

THE AMERICAN ARCHITECT

VOL. CX

WEDNESDAY, NOVEMBER 29, 1916

NUMBER 2136



A TYPICAL INTERIOR

ASTOR COURT APARTMENTS, NEW YORK

MR. CHARLES A. PLATT, ARCHITECT

THE DEVELOPMENT OF THE APARTMENT HOUSE

THE evolution of the apartment house from the early and original tenement house type to the present building highly developed both in design and plan, has covered in this country a period of approximately forty-five years.

The first buildings that in their plan or general arrangement may be said to indicate the origin of the modern apartment house, were erected in New York City about 1870. Building codes at that time did not comprise the many prohibi-

tive features that characterize them today, and the plans then evolved for the apartment house were but a copy of these of the existing tenement house, with the added refinement of better location and materials of construction.

Steep, poorly lighted stairways,—the elevator was an unknown luxury,—long halls, from which access was had to the several apartments, were the rule. In plan there was an entrance which opened directly into a common living room at the front with no hall or passage to the

Copyright, 1916, by The American Architect

THE AMERICAN ARCHITECT

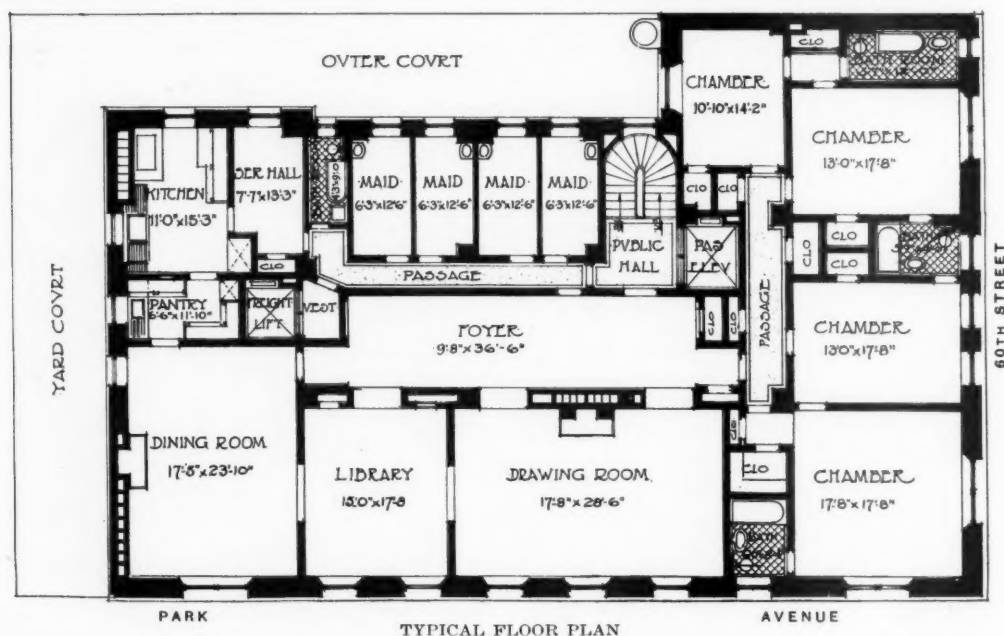
kitchen and dining room in the rear, except through the several intervening bed rooms. A common dumb-waiter, opening out into each hall, carried supplies, even including coal, to the several floors.

From this crude beginning there has been evolved a type of urban dwelling, whose problems have engaged the attention of the best architectural talent, and as in this progression can be traced the advance of our social development in city life, it may be of interest to discuss, or endeavor to detect, the reasons for the

from the noise and commotion of the city and who desire to avoid the inconveniences of commuting.

These two classes comprise a very large proportion of the population. The steady demand for apartments has resulted in their erection in practically every residence locality.

Forty years ago when the city had barely grown to 72d Street and the demand had but commenced, an apartment of four stories in height, often covering in frontage an entire block, was about the



NO. 521 PARK AVENUE, NEW YORK
MR. WILLIAM A. BORING, ARCHITECT

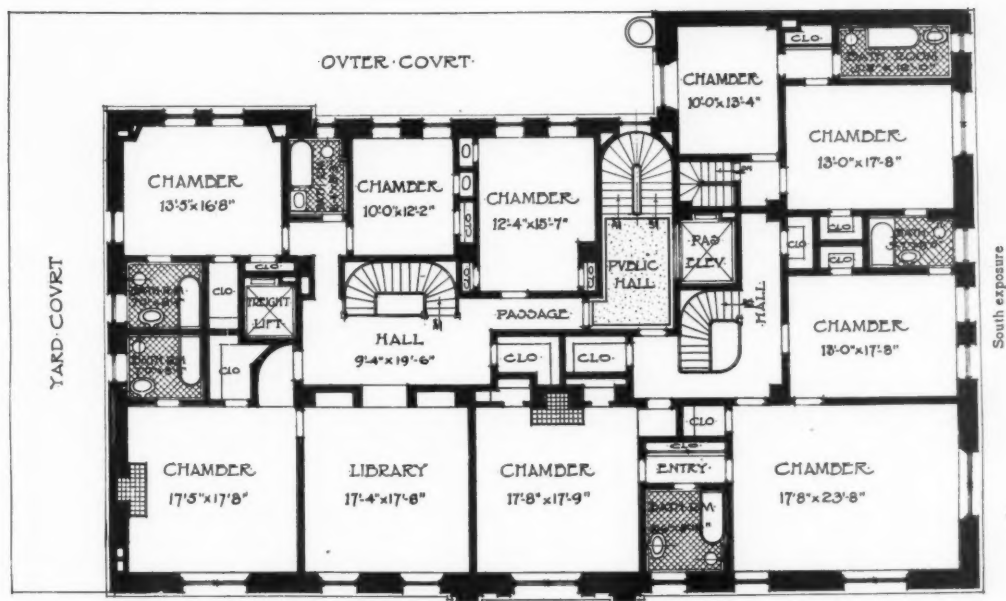
ascendancy of a type of dwelling so entirely at variance with our earlier conceived ideas of a house, or home.

The development of the apartment house on Manhattan Island, New York City, may be fairly said to be typical of a similar development in all the larger cities of the United States.

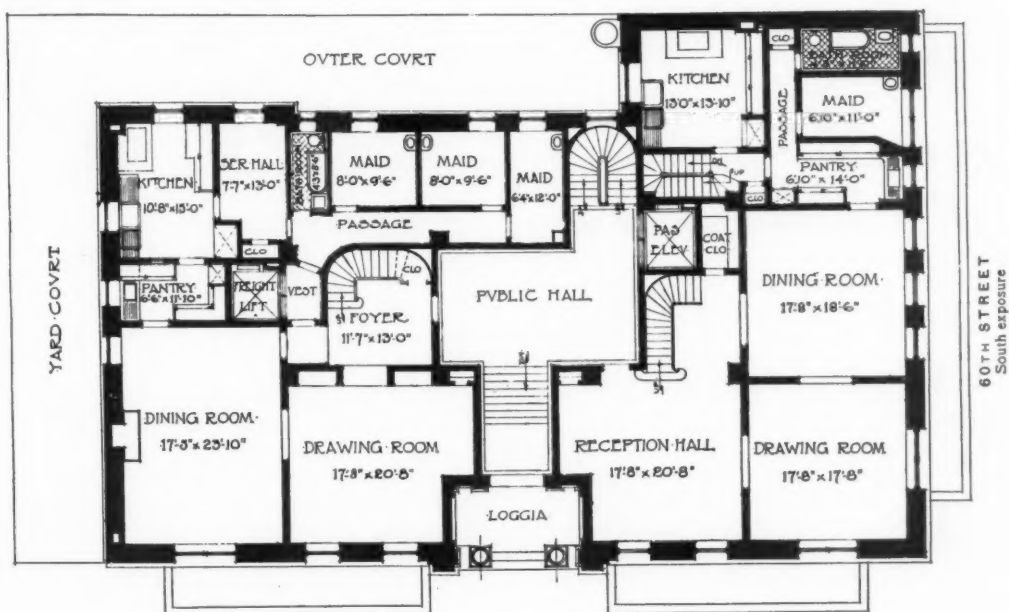
Occupants of apartments in New York can be divided into two classes. Those whose daily avocations make it necessary for them to live in town for the greater part, if not the entire year, and those who prefer the life in a city to the quieter existence in localities further removed

normal size. As the city grew further north these buildings were erected in greater numbers, while in the original sections the old houses were razed and new ones built on their sites. But, as the necessity arose for the accommodation of more tenants in the old locations and as there was no room for lateral expansion, the apartment house growth was, so to speak, vertical, and buildings of seven to ten stories were then erected. At that time the passenger elevator was perfected, and became an important factor in the vertical or upward growth of these buildings.

THE AMERICAN ARCHITECT



SECOND STORY DUPLEX



FIRST STORY DUPLEX

No. 521 PARK AVENUE, NEW YORK
MR. WILLIAM A. BORING, ARCHITECT

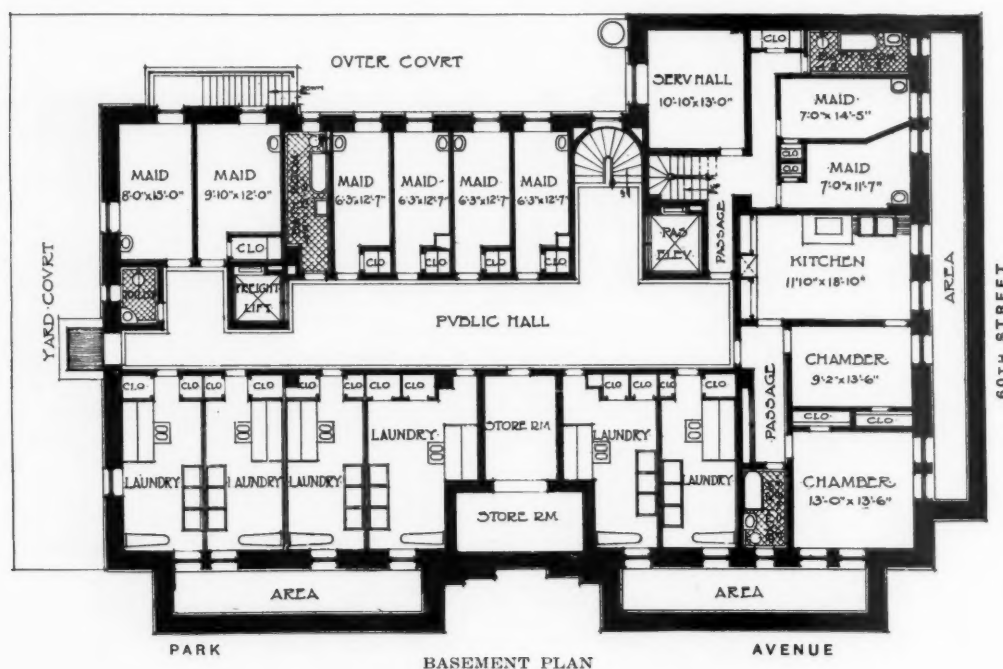
THE AMERICAN ARCHITECT

To these newer structures there was attracted a better class of tenantry, but with the tenement house prejudices that existed, this better class refused to rent any apartments that had stores located on the first floor. Promoters and investors at once perceived that they could not hope to secure a maximum rental for apartments of the store type, and thus the erection of apartments on side streets, away from the main thoroughfares, where

Often there were two interior courts, and finally the now popular E-shaped plan.

The objections to any form of trade occupancy still existing, houses erected on main thoroughfares where ground floor stores are a valuable source of income, are now planned with the entrances on the side street, as far as possible removed from the objectionable evidences of trade occupancy.

In many instances owners of houses



No. 521 PARK AVENUE, NEW YORK

MR. WILLIAM A. BORING, ARCHITECT

they had heretofore been located, was commenced.

With this exclusive type of apartment building was evolved the new apartment house plan. For a number of years the plan may be said to have become in a sense standardized to certain forms of site.

The first or early "block type," a solidly occupied floor area on every floor, gave place to an interior court, and to the so-called "dumb-bell" type. When apartment buildings were erected to cover larger areas, often an entire block frontage, these types were radically changed.

built several years ago on main thoroughfares, with stores on the ground floor and one or more entrances between stores, have found it desirable and in fact necessary in order to maintain previous rentals, to replan the entire ground floors, placing the entrances at the side. And, conversely many apartment buildings with suites planned on the main thoroughfares have, at an equally large expense, replaced them with stores, in order to maintain a rental total greatly depreciated by the objection of the modern tenant to an apartment where there is little privacy and where the street noise, always great-

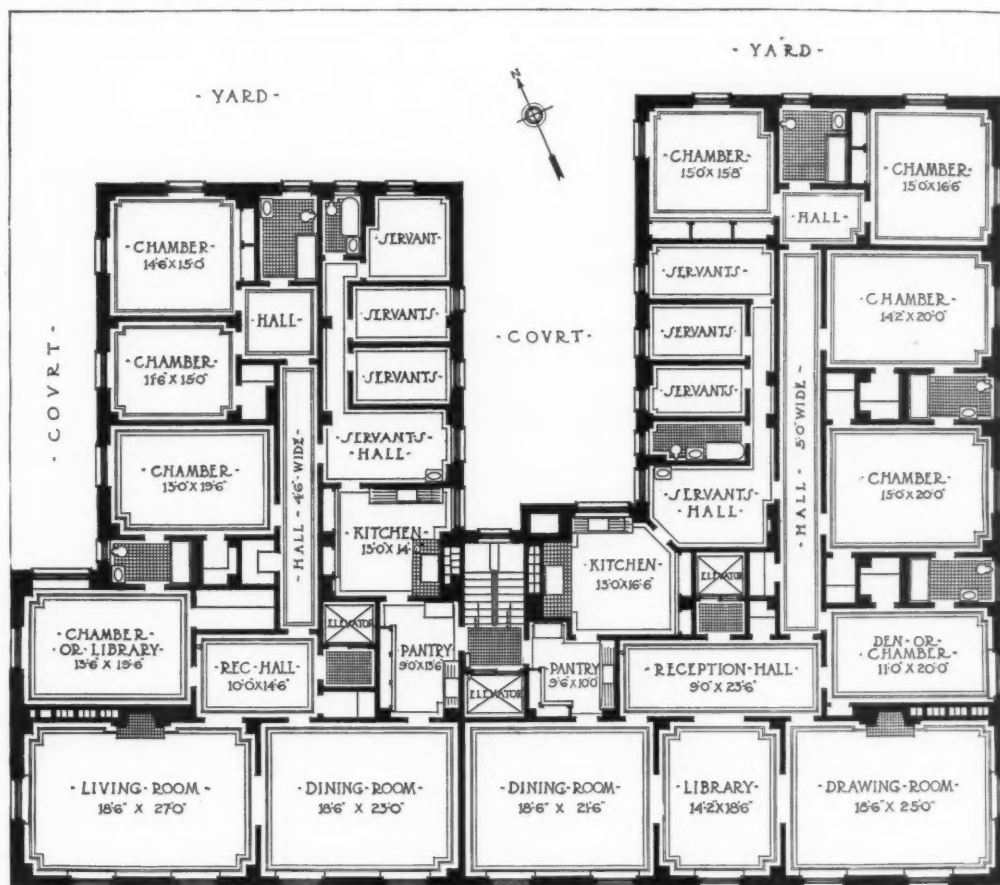
THE AMERICAN ARCHITECT

est in a ground floor apartment, makes them undesirable.

The average tenant is as particular in his choice of apartment as in his choice of styles of apparel. He is prone to change and the comforts and conveniences

pletely ruined,—to meet other conditions.

Probably no better examples of the highest development in modern apartment house planning can be found than in the Astor Court apartments, Mr. Charles A. Platt, architect, and in that



No. 960 PARK AVENUE, NEW YORK

MR. D. EVERETT WAID AND MR. J. E. R. CARPENTER, ASSOCIATED ARCHITECTS

of an apartment planned as recently as five years ago, he now regards as possessing little value compared with the newer one he has just rented. These many factors have influenced the plan, the design and the equipment.

Perhaps the ideal plan is to be found in an apartment covering an entire block, with a large interior court, and these very expensive dwellings are sometimes made the models for less costly buildings, the plans being modified.—and often com-

designed by Mr. William A. Boring, on Park Avenue, both shown in this issue. A detailed reference as to the excellence of these plans will not be necessary. Every objection to earlier forms has apparently been eliminated. All the features of planning and convenience that are to be found in the isolated house are here presented, to which so many are added that it is not to be wondered that this type of dwelling is rapidly superseding the house with its many cares.

fewer conveniences and the large expense of maintenance.

The same arguments apply to the successive lower classes of apartments.

In every case it is easily demonstrable, that there is, generally speaking, greater economy, more comfort and convenience, and really quite as much privacy in the

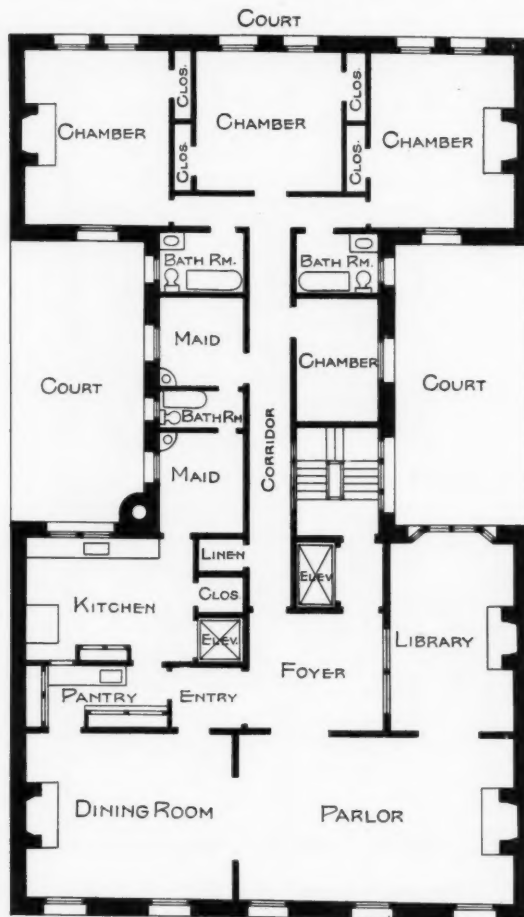
more restricted locations are not so easily planned.

Except in the case of the more expensive types of apartments, the architectural development has not kept pace with the development of the plan. Rental area accommodations and conveniences offered have ever been the prime considerations. A certain catering to a well developed demand of tenants for a "pretentious entrance" has perhaps resulted in some meritorious design in "entrance details" and a somewhat overdone entrance foyer, or hallway, on the ground floor. But the façade, in order to accommodate it to the plan, has been neglected, and our apartment house design, viewed architecturally, leaves much to be desired.

It must be acknowledged that clients are somewhat to blame for these conditions as well as their architects. No buildings are more speculative than apartment houses. The main thing is the income as compared with cost, and as apartment houses are, in most cases, built to sell, a maximum rental possibility that can be secured by a minimum of first cost, is the thing that promoters are naturally most insistent upon. Architecture as an artistic interpretation of material has small chance for application under these unfortunate conditions.

One of the most elusive of all problems in apartment house design is to impart to a façade the same suggestion of domesticity as is found in the isolated dwelling. The deterrent factor in the accomplishment of this desired result is the presence of so many units in the plan of this type of building.

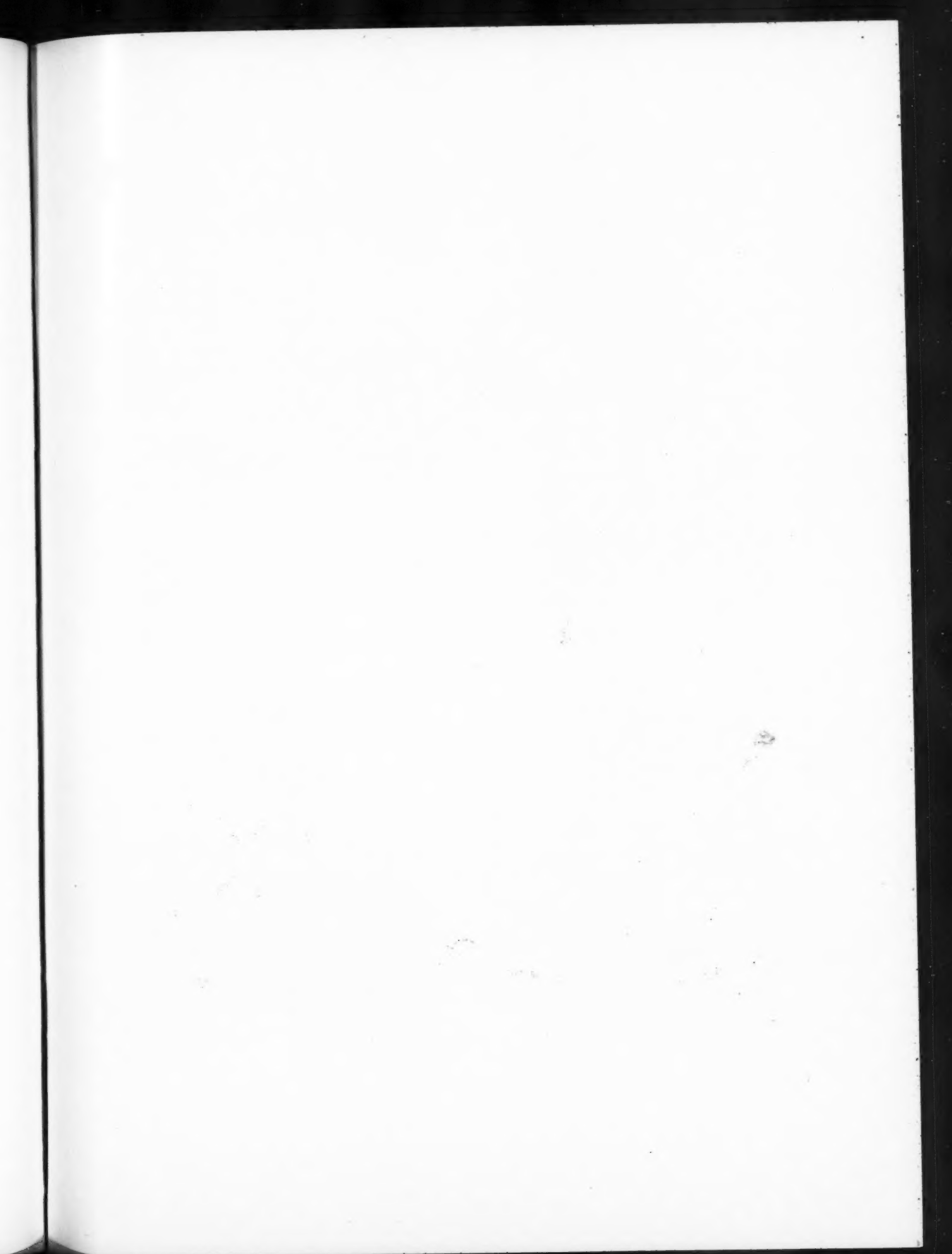
That we are approaching this desired result has in no instance been better shown than in Mr. Platt's Astor Court apartments. Here we find perhaps the closest suggestion of domestic occupancy that has thus far been accomplished, and as this suggestion is so admirably adaptable to much smaller façades, we hope that it marks the beginning of a new era in apartment house design and that the hybrid types, never by any possibility evolved in any architect's office, that encumber almost every city in the United States, will soon disappear.



