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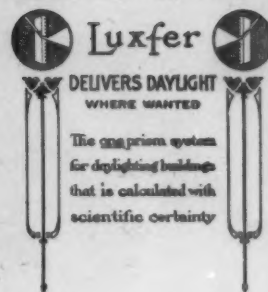
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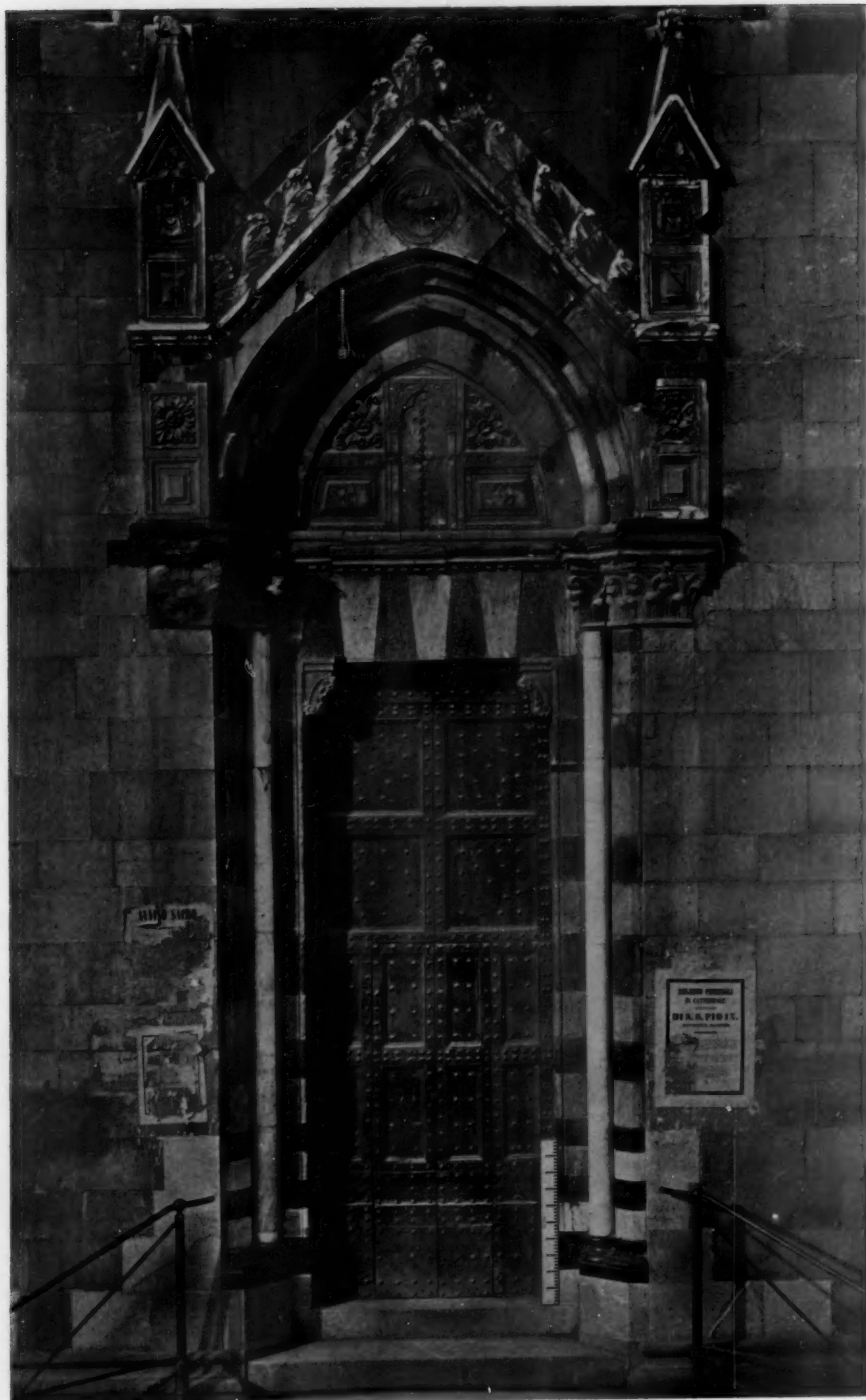
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THE AMERICAN ARCHITECT



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THE AMERICAN ARCHITECT

VOL. XCVII.

WEDNESDAY, FEBRUARY 23, 1910

No. 1783

THE ARCHITECT'S PART IN THE WAR AGAINST TUBERCULOSIS. THE IMPORTANCE OF PLANNING IN THE MODERN SANITARIUM

While the simplest form of building, where but few patients are assembled, is often found sufficient to meet the requirements of a modern sanitarium to house tuberculous patients, the problems presented where States and municipalities undertake their proper part in the fight now going forward to stamp out consumption are more complex.

As the best defined means to eradicate this scourge are pure air and the most perfect sanitary environment, the question of site is of first importance. And that question will be solved by the health authorities and become no part of the architect's task in providing the proper housing. Modern study and research has demonstrated certain arbitrary conditions that must be present in every form of sanatoria built for tuberculous sufferers, and these largely influence the architectural planning of the building or groups of buildings projected.

Much might be written as to the many social, communistic and other conditions that surround the problem of battling with a disease now generally termed "the great white plague." But, as the architect will meet and study these in his general course of reading, nothing as to the medical history of the question need be set down here. It is only necessary for us to study what has been already accomplished in housing tuberculous patients, together with a statement of the requirements in this direction that have been set forth by the best authorities.

The accepted type in the case of several buildings is to group the dependent structures around a central administration building. The best method of grouping is not as yet fully decided. There has been much discussion of the subject. There appears to be a conflict, a wide difference of opinion, among so-called authorities. Some contend that the buildings for housing patients should be connected by covered passageways or corridors, while others are equally insistent that the buildings should stand detached, so that patients are compelled to

take to the open air when proceeding from one building to another.

As one of the generally accepted types of buildings for patients is the "lean-to," and as this permits little privacy, being generally open (a feature believed to be necessary for general supervision), it is considered desirable that the grouping should be in a manner that will enable the superintendent and his assistants to know just what is transpiring in the patients' quarters at all times.

This necessity of planning has resulted in a certain accepted type, where the lean-tos and ward buildings have been constructed on two sides of an angle, with general sitting rooms and nurses' quarters at the apex. Some observers object to this form and substitute for it the placing of the cottages and lean-tos in a semi-circle, with the administration building in the front and center (the offices in the rear of the main building), thus bringing all the porches directly under supervision.

But, as the character of the surroundings are considered an essential part of the "cure," as practiced at sanatoria, and that it is necessary for the patient to have the most pleasing outlook, it will be seen that this further complicates the grouping of buildings and presents to the architect many problems, the solution of which will tax his best judgment.

Fig. 1 herewith shows the Maryland Tuberculosis Sanatorium, and gives a good idea of the method employed by Messrs. Wyatt & Nolting, architects, in grouping the dependent buildings at the rear.

Fig. 2 is a good arrangement by Messrs. Scopes & Fuestmann, architects, in the general ground plan of the Vermont Sanitarium.

In large institutions, such as are illustrated in the two foregoing examples, the administration building, where area is available, is separate and detached.

In deciding on size and area of administration buildings, the first study would be to ascertain just what the building was intended to house and to then plan it in such a manner as to provide for future expansion.

