

THE AMERICAN ARCHITECT

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COTTAGES AT BOURNEVILLE

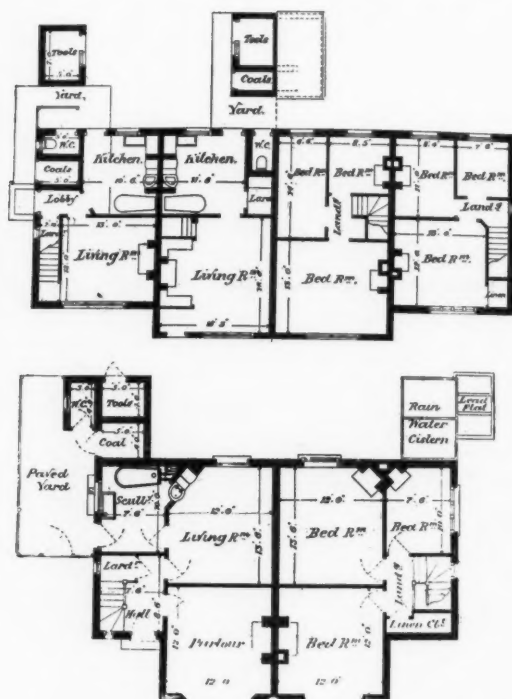
THE FIBRE OF THE NATION. PART II

SOME OBSERVATIONS ON THE HOUSING PROBLEM IN THIS COUNTRY AND IN EUROPE

By WM. H. SCHUCHARDT, A.I.A., Member of the Milwaukee Housing Commission

BOURNEVILLE, near Birmingham, was planned by Mr. George Cadbury for purely patriotic reasons, a private endeavor not only to strengthen but save the "fibre of the nation." In making a gift of 330 acres of land and nearly 300 houses, valued altogether at about \$1,000,000, Mr. Cadbury established a trust for the administration of the village. Rentals pay a fair profit, which is expended in further extension. When all the available land is occupied, other tracts are to be purchased and new villages created, and so the conservation of humanity in that district will eventually be accomplished. The general character of Bourneville is thus described in "Modern Housing," by Mr. James Cornes. "All around following the natural undulations of the well wooded ground, rise streets of houses that are as picturesque as their

surroundings; regular here, irregular there, but never wearying the eye with one monotonous style of architecture. Some are built entirely of brick, but in others there are artful insertions of wood and plaster work. Almost all the houses have little pieces of fore-court and all possess substantial gardens in the rear. For \$1.62 a week, including taxes, a tenant can obtain a cottage of three rooms and bath on the ground floor and three bedrooms on the second floor and larger houses can be had for rentals proportionately small." Five years ago the population was about 3,000, with a large waiting list on the books of the trust. To encourage the development of the village, the Tenants Co., a partnership Housing Society, was formed to erect dwellings on land leased on 99-year terms with option of renewal. The houses thus never become the property of the occupant



FLOOR PLANS OF COTTAGES AT BOURNEVILLE

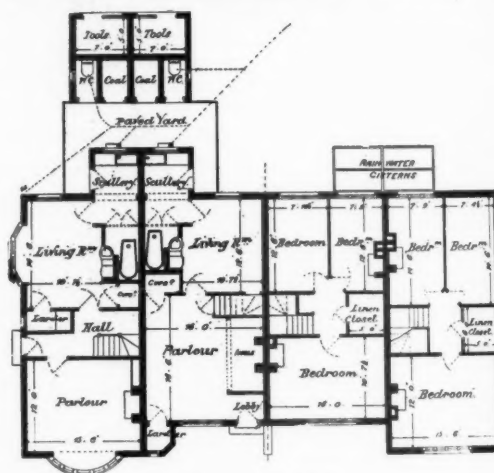
or of the landlord, but remain in control of the Society. Dividends on shares are limited to five per cent, and on loans to four per cent.

In the vicinity of York at Earswick, Mr. Joseph Rowntree, has made another contribution to the solution of the Housing Problem. The intention of the promoters of this town was to provide cottages and sufficient grounds for all persons who enjoy but a small income, whether that be derived from labor or from a small invested capital. Being but two and a half miles from York, all the advantages of the city are added to those of the suburb, and the results are already highly satisfactory. The arrangement of rooms in these cottages is somewhat different from those of Port Sunlight and Bourneville and is worthy of close study. The cottages are of three types, those in groups of four houses, the "parlour type", and the semi-detached.

In the first type, each home contains besides two or three bedrooms on the upper floor, a living room twelve feet six inches by twenty feet, with a bay window at one end, and casement windows and the entrance door at the other end, thus assuring thor-

ough ventilation and plenty of light. At one side is placed the scullery and bath, the stairway and space for coal. This living room serves for all the purposes of general family life.

The semi-detached houses contain the same but smaller accommodations, and the parlour houses have in addition the extra room. The "group" houses rent at \$1.12 to \$1.50 per week, the semi-detached at about 1.25 and the parlour type at \$1.50 and over, according to the accommodations provided. Mr. Rowntree's desire in creating the trust, was to provide artistic and sanitary homes for rentals within the means of working people. As at Port Sunlight paternal interference is also studiously avoid-



BOURNEVILLE

ed, and another instance of successful as well as profitable housing is given the industrial world. A village council deals with the social and administrative problems and development of extensions. Before this council, of which seven are elected by the tenants and six appointed by the trustees



HAMPSTEAD GARDEN SUBURB

of the fund, are laid all plans for proposed cottages, so that the architectural harmony shall not be disturbed. It has established recreation grounds for outdoor sports, built a meeting hall for public discussions and enjoyments, and made many other necessary improvements. One notable difference, in this Garden City as compared with the other examples described, is that the secondary roads are but eighteen feet wide with verges of grass six feet wide between the roadway and the footwalk on each side, so that, with the gardens, the houses facing one another are from fifty to seventy feet apart. A considerable saving in road building is thus effected and more garden space is permitted for each house.

The financial scheme of Earswick is similar to that of the other villages, in so far that the income is derived from the rents and the interest on the initial sum, provided by Mr. Rowntree.

Another trust fund under the leadership of Mrs. S. A. Barnett has created Hampstead Garden Suburb near London, which, in many regards, is similar to the above described villages.

Other and earlier villages, such as Saltaire, established in 1853, have served as models and pointed the way in many minor details, but as they contain no further lessons for us, we may now consider the schemes which resulted from governmental influence.

Much has been accomplished through private endeavor, yet a very small percentage of the working classes of England has been so far benefited; and owing to the increasing difficulties, Parliament has during the last fifty years passed no less than twenty-eight acts dealing with the Housing question. All classes are thoroughly awakened to the necessity of meeting the problem, and now realize that the house and its surroundings, as well as open recreation spaces, light and air and cheap means of transit, in other words "Town Planning", need serious consideration. Through the Act of 1900, densely crowded London, Liverpool, Manchester, Birmingham, and many smaller cities have done considerable work to alleviate the conditions of their poor. The main provisions of this act are interesting in so far that they show



ROWTON HOUSE, BIRMINGHAM

the extent of power given to municipal authorities. They are as follows:—

I. Land or houses may be purchased, or houses leased by local authorities, compulsory if need be, either within or without the limits of their district, for the purpose of providing for present or future housing accommodations for the working classes.

II. Land so acquired may be sold or exchanged or it may be leased to private parties on condition that working class houses exclusively shall be erected and maintained thereon.

III. The Public Works Loan Commissioners are empowered to advance money for the purpose of constructing or improving such houses.

- (a) To any company established for the purpose.
- (b) To a private freeholder.
- (c) To any holder of a lease of which the expired term is not less than fifty years.

IV. If advantage of these provisions is not taken by private investors, local authorities may themselves.

- (a) Build houses for the working classes.
- (b) Convert or enlarge existing buildings to provide such dwellings.
- (c) Furnish such dwellings, if need be.

In the larger cities, where the working classes cannot yet obtain rapid and cheap

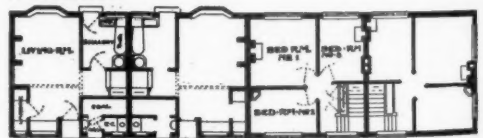
transit, large apartment buildings of various sizes, containing two, three, and four-room dwellings, have been erected by municipal authorities in addition to the many private establishments, such as the before-mentioned Peabody Fund Trust, the Sutton Fund and the Guinness Fund buildings, which have provided homes for thou-



South-East Front.