A DUMB-BELL TYPE

apartment as in the dwelling house, and these irrefutable arguments are causing the transformation of city areas and exerting influences on modern domestic habits that are very vital factors in our development.

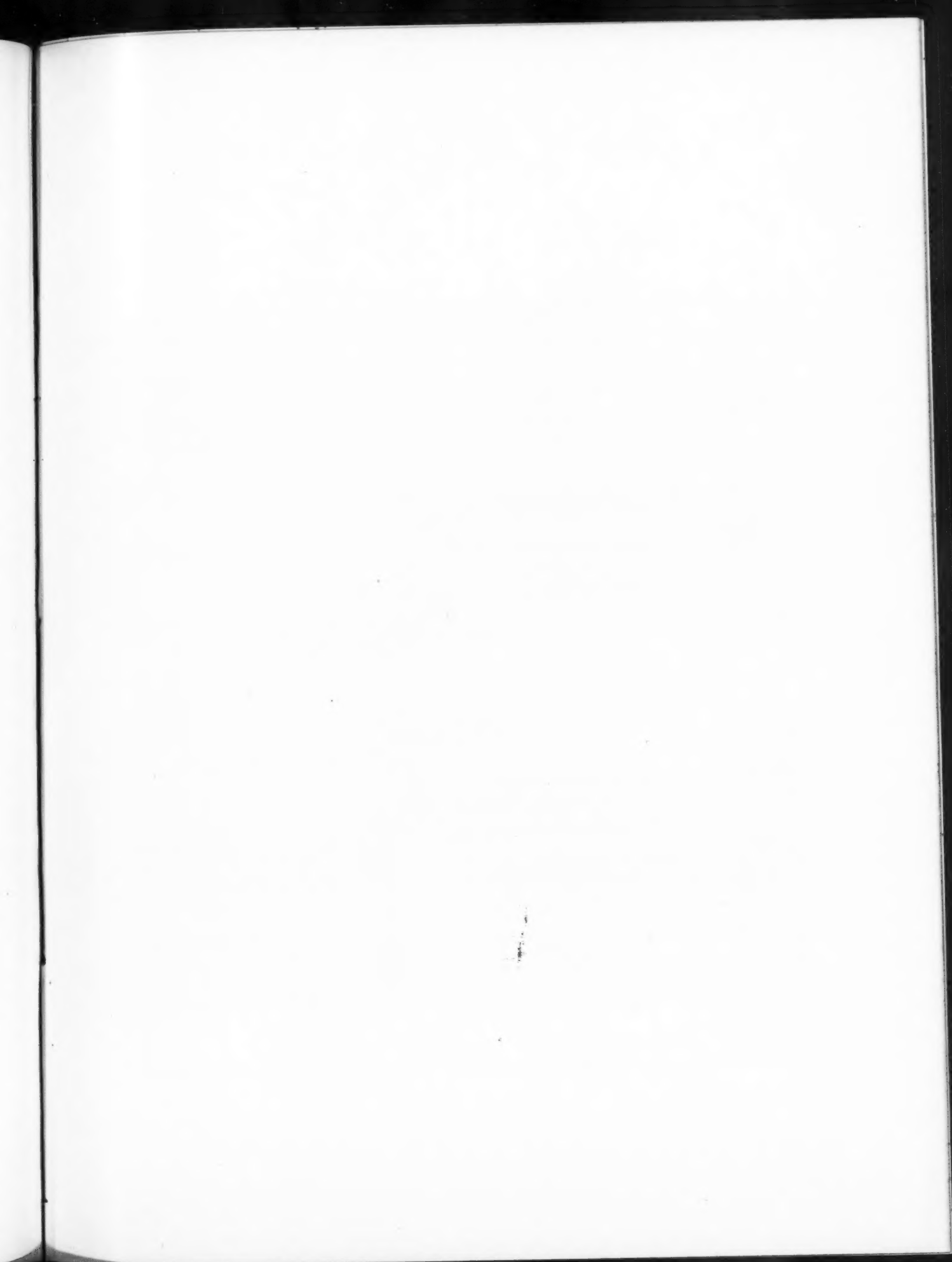
While the architect of large apartments, covering a greater part if not all of a city block, experiences little difficulty in solving the problems of light and air,

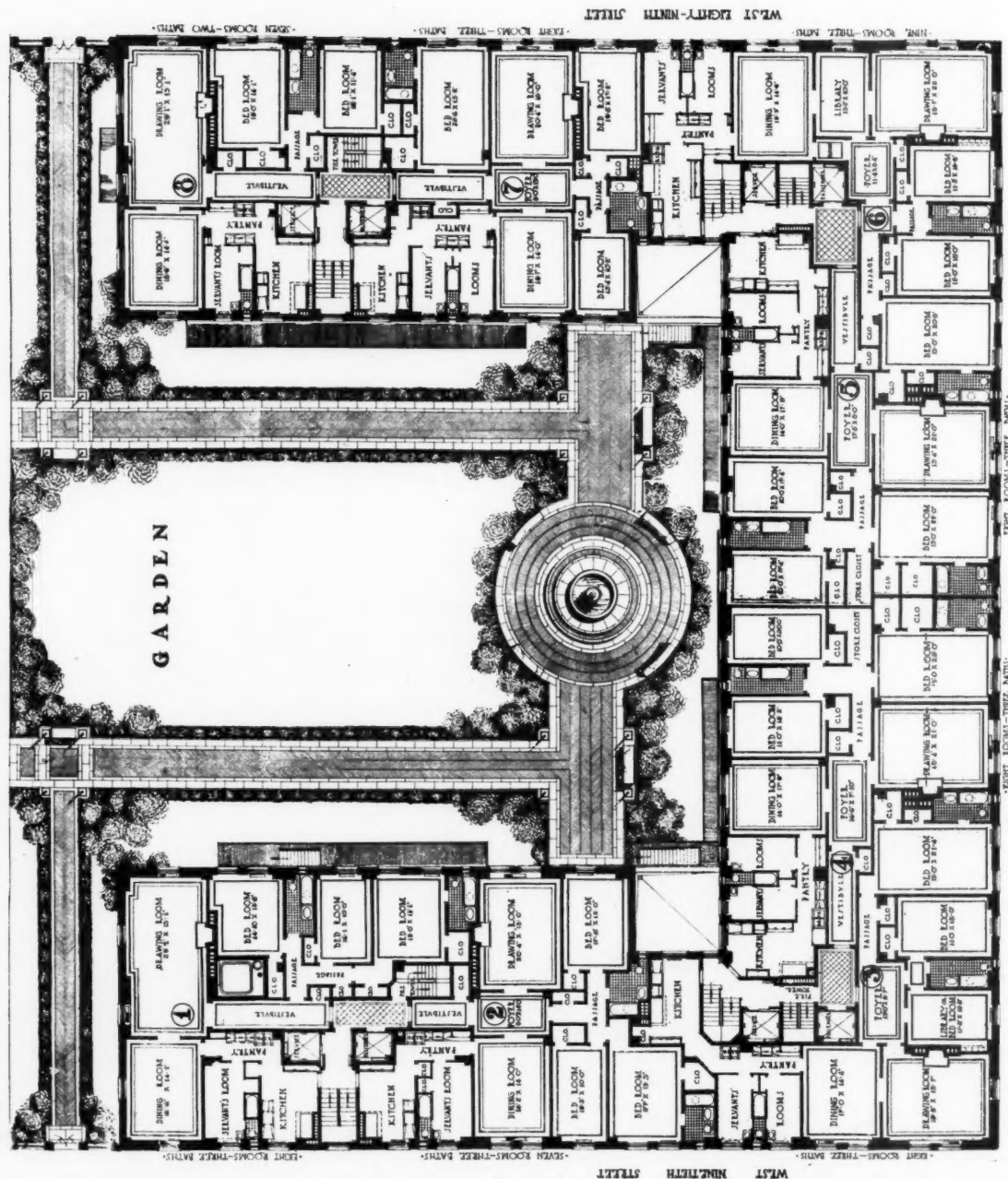




ASTOR COURT APARTMENTS, NEW YORK

MR. CHARLES A. PLATT, ARCHITECT





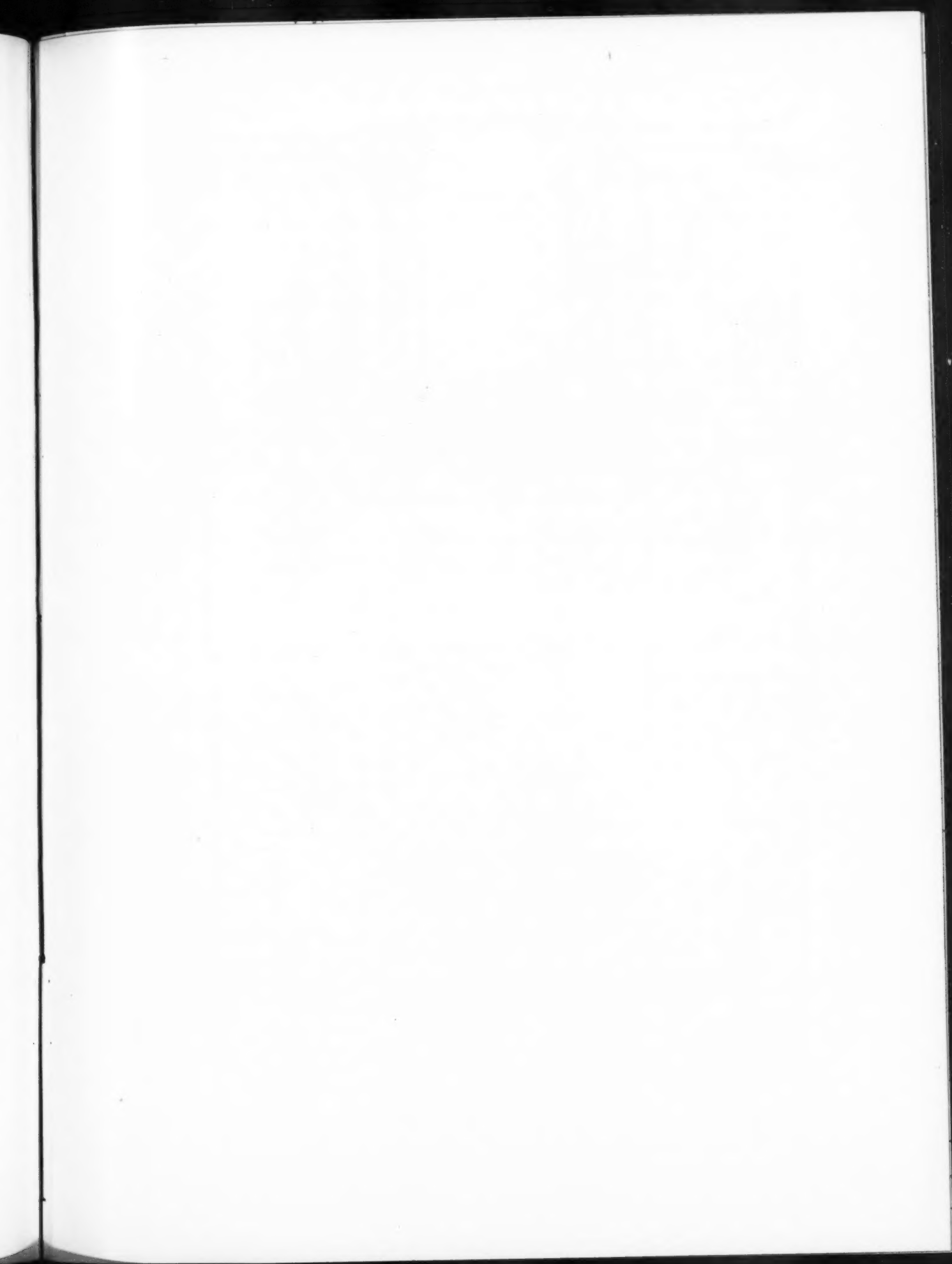
TYPICAL FLOOR PLAN

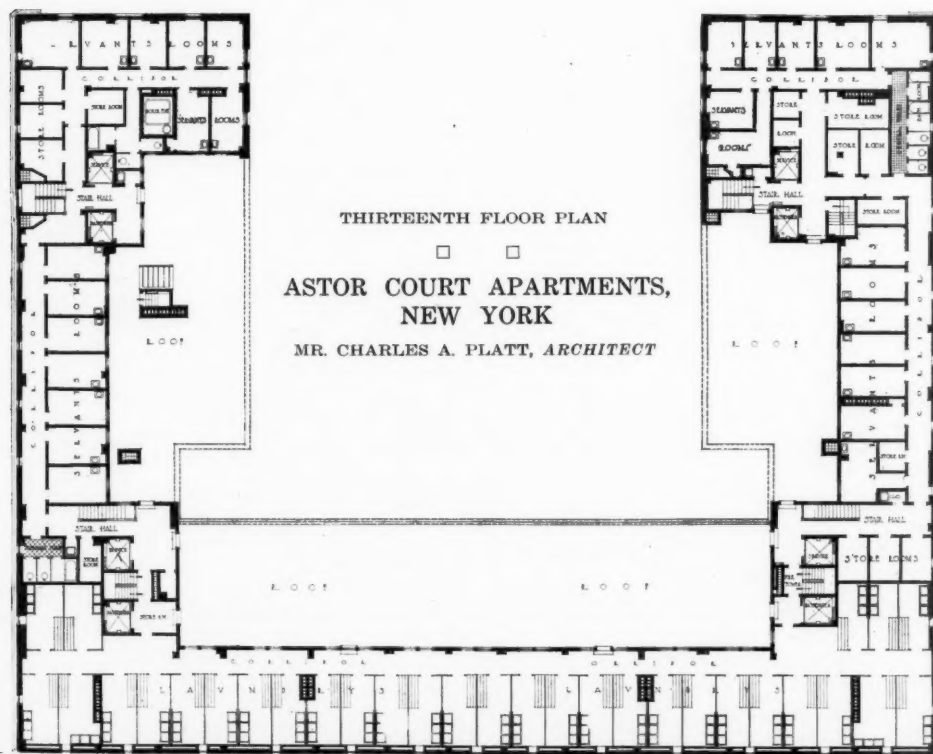
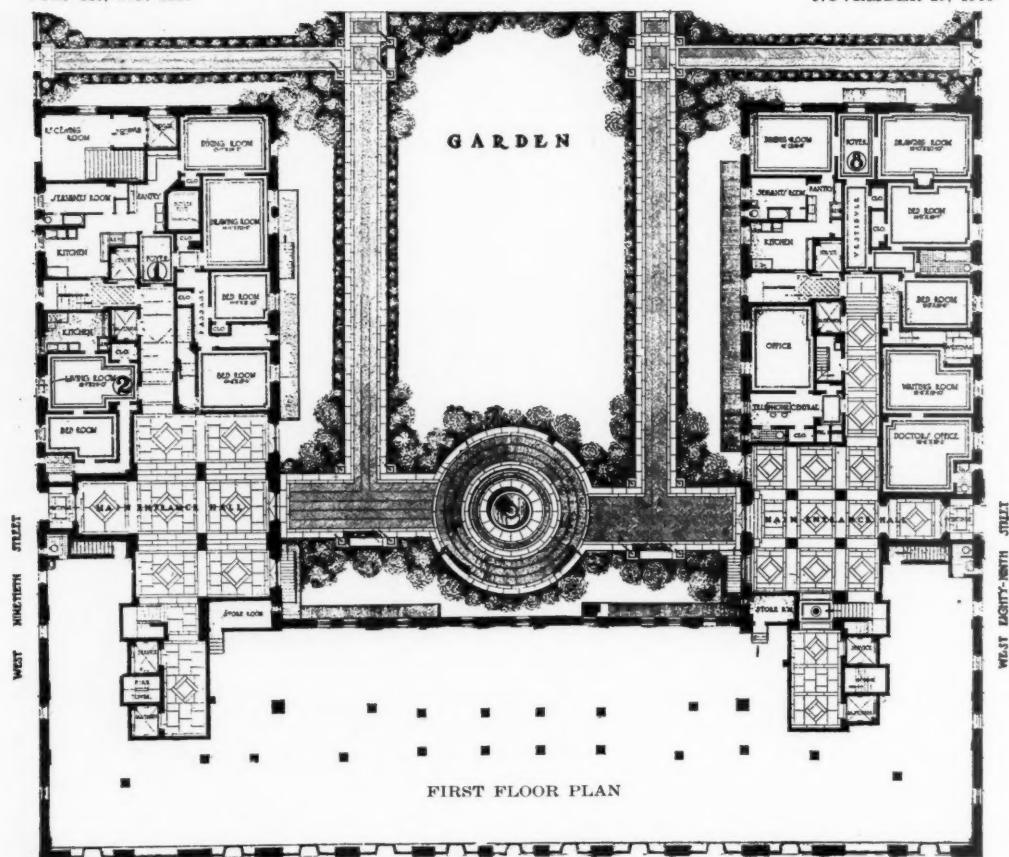
□ □