It is, as a rule, only in these State institutions where the available funds and large sites admit of isolated administration buildings. In the smaller institutions, this building has to share its space with other de-

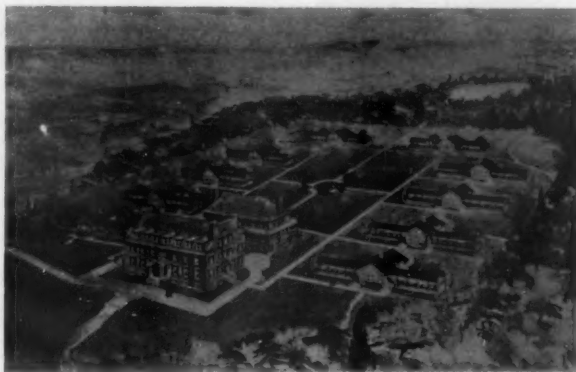


FIG. 1—MARYLAND TUBERCULOSIS SANATORIUM. WYATT & NOLTING, ARCHITECTS. BIRD'S-EYE VIEW, SHOWING METHOD OF GROUPING LEAN-TOS IN REAR OF ADMINISTRATION BUILDING

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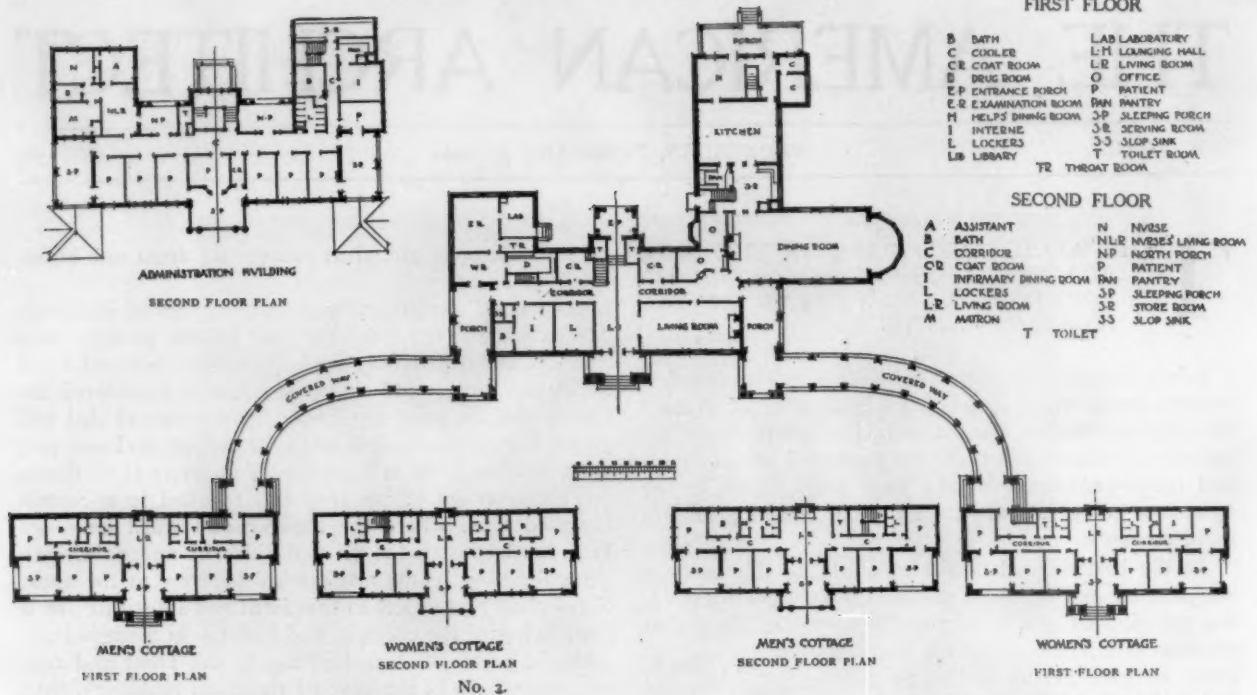


FIG. 2—FLOOR PLANS, VERMONT SANATORIUM

SCOPES & FUESTMANN, ARCHITECTS

partments, hence its planning becomes largely a matter of special study. In cases like these it is often necessary to include in the administration building dining-rooms, sun-parlors and recreative spaces, as is shown in Figs. 3 and 4, which are floor plans of the Otisville, N. Y., administration building.

Another type of administration building is where superintendents' and patients' quarters are combined.

As to the various types of patients' quarters, the one that has received, perhaps, the most general acceptance

by authorities is the lean-to, already referred to.

A study of this type of building, its inception and growth and the many modifications that have occurred, will show that the tendency has been along increased capacity and with but little, if any, variation from the original type of building.

As consumptives in incipient stages are able to withstand a considerable degree of cold, expensive sash and glass doors are in most cases unnecessary. This exposure makes the ordinary plumbing impossible, and, as



OTISVILLE SANATORIUM, NEW YORK. ADMINISTRATION BUILDING FOR MEN'S UNIT. COST, \$35,000. DESIGNS OF THE DEPARTMENT OF HEALTH. JOHN V. VAN PELT, ARCHITECT

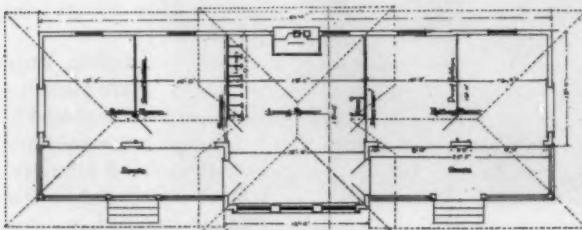


FIG. 3—OTISVILLE SANATORIUM, NEW YORK. COTTAGE FOR EIGHT PATIENTS, WITH PARTITIONS DIVIDING THE PORCHES INTO SMALL ROOMS FOR TWO PERSONS. COST, \$1,200.

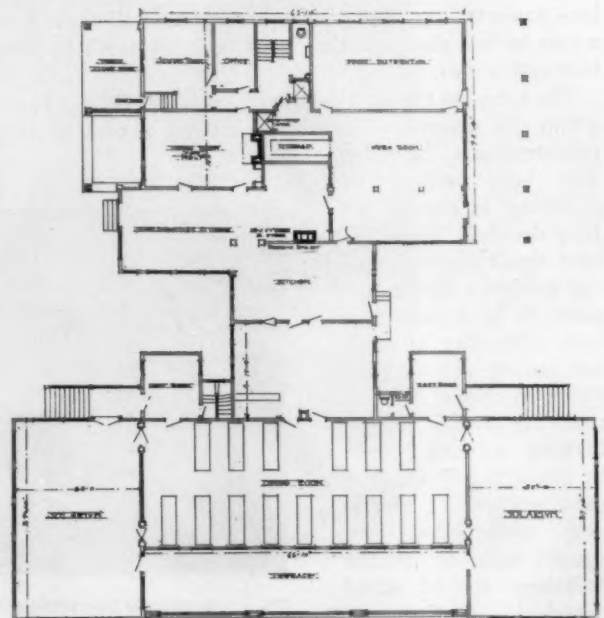
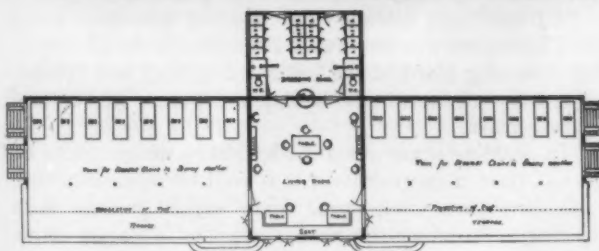


FIG. 4—OTISVILLE SANATORIUM. ADMINISTRATION BUILDING FOR MEN'S UNIT. FIRST FLOOR PLAN

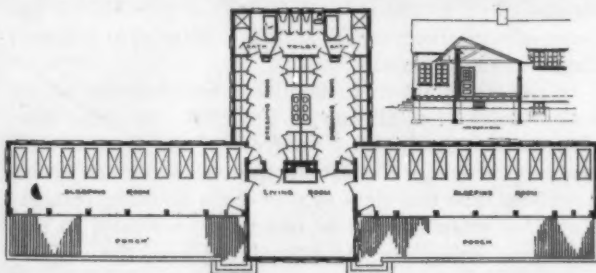


FIGS. 6 AND 7—LOOMIS SANATORIUM. ORIGINAL IMPROVED LEAN-TO AND FLOOR PLAN

the item of expense is often a first consideration, plumbing is generally omitted, excepting in its simplest form. It will, therefore, be seen that the lean-to type of building lends itself to the cheapest form of construction, but, in spite of this, it has proven to be both comfortable and serviceable.