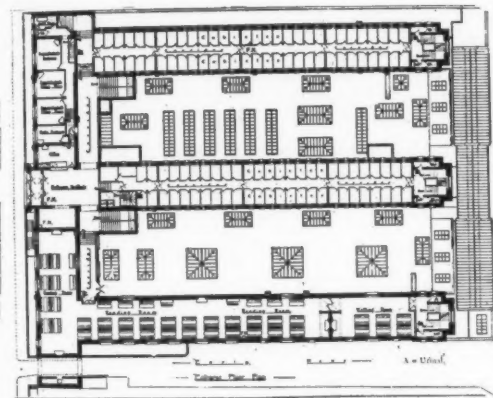
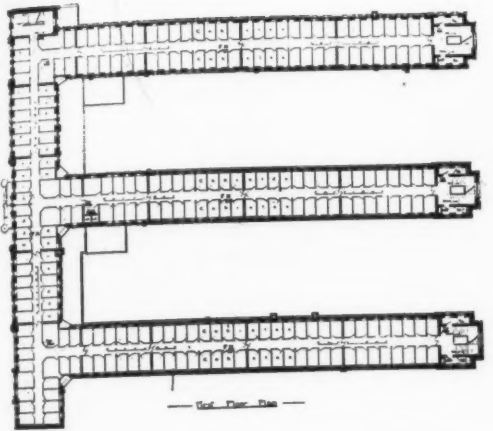
N.W. ELEVATION



GROUND - FLOOR - PLAN

FIRST - FLOOR - PLAN

EARSWICK



ROWTON HOUSE, BIRMINGHAM

sands of families, and which all together represent in London alone an expenditure of over fifty million dollars.

These tenements are usually from three to six stories in height, and are, more often than not, rather pleasing structures. Their plans vary considerably, and as the number and sizes of rooms for each home must be similar to those in the cottages, we will here touch on those characteristics which the best planned buildings possess in common. Interior corridors are always avoided, and the stairways, surrounded by masonry walls, are generally entirely open to the outside, or they have, when enclosed, very large window openings.

In several buildings the staircases are contained in

masonry towers and the various apartments are reached by balconies running along the front. While this scheme reduces the number of stairs and thereby the cost, it also lessens privacy, and cannot therefore be considered ideal.

Each apartment has always its own toilet, and in the larger homes the scullery contains a sink and laundry tub and often a bath, although, as a rule, bathing and laundry facilities are provided in the basements. Where it is feasible, however, to do otherwise, it is better not to promote gossiping or quarrels by such close contact between tenants, and individual laundries are growing in favor.

Central heating plants seldom, if ever, occur, and thus the cost of operating is considerably reduced and the administration greatly simplified. Coal is burned in fireplaces for warmth, and cooking and lighting are done with gas.

But air and sunlight are always possible of admission, as these buildings are never more than two rooms deep, and are so arranged that as much privacy as conditions permit may be enjoyed. However well arranged, the apartment does not offer the freedom or the hominess of the cottage, and it is extremely difficult to remove from it the impression of the barracks.

We all feel, at times, the desire to escape the confining walls, and the lowly dwellers in these buildings do not differ from others in this respect. The now common introduction of balconies, generally about three by six feet, opening out of the kitchen affords



EARSWICK



HAMPSTEAD GARDEN SUBURB

an opportunity for this escape, and, in hot weather, considerably relieves the tenant.

Although lodging houses do not strictly come under the head of housing, as far as family housing is concerned, the large number of single men, who form the often undesirable lodger in the already too small private homes, must be provided for, and we will therefore give space for a brief description of a typical Rowton House, the "poor man's hotel", in London. There are about six of these buildings now erected since 1893, and several in the larger manufacturing cities, which contain besides restaurants and lounging and reading rooms from 475 to 1,200 separate bedrooms, each just sufficiently large for one man. The walls between these rooms are seven feet six inches high, leaving the space above free for ventilation. Floors are fire-proof, and fire walls divide each wing into groups. Rentals for these cubicles are as low as eighty-seven cents a week, which enables many a poor fellow to find shelter within his means.

Another act of Parliament, and a very important one, empowers local authorities to condemn and demolish all dwellings considered uninhabitable. Under this act many

slum districts in Liverpool, Birmingham, Manchester and other cities were rebuilt at enormous expense. Another provision permits authorities to give landlords of uninhabitable houses three months' time in which to repair and make sanitary their properties, with the alternative of having the buildings demolished at the owner's expense. A most wholesome weapon this; for in no case has demolition been necessary and many improvements have been made because of it.

In this connection, it is apropos to mention the work of Miss Octavia Hill in London, whose accomplishments in regenerating slum districts are worthy of emulation in every city in this country. Miss Hill first bought for a comparatively small sum three buildings, and after thoroughly cleaning and repairing them, she discouraged room congestion, and by wise management led the tenants to an understanding of proper living. Rentals were always collected, and in addition to the great service rendered to humanity the investment paid a profit of four per cent. Her first success aroused so much interest that many landlords, who had thought the problem hope-

(Continued on page 276)

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THE PART CONTRIBUTED TO THE BEAUTIFICATION OF CITIES BY CITY OFFICIALS

IN striking contrast with the administration of the office of Park Commissioner in New York City, toward which much criticism has lately been directed, is that of the office of Borough President. In fact, the present incumbent, Mr. George McAneny, has so ably discharged the duties and so wisely directed the activities of the latter office, that the members of the *Société des Architectes Diplômés par le Gouvernement Français* have recently bestowed upon him the medal of the Society. In making the presentation speech, Mr. J. H. Freedlander, President of the American group, warmly praised Mr. McAneny for his work in connection with the proposed civic center, his efforts in the restoration of the City Hall, his activity against out-of-door advertising signs and the wholesale removal, for which he is responsible, of architectural excrescences from many of New York's streets. He added that the Borough President has demonstrated that public office and civic beauty are not incompatible and that ugliness and economy are not synonymous. To those who have followed his course in office, it is evident that Mr. McAneny has had regard for the practical, the artistic and the

æsthetic welfare of the city to probably a greater extent than have any of his predecessors.

Recognition of his work by any group of architects or artists is commendable as bestowing credit where credit is due and should serve as an incentive to others in public office, where matters affecting the æsthetic well-being of the city are determined, to give them earnest and conscientious consideration; but an equally, if not more, effective course would be for those interested to make certain that candidates for office were fitted both by education and temperament to creditably fill the positions to which they aspire, before contributing to their election. As a class, architects have not heretofore made their influence felt to the fullest possible extent in the selection and election of candidates for offices, before which many matters of deep interest to them are reviewed and directed. Until they have done so they have not employed every means within their power leading to the physical and æsthetic improvement of cities.

ATTENTION GIVEN TO ARCHITECTURAL STUDENT TRAINING

WE believe the briefest of investigations will be sufficient to convince the most skeptical that there has never been a time when the architectural profession, either directly or through various organizations and publications in the field of architecture, has devoted so much time, effort and money to the education of the draughtsman and architectural student as at present.

We have recently noted the establishment of the first atelier to be opened by the Beaux-Arts Committee in London, following a movement initiated in France many years ago and more recently taken up in the United States and Canada. The Beaux-Arts Society is carrying forward an immense amount of educational work in this country. In fact it is growing both in favor and extent to such a degree that the problem of conducting it along lines insuring the greatest measure of benefit to the student is bound to be a serious one in the not distant future. Nor has the establishment of ateliers in various coun-

tries been the only effort made toward the better education of architectural students. Sketching clubs have been established in various cities and other means employed for the general improvement of the draughtsman outside of his regular employment. The English papers have even been offering prizes for water color sketches, and *The Building News* of London has organized a "Building News" Designing Club, the work of whose members is published in that paper from time to time, together with comment on the problem and the methods employed in its solution. And all these efforts are in addition to and mostly outside of regular schools of architecture in which it may be said better

work is being done each succeeding year.

To those who are inclined to be pessimistic as to the future of architecture, this general attempt toward the education and proper preparation of the men who will follow present members of the profession in high places, should certainly be reassuring. When the profession as a whole and members of it individually appear to be, as at present, deeply interested in their successors and their proper training, few doubts need be entertained concerning the future of an art that has after all successfully withstood several periods of decadence, and has now been improving steadily, in America at least, for the last three decades.