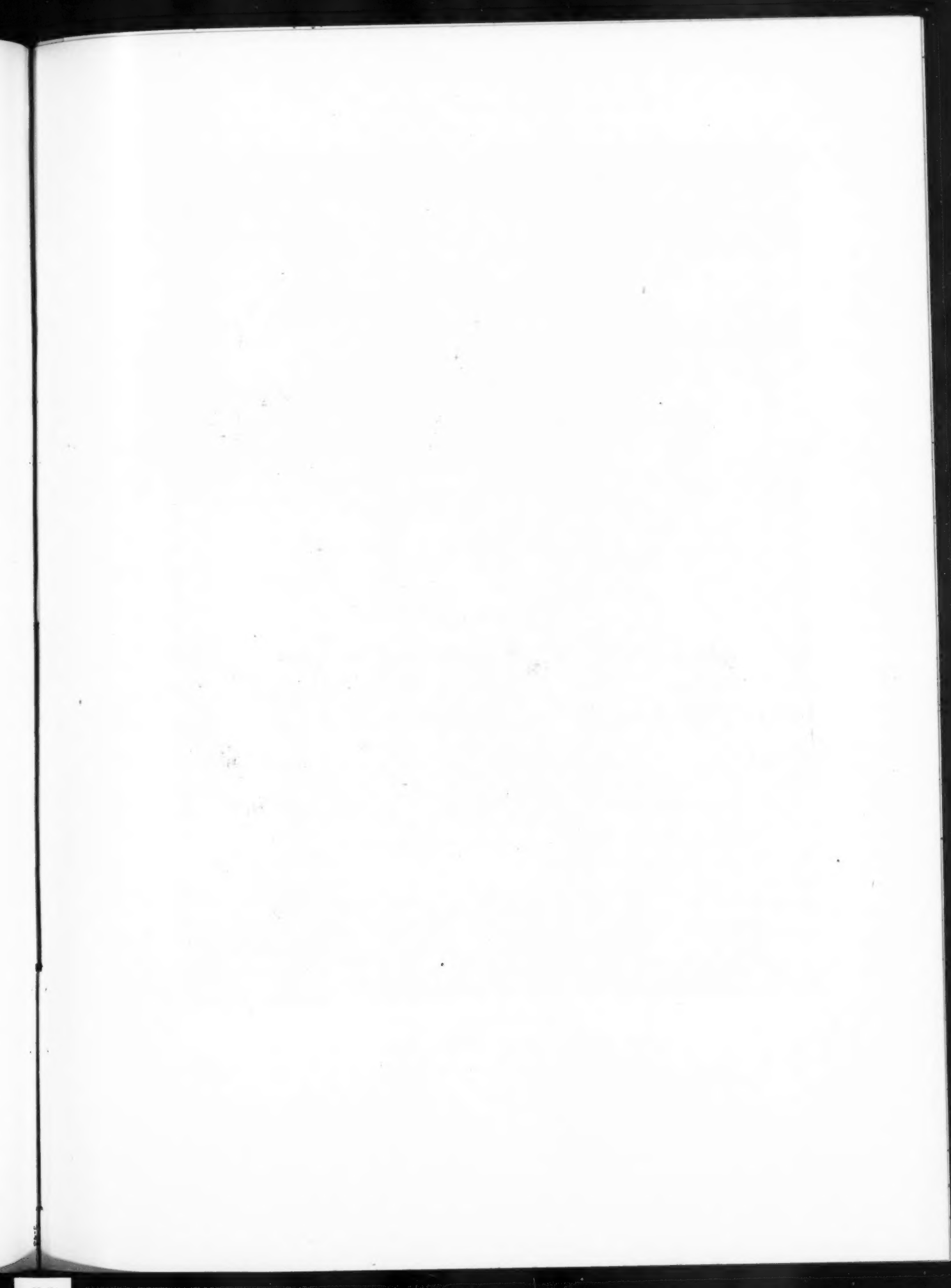
ASTOR COURT
APARTMENTS,
NEW YORK

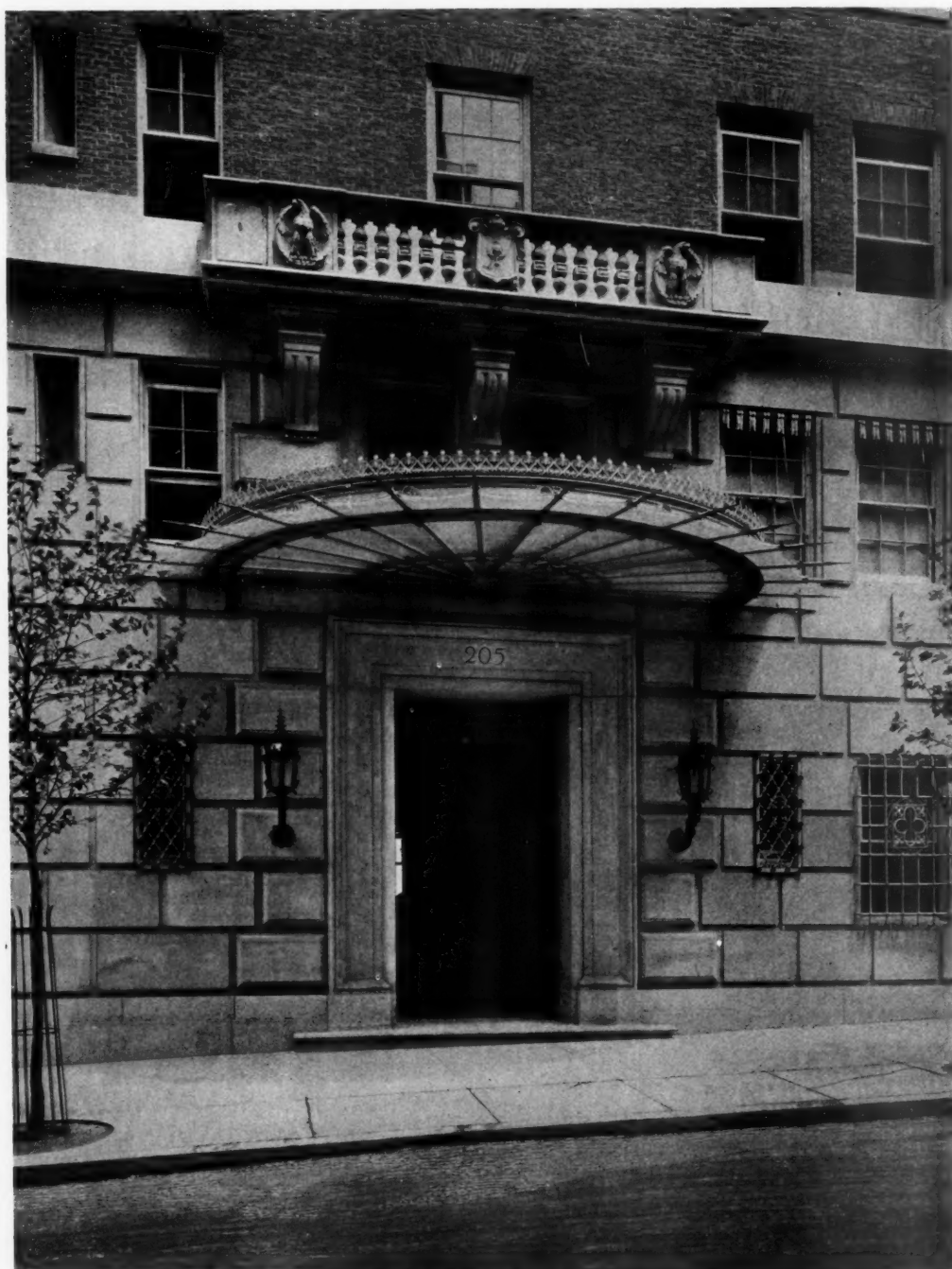
□ □

MR. CHARLES A. PLATT,
ARCHITECT





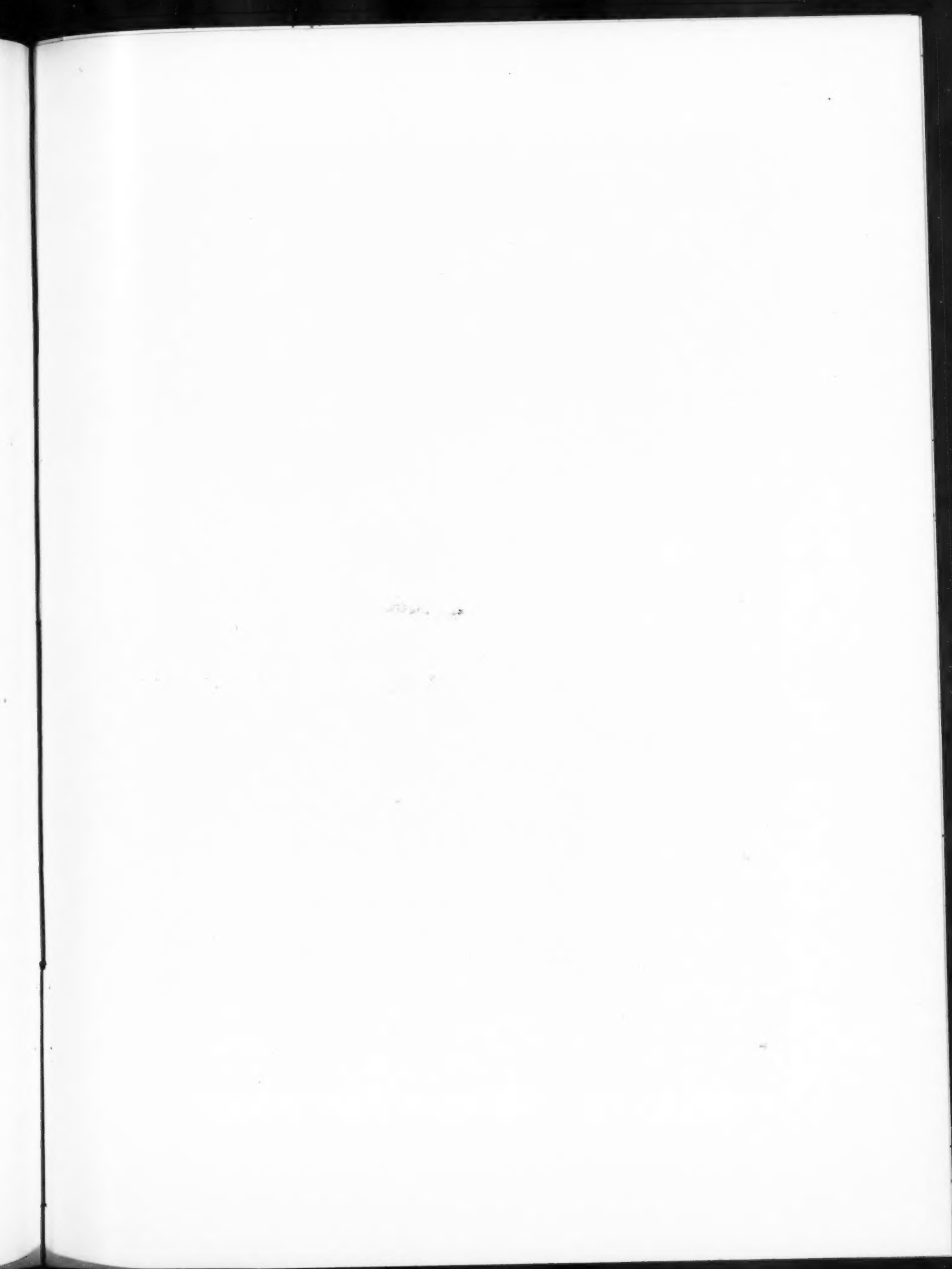




DETAIL OF PRINCIPAL ENTRANCE

ASTOR COURT APARTMENTS, NEW YORK

MR. CHARLES A. PLATT, ARCHITECT



THE AMERICAN ARCHITECT

VOL. CX, NO. 2136

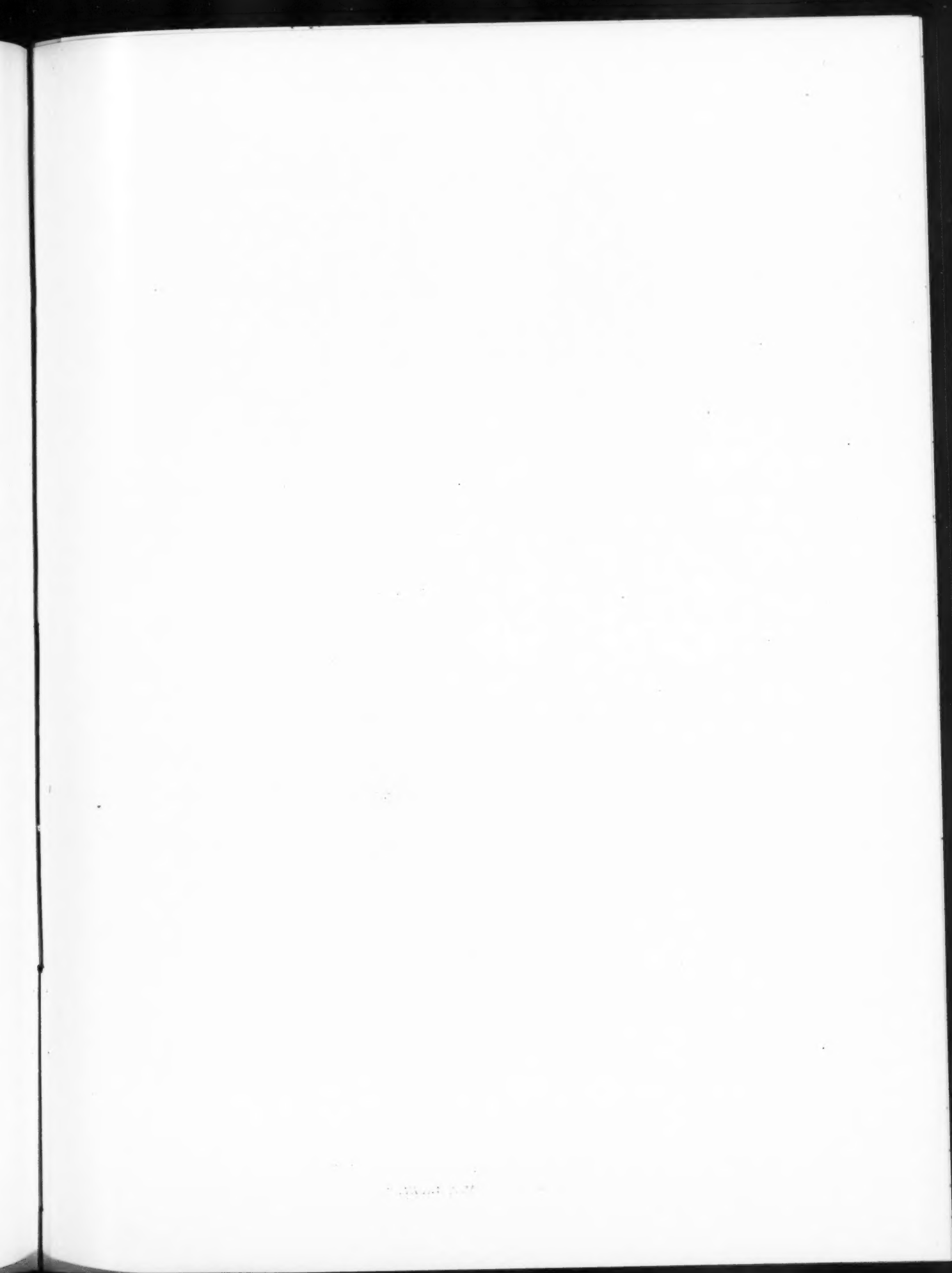
NOVEMBER 29, 1916

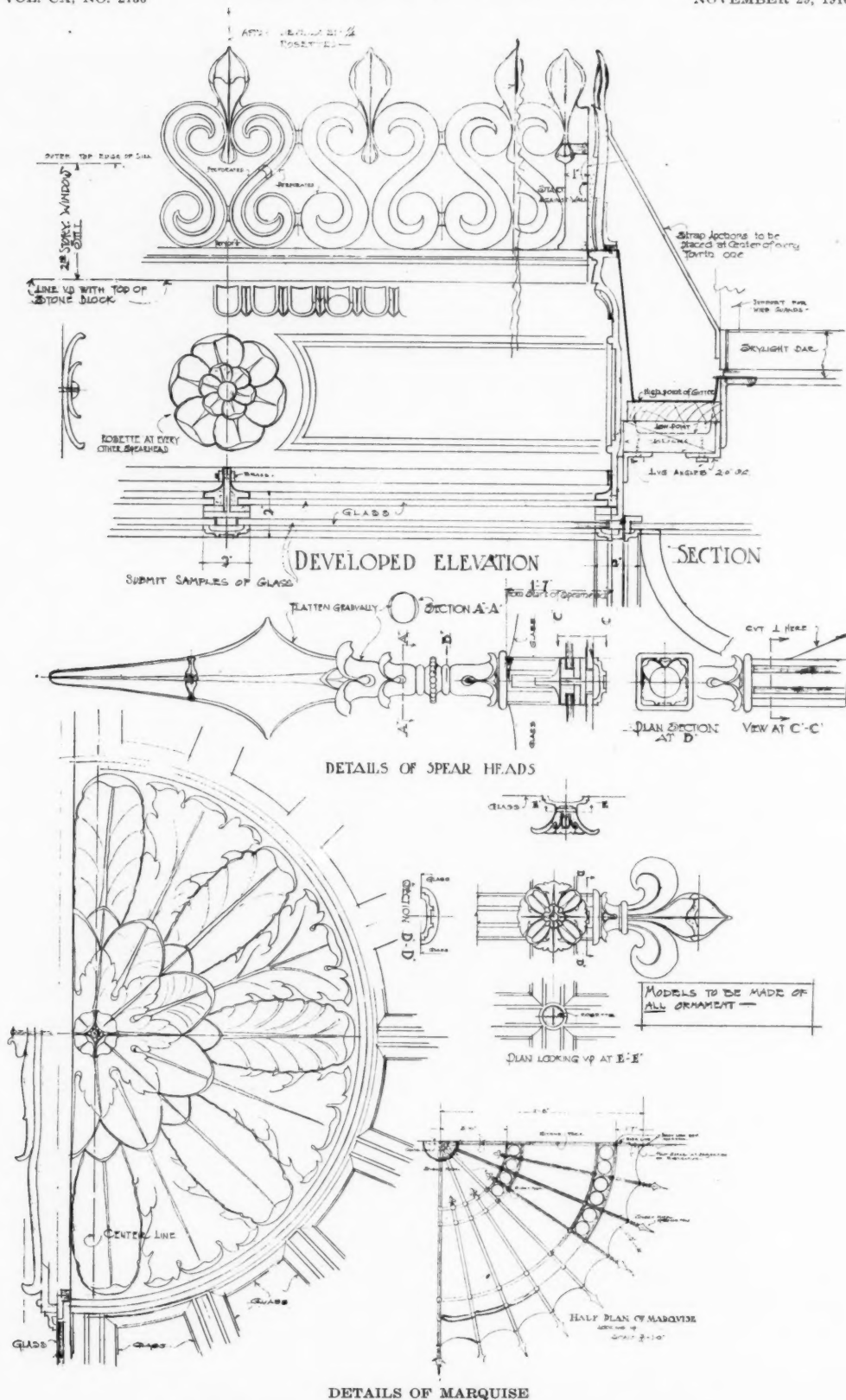


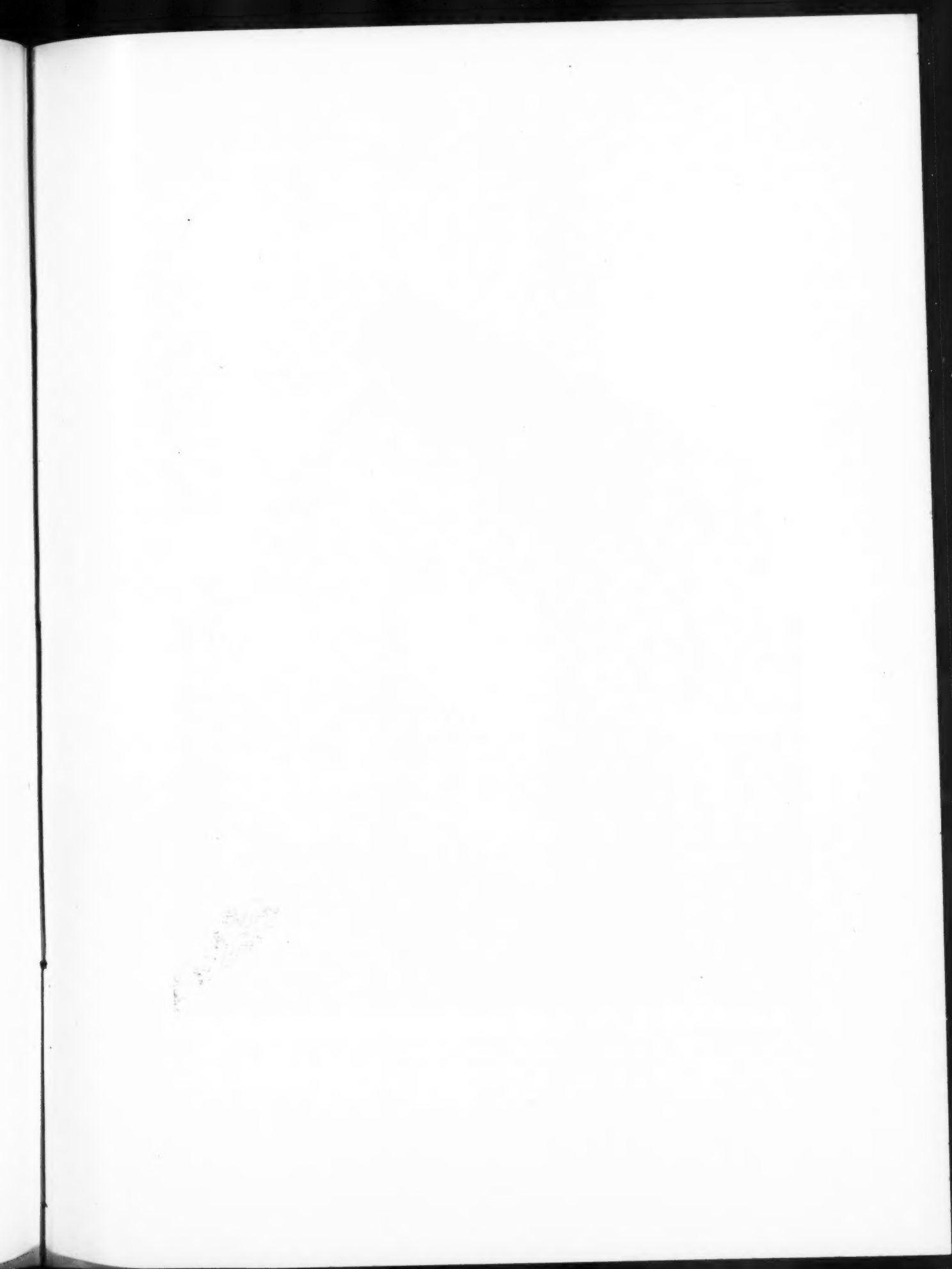
THE VESTIBULE

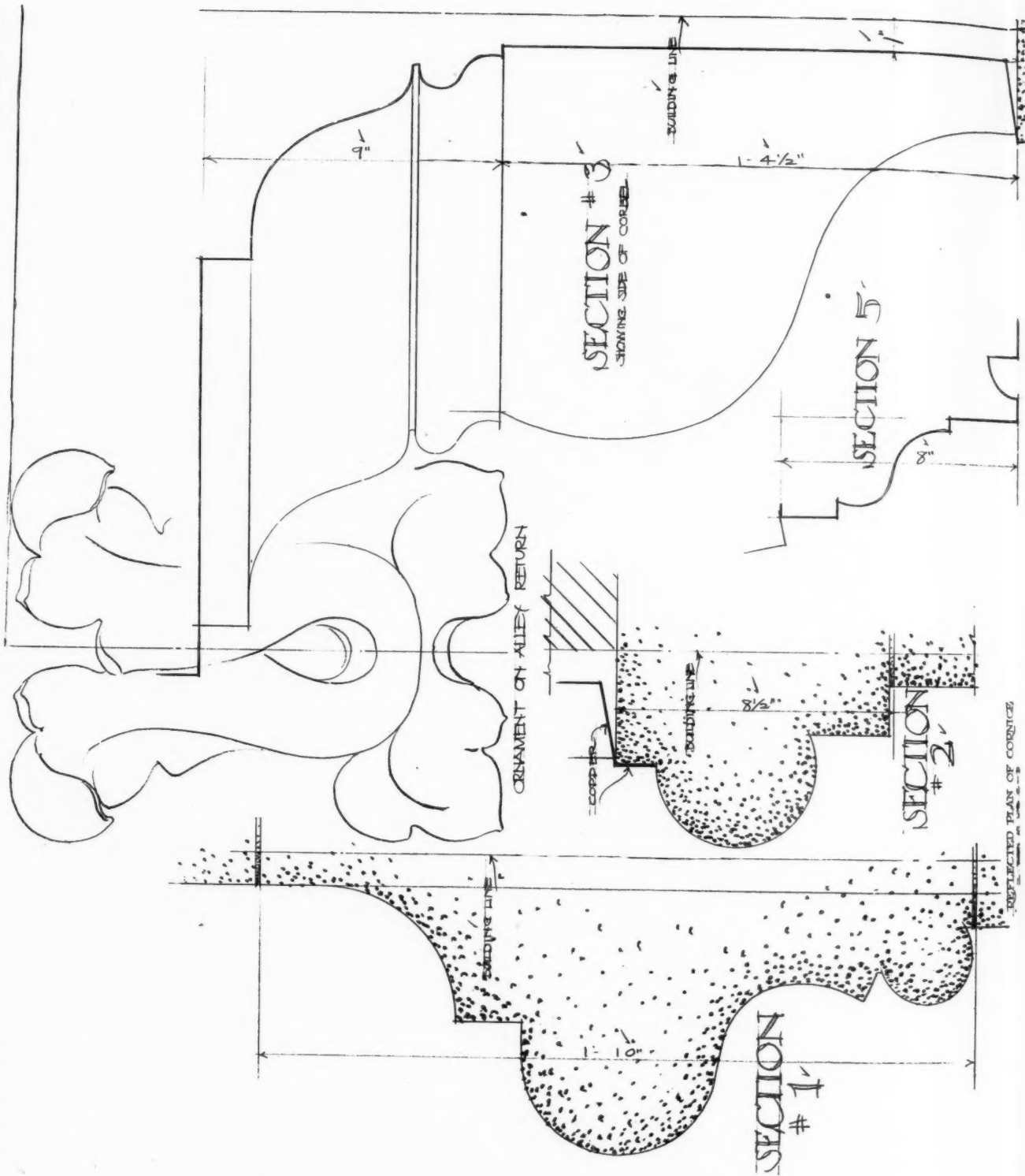
ASTOR COURT APARTMENTS, NEW YORK

MR. CHARLES A. PLATT, ARCHITECT



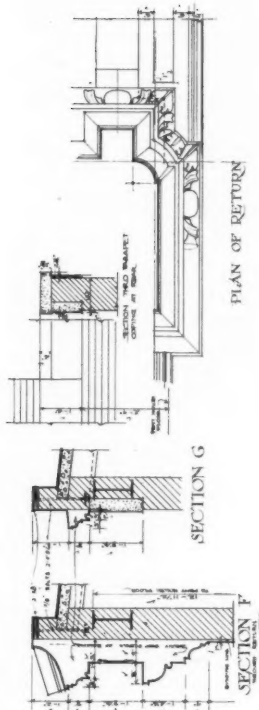
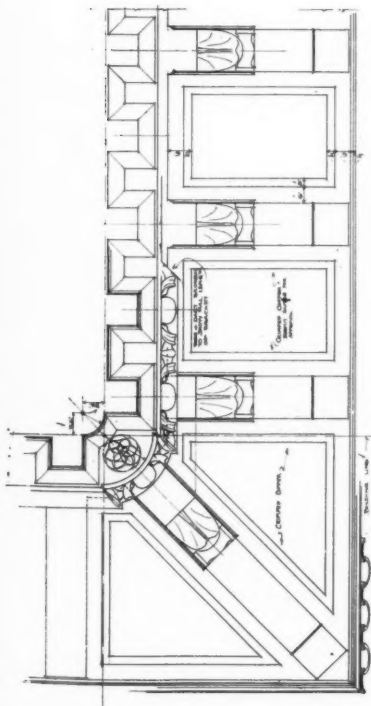