The objection made to cheap cottages and lean-tos is urged that they are not substantial, permanent buildings, and, while this may be true, a structure costing \$1,500 and giving ten years' service can be razed and rebuilt on same lines for less money than it costs to erect a more permanent building, which in time, owing to the many changes brought about by reason of improved methods of treatment may become out of date.

Figs. 6 and 7 show a view and floor plan of an im-

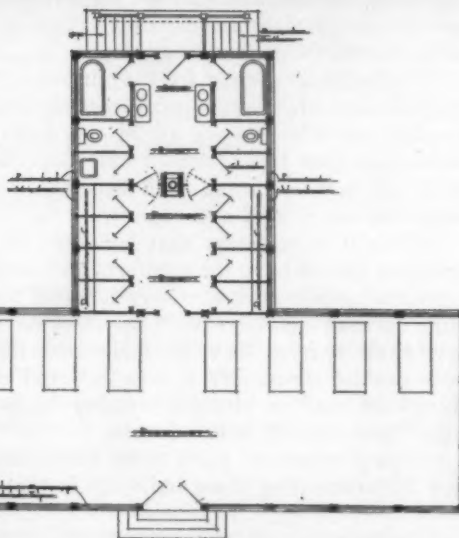


FIGS. 8 AND 9—MARYLAND TUBERCULOSIS SANATORIUM. LEAN-TO FOR TWENTY PATIENTS. WYATT & NOLTING, ARCHITECTS. COST, APPROXIMATELY \$7,000

proved lean-to. Figs. 8 and 9 show a view and floor plan of a somewhat different type, although both plans have received the stamp of approval of the National Association for the Prevention and Cure of Tuberculosis. The lean-to type is really only for incipient cases. For advanced cases, conditions are somewhat different.

In a very exhaustively written pamphlet, published by the National Association for the Study and Prevention of Tuberculosis (and from which the illustrations covering this article are taken), in referring to the planning of infirmaries and buildings for advanced cases, we read:

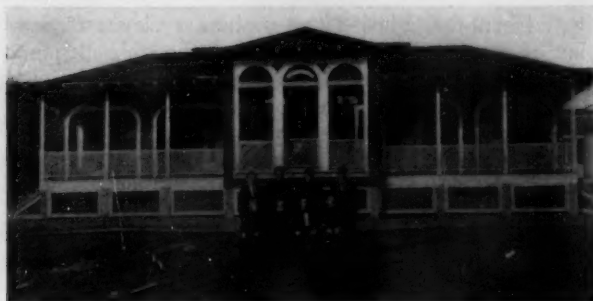
"In large cities, where there is a working connection between a hospital for the care of advanced cases and an



FIGS. 10 AND 11—EUDOWOOD SANATORIUM, MARYLAND. LEAN-TO. ARCHER & ALLEN, ARCHITECTS. COST, \$4,000. CAPACITY, EIGHT PATIENTS

open-air sanatorium for the cure of incipient consumption it has been found that there is more or less interchange of cases between the two institutions. The patients taken into the hospital for advanced cases, to be cared for until they die, often improve under nursing, good food, and hygienic surroundings, and are then sent to the open-air sanatorium, while certain patients sent to the sanatorium seemingly only incipient cases, gradually fail in strength or develop acute symptoms and have to be sent back to the city, where they are received in the hospital for advanced cases and remain there until they die.

"This peculiarity of the disease has created a need for buildings on sanatorium grounds where patients who



OTISVILLE SANATORIUM, NEW YORK. COTTAGE FOR EIGHT PATIENTS. DESIGNS OF THE DEPARTMENT OF HEALTH

have come to be cured, but develop symptoms of advanced disease, can be housed for a while. There is also a need in all large sanatoria for a building where patients taking the open-air treatment can be placed if they develop some other acute disease which requires nursing. Buildings used for these purposes are called infirmaries, and combine the structural details of both the general hospital and the large open-air buildings of the sanatorium. They are often constructed as a complete unit and are administered separately from the other sanatorium buildings. Many of them have a dining-room, kitchen, and quarters for nurses and servants who do not have any relationship, except an official one, with the rest of the institution.

"The buildings erected for the purpose of housing advanced cases also bear a close resemblance to the infirmary, as it is growing to be the opinion of many authorities that the advanced case does better in the open air, and can stand with benefit a comparatively large amount of cold and exposure.

"While it is necessary that buildings for both these purposes should have the comforts and conveniences of a general hospital, it is also very essential that they have large open-air verandas, with windows cut down to the floor or doors from the wards and rooms, through which beds can be rolled. It is now believed that porches should be used in pleasant weather by patients even when far advanced in the disease.

"A very important point to be taken into consideration in constructing these buildings is that tuberculous

patients in the last stages are very annoying to each other. The constant coughing and expectorating of one not only worries the others, but is also a suggestion to cough for all in the ward, and is the cause of many a paroxysm of coughing which could be controlled if patients were not placed close together in crowded wards. Separate rooms should take the place of wards, and when this is not practicable, partitions can be erected between the beds. The same reason holds good in regard to two rows of beds in large wards, and placing them in this manner should be avoided when possible.

"All buildings intended for housing advanced cases must be heated in some way. Provision is usually made for a heating plant in the basement if they are not designed for an institution having a separate power and heating plant.

"In deciding upon a site for buildings which are to be heated from a central plant it is well to remember that such structures must stand upon higher ground than the one from which the heat is supplied, so as to allow



PORTLAND OPEN-AIR SANATORIUM, COTTAGE. VIEW OF INTERIOR, SHOWING FINISH AND CLOSETS AT THE END

for the return of water and condensed steam in the pipes by gravity."

Figs. 10 and 11 show the Eudowood Sanatorium, Maryland, a good type of a building to house advanced cases.

In the several types of patients' quarters heretofore described, it must be borne in mind that these are designed for patients whose limited means will not permit them to avail themselves of detached cottages or special medical attendance and nursing.

It will, therefore, be necessary for the architect in planning and grouping his buildings to provide for patients of various means, as well as for those in different stages of the disease.

In the treatment of tuberculosis, temperament of the patient must be at all times considered. In some cases isolation only hastens the progress of the disease, as it tends to encourage the patient to dwell too much on his condition. For this class of well-to-do patients, cottages providing room for two or more are necessary, so that there may enter into the everyday life of the sufferer association with his social equals and that he may not become annoyed by reason of his surroundings and thus hasten the progress of his disease.



PORTLAND, OREGON, OPEN-AIR SANATORIUM COTTAGE. COST, \$1,000. FOR ONE OR TWO PATIENTS

Again, in cases where the patient is sensitive of his affliction and desirous of avoiding, as far as possible, contact with his fellow patients, it is necessary to provide a one-bed cottage.