THE FIBRE OF THE NATION

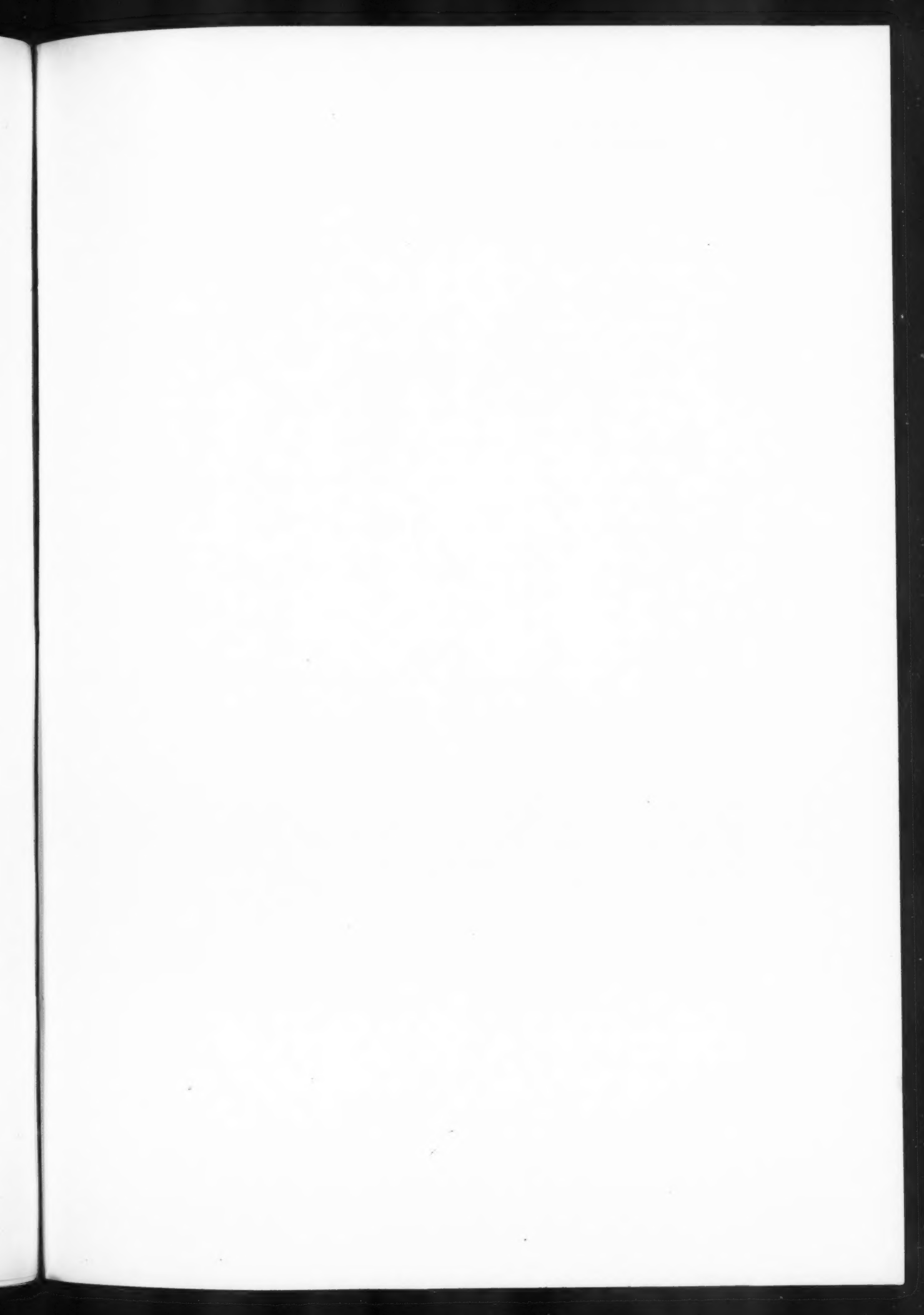
(Continued from page 274)

less, either requested her to manage their properties or followed closely in her footsteps, and today her advice is accepted, not in London alone, but in all large cities of Europe, in New York and in Philadelphia. In congested and unsanitary districts, where the newly arrived immigrant and the very poor must live, her methods are of immeasurable value, and offer solutions for problems where more ambitious schemes are impossible of application. Patient, individual work, in not too large an area at one time, made it possible for her,

with but small means, to render most magnificent service.

This rapid survey of various housing schemes leads us now to the latest development, wherein coöperation and the abolition of individual land tenure are the most conspicuous elements. In collective effort has been found the most rational way by which the waste of individual home building can be overcome, and by which the wage-earner is enabled to enjoy the advantages of good professional advice for very little money. The idea of coöperative building was first put to a test at Ealing in 1888, and its success prompted the organization of other societies on similar lines.