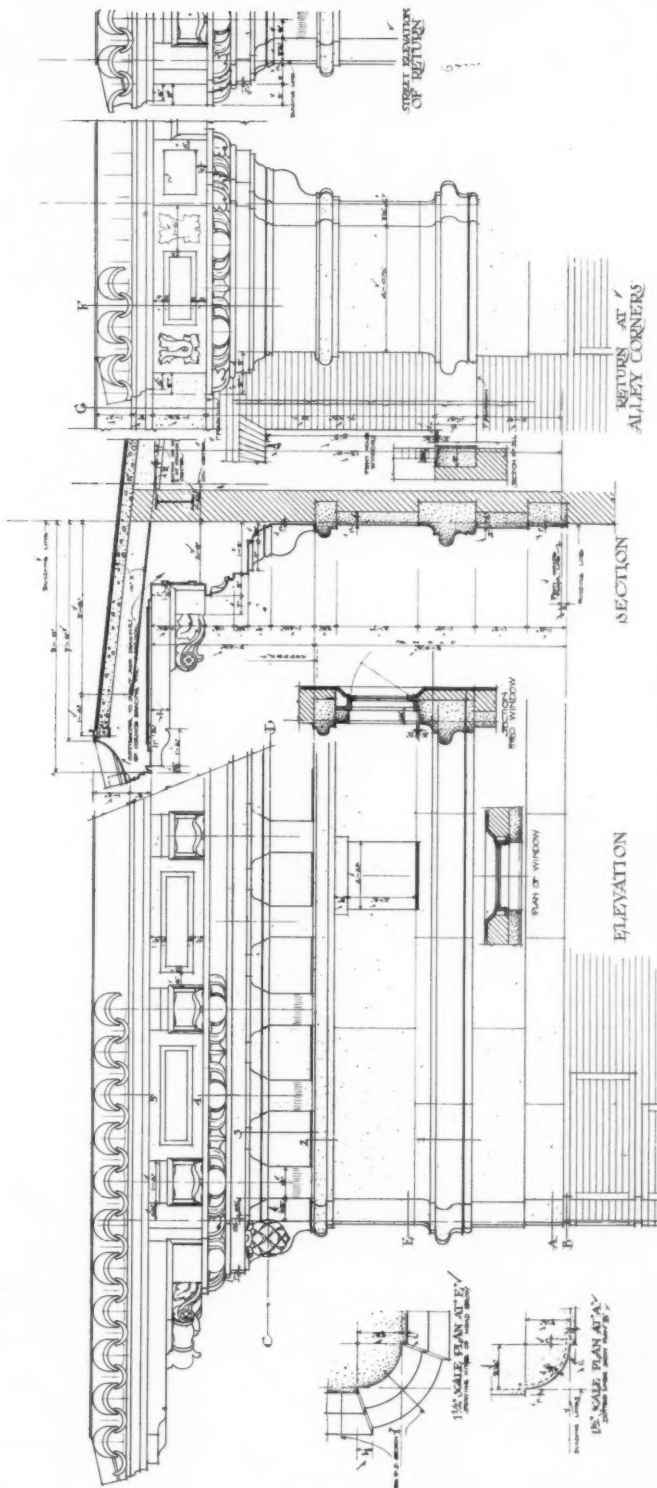
REFLECTED PLAN OF CORNICE



PLAN OF RETURN

SECTION G

SECTION F



ELEVATION

SECTION

RETURN AT ALLEY CORNERS

STREET REMAINS OF RETURN

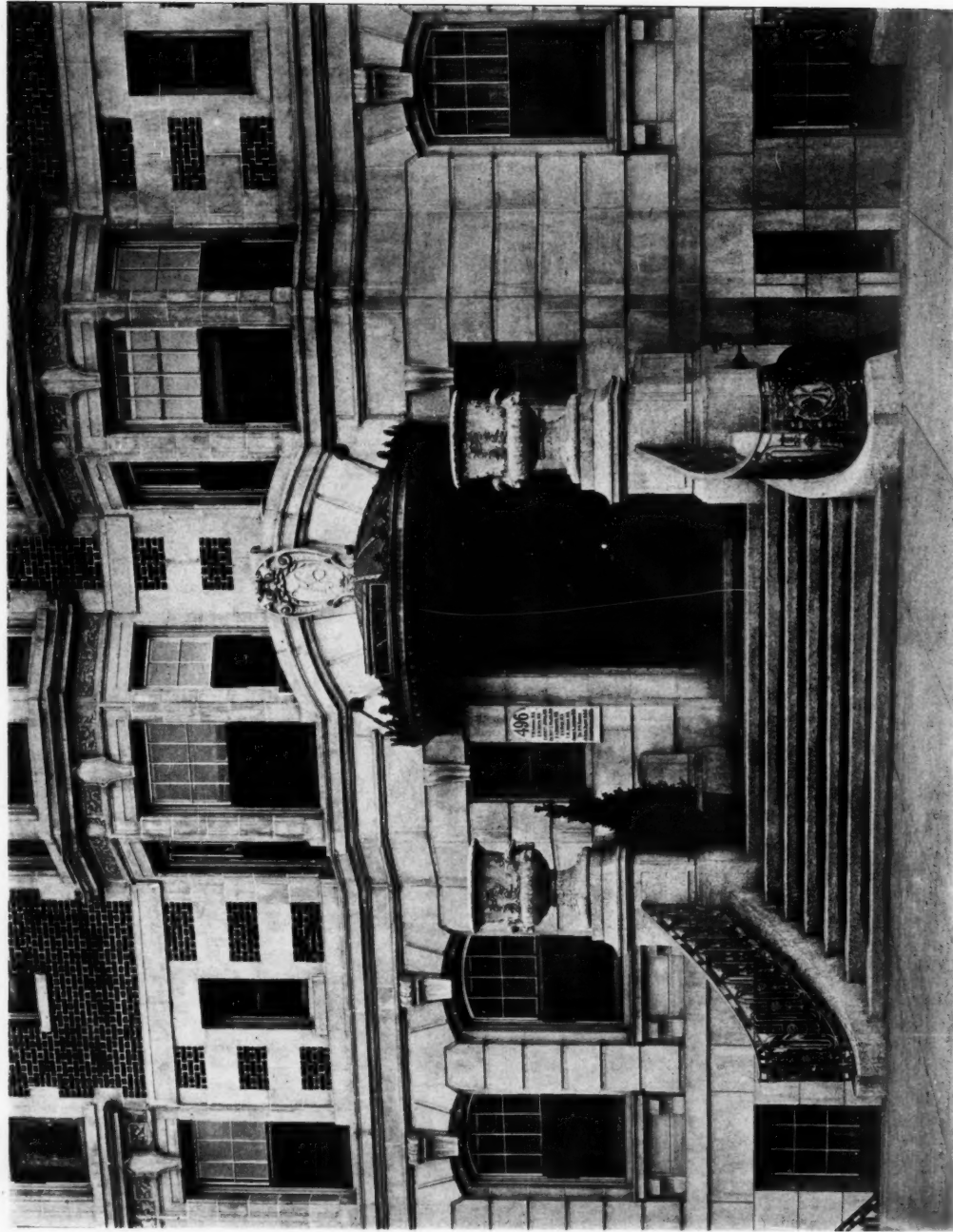
DETAILS OF CORNICE

ASTOR COURT APARTMENTS, NEW YORK

MR. CHARLES A. PLATT, ARCHITECT



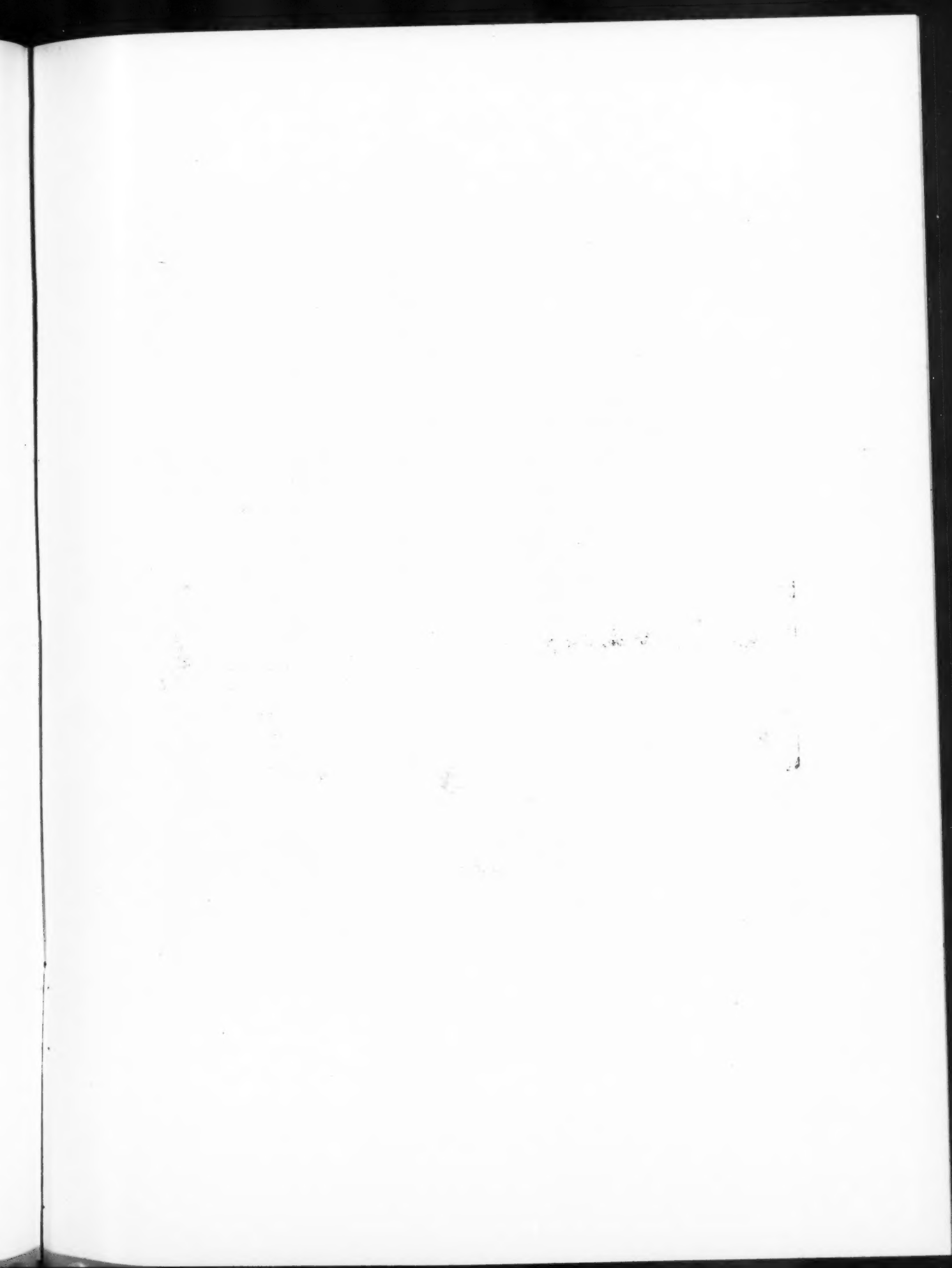
KENMORE APARTMENTS, COMMONWEALTH AVE., BOSTON, MASS.
MESSRS. BLACKALL, CLAPP & WHITTEMORE, ARCHITECTS



MAIN ENTRANCE DETAIL

KENMORE APARTMENTS, COMMONWEALTH AVE., BOSTON, MASS.

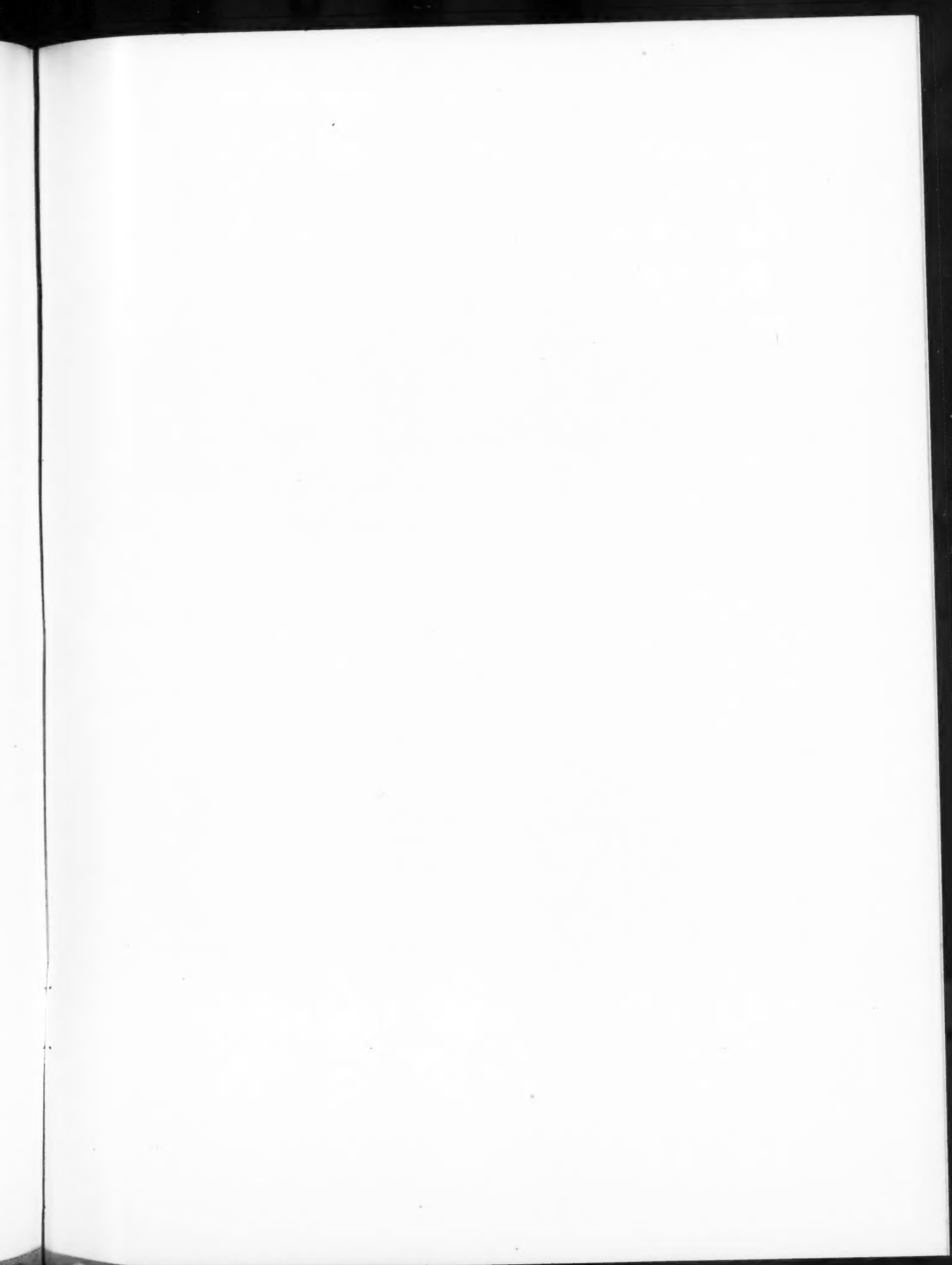
MESSRS. BLACKALL, CLAPP & WHITEMORE, ARCHITECTS

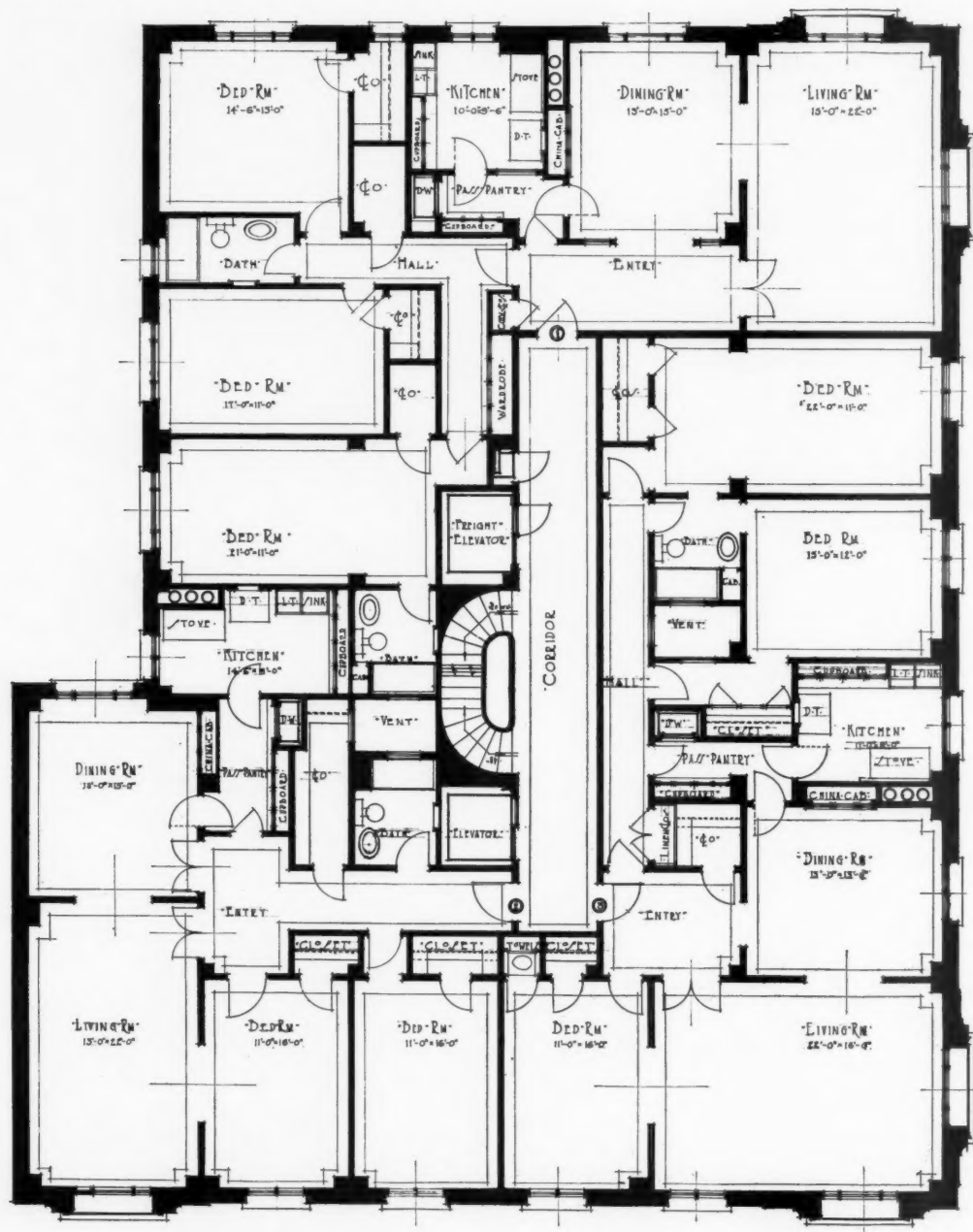




BELGRAVIA APARTMENTS, SAN FRANCISCO, CAL.