Fig. 12 presents a type of cottage designed to house two or more patients, while Fig. 13 shows a cottage designed for a single patient.

The vigorous campaign being waged against tuberculosis would not be efficient if it did not aim at the prevention, as well as the cure, of this most insidious disease.

The use of open-air sleeping quarters has proven so beneficial to people who have no taint of consumption, that more and more, as far as the condition of climate will permit, people who value at its true worth the health-giving properties of pure air during sleeping hours, are devising means to provide rooms where this benefit can be readily available.

In the States of the Middle South, where the climate presents no great extremes in temperature, the architects in designing houses plan one or more out-of-door sleeping rooms. The same problems of privacy and seclusion that govern the in-door bed-rooms must equally apply. Many novel plans have been evolved, and the rooms constructed as a part of the general lines of the house, and not simply a temporary provision.

EXTERIOR STAIRS. BY HENRY ATTERBURY SMITH, ARCHITECT

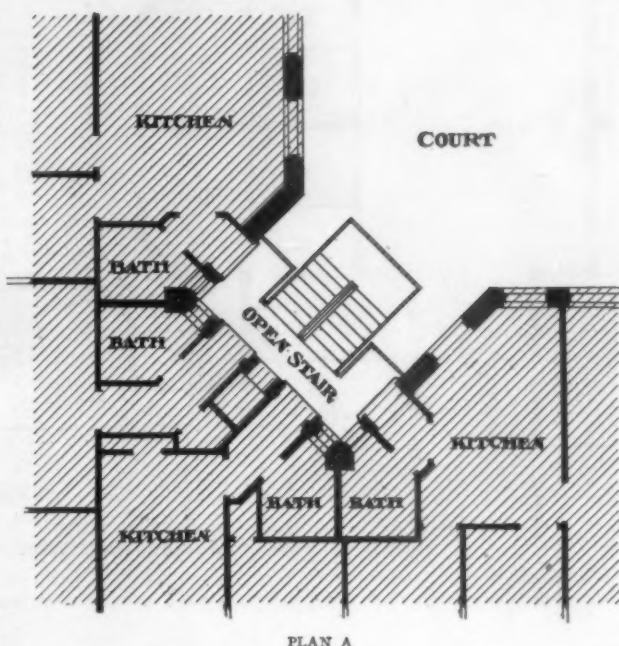
Every individual instinctively appreciates an adequate supply of pure fresh air. Collectively, in communities, mankind does not, in most instances, realize how important it is to live in a pure atmosphere, nor has man given until recently sufficient study to the vital necessity of a sanitary environment. Impure air is subtle in its effect: the ever-present germs are invisible; the sensation of cold is uncomfortable and as fuel is expensive it is a custom to conserve the heat about us by shutting out the fresh air or as much of it as we can control.

Crowded communities we know are a menace to the people, and many and varied efforts are being made to ameliorate this condition. Thus "Missions" and "Settlements" have come into existence to teach by example better living. Transportation facilities are constantly studied to scatter the thickly populated parts. The colonization, or "Garden City" movement is helping the situation by locating the factory, the operative and his family in a more favorable suburban district. Meanwhile, until opinion shall have become crystallized on some method of handling this question, we must house, and with the best sanitation, that part of our working classes whose daily toil condemns them to live in congested sections.

Ten years ago the Plan of 1900, shown herewith, was submitted to the Charity Organization Society in an exhibition held for the purpose of arousing public opinion and securing the introduction of legislation aimed to safeguard the overcrowded cities, with particular reference to New York. This movement was along the lines

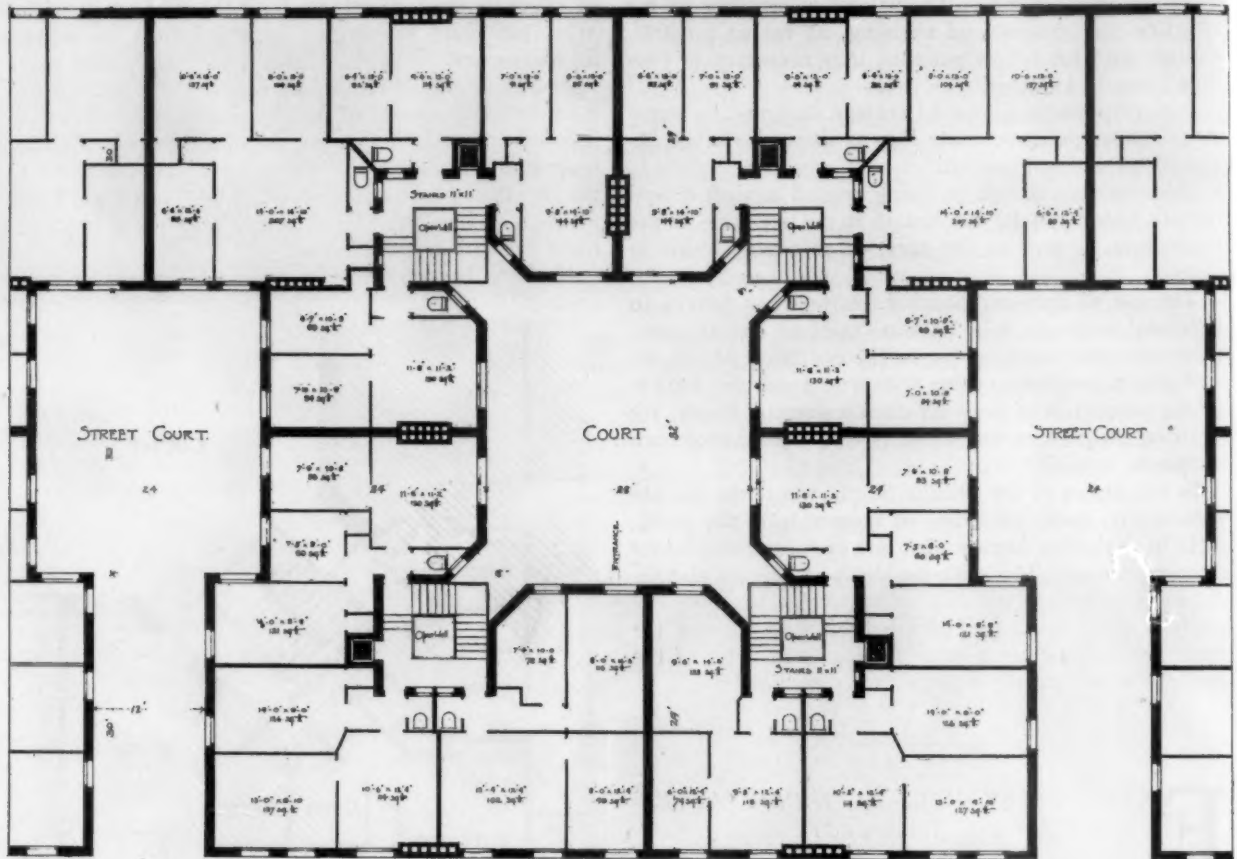
of previous ones, mainly to limit the percentage of lot area that could be covered by a tenement, to restrict its height and otherwise make it obligatory that more light and air should reach each room. As a consequence a separate department of the city government was established whose sole duty is to see that the laws affecting tenements are observed. Great advantages accrued to the city through this movement. The "New Law Tenements," as they are styled, are a very great improvement over their predecessors.