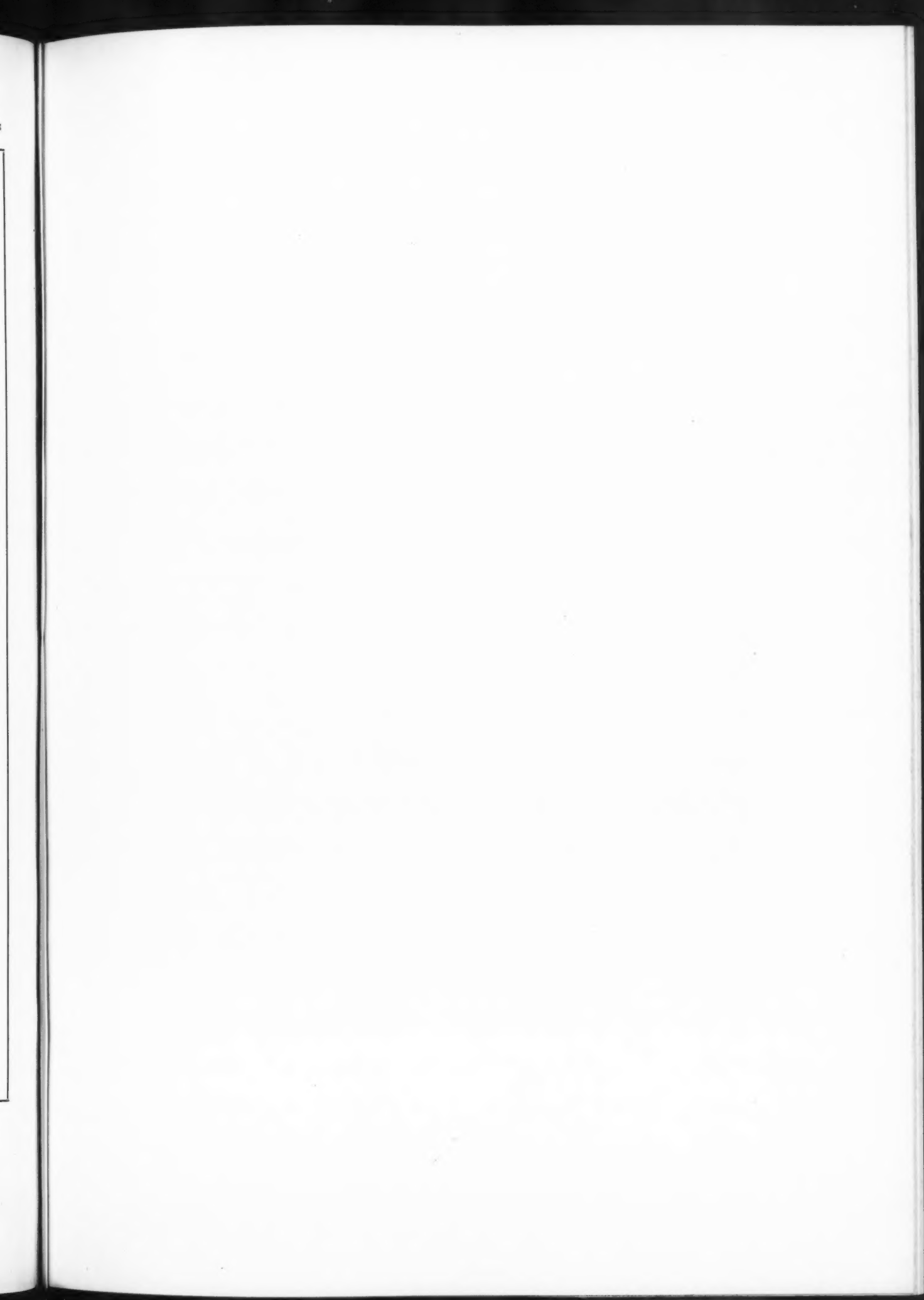






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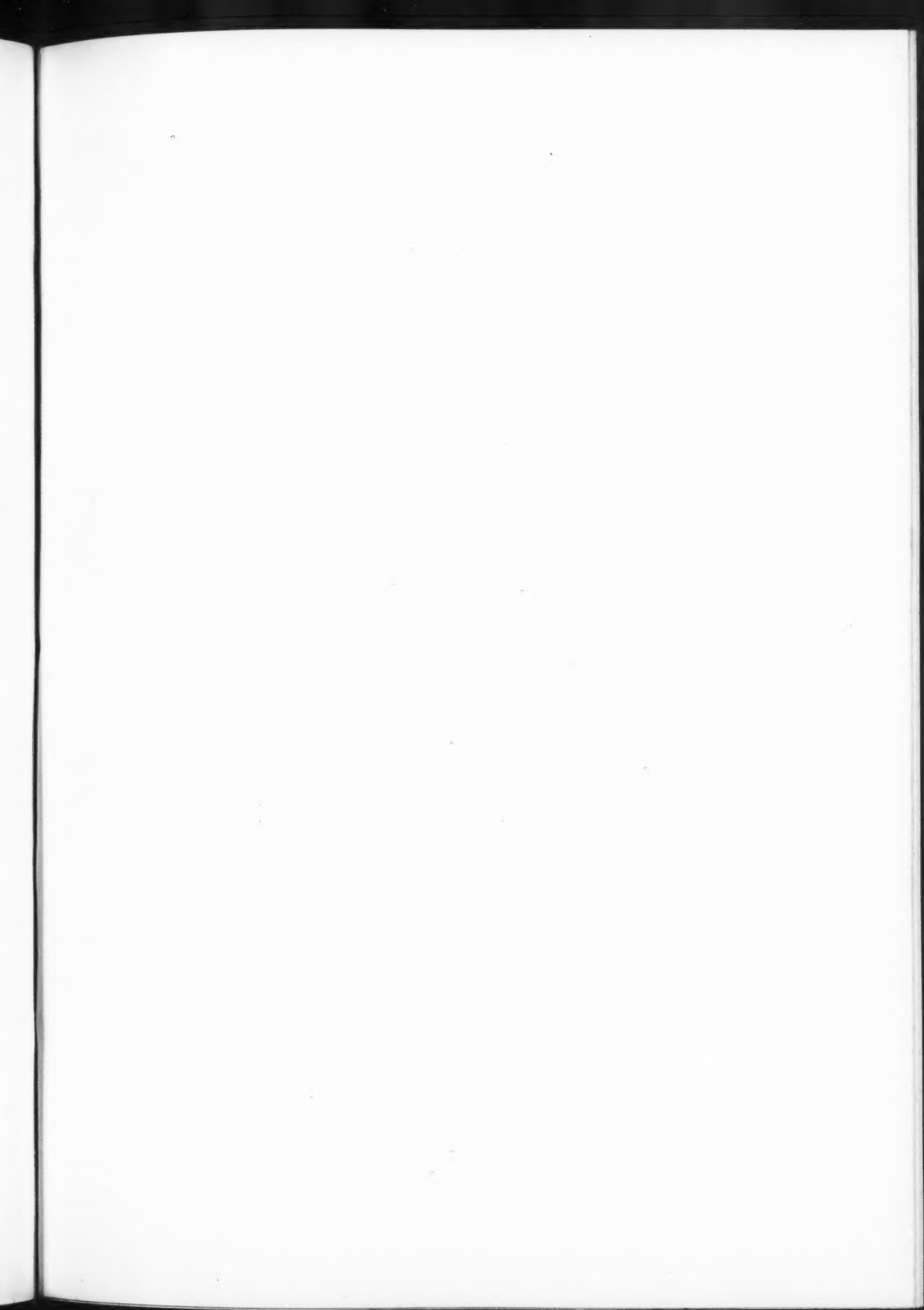
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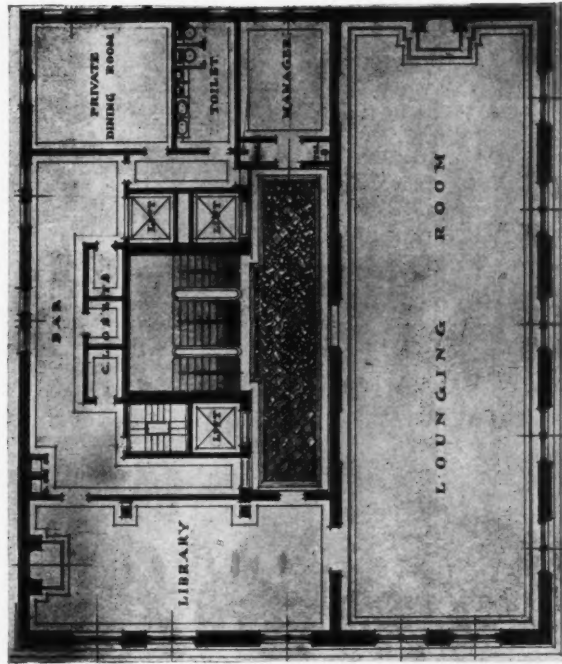




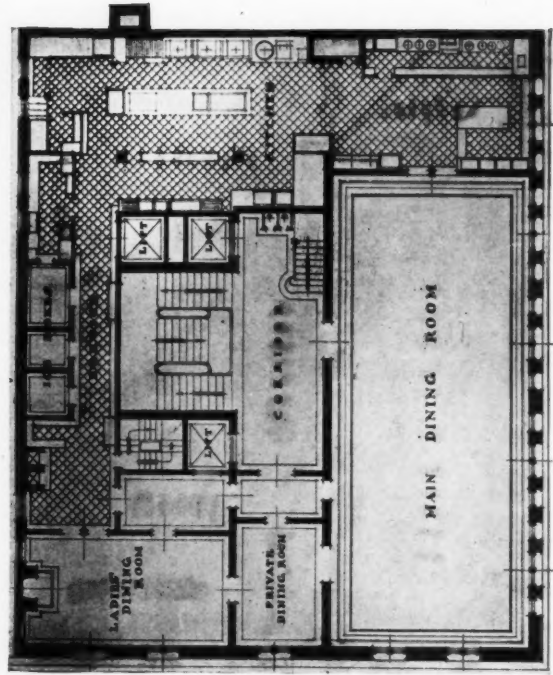
DETAIL OF PRINCIPAL ENTRANCE, AND FIRST AND MEZZANINE FLOOR PLANS

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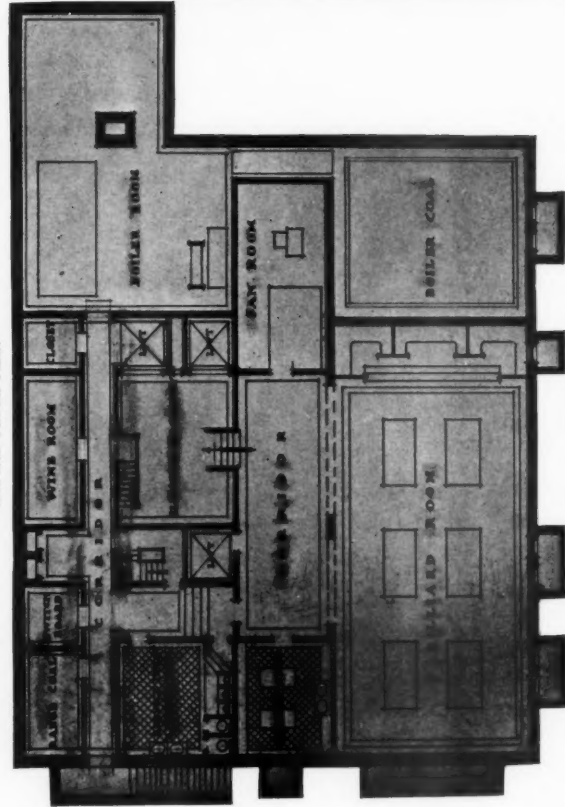