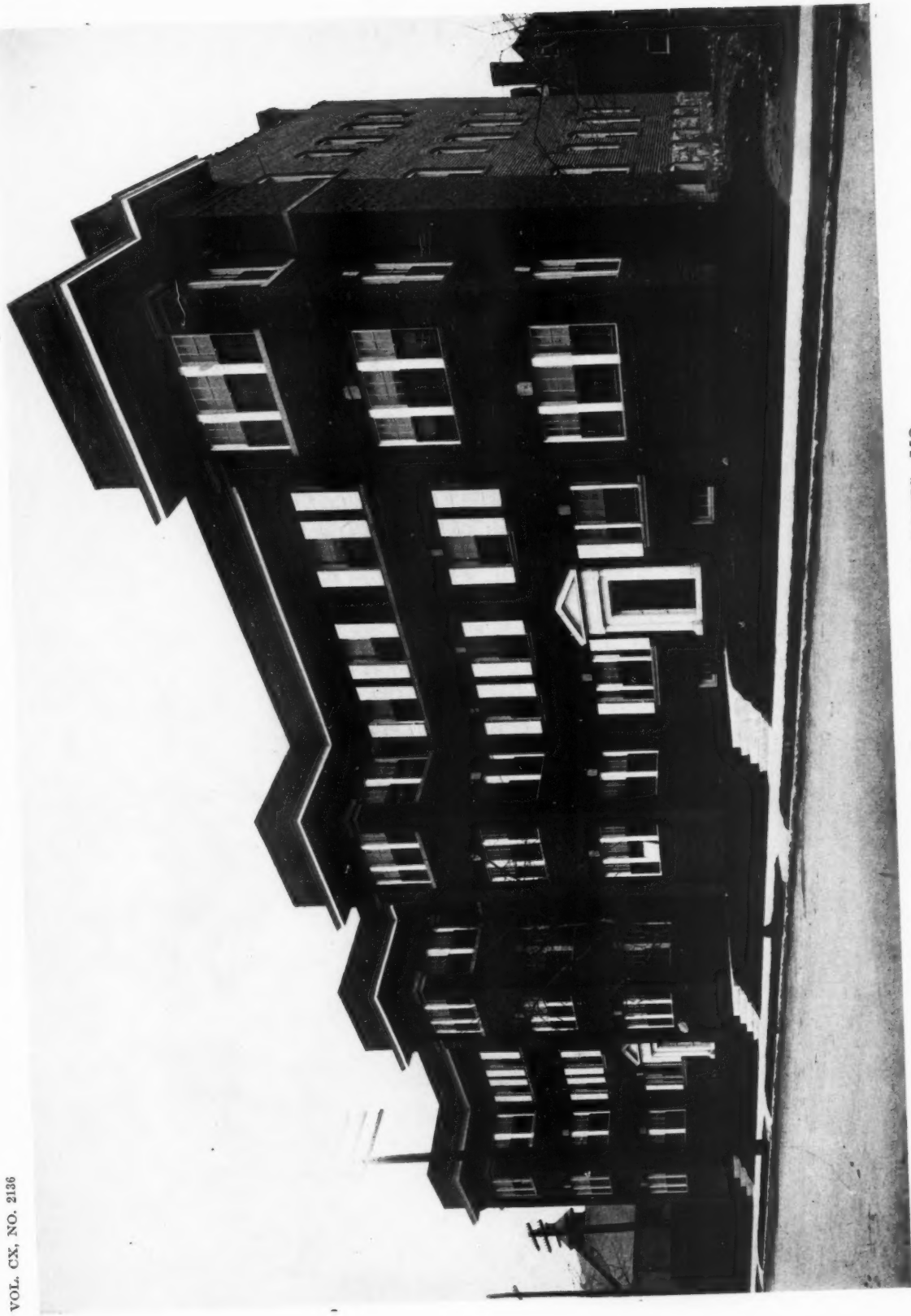
MR. FREDERICK H. MEYER, ARCHITECT





BELGRAVIA APARTMENTS, SAN FRANCISCO, CAL.

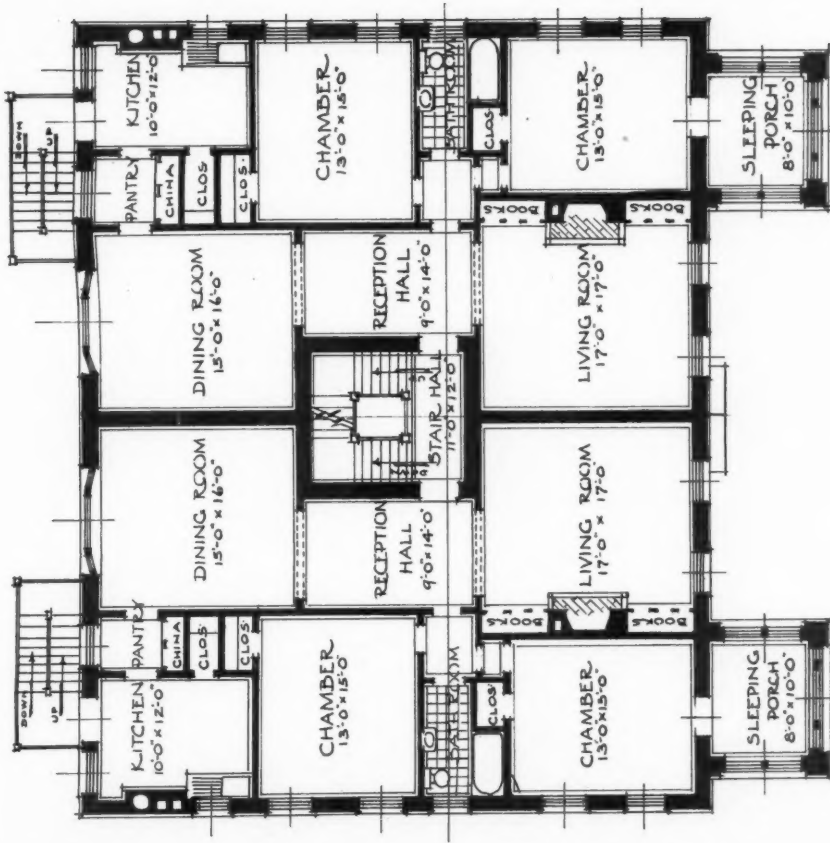
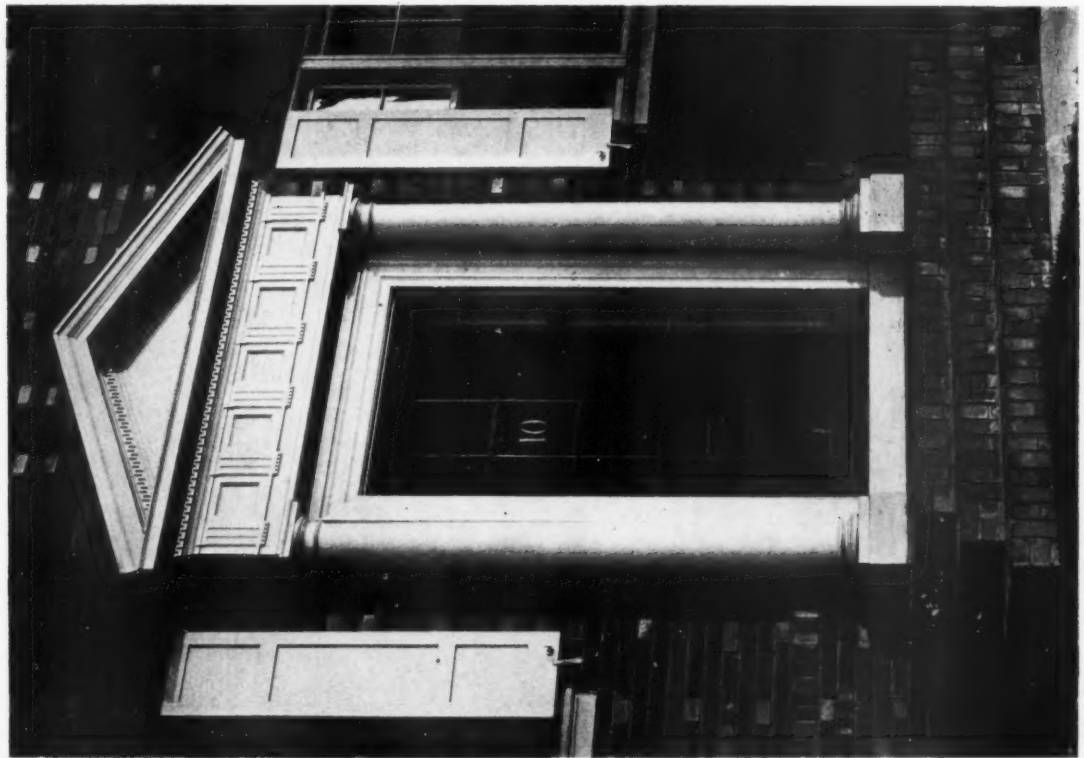
MR. FREDERICK H. MEYER, ARCHITECT



GEORGIAN APARTMENTS, ST. LOUIS, MO.
MESSRS. ROTH & STUDY, ARCHITECTS

THE AMERICAN ARCHITECT

NOVEMBER 29, 1916



GEORGIAN APARTMENTS, ST. LOUIS, MO.

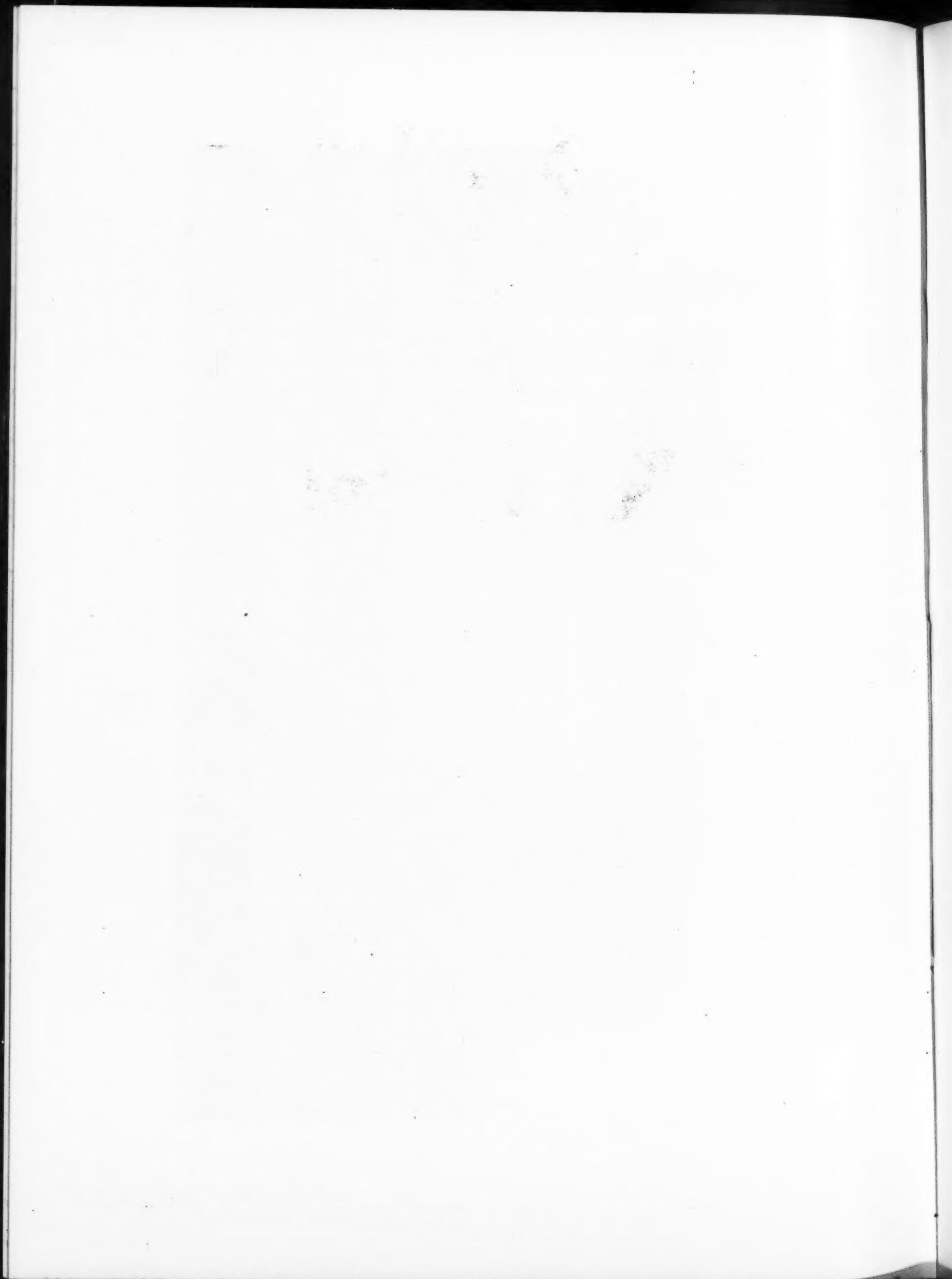
MESSRS. ROTH & STUDY, ARCHITECTS



CANTERBURY HALL APARTMENTS, BALTIMORE, MD.

MR. EDWARD H. GLEDDEN, ARCHITECT

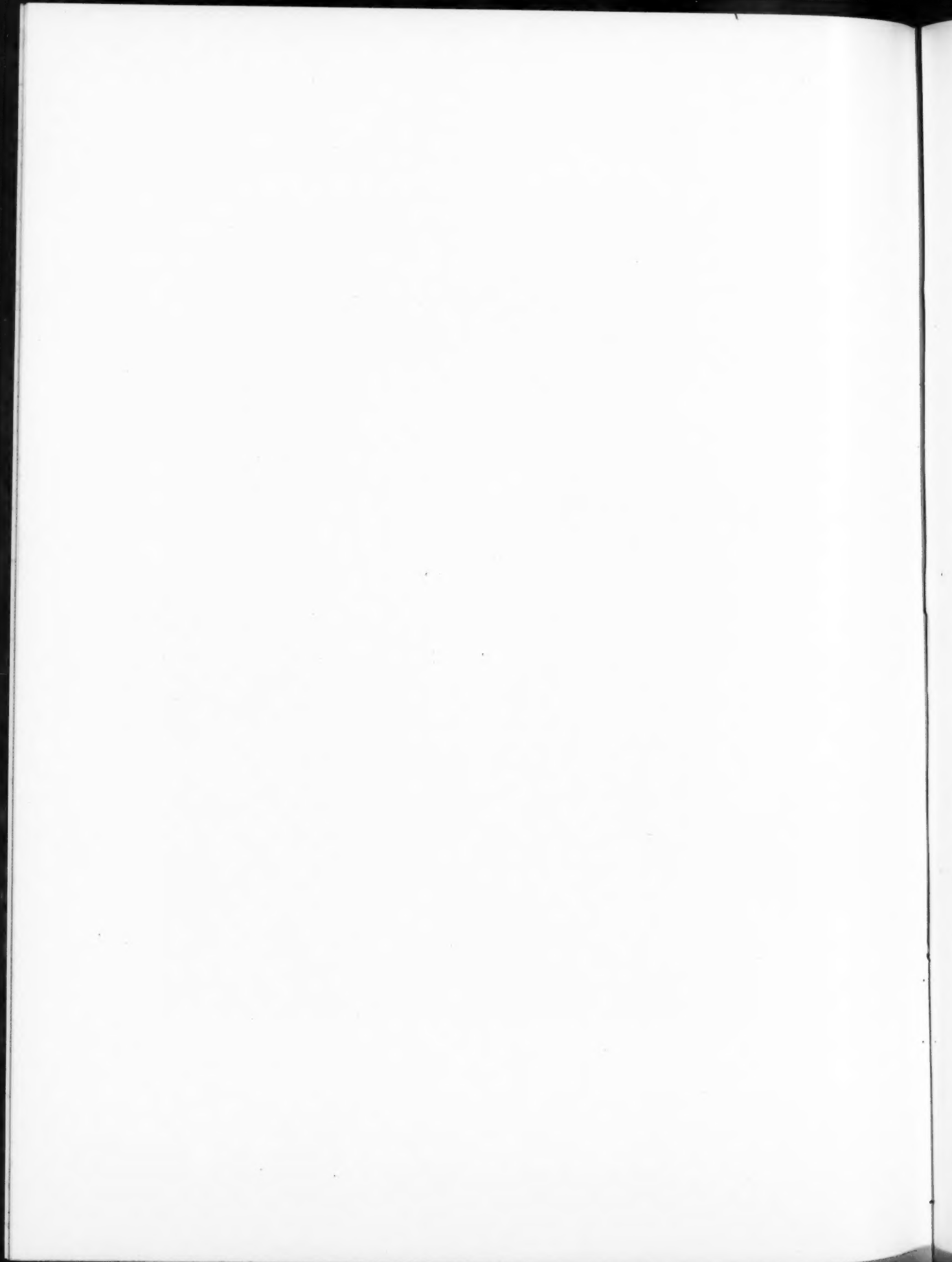
(For first floor plan, see page 350)

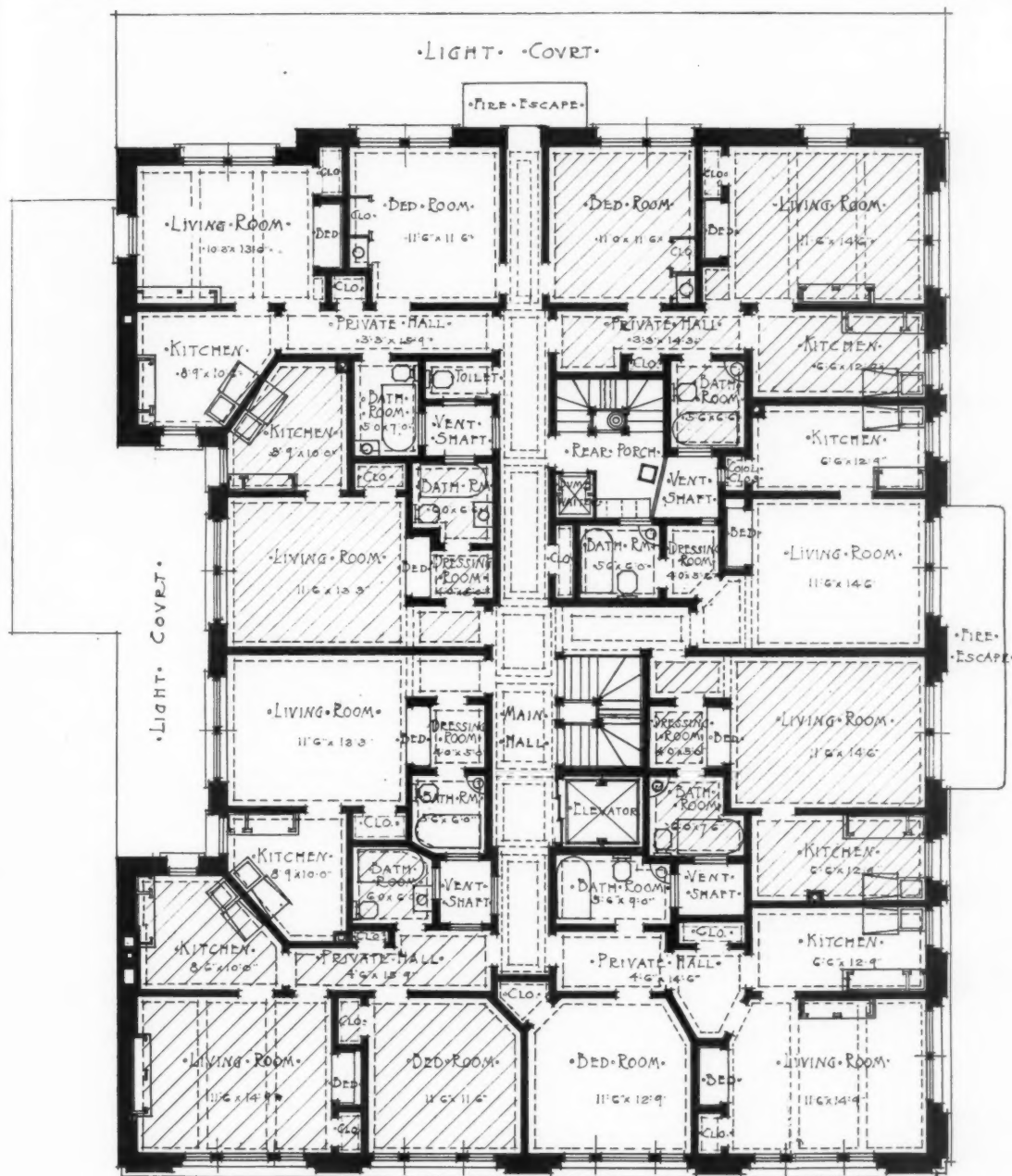




DRISCOLL APARTMENTS, SAN FRANCISCO, CAL.

