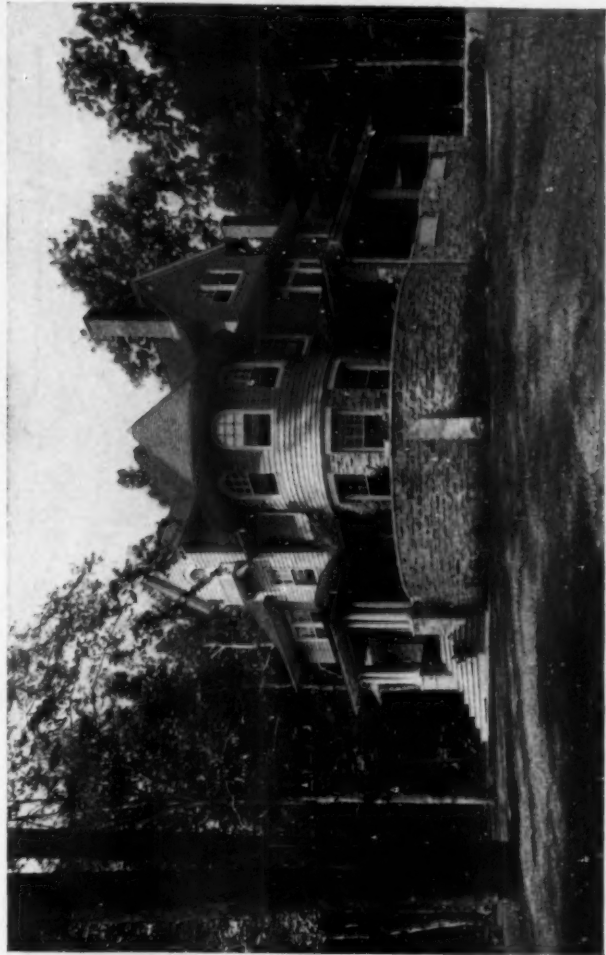


REAR VIEW

A PHYSICIAN'S RESIDENCE, GERMANTOWN



THE OFFICE ENTRANCE



HOUSE AT GLENSIDE, PA.

Small Black and White Plans of these Houses will be Sent Free to Subscribers upon Request

SUBURBAN WORK OF LAWRENCE VISSCHER BOYD, ARCHITECT

HOUSE AND GARDEN CORRESPONDENCE

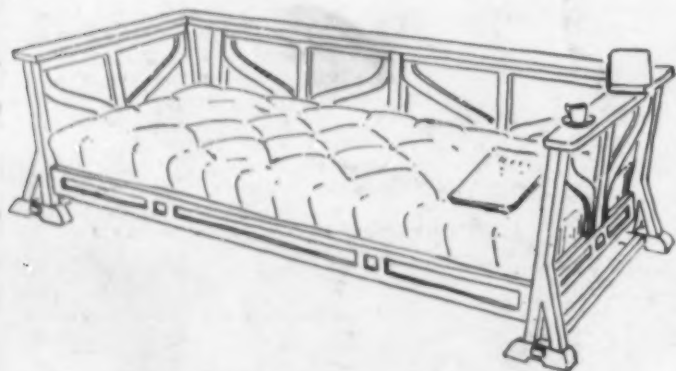
Mrs. G. asks:

Will you kindly give me suggestions for some special piece of furniture to be used in a family sitting-room. I need a desk and two chairs or more unless you would advise a long sofa. The room at present has a mixture of furniture so it will not make much difference what style is selected.



THE PRINCETON TABLE

I am showing on this page some cuts of a desk and settle or sofa, which may appeal to you. I feel, however, that I cannot conscientiously recommend these as being just what you want, unless you supply me with some further description of your room. The fact that you have already a mixture of furniture should rather incline you to be more careful in your selection of the new pieces. If you will look your room over carefully and advise me what style predominates: oak or mahogany, Sheritan, Chippendale, Arts and Crafts, or Mission, I will be pleased to send you suggestions which I am sure will be more practically helpful.—MARGARET GREENLEAF.



MCHUGH-MISSION SPLAY-BACK SETTLE

"FIRE-PROOF"

Your reply to M. A. W. in the July issue of HOUSE AND GARDEN leads me to ask, in view of repeated losses, whether in "so called fire-proof structures" that term can be strictly applied to any building and, if so, under what conditions?

R. R. S.

Let us begin with a definition. "Fire-proof" means able to withstand exposure to fire without material injury. Some blackening by smoke, or other discoloration there may be, but that is unavoidable. What is meant is, *safe from material injury*. If the term fire-proof is not intended to mean that, it should not be employed and some other term, indicating lesser degrees of immunity, should be substituted, thus eliminating the pet phrase of the daily press—"so called fire-proof."

In the next place it may be confidently asserted that modern constructive methods (and some ancient ones, for that matter) are fully equal to the production of fire-proof buildings which shall conform to our definition. Before describing such a building, however, let us have a clear idea of the danger to be guarded against. First, there is the danger of fire from within the building itself. This is the most easily prevented so far as the initial risk is concerned, or so far also as restricting such a fire to the smallest proportions should it once start. If the shell of the building is incombustible, we have the contents to consider. The building itself, in all of its parts may be made absolutely incombustible. This is easily accomplished in the hands of a competent constructor, without the sacrifice of any fundamentally artistic qualities of the design, provided the design is initially sound. We have then only the contents to consider. In domestic structures these will always remain more or less inflammable, since mankind is never likely to put up with the austerity of fire-proof furniture, and fittings, and decorations. What can be done here is not to take any unnecessary risk and to make it easy to confine the fire to the room in which it originates. There is no difficulty about this, though space will not now permit an extended discussion of this point. In commercial buildings of all classes, the source of danger from fittings may be very materially reduced except in the case of the large department stores, and even here the special risks may be materially reduced by means of compartment fire walls and automatic sprinklers.

The other source of danger is from a fire originating outside of the building under consideration. This is the more serious risk, especially when the fire-proof building is surrounded by inflammable structures extending to some distance away. In this latter case a general conflagration will necessarily result if the fire gets out of control and a sufficiently high degree of heat will be developed to disintegrate many otherwise suitable building materials. This is the severest test to which a building can be exposed.

Taking it in its most difficult form then we have the problem of constructing a building which shall present on its exterior an imperishable barrier to the fierce heat of a general conflagration and which shall be so built, as to its interior, that it shall be safe from any serious damage from a fire originating within its walls. To meet these conditions taxes the constructors skill to the utmost.

These being the conditions to be met I have not the slightest hesitation in asserting most positively that they can be met. HOUSE AND GARDEN has published from time to time papers dealing with this subject, and in a subsequent issue we may present our own views as to the proper methods of construction to be employed. In a general way, however, it may be said here that either the clay products or concrete will form the basis of the walls (or of the enveloping material, if a steel framed structure) with metal window frames and wired glass, together with certain imperative details of arrangement which make for success or failure in the final product.

C. E.