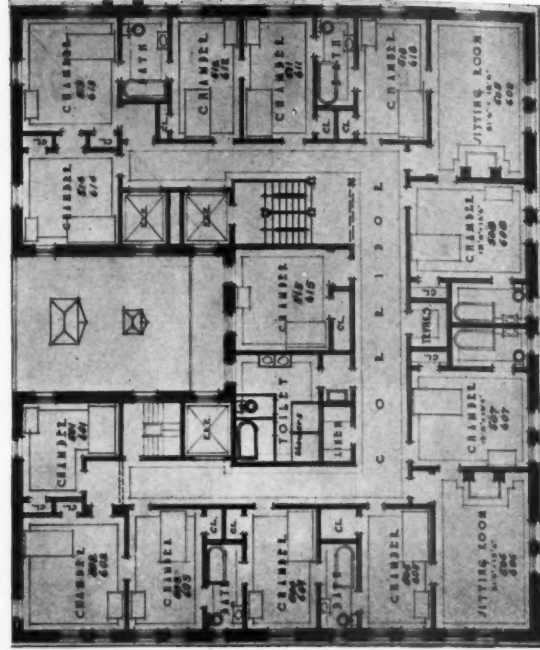
SECOND FLOOR PLAN



THIRD FLOOR PLAN

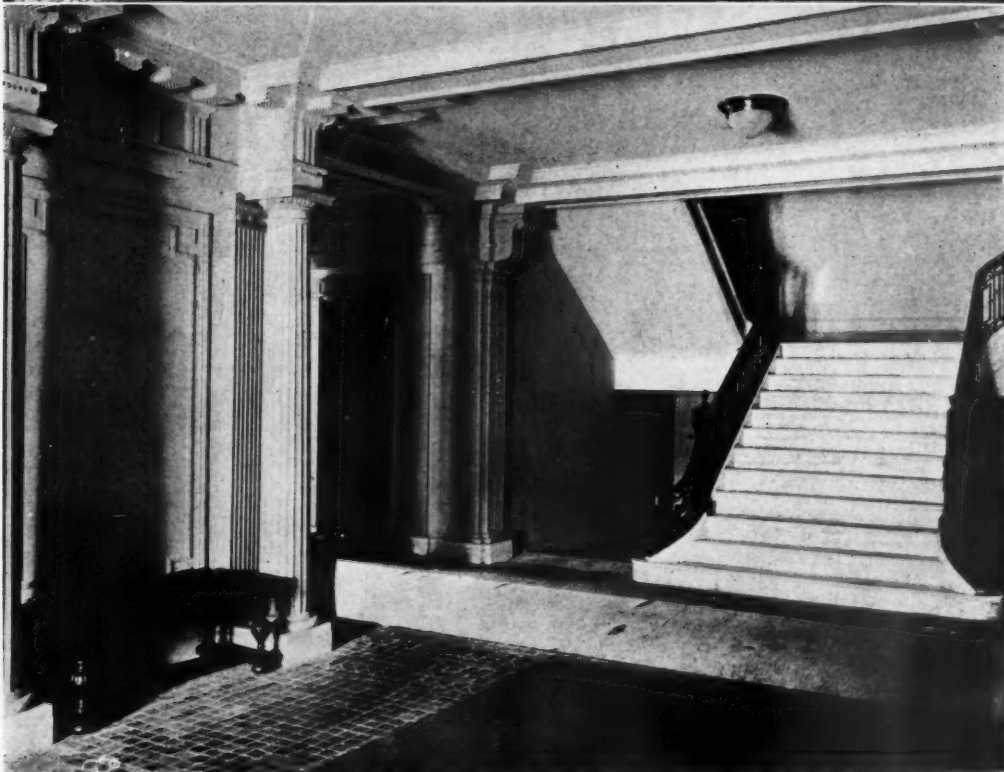
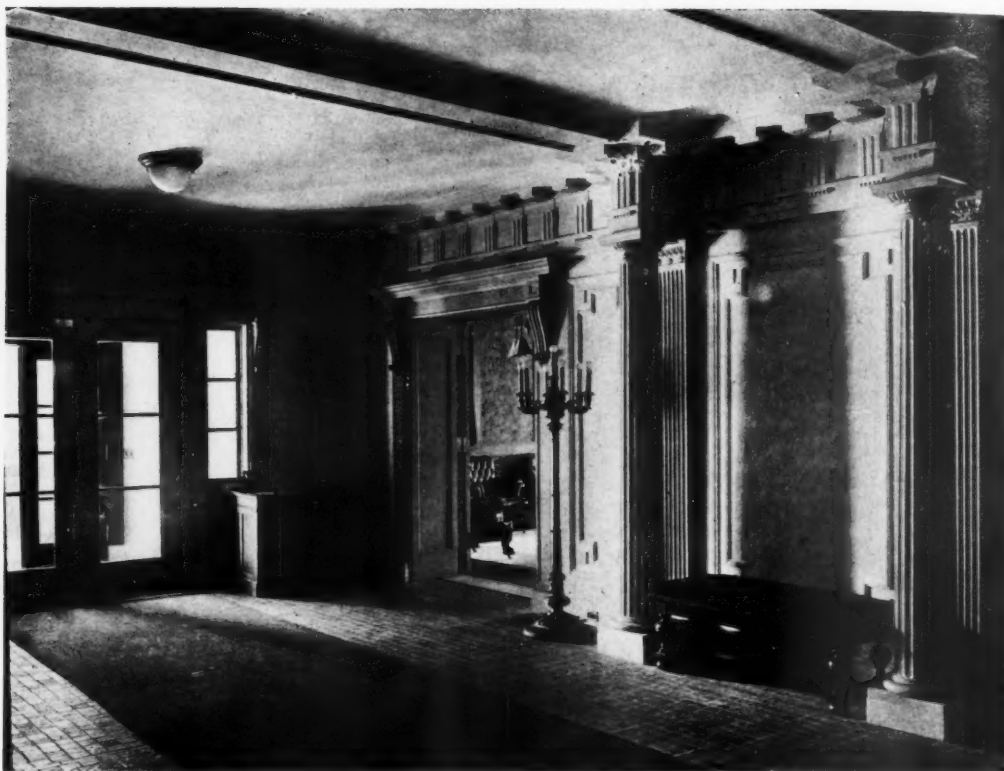


BASEMENT PLAN



ROOM FLOORS PLAN

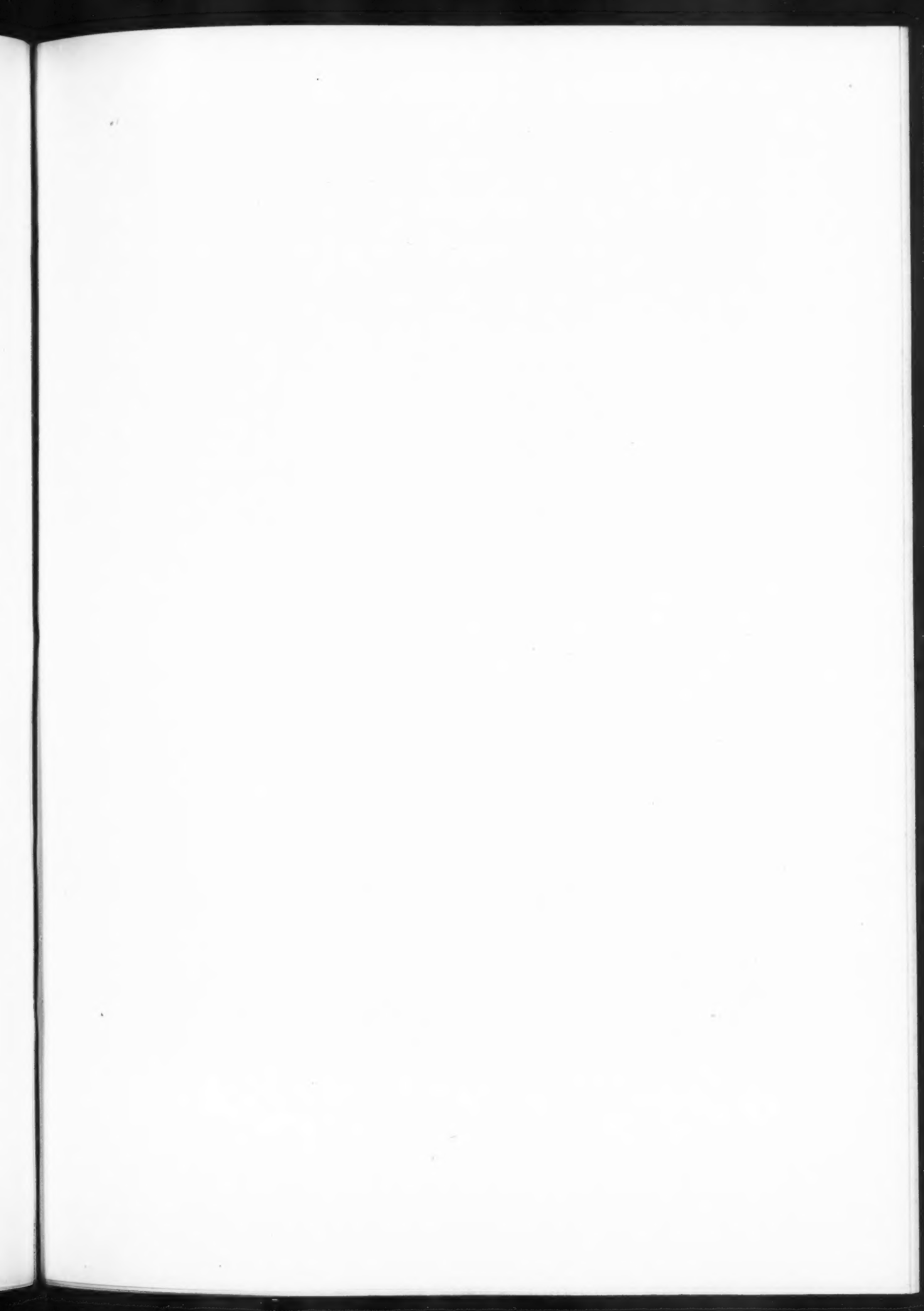
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ABOVE: MAIN ENTRANCE, FIRST FLOOR; BELOW: ENTRANCE HALL

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THE LOUNGING ROOM—ABOVE: SOUTH END; BELOW: LOOKING NORTH

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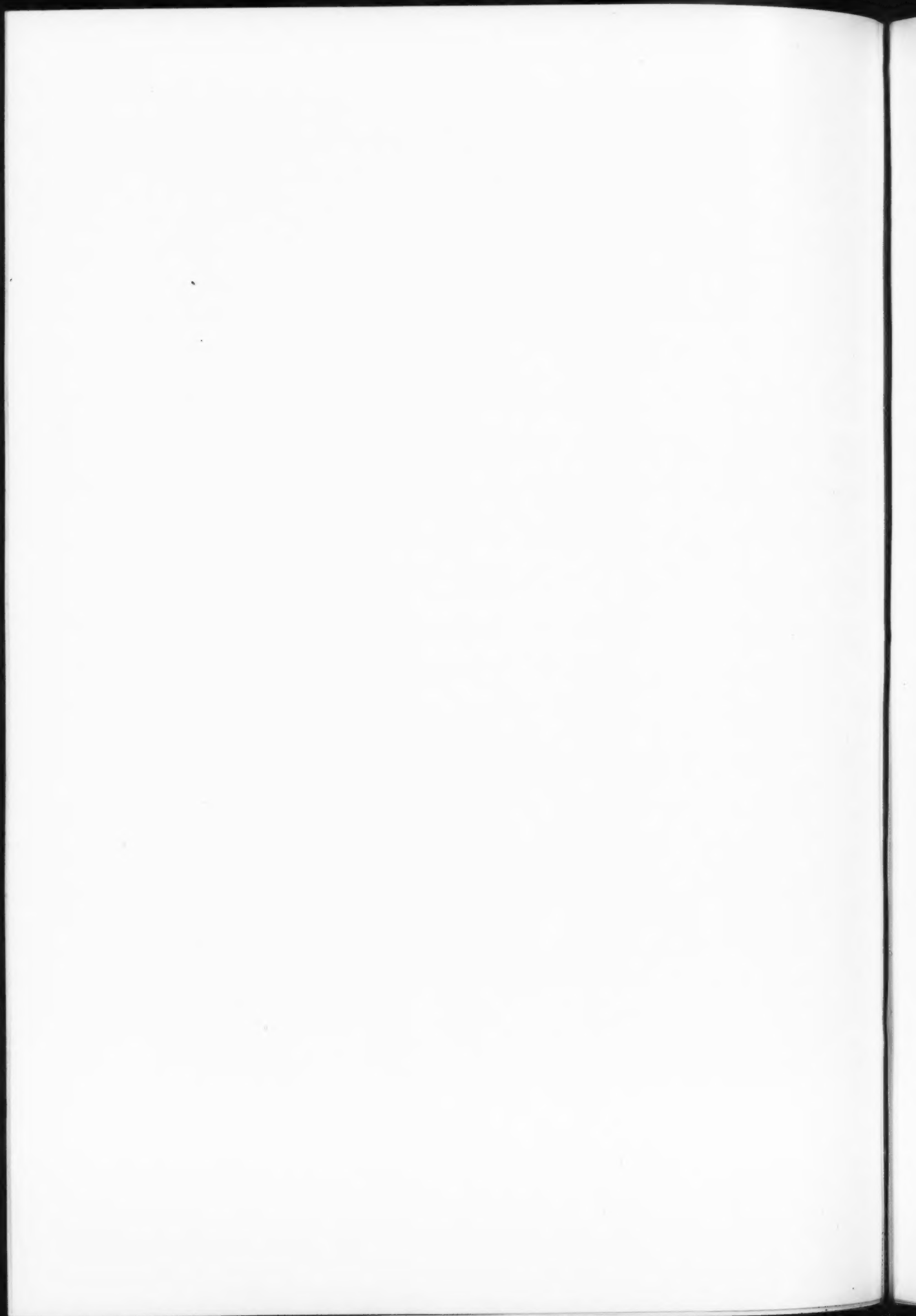
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ABOVE: MANTEL IN SMOKING ROOM; BELOW: NORTH END OF LOUNGING ROOM