MR. SYLVAIN SCHNAITACHER, ARCHITECT

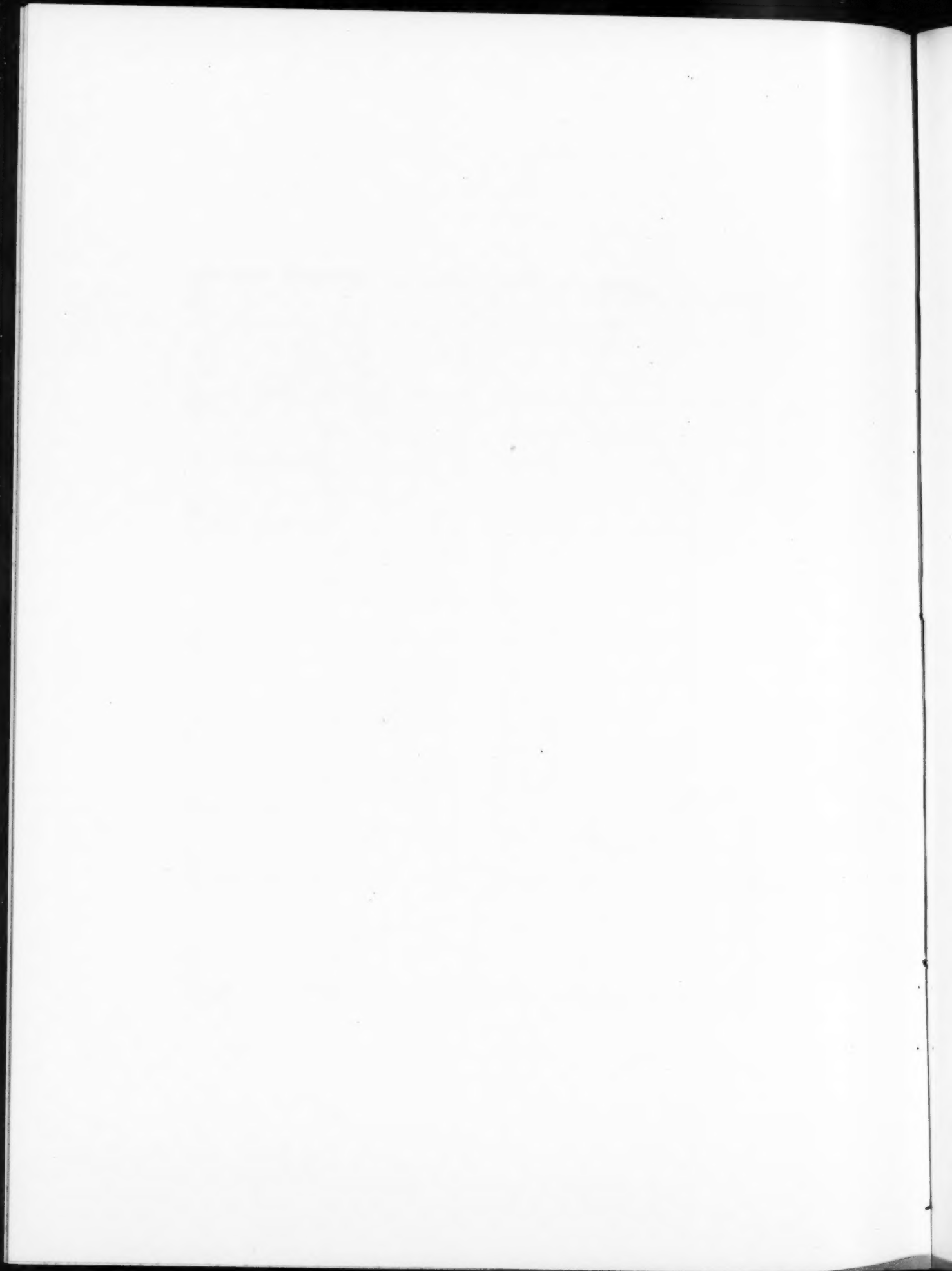


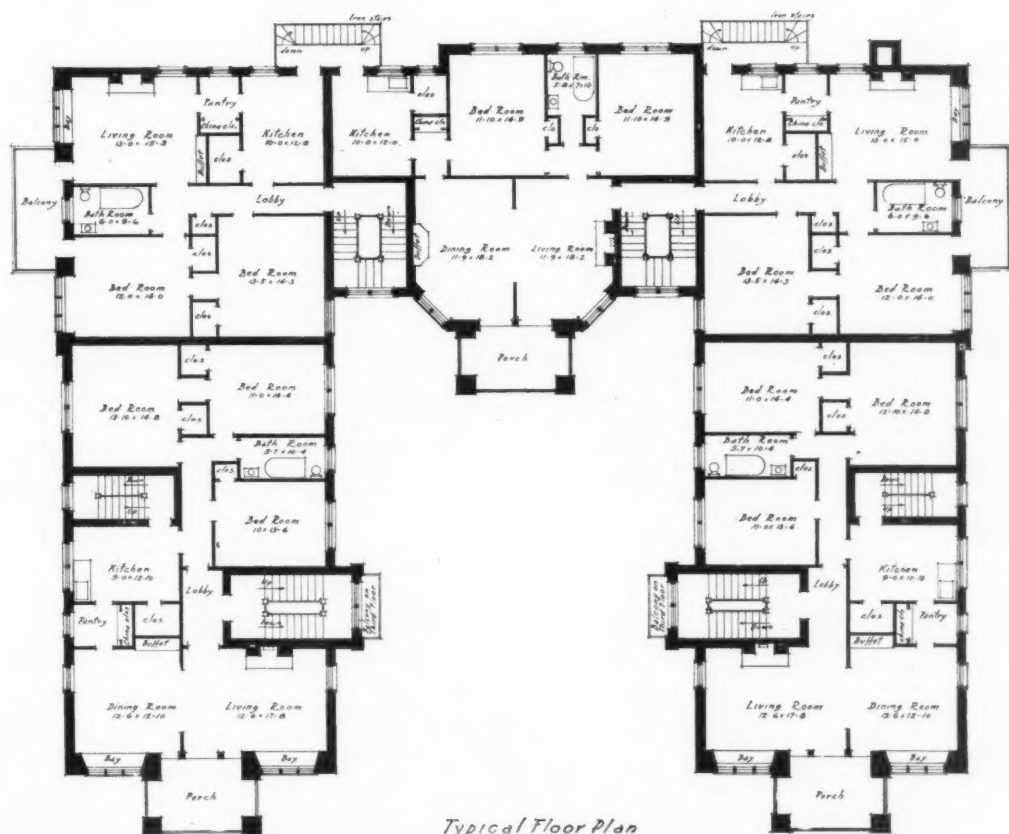


TYPICAL FLOOR PLAN

AN APARTMENT ON GEARY STREET, SAN FRANCISCO, CAL.

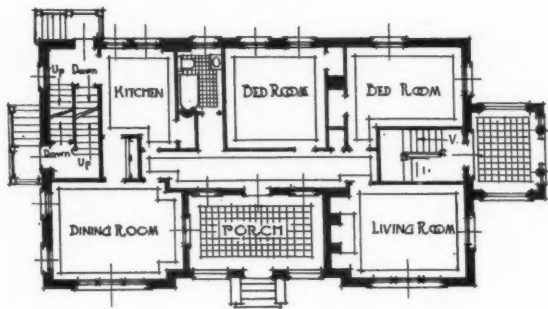
MR. SYLVAIN SCHNAITTACHER, ARCHITECT



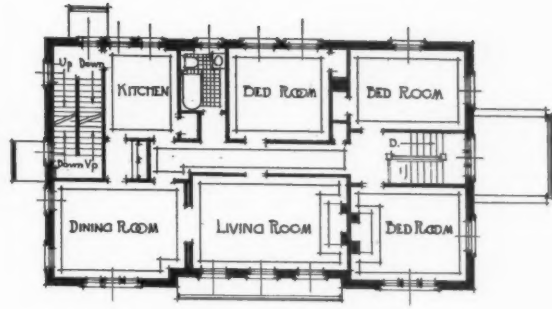


ROYAL ASTOR APARTMENTS, ST. LOUIS, MO.

MR. WILLIAM B. ITTNER, ARCHITECT



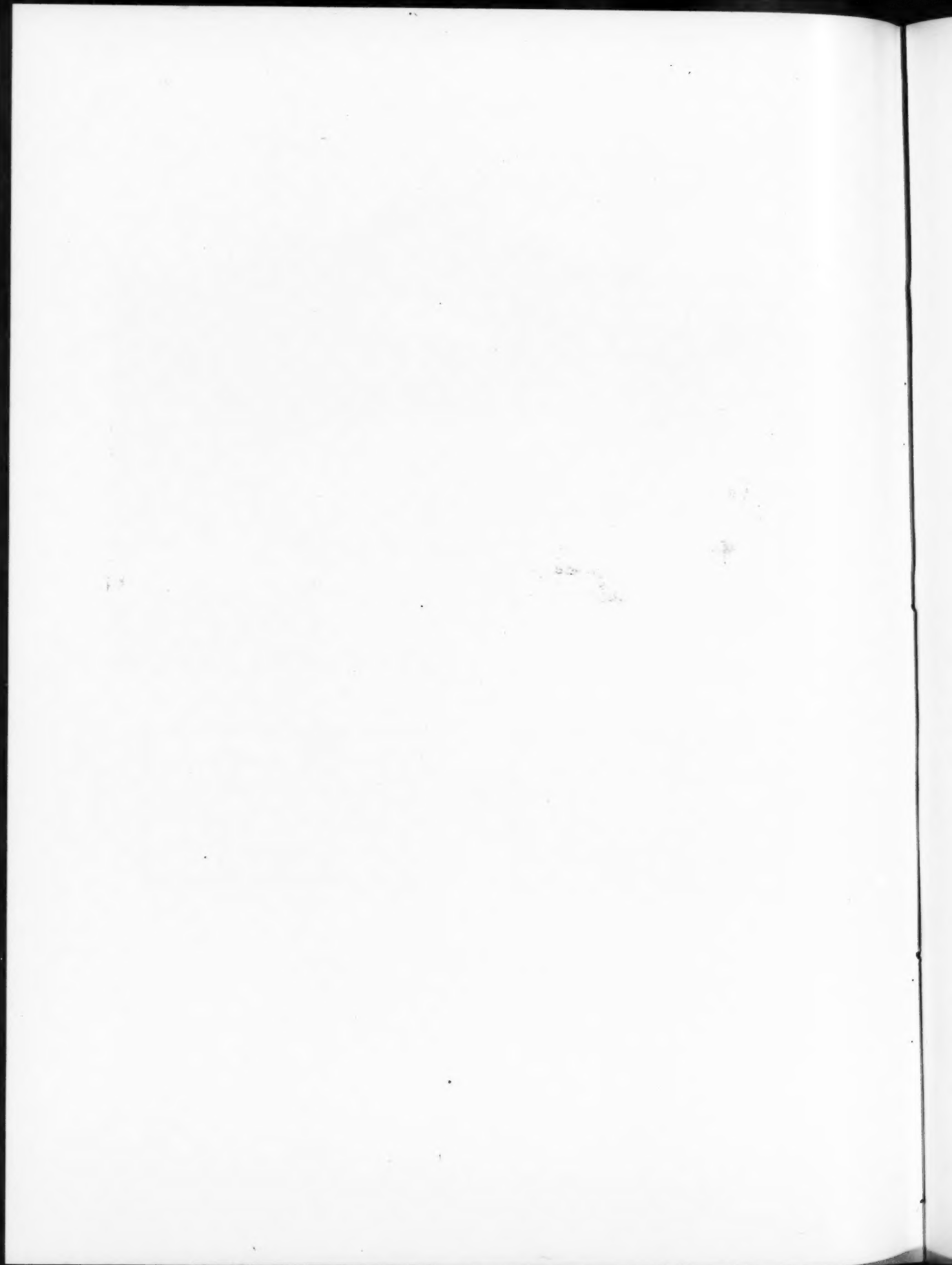
FIRST FLOOR PLAN

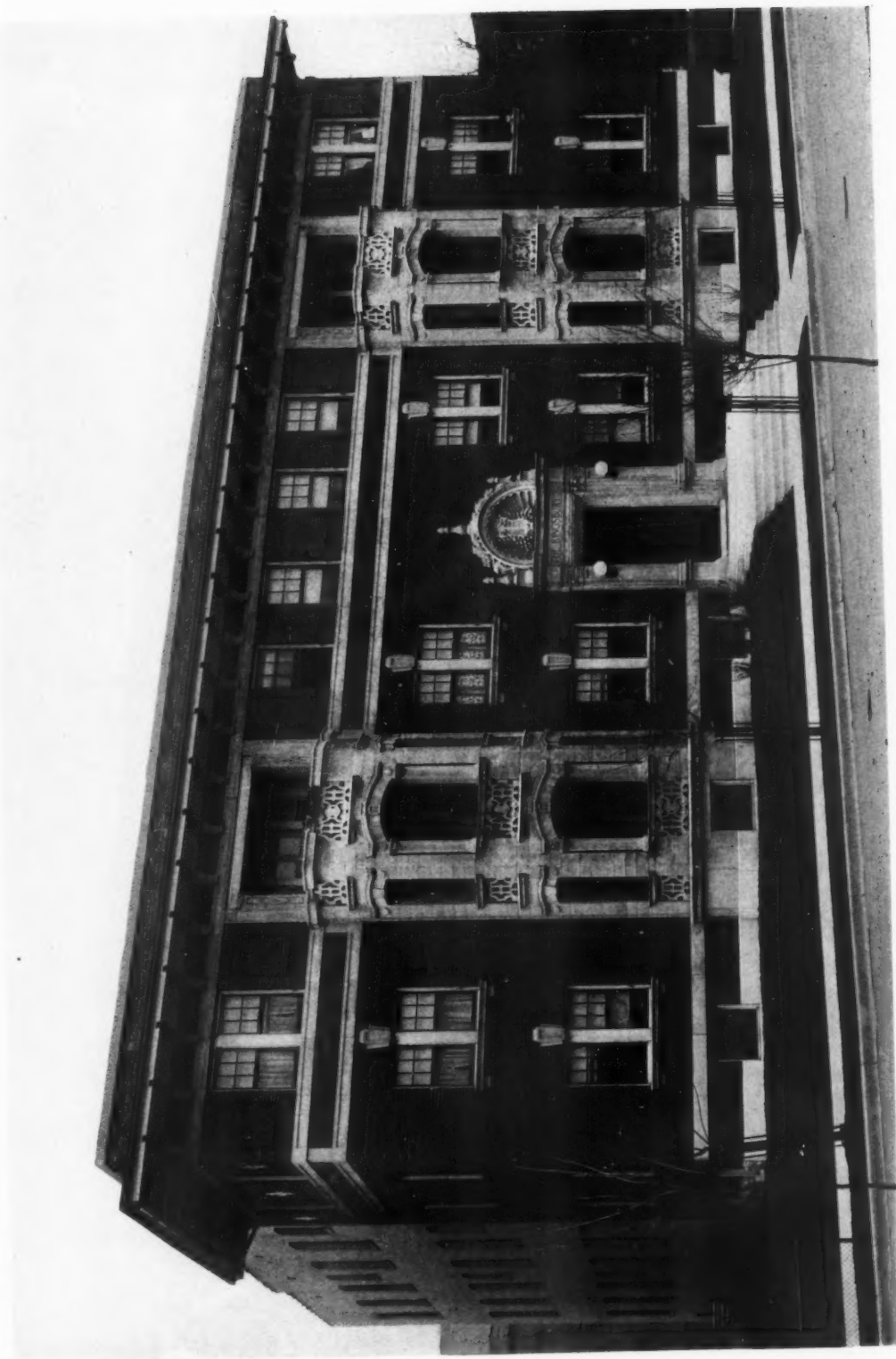


SECOND FLOOR PLAN

TWO-APARTMENT HOUSE, CINCINNATI, O.

MESSRS. GARBER & WOODWARD, ARCHITECTS

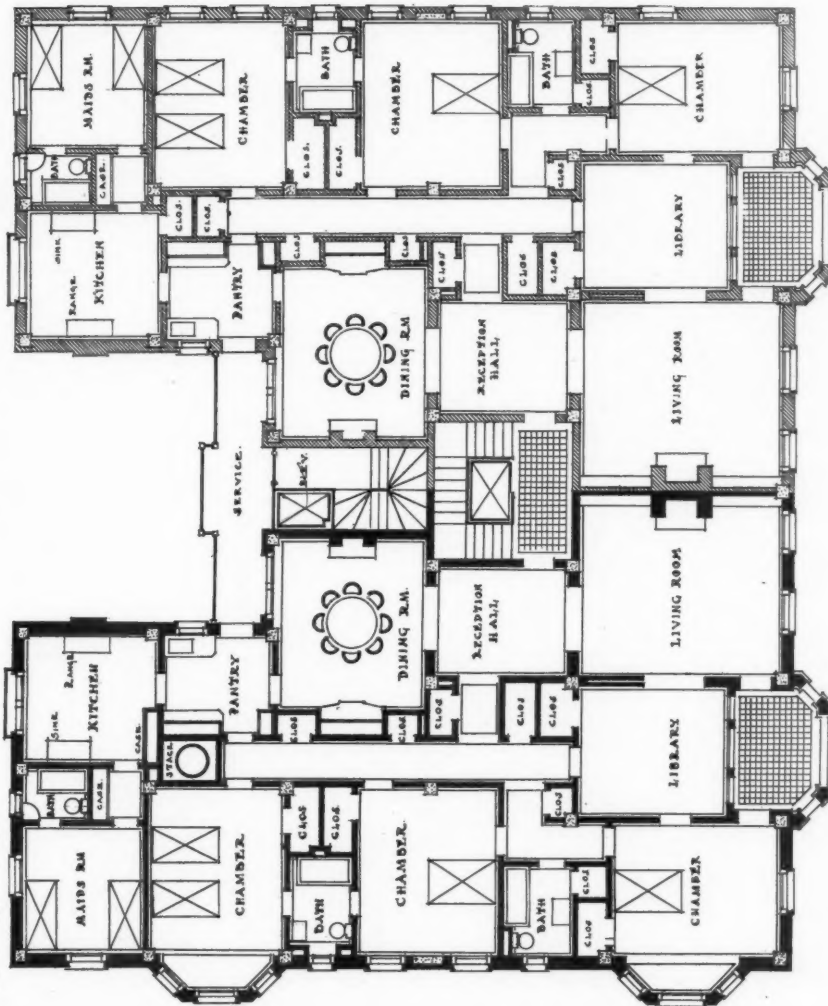




KINGSBURY APARTMENTS, ST. LOUIS, MO.
MESSRS. LA BEAUME & KLEIN, ARCHITECTS

THE AMERICAN ARCHITECT

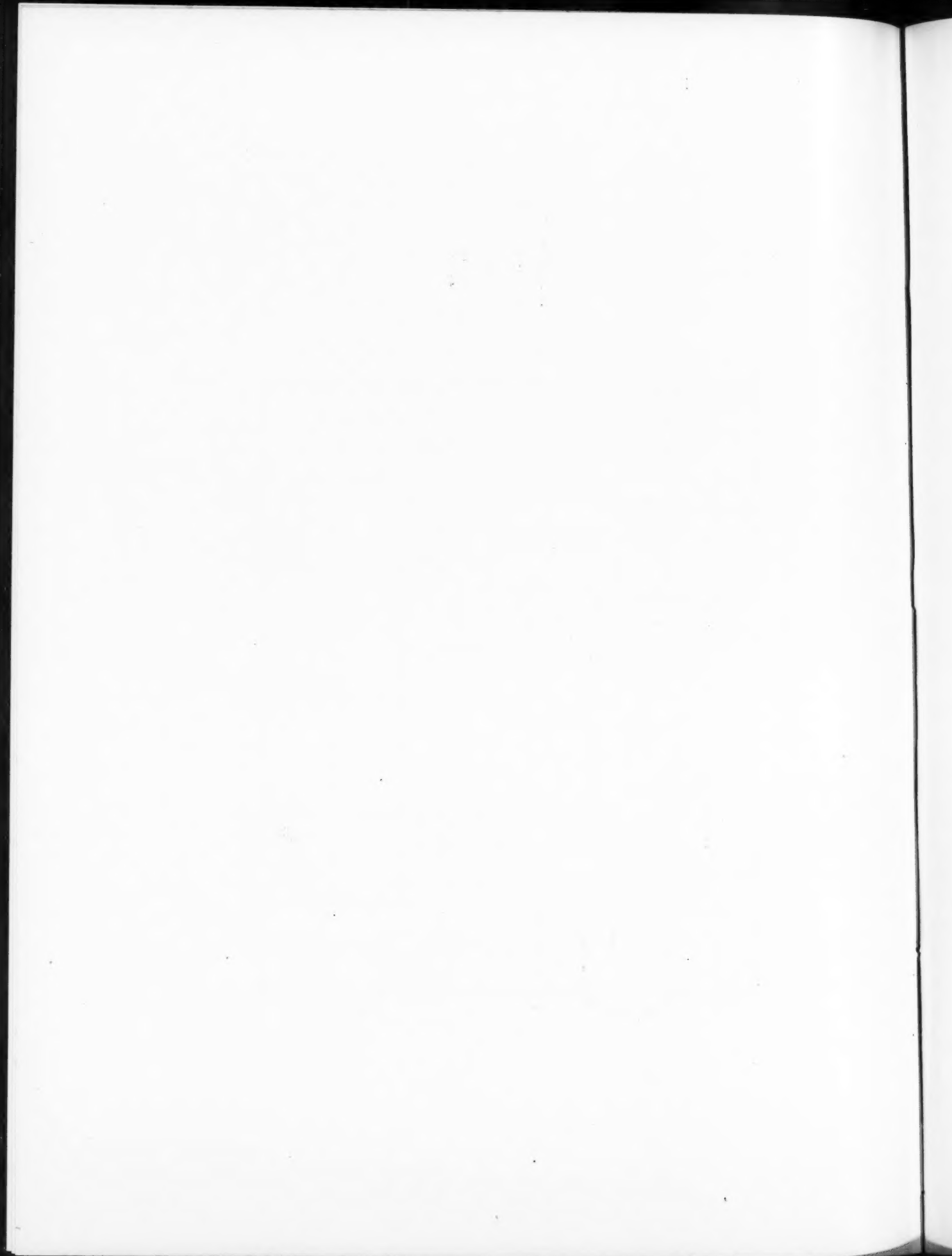
NOVEMBER 29, 1916



KINGSBURY APARTMENTS,
ST. LOUIS, MO.