Nothing, however, had been done to encourage "Ex-



terior Stairs." They were then considered too radical. The fact is, our new law, in this particular so carefully framed to prevent certain objectionable types of halls and stairs, was worded in such a manner as to preclude this type of stair, recommended by the writer, seemingly so health promoting in its effects. In the anatomy of a tenement no part is more subject to horrors, physical and moral, than the halls and stairs. Here is a direct means of infection and contamination from one suite of rooms to another. Here is a part of the house neither under the eye of the family nor under the protection of the street police, and its abuse is too well known. The halls and stairs of most "new law" and even "model tenements" are open to the objection at least that their construction does not tend sufficiently to lessen the dangers of disease spreading from family to family. There is still that humid odor rendered more objectionable, if not unhealthful, by being "steam heated."

During the past year Dr. Henry L. Shively, the physician in charge of the Tuberculosis Clinic of the Presbyterian Hospital in New York City, a close observer of the influence of housing upon the spread of tuberculosis, brought the value of the "exterior stairs" to the attention of Mrs. W. K. Vanderbilt, Sr., whose personal work in the campaign against disease, and particularly tuberculosis, has been of service to many sufferers. As a result through the beneficence of Mrs.



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ONE OF THE PRIZE PLANS OF THE MODEL TENEMENT HOUSE COMPETITION OF 1900, SHOWING EXTERIOR STAIRS. SUBMITTED BY THE AUTHOR

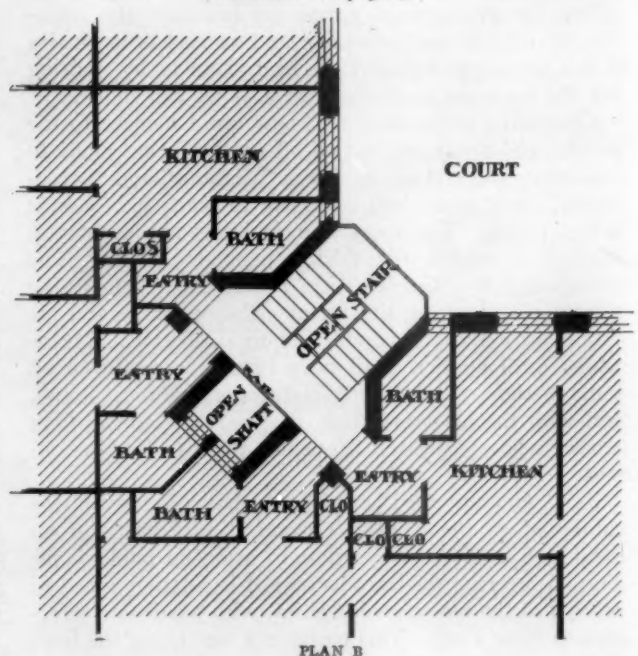
Vanderbilt, four of these tenements are building at Seventy-seventh and Seventy-eighth street and Avenue A, New York City, for the purpose of housing some 380 families, one or more of whose members may be suffering from tuberculosis. This is for the purpose of showing that under favorable circumstances of good housing, even this dreaded disease can be held in check or cured within the city, while the subject can remain with his family, and be at some light, income-bringing occupation. The type of house is one with exterior halls and stairs throughout, thus safeguarding the families from each other.

While this building will materially benefit its occupants, and exert an influence on the methods pursued in the cure of tuberculosis, it is hoped it may also influence the future tenement house and tend toward establishing one improvement heretofore overlooked, as will be learned by following a somewhat technical, yet important, discussion, which may be briefly reviewed before the actual building now under weight is described.

It was hoped that a plan with a stair similar to that of 1900 could be used, on account of its economy of space, but clauses in the present local law made it necessary to make alterations, and plan "A" was submitted. This did not fall within the technical wording of the law nor did plan "B," nor several others. Finally, permission was granted by the Commissioner of the Tenement House Department upon the plan now building.

Even then he reconsidered one of the objections of his examiners to this plan dated September 23, 1909, which read, "No. 4. Stairs must be entirely enclosed by brick

(Continued on page 96)



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ILLUSTRATIONS:

The Shively Sanitary Tenements, New York.
Jackson Apartments, New Orleans, La.
Garages at Riverside, Ill., and Rochester, N. Y.

Frontispiece:

Doorway, Cathedral, Prato, Italy.

THE Shively Sanitary Tenements illustrated in this issue apparently constitute in certain features of both plan and purpose a somewhat radical departure from usual and accepted standards of tenement house construction. As stated in the descriptive article printed in another column, the apartments contained in this group of buildings are designed for families, one or more members of which are victims of tuberculosis. While as a consequence the problems which confronted the designer were those arising from the requirements imposed to insure the elements of an environment most essential to the welfare of consumptive patients, the results attained are such as to merit careful study by those engaged in any class of tenement-house work. The requirements of light, abundant air and the opportunity for cleanliness which are undeniably of greatest importance in the treatment and cure of tuberculosis, are of almost equal value in the *prevention* of this disease and others only a little less dreaded. It is a matter affording great satisfaction to observe the vast improvement in tenement-house building in general during recent years. Laws have been made more rigid and their strict enforcement in cities of any considerable size is no longer an exception to general practice. In fact, the wisdom of careful regulation is generally recognized, which has the effect of rendering their enforcement not difficult.

In this connection it appears worthy of note that public opinion no longer sanctions the crowding of human beings into the least possible space and providing them with the fewest possible elements of comfort. The time is apparently fast approaching when the average tenement-house dwelling will not be less healthful as a habitation than the so-called high-grade apartment houses of our larger cities. It may be constructed of cheaper materials and be somewhat restricted in size, but it will undoubtedly provide the essentials to health, in the form of light, air, and adequate sanitary equipment.

PROBABLY every architect who has had experience in the planning and erection of business buildings realizes how thoroughly the matter of cost dominates the mind of the client. With the average investor the question seems to be, what is the least cost per cubic foot at which a structure capable of sustaining the contemplated load per square foot, with necessary inclosing walls and some provision for heat and sanitation, can be erected. Questions of design are of some interest perhaps as affecting appearance and the possible value of the property if a sale is undertaken, but if the architect suggests any degree of refinement in the equipment, or equipment in addition to the most meagre apparatus intended to perform the functions indicated above, he is very promptly informed that the rental per square foot could not be increased thereby, and hence the matter must be eliminated from any further consideration.

That loft buildings used for manufacturing purposes where large numbers of people are employed should contain provision for adequate ventilation there is little question, but that few of them are thus equipped is equally obvious. It is true that certain provisions for the ventilation of buildings of this class have been contemplated, and even made a requirement of law in some sections of the country, but yet the practice of providing anything like sufficient fresh air to conserve the health of employees in the average manufacturing or commercial building is far from general.

IT is difficult to understand the justice of a law which requires proper ventilation of school buildings, theatres and buildings of public assembly and yet does not make obligatory the ventilation of rooms in which large numbers of people congregate for their daily tasks. Physicians who have made a thorough study of the subject, supplemented with ample investigation, are unanimously of opinion that a large proportion of the sickness prevalent among men and women of the working classes during winter months is due to lack of proper ventilation of their working quarters. It seems probable that architects, by insisting to their clients that it is little short of criminal to provide buildings where hundreds of people are obliged to gather and perform their labors for a period of from eight to ten hours daily without providing some means that would insure a proper supply of fresh air, could do much to remedy present conditions, and under existing circumstances their duty appears plain.

(Continued from page 94)

walls." As a matter of fact this is the wording of our law, framed to carefully safeguard the halls from fire, but with no reference to its effect upon exterior stairs. The Commissioner, however, readily saw that enforcing this wording of the law would impair the healthfulness of the houses. The exterior stairs were then accepted.