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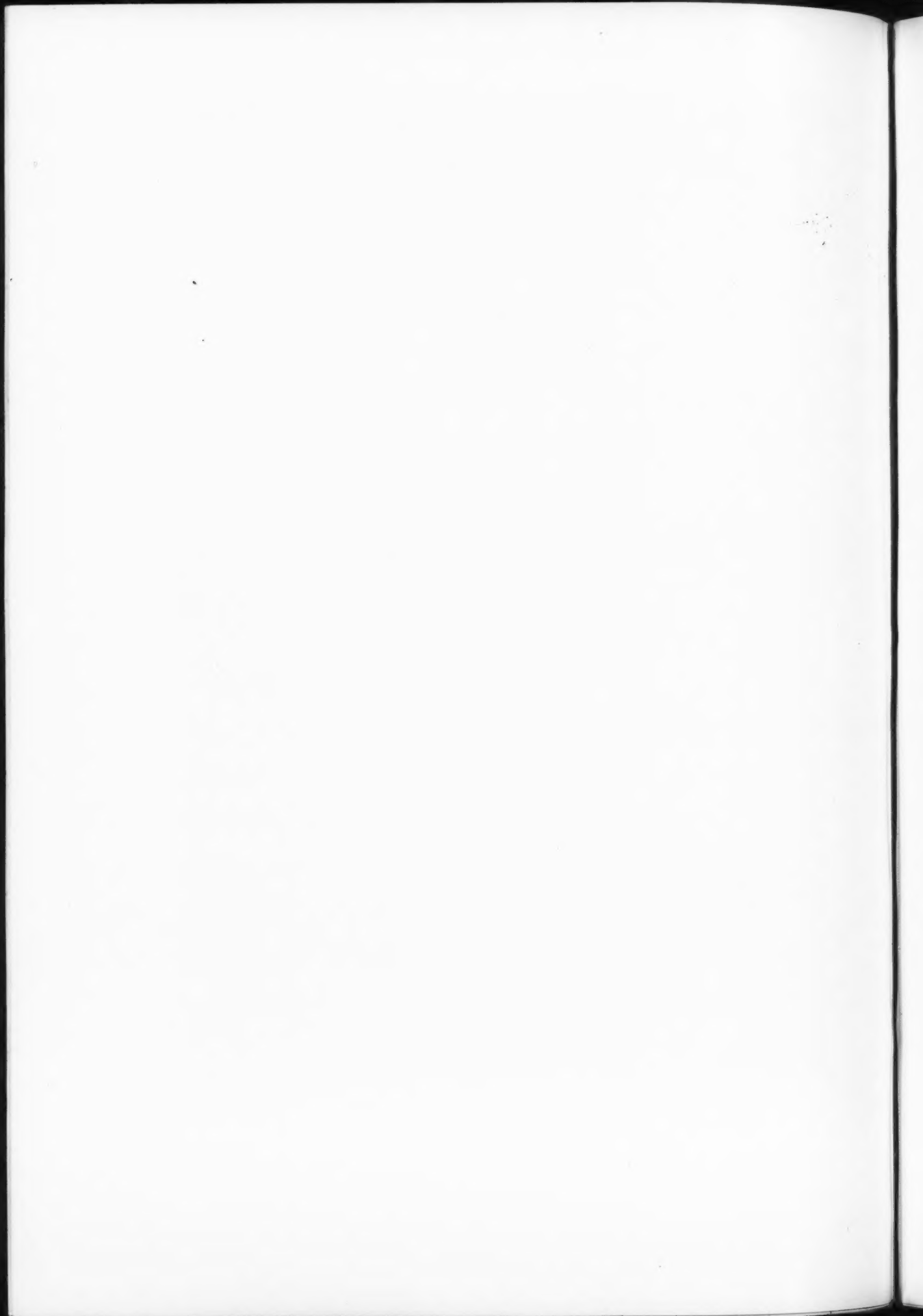




ABOVE: - MAIN DINING ROOM; BELOW: LADIES' DINING ROOM

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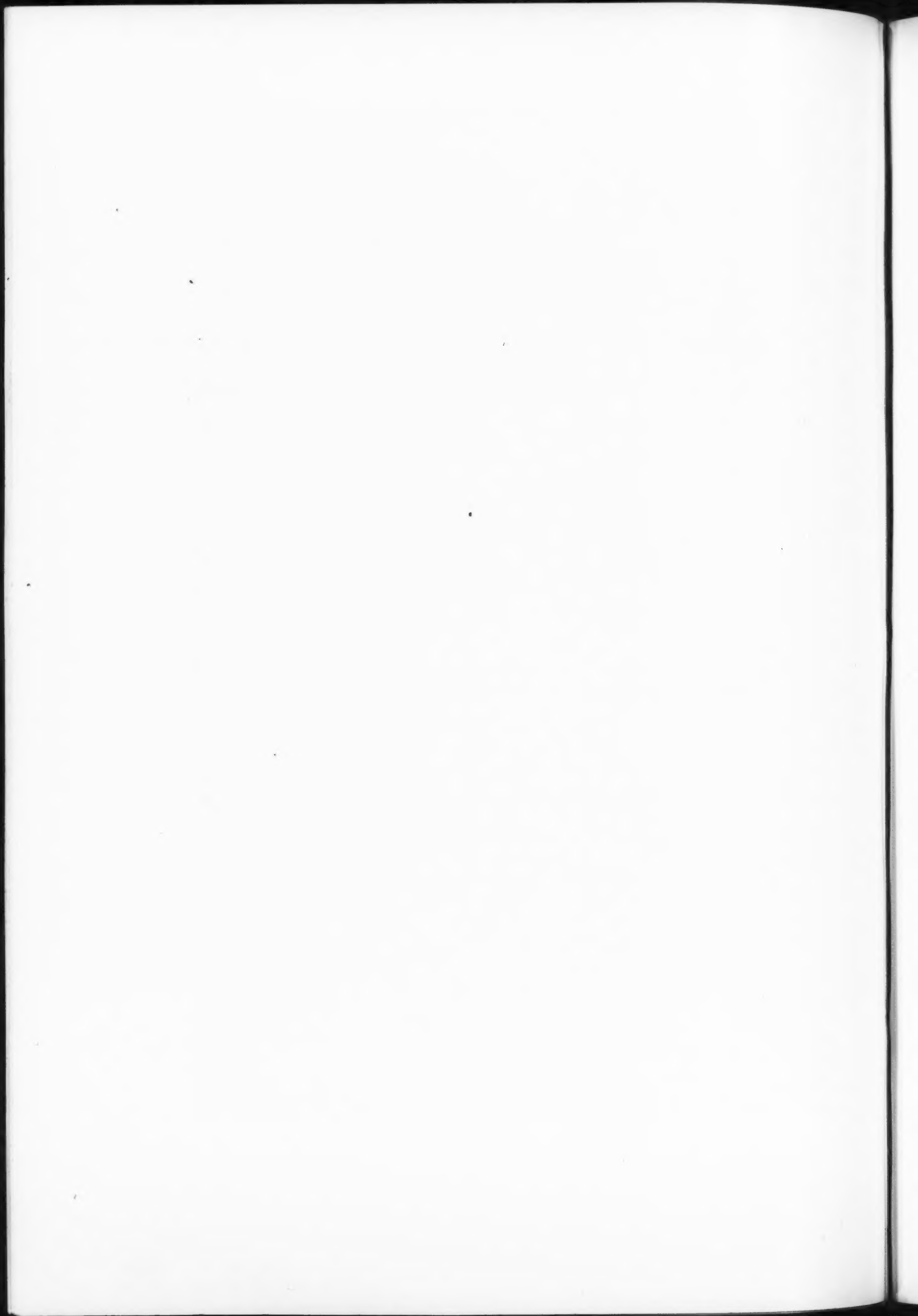
SECOND STORY CORRIDOR