□ □

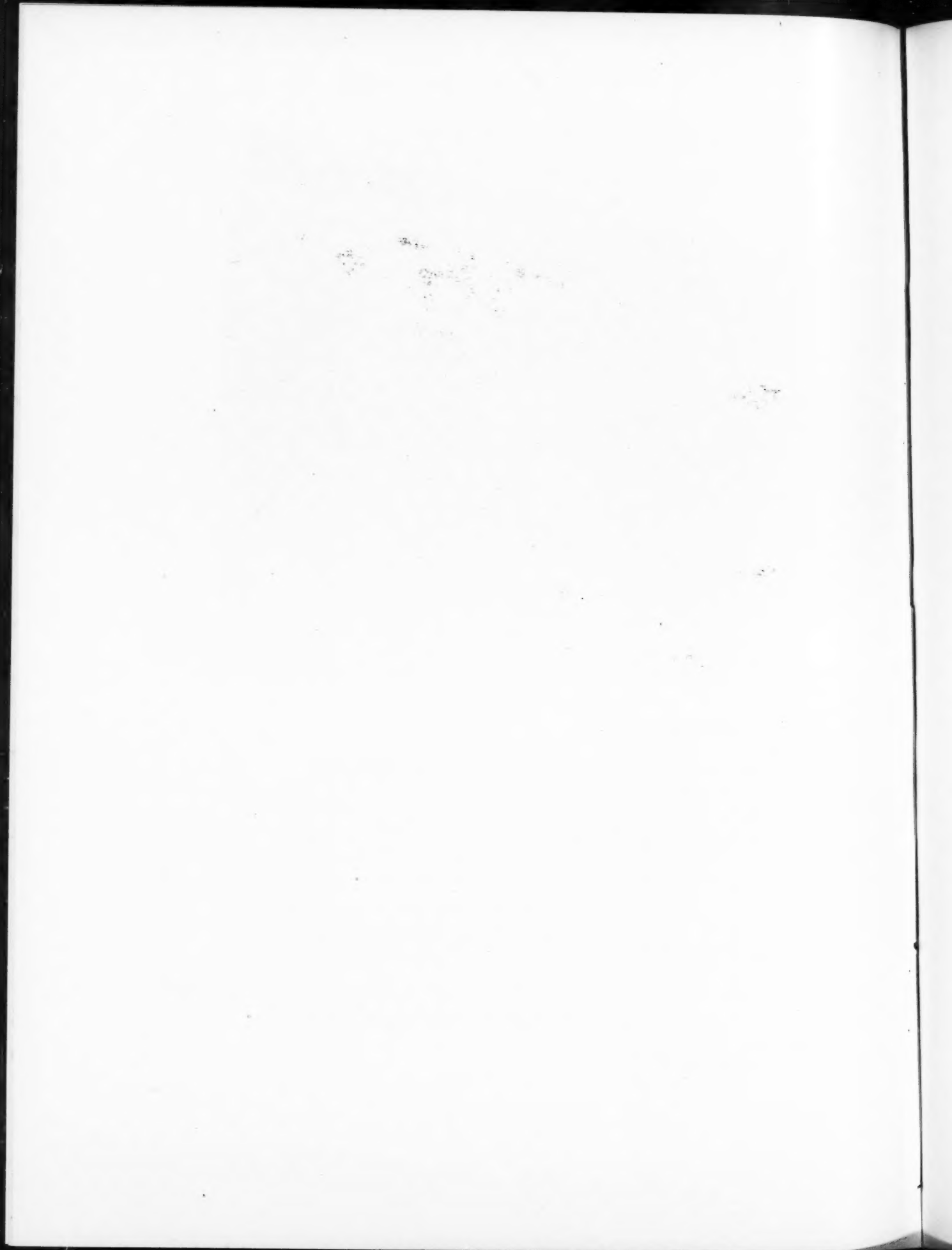
MESSRS. LA BEAUME & KLEIN,
ARCHITECTS

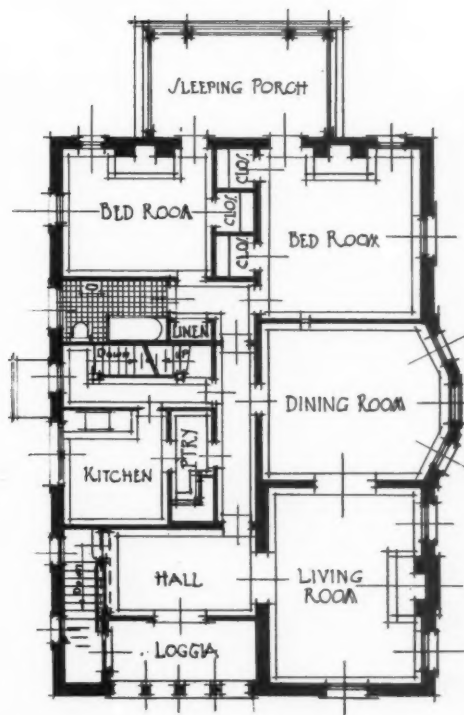
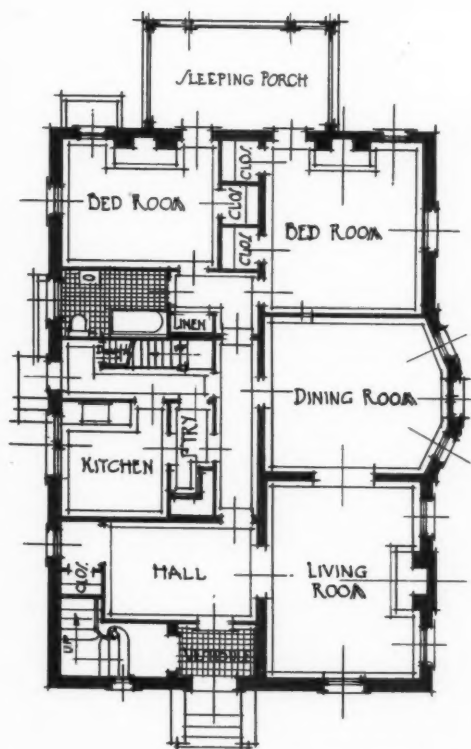




MACBETH APARTMENTS, SAN FRANCISCO, CAL.

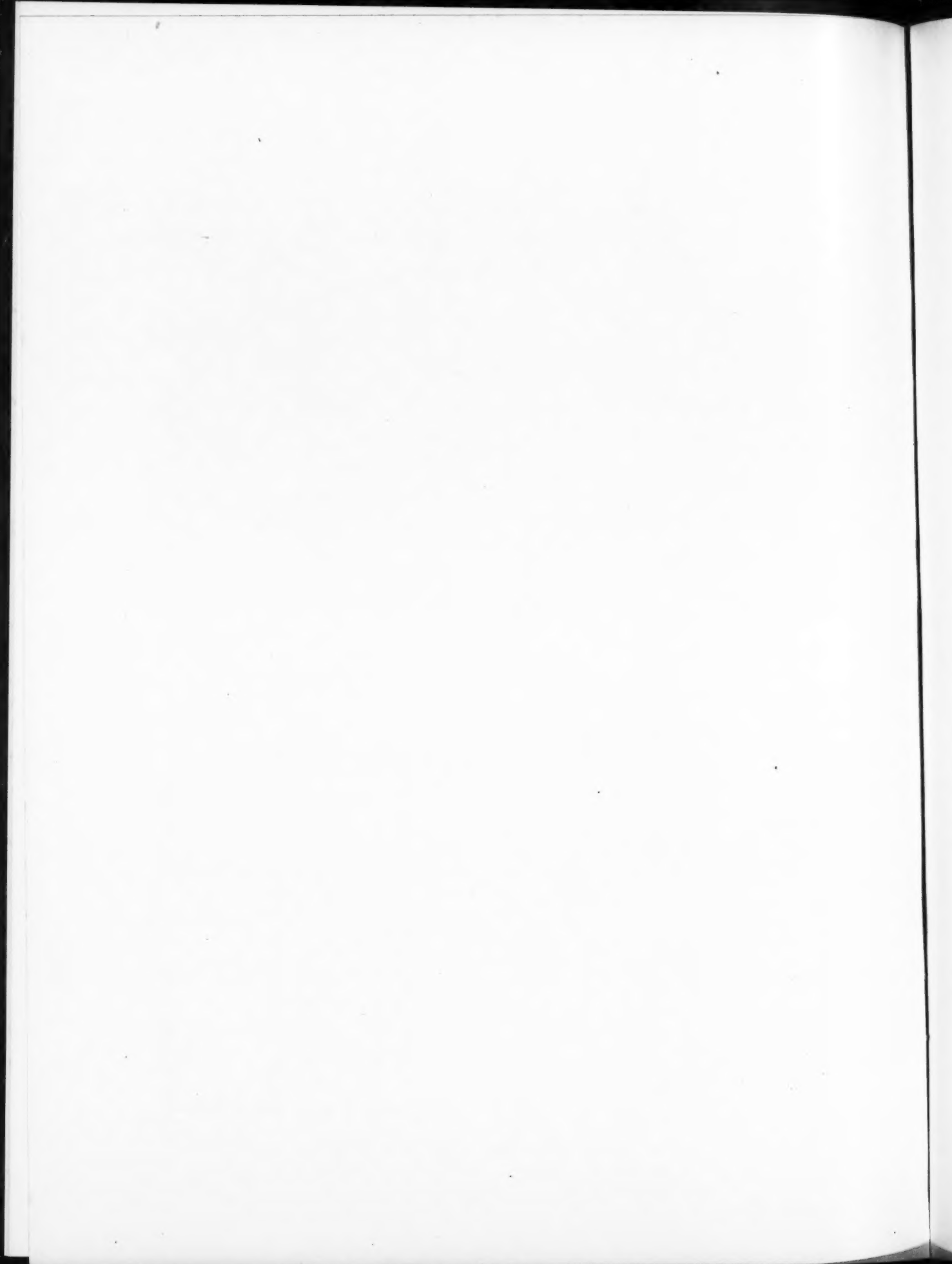
MR. CHARLES PETER WEEKS, ARCHITECT





A TWO-APARTMENT HOUSE, IN CINCINNATI, O.

MESSRS. GARBER & WOODWARD, ARCHITECTS





D'ANGLETERRE APARTMENTS, CHICAGO, ILL.
MR. JOHN A. NYDEN, ARCHITECT

RELATION OF THE ARCHITECT TO THE PUBLIC

By GEORGE WACK

MEETING the demands of the public in the matter of apartment house construction is not a very difficult problem, though the inexperienced architect makes it appear so.

Early in my career of some twenty-three years in catering to the wants of the people who pay rent and purchase houses, I found that architects, some inexperienced and some experienced, form their own set ideas of just what is suitable for the public. As a result the public is often dissatisfied with the accommodations offered and the property owner must bear the loss in accepting lower prices than he had anticipated.

An inexperienced architect will look over a location and decide that because a certain operation was a success a year ago, it is desirable to duplicate it to-day. In a great many cases this would mean disaster, for the reason that where, for example, six- and seven-room apartments

or two-family houses were in great demand a year ago, to-day the calls are for apartments of only two and three rooms and no demand at all for two-family houses.

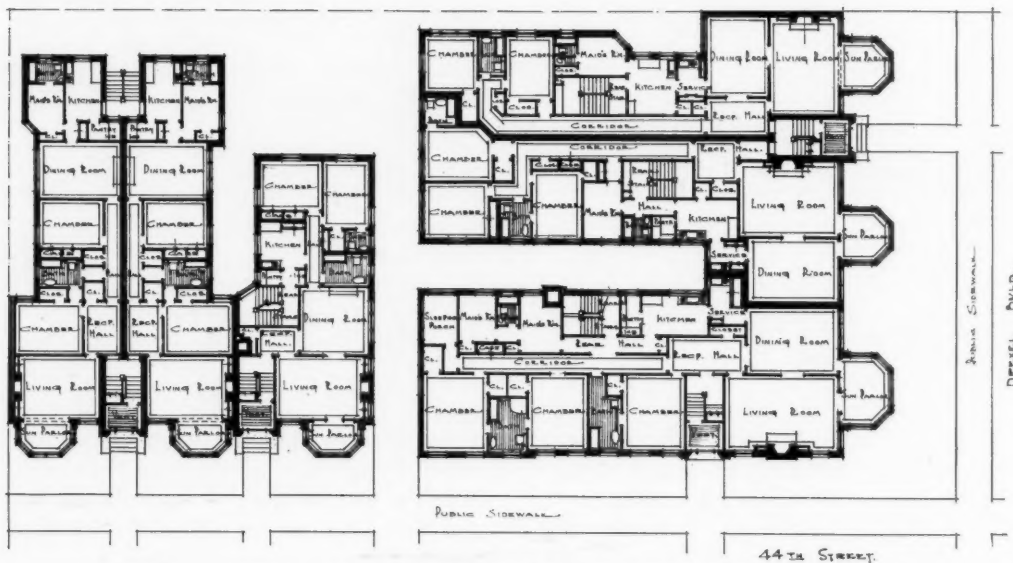
Some years ago, the company with which I have the pleasure to be associated built a row of what at that time seemed to be ideal two-family houses, and as my services dated from the latter part of that year, the selling of those houses was handed to me as my first problem. Despite the fact that the architect who designed them thought they were ideal, we soon found out that there were many points about them that did not appeal to the public in general. For example, one prospective buyer would remark, "Why didn't you build that bedroom on the second floor front, right across the entire width of the house, instead of with an alcove, so that it could be used for either a library, living room or bedroom?" Another would say, "You should have

THE AMERICAN ARCHITECT

made the owner's stairway opening into a center reception hall, with an open fireplace." These points and many others were excellent food for thought and I decided at once to furnish the caretaker with a book. Each night before closing up he would jot down the number of people who had called and the various suggestions or comments they had made. At the end of the campaign we made up a complete, tabulated, composite report showing that so many people had inspected the houses and a given number wanted more closet room, a given number

tion and that you would like to duplicate it, you could easily duplicate the houses, but you would have trouble in finding purchasers for them, for the reason that at the present time there is a decided slump in the demand for two-family houses. This fact only bears out my assertion that conditions are constantly changing and the inexperienced architect, while he may be very clever at designing, must be most careful to look over the section in which his clients intend to operate before proceeding very far.

I would strongly advise getting in im-



D'ANGLETERRE APARTMENTS, DREXEL BOULEVARD, CHICAGO, ILL.
MR. JOHN A. NYDEN, ARCHITECT

did not like the floors, others had commented on the decorations and so on—so that we knew exactly what the public was looking for.

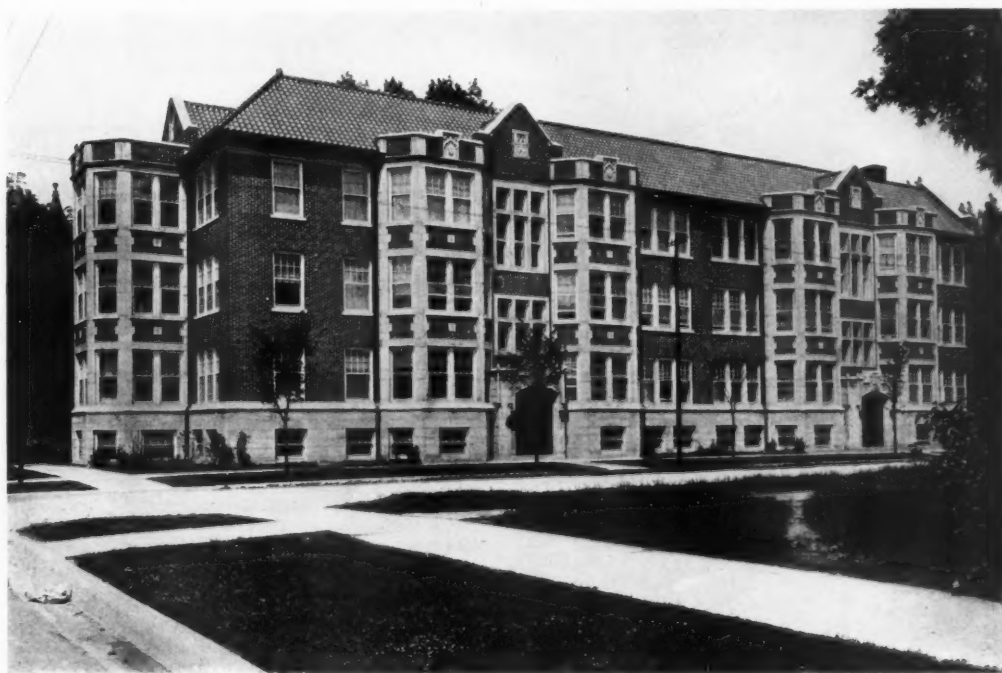
Early in the month of March, 1908, two-family houses being still in demand, we completed twenty-two more of this type opposite the first row and on the same street, using a composite of all the demands made by the public while selling the first row, and despite this being the year of the panic, we succeeded in disposing of the entire twenty-two houses by December 17th of the same year, 1908, at \$14,000 each. Should you to-day say that that was an unusually successful opera-

mediate touch with the live rental or selling men of that particular section in which he intends to build and learn the exact truth as to just what the prospective renters or buyers are asking for when they visit the offices in that locality. In a community with which I am familiar I was called into consultation as to the advisability of erecting a large corner apartment house to accommodate about forty to fifty families, the apartments to consist of six and seven rooms. After looking over my book of inquiries, I soon learned that about 90 per cent of the inquiries which came in over the counter at the office were for apartments of four and

THE AMERICAN ARCHITECT

five rooms, and I immediately discouraged this operation for six and seven rooms, much to the discomfiture of the intended builders. They were under the impression that because the neighborhood had been very successful in renting apartments of this size (six and seven rooms) a year previous it should still be good for more apartments of the same size, but they failed to realize the demand was changing. The operation was put through for four and five-room apartments and

probably have more clothes to store away than they would have later on and consequently man and wife would each insist on having a separate closet. So in all apartments we built, as a minimum, one clothes closet more than there were bedrooms—a four-room apartment having one bedroom was supplied with two closets, five-room apartments with two bedrooms had three closets, and so on. Many of these same couples, for obvious reasons, wanted a five-room apartment the second



PINE GROVE APARTMENTS, CHICAGO, ILL.

MR. JOHN A. NYDEN, ARCHITECT

was, I am pleased to state, most successful.

In this operation the note book of the public's criticism of a prior operation helped considerably in other ways than merely suggesting apartments of the correct number of rooms. For instance, we found that the four-room apartments in our section were almost always rented by newly-married couples. The stereotyped apartment of bygone days of that size only supplied one clothes closet, but, being recently married, the occupants would

year with some place to store the first youngster's more than numerous toys, so we built in the dining rooms (where practicable) window seats with hinged covers. This seat as a piece of furniture helped to furnish the room and was, in addition, a most convenient catch-all. This feature was very popular with the housekeeper, and one should not lose sight of the fact that she is the one to be suited.