Those interested in improving the condition of tenements will now have an opportunity to study the beneficial influence that this project will have upon the tenant's life and the city's health generally. Why should not all tenements and apartments be so constructed that tenants need not fear the spread of disease any more than the occupants of neighboring city houses. Exterior stairs should be considered a necessity in a tenement, a luxury in an apartment house and desirable features in both.

An examination of the plans and of the exterior view of the Shively Sanitary Tenements show that the buildings are divided into four units, each with a central entrance to a large court, in the four corners of which are the open stairs. The court connects through to the adjoining street, giving a maximum of cross ventilation. There are no gates nor doors between the street and the entrance to each suite: the tenant ascends to his own threshold in the outer air.

The stairs, as will be seen from the accompanying view taken from the court, are not so subject to the inclemencies of the weather as might be expected. At each story is a hood of prism glass that sheds the rain or snow from the story below, and at the same time directs the light rays inward. The construction of the steps are such as to eliminate danger of slipping by so-called "safety treads." Two hand rails are provided, one for children and one at the usual height for adults, thus giving as much feeling of security as possible. At each story a seat is built into the rail to provide a resting place while one ascends. The roof of the stairs is also covered with glass, but this is not brought down tight to the top of the wall, but a space of some feet is allowed to secure a free passage of air. The walls of the stairs are built of white brick insuring cleanliness and a maximum amount of reflected light.

The suites of rooms numbering two to five each with a bath are entered from the exterior stairs. Wherever possible balconies have been provided, and the windows, by means of three hinged sash, opening from ceiling down to the floor, make it possible to get the maximum of ventilation and permit the placing of a bed thereon if desired. Tenants also have access to the roof, which has been arranged to encourage them to spend as much time as possible in the open air. Toilets and other accommodations are provided on the roof so that the infirm and aged need not return to their suites during the day.

These three features, the stairs, the balconies and the roofs are of main interest; some of the remaining features, now quite usual, are the washrooms in the base-

ment, with the adjoining steam drying rooms from which clothes are less liable to theft than from the roof. Space is also allotted on the roof for drying and airing, and tubs are provided in each suite for washing. As is customary in many such buildings, cooking is only by gas, but here a hood and a flue is provided to take off the vapor, odor and heat produced by the range so detrimental to the particular purpose of these buildings. Without the coal-range, it has been necessary to introduce heat to each apartment, which will be by means of hot water on account of its fuel economy, its more controllable and healthful qualities. It is hoped that electricity may be ultimately introduced, in which case the current would be generated on the premises. If there were no gas jets the useless consumption of oxygen, so necessary to the occupants, would be avoided.

The building will be of fireproof construction, reducing maintenance, making it more vermin proof, and safeguarding the tenants from fire or panic.

These tenements are of brick, with merely enough dignity of design to fulfill their duty to the city as they face a public park and also have a river frontage. The interiors are homelike and convenient, but designed to eliminate cracks, corners and dust-collecting places; the floors are continuous and carried up some six inches on the walls as a sanitary base. The heat radiators are affixed to the walls so that the floor can be cleaned beneath them. Bathroom fixtures are free standing or else entirely inclosed in solid material, so that there are no spaces behind or beneath. Each apartment has an allotted space conveniently placed for a refrigerator, the waste from which is carried to the basement and each apartment has an outside ventilated garbage pail space.

The plans show that few bedrooms are upon a court, but nearly all are outside rooms; and are all designed to conveniently hold the furniture.

There is ample closet space in each suite. Such rooms as are not provided with closets on the plans can be more economically served by means of a steel closet at the same cost as plaster ones, with the added advantage of change of location to suit individual necessities. There exists other favorable features of less importance, but some desirable improvements have been lost in the effort to produce a building which would be in accord with local laws. Some unfavorable features remain in the plan caused by the application of otherwise very good laws to this rather unexpected phase of housing. It is to the open-air features of the present plan to which attention is directed. If exterior stairs are accepted as the best means of lessening the dangers of crowded communities, these buildings will then have served a most useful purpose as having been instrumental in demonstrating the correctness of this form of planning.

The authors of this project confidently expect these benefits to become immediately apparent and to such an extent that the essence of the plan will become a standard for future dwellings of this type.