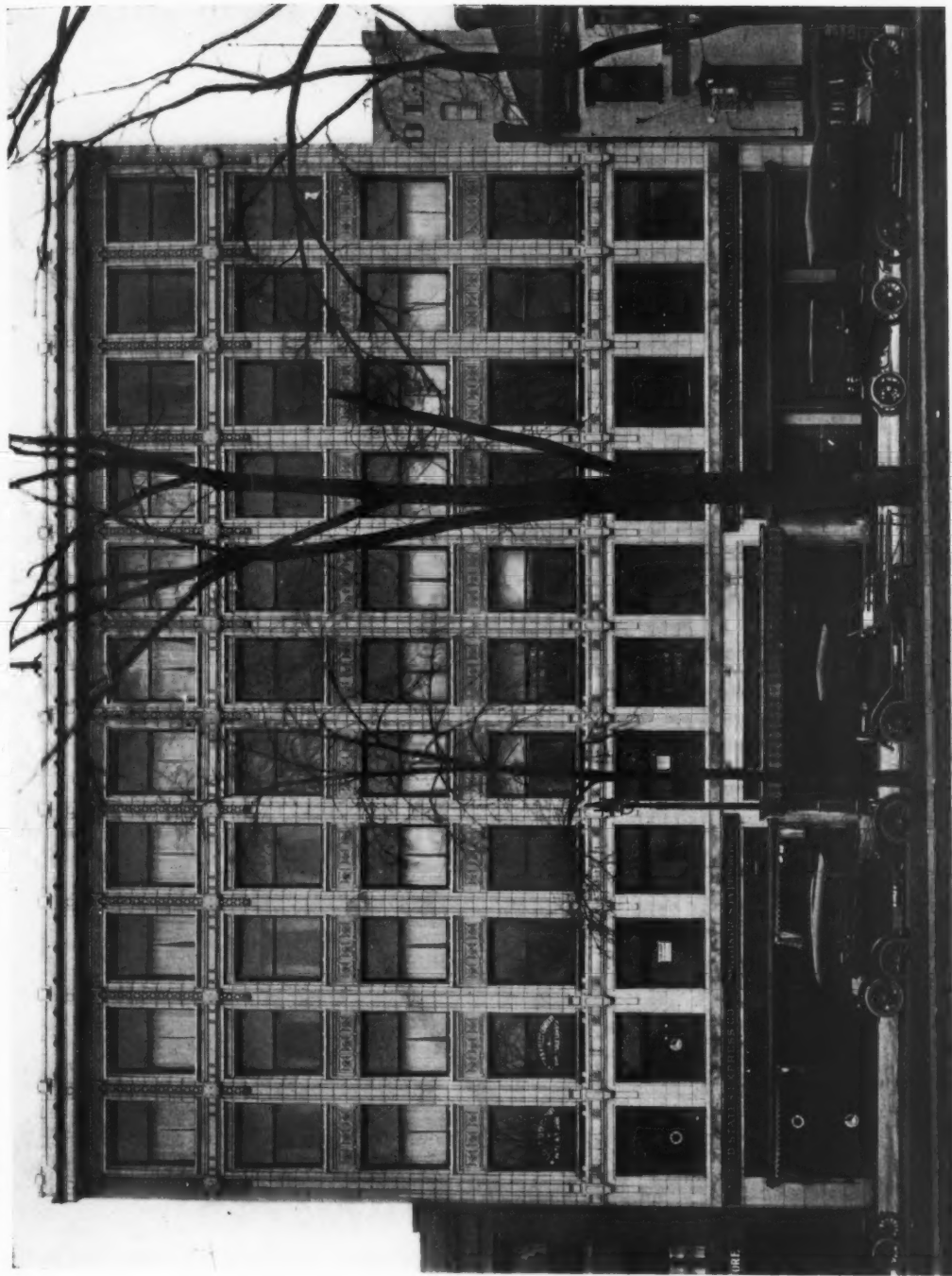


MANTEL IN LOUNGING ROOM

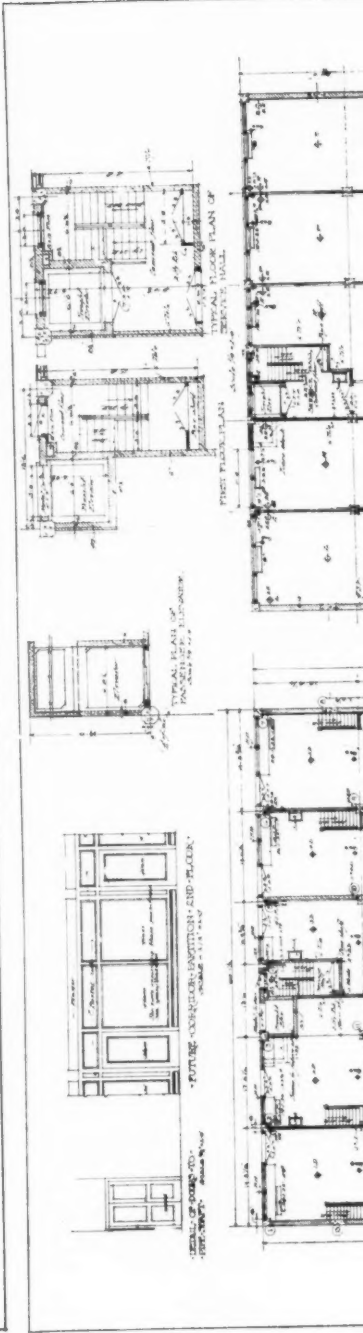
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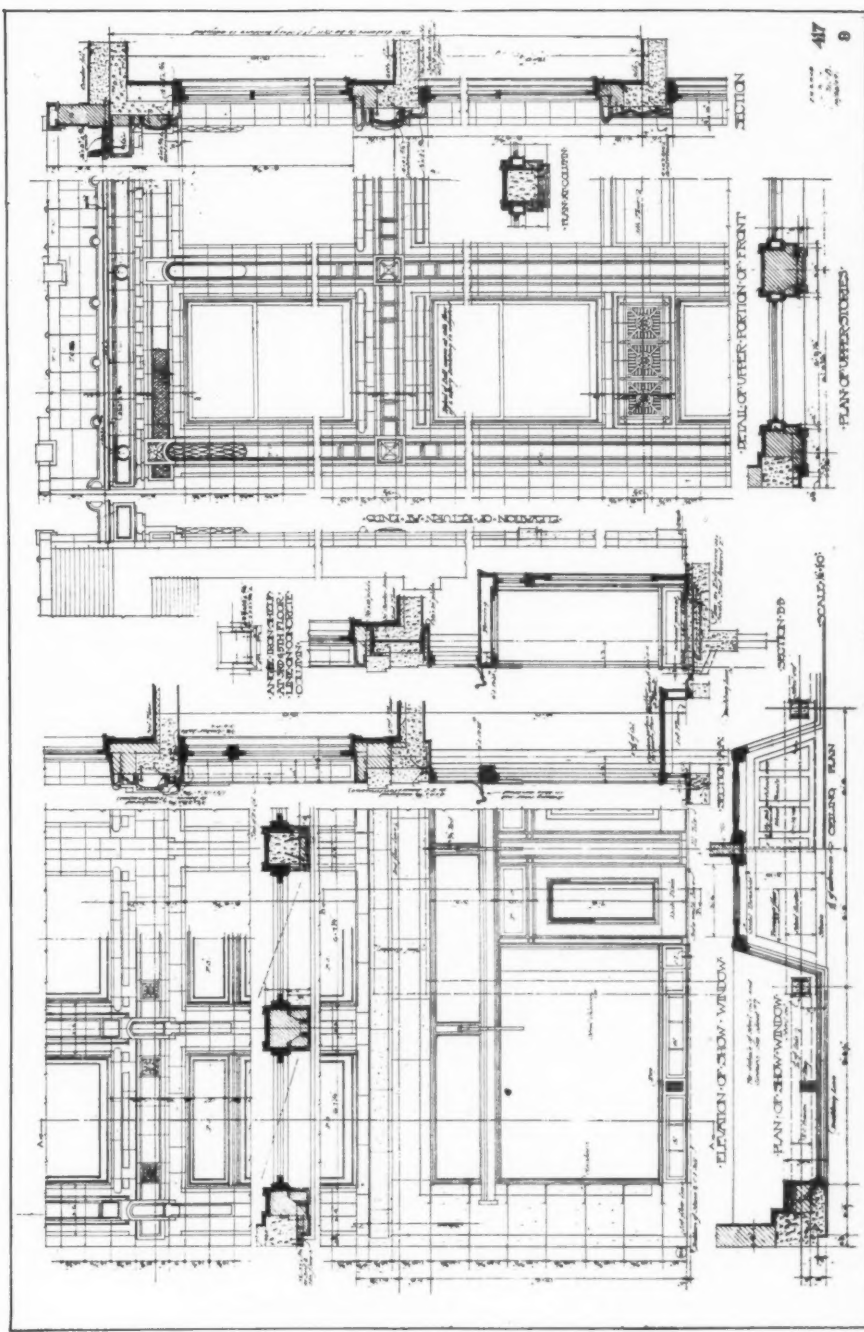
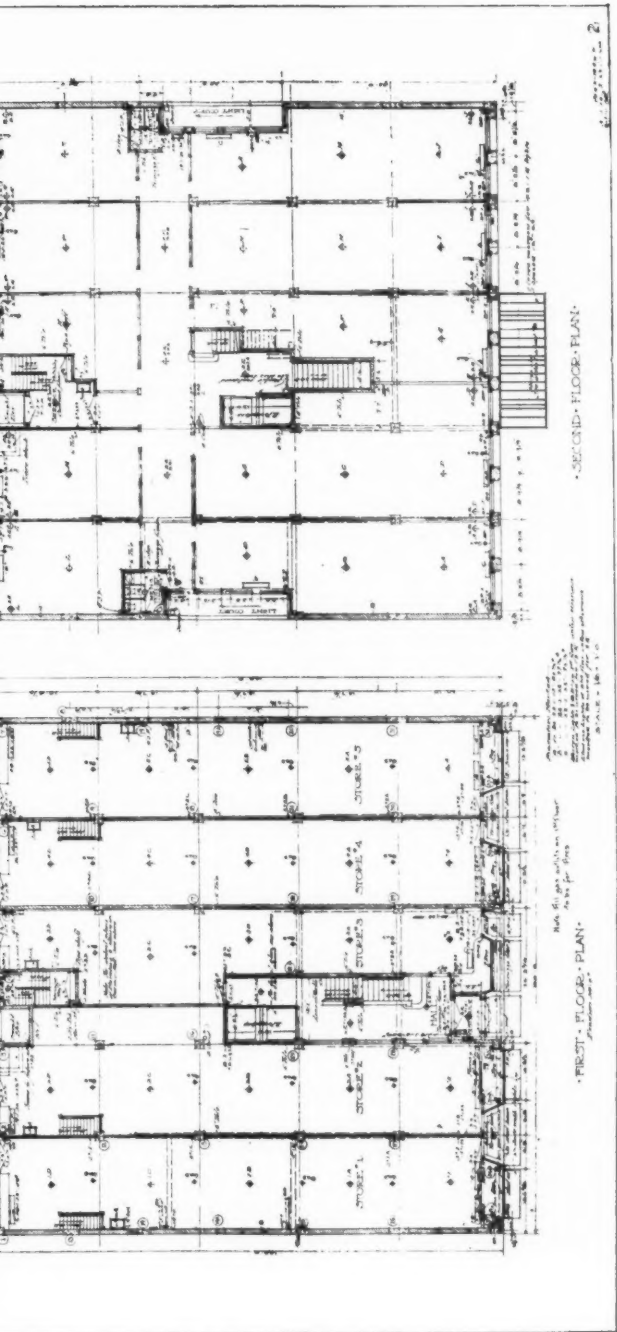
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PALMER BUILDING, DETROIT, MICHIGAN
MR. ALBERT KAHN, ARCHITECT; MR. ERNEST WILBY, ASSOCIATE

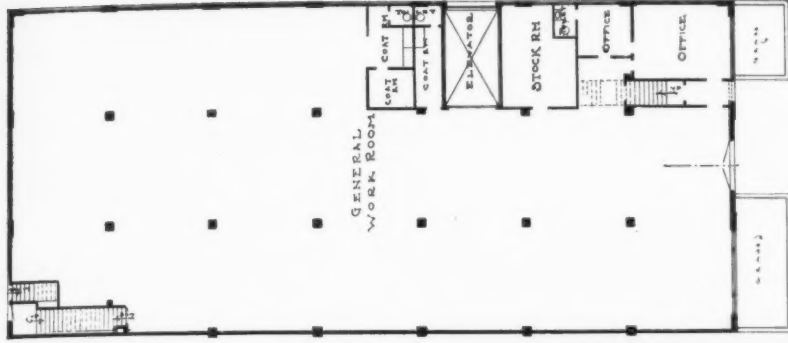




PALMER BUILDING, DETROIT, MICHIGAN
 MR. ALBERT KAHN ARCHITECT, MR. ERNEST WILBY, ASSOCIATE

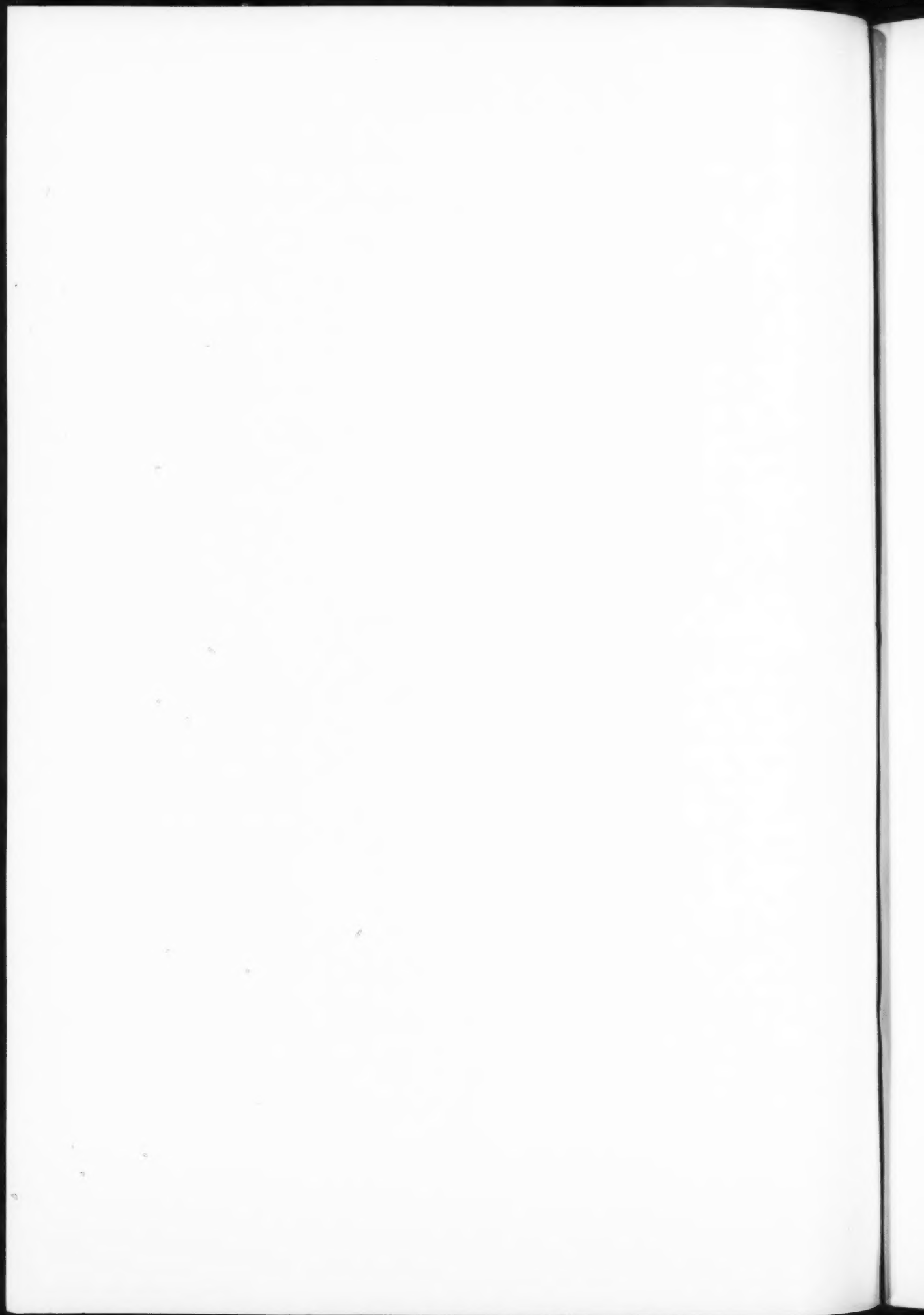






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THE ARCH OF THE GOLDSMITHS AT ROME

The entablature

THE Goldsmiths and the Merchants of Rome erected this arch and dedicated it to Septimius Severus and his family in honor of his victories in the East. It is constructed of white marble on a pedestal of travertine.

This plate, showing the main entablature gives an excellent idea of the style and effect of the architectural ornament of this structure. Exceedingly rich in appearance it may be said to be too highly ornamented as there are scarcely any plain surfaces to relieve the decoration. The greatest similarity is observable, in the design of the ornaments to those of the Triumphal Arch dedicated to the same Emperor but they lack the beauty of execution which characterizes the ornaments of the latter.

A black and white photograph of several decorative wood or metal moldings. The moldings feature intricate carvings of acanthus leaves, scrolls, and floral motifs. One molding is shown in a cross-section view, revealing its internal structure.

ARCH OF THE GOLDSMITHS, ROME, ITALY
(For description, see preceding page)