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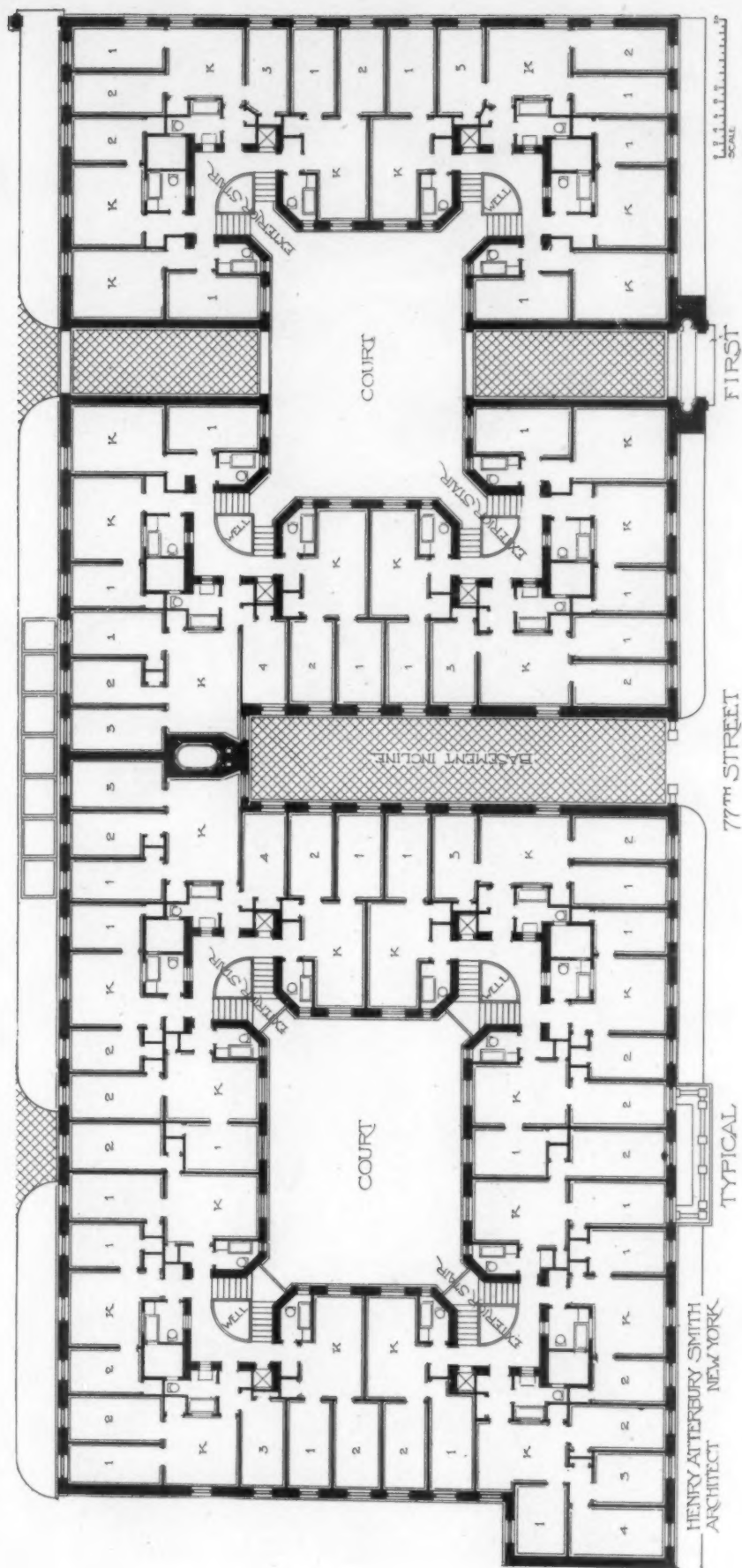
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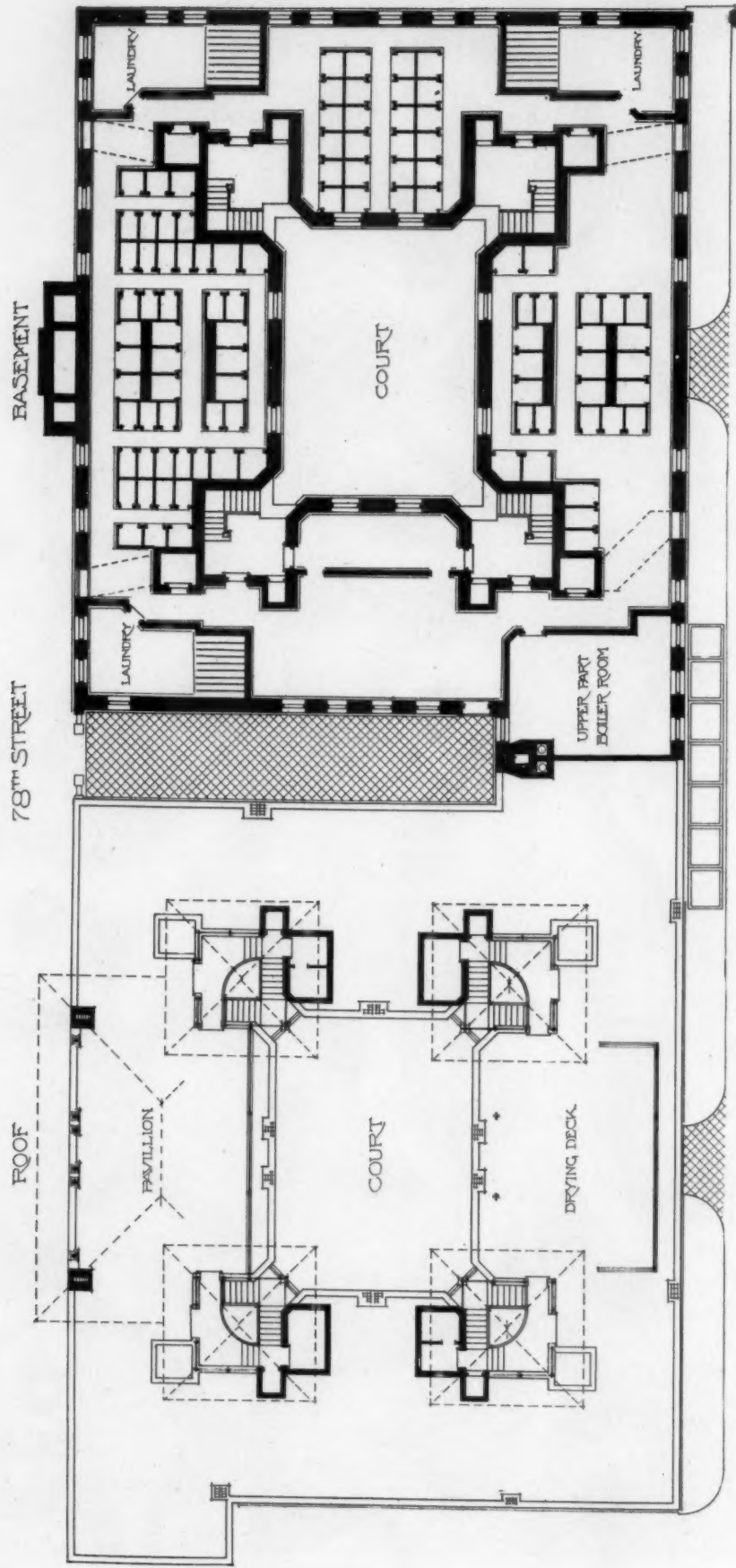
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This building is the pioneer apartment house of New Orleans. It is faced with red and white pressed brick with limestone entrance. There are two suites on each floor of five rooms, bath and servants' room. The rooms are large, well lighted and have ample closets. Electric elevator service and service stairs and dumb-waiter in rear.

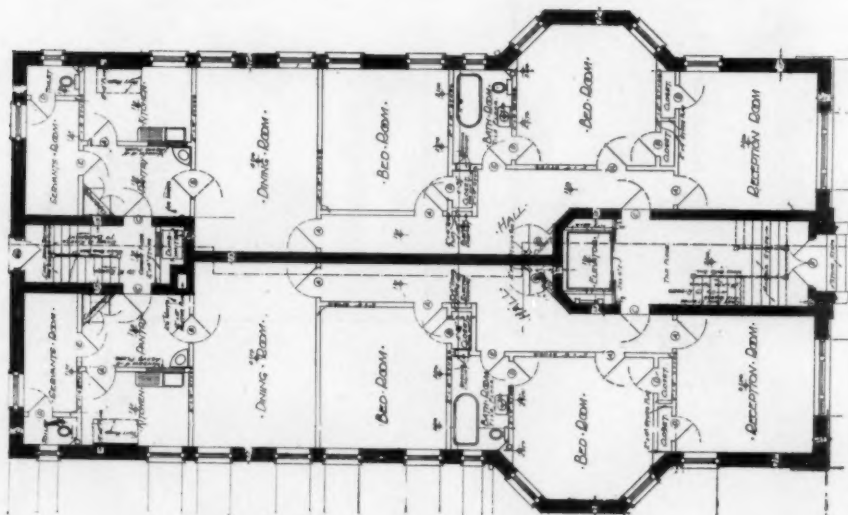
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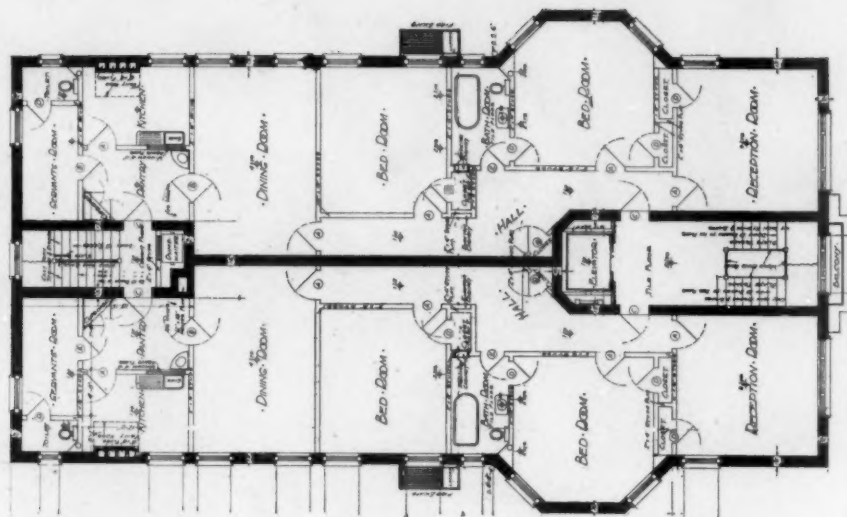
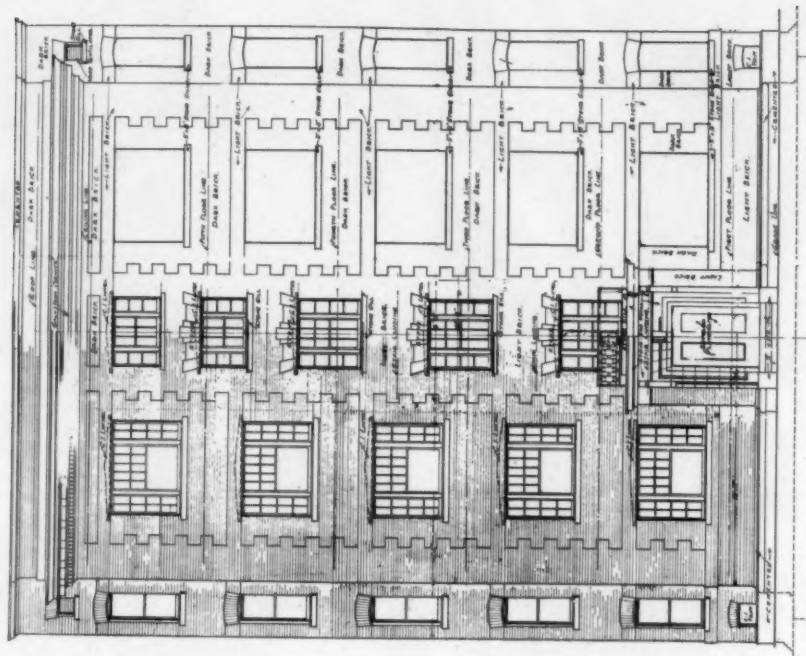
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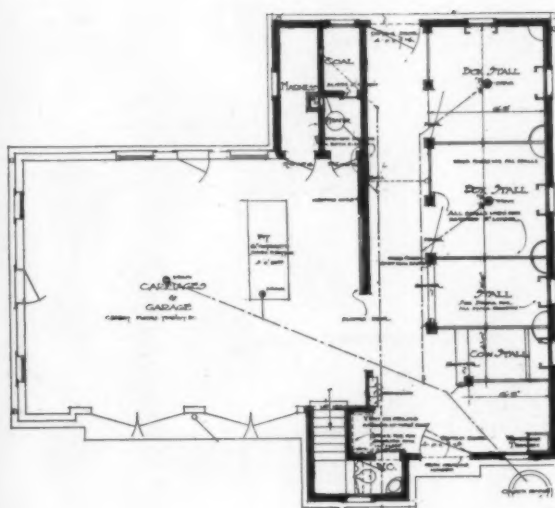


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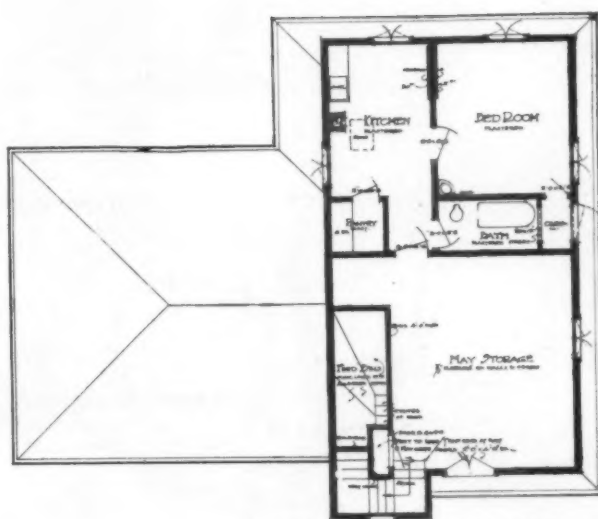


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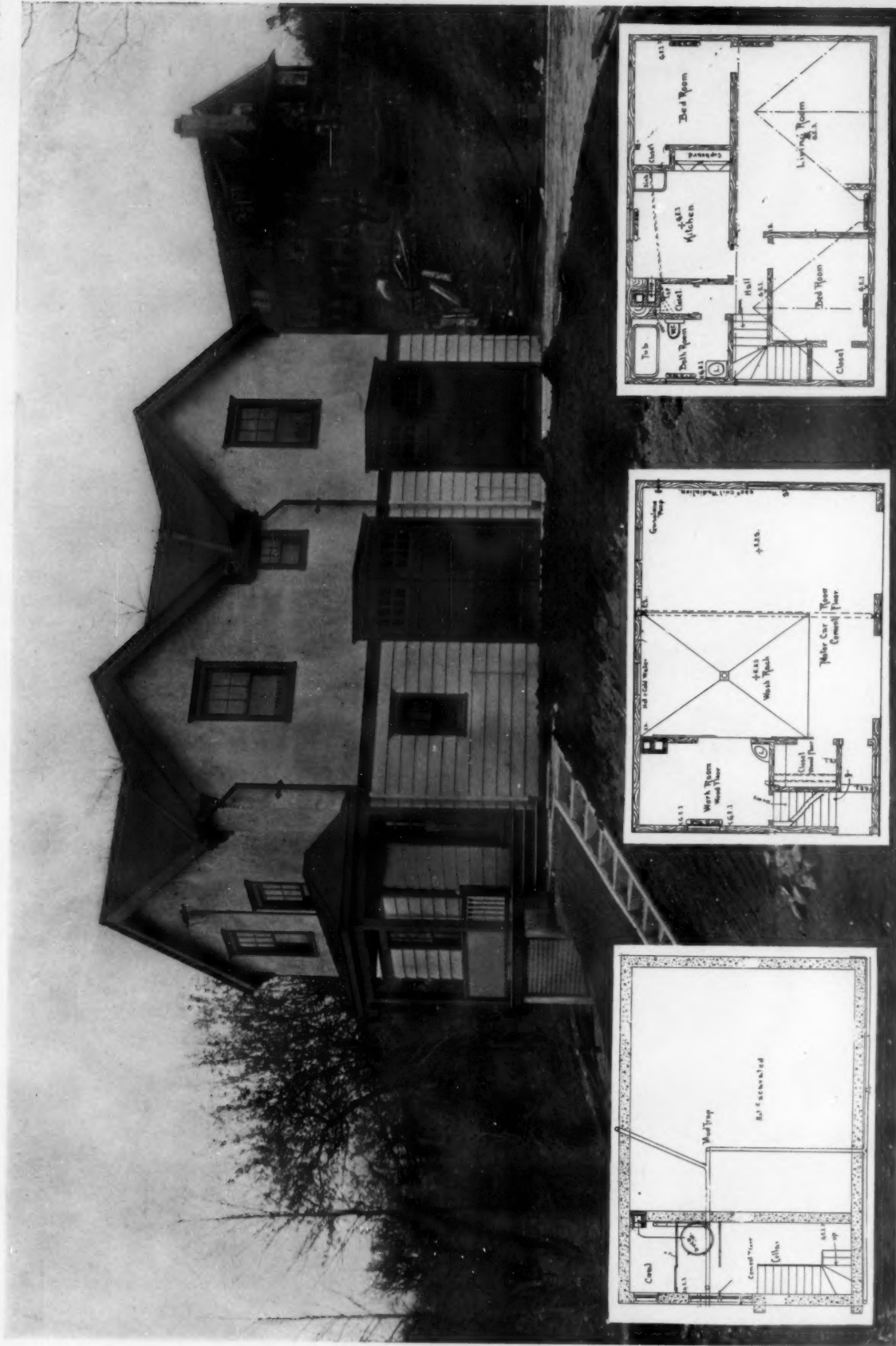


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