The type of apartment dweller we cater to is mostly the man or woman of moderate means.

THE AMERICAN ARCHITECT

In the previous apartment-house operation mentioned, we furnished shower baths as an experiment, and by keeping tabs for two years, out of eighty-one installed, we found we had only six requests from tenants for clean shower curtains, and comparatively few inquiries for shower baths. So in the succeeding operation they were left out entirely, which meant a saving of about \$35 per apartment, and in a house of fifty-four families this was quite a saving, you will agree.

One day at this job, a prospective renter surprised me by asking for an apartment furnished with a shower bath. I inquired in a joking way if she was in the habit of using a shower at home, and she smiled and said, "No, but it looks stylish when my friends visit me."

Moral: Don't follow the other fellow, give the public (within reason) exactly what it asks for, because it is from the public that you will derive your income.



ADDITION TO HOMEWOOD APARTMENTS

THE AMERICAN ARCHITECT

Founded 1876

PUBLISHED EVERY WEDNESDAY BY

THE AMERICAN ARCHITECT (INC.)

No. 50 Union Square, New York
(Fourth Avenue and 17th Street)

G. E. SLY, PRESIDENT

E. J. ROSENCRANS, SECRETARY AND TREASURER

Address all communications to "THE AMERICAN
ARCHITECT"

SUBSCRIBERS' RATES

In the United States and Possessions (Porto Rico,
Hawaii, Philippine Islands and Canal Zone),
Mexico and Cuba

TEN DOLLARS PER YEAR, POSTAGE PAID
ALL OTHER COUNTRIES . . \$12.00 PER YEAR
SINGLE COPIES (Regular Issues), 25 CENTS

CHICAGO OFFICE, *Insurance Exchange*
Page A. Robinson, *Western Manager*

Entered at the Post-office, New York, as Second-class
Matter

VOL. CX NOVEMBER 29, 1916 No. 2136

MODERN APARTMENT BUILDINGS

IN the ever-increasing demand for apartment buildings in the larger cities, the student of economics can detect the accepted solution of a problem in living which confronts the majority of urban inhabitants. While apartments have provided a recognized type of dwelling in Europe for more than a century, their advantages were not realized in this country until congestion of population in the larger centers increased land values to a point where isolated dwellings were beyond the reach of a majority of the families living in such cities as New York or Chicago. To our forefathers, the idea of multiple dwellings would in all probability not have presented a strong appeal. Early notions of independence in methods of living where every man's home was his castle were too firmly fixed to be easily overcome. Moreover, until the reconstruction period which followed our Civil War, there was ample room even in our larger cities for detached dwellings built for a single family. Whether or not the practical passing of the detached dwelling has lowered civic and domestic virtues is a question that is debatable, but in any event it appears to

be the only possible solution of an economic problem which modern conditions have forced upon us. For this reason the apartment house may be considered a permanent institution, and as practical people our concern should therefore be henceforth with its proper development.

In addition to the economy which attends living in an apartment, there are well-recognized advantages in the form of services furnished and comparative freedom from the cares which are inseparable from dwelling in a detached residence. These features of apartment house life present an undeniable attraction to the modern family.

Unfortunately, the demand has heretofore been for convenience of plan and equipment, rather than refinement of architecture, and as a result a large majority of the apartment houses built have lacked architectural merit. Also, the greed of early owners of this type of building led them to build over too great a proportion of the site on which the apartment house was erected, resulting in dark, illy-ventilated rooms. Modern laws have in a large measure corrected this defect and the adoption of the apartment house type of dwelling by people of refinement has in recent years led to a marked improvement in apartment house architecture.

Prejudice which formerly existed by reason of the association of apartment houses with the cheaper class of tenement dwellings, has been practically overcome. When, as is the case in New York City, many wealthy residents are giving up their houses to occupy apartments renting at from \$20,000 to \$25,000 per year, there seems to be no further question concerning the popularity of this form of dwelling.

The importance of the subject seems to warrant greater attention in general to this branch of practice than architects have heretofore bestowed upon it. However conditions are greatly improved as compared with a few years ago. Some of the work now produced is exceptionally good. What has been recently done in this field is to some extent indicated by the examples shown in this issue ranging from the moderate cost building to what

THE AMERICAN ARCHITECT

may perhaps be considered the highest development of apartment building. These present an opportunity for careful study, and at the same time give promise that the time is not far distant when apartment buildings will rank architecturally with school buildings, hospitals and hotels. As a rule, they have heretofore generally fallen considerably below the standards established by buildings belonging to these different classes.

THE EFFECT OF THE EUROPEAN WAR UPON ART

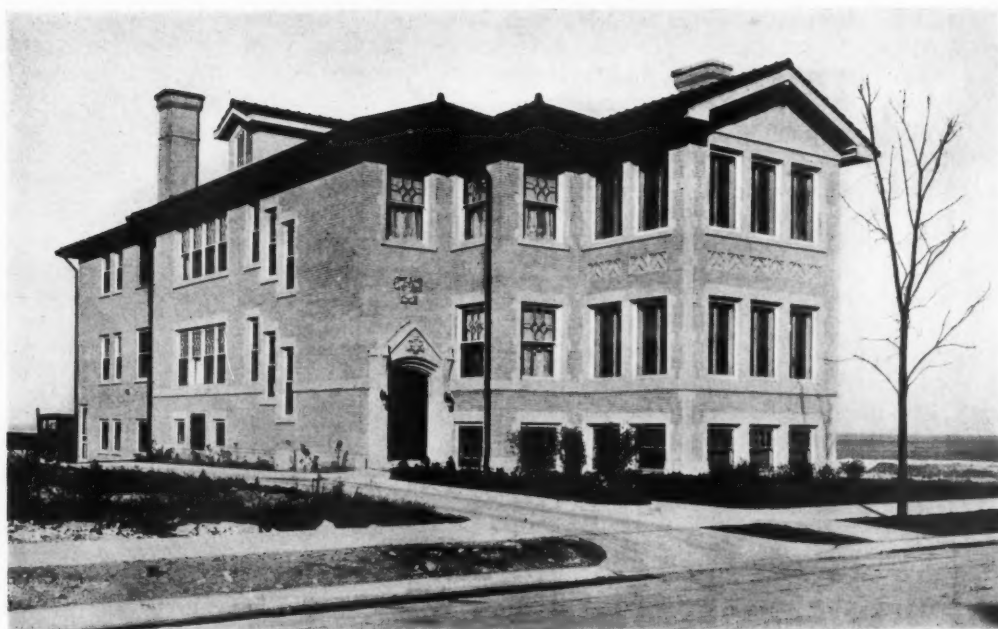
WHILE the war in Europe has resulted in the destruction of art objects of inestimable value, it is interesting to note that in the opinion of Dr. Jesse Benedict Carter, director of the American Academy in Rome, it will eventually result in a rebirth of architectural art in the form of greater and more beautiful buildings than any that have been created in modern times. In explaining his reason for this belief, Dr. Carter holds that an art renaissance has two basic requirements—a crisis and the contributive wealth of a few people. The present war has undoubtedly furnished the first, and probably the second, for while it has impoverished a majority of the people of Europe, it has enriched a comparatively few who, after the war, will be the possessors of

greater wealth than they can employ and direct through ordinary channels. It is a matter of history that such men have ever become art patrons—stimulators rather than buyers of old art treasures—as happens in countries where there are many wealthy people. It is believed further that the war will mean the death of cubism and similar follies. It has already brought intense suffering and the sympathy for it which usually results in great art production.

Dr. Carter's views as reported do not differ greatly from those expressed by other men in a position to judge of causes and effects in the art world. What part America can play in the great work of reconstruction and development after the war is a matter about which there is diversity of opinion, but a number of American architects, painters and sculptors were quick to cast their lots with the opposing armies and others are now in various countries affected taking account of conditions. It is reasonable to assume that these artists who are participating in the great struggle, and the experience incidental to it, will also participate in the work which follows. Unquestionably, the attitude of the art world is one of expectancy, and there is little probability that the predictions of such men as Dr. Carter are in any sense an exaggeration of the unparalleled possibilities of the future.



THE AMERICAN ARCHITECT



TWO-FAMILY APARTMENT HOUSE—JUNIOR TERRACE, CHICAGO

MR. JOHN A. NYDEN, ARCHITECT

(See page 346 for plan)

An Interesting Example of Early American Brickwork

In the walls of the ancient parish church of St. Philip, situated near the banks of the lower Cape Fear River, in North Carolina, may be seen one of the most beautiful and interesting examples of colonial brickwork to be found anywhere in America. This church was built about 1730 from bricks which were brought over from England by the settlers of that region. While it is quite customary to make this assertion at random about nearly all of our early colonial brick buildings, in this particular instance there can be no doubt whatever, since the peculiar character and superior quality of the bricks used to face the walls bear ample witness to the truth of the statement.

The strength of the masonry walls of St. Philip's Church is remarkable. One would think, considering its age of close upon 180 years and the fact that it has, up to a few years ago, been a totally neglected ruin, that much of its walls would have long since crumbled to the earth.

But the very opposite is true, and, in fact, it cannot be seen where a single brick has fallen or loosened from its bed.

The interesting and important history of this old church and of the long abandoned town of Brunswick, where it is located, is a matter of historic record. All this has been set down in the annals of the lower Cape Fear. To the student of architecture the materials, workmanship and design practised by our forefathers are significant and instructive.

In plan, old St. Philip's is a simple rectangle 53 by 78 feet. The walls are 27 feet high and 32 inches thick throughout. The principal entrance to the church is an arched portal 9 feet wide and 21 feet high. Opposite to it at the chancel end there is a palladian window of equally impressive proportions.

Every vestige of woodwork has, of course, disappeared, but, even so, it would not be an impossible task to make a hypothetical restoration of reasonable accuracy.

For the purposes of this article the feature to be considered is merely the char-

THE AMERICAN ARCHITECT

acter of the brickwork. The face brick, which are laid in Flemish bond, are backed with an excellent quality of rather small common brick laid with thin mortar joints. The face brick themselves vary in shade from a rich dark maroon to purplish red resembling very closely certain shades of what are now generally called by the trade rough textured brick. The most interesting thing about the bond is found in the headers, which are all coated on the exposed end with a dark bluish-green enamel. This is a genuine surface glaze and not due to a vitrification of the brick as might be at first

surmised. The mortar joints are rather thin, varying from three-eighths to one-half inch. The joints are struck flush and are of a light yellow color.

The actual dimensions of the brick units is a point worth noting. Their size is considerably larger than the present-day standard brick, being 3 by 4 by 9 inches exact measurement.

The mortar used is of the most excellent quality, showing not the least sign of crumbling. Without doubt it was made of shell lime burned on the spot, mixed and seasoned with the greatest care.—Exchange.

SOME FINANCIAL ASPECTS OF THE APARTMENT HOUSE

WHEN designed by a competent architect with due regard to local requirements, the apartment house offers a medium of highly profitable yet conservative investment. When the expected net returns are not realized the loss may usually be attributed either to failure to build the character of apartments locally required, or to mismanagement of the plant. Obviously, an expensively maintained house consisting entirely of large suites will be a failure if the local demand is for small, inexpensive apartments, but any house will be a failure if the expenses of maintenance are not carefully adjusted to the expected rental income.

A large real estate company in New York has made the following financial statement regarding one of its apartment houses, which shows in detail the probable expenses of maintenance and the net revenue to be expected from the investment:

STATEMENT OF SPECIAL APARTMENTS	
Rental stores.....	\$4,050.00
Rental apartments	11,220.00
	\$15,270.00
Less reserve of 10 per cent for vacancies in apartments...	1,122.00
Revenue after deducting vacancies	\$14,148.00

<i>Expenses</i>	
Taxes	\$2,400.00
Insurance—Fire, \$90,000 at 40c, 3 years	120.00
Insurance — Plate glass, rental and liability	46.00
Water — 24 apartments at \$10 each	240.00
Heat and hot water supply	750.00
Light—Halls and outside	100.00
Janitor—\$35.00 per month and apartment	420.00
Repairs	720.00
All other charges (3 per cent on revenue)	450.00
	5,246.00

<i>Net Revenue</i>	
Net Revenue	\$8,902.00
Less interest on first mortgage of \$90,000 at 5½ per cent..	\$4,950.00
Net return on equity of approximately \$47,500.....	\$3,952.00

The heating of apartment houses in those parts of the country having cold winters is a considerable item of the maintenance expense. Steam is generally regarded as the cheapest and most

THE AMERICAN ARCHITECT

satisfactory medium, and a New York operator of long experience has worked out a unit cost for its use in that city. He claims that a six-story, non-fireproof house, 100 ft. deep, can be heated in New York at a yearly expense of ten dollars per front foot, provided the frontage is greater than 25 ft. The cost of heating a

houses more than four or five stories in height the elevator becomes practically a necessity, and the upper stories will command a higher rent than the lower stories because of the better light, air and freedom from noise, coupled with equal accessibility.

All thoroughly modern apartments are



APARTMENT BUILDING, ARGYLE STREET, CHICAGO, ILL.

MR. JOHN A. NYDEN, ARCHITECT

(See page 346 for plan)

twelve-story building is estimated at sixteen dollars per front foot.

Elevator service in large apartments contributes much to the convenience of the tenants, and consequently may be made a source of profit to the owner. The cost of elevator service in houses with an area of 100 ft. square is estimated at not over one dollar per month per room—that is, a five-room apartment renting for \$50 per month in a non-elevator house should rent for \$55 if elevator service is added. In

provided with house phones, enabling tenants to communicate with other tenants, the janitor and the superintendent.

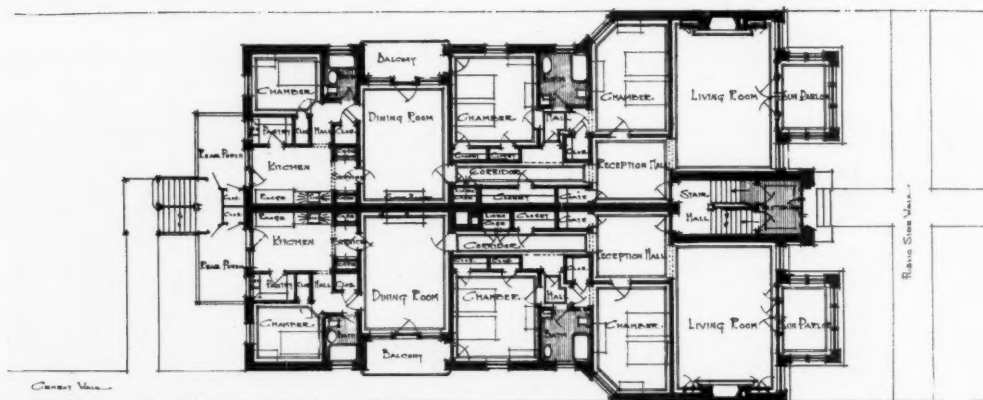
Except in very large houses or under unusual circumstances private electric lighting plants are considered unprofitable in large cities. The large lighting companies usually give satisfactory and economical service, read the individual meters and collect through the landlord, who renders bills to the tenants.

The salaries or wages paid for super-

THE AMERICAN ARCHITECT

vision and maintenance will of course vary according to the locality and character of the house. In New York non-fireproof houses payment, in addition to

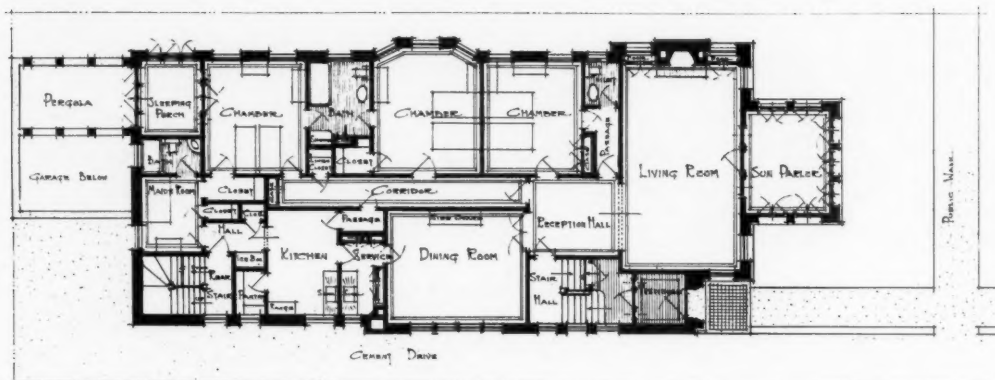
should be as much as 8 per cent, provided a mortgage loan can be secured on favorable terms. So liberal an income, however, can be expected only in a well-



APARTMENT BUILDING, ARGYLE AVENUE, CHICAGO
MR. JOHN A. NYDEN, ARCHITECT

living quarters averages about \$65 per month for the superintendent, \$45 for the assistant superintendent, if any, and \$35 to \$40 for porters and janitors. In high-

designed, thoroughly "livable" house. Such practical matters as the placing of furniture, the disposition of service and laundry facilities and many other details



TWO-FAMILY APARTMENT, JUNIOR TERRACE, CHICAGO
MR. JOHN A. NYDEN, ARCHITECT

class, fireproof houses the resident superintendent receives from \$80 to \$125 monthly, his assistant \$45 to \$60 and the porters \$40 to \$45.

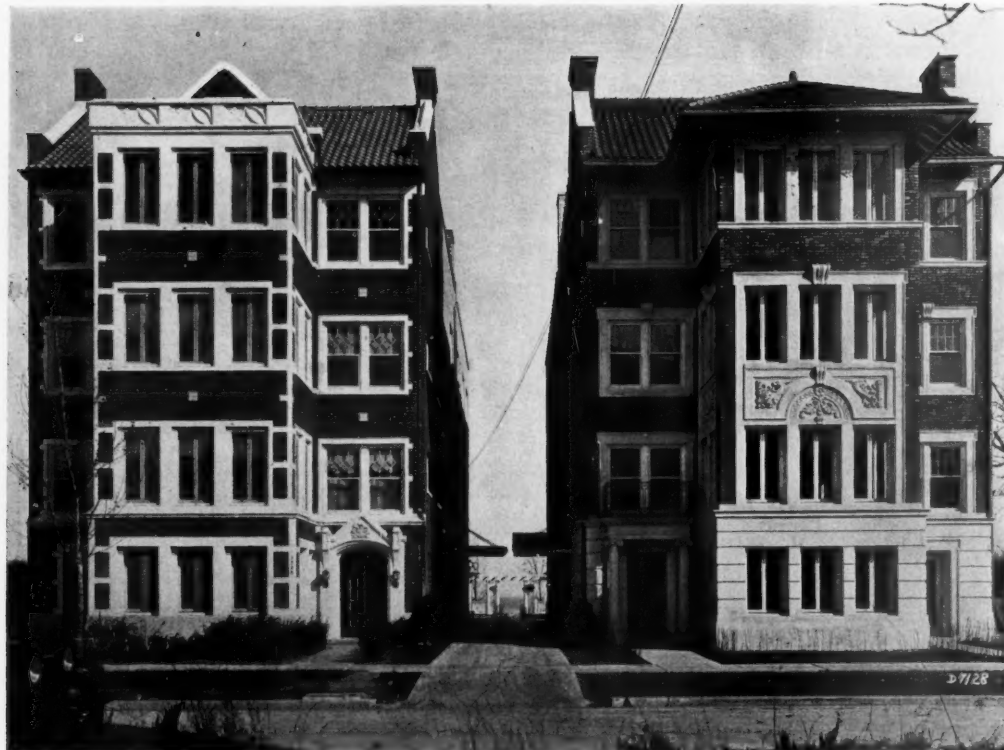
The net return on the investor's equity

that make for comfortable living must be carefully studied. Under even the most favorable circumstances from 5 to 10 per cent of vacancies must be expected and the rentals adjusted accordingly.

THE AMERICAN ARCHITECT



No. 33 BELLEVUE PLACE, CHICAGO, ILL.
MESSRS. RICHARD E. SCHMIDT, GARDEN & MARTIN, ARCHITECTS



APARTMENT HOUSES, LAKE SIDE TERRACE, CHICAGO
MR. JOHN A. NYDEN, ARCHITECT

BOOK NOTES

JOSEPH PENNELL'S PICTURES OF THE WONDER OF WORK.

Fifty-two plates, with introduction by the Artist.

Full Cloth, 8vo. \$2.00 net. Philadelphia: J. B. Lippincott Co.

We do not regard the title chosen for this very desirable work as being as apt as the earlier characterization of these and similar drawings by Joseph Pennell, which were made to illustrate the Pictorial Possibilities of Labor. There is a nice distinction between work and labor. These splendidly dramatic drawings of the various phases of labor have perhaps done as much, if not more, than many writings to dignify that which man creates with his hands or those many tools and machines he has invented to aid his manual labor.

There are certain ultra-esthetic individuals who will accord no acceptance to a work of art unless it portrays some already beautiful phase. They are not interested in the refinement of the commonplace, which is, perhaps, one of the highest missions of art, but only in an anemic interpretation.

Pennell sees everything with the eyes of a strong, red-blooded man, whether it is the cloistered arches of an ecclesiastical structure or the rugged pit, excavated for some towering building; he has clothed them all with the very masculinity of art.

Mr. Pennell's introduction is of as great interest as his drawings. He writes as he draws, with knowledge, and as he sets down in his drawings the vital things and ignores the non-essentials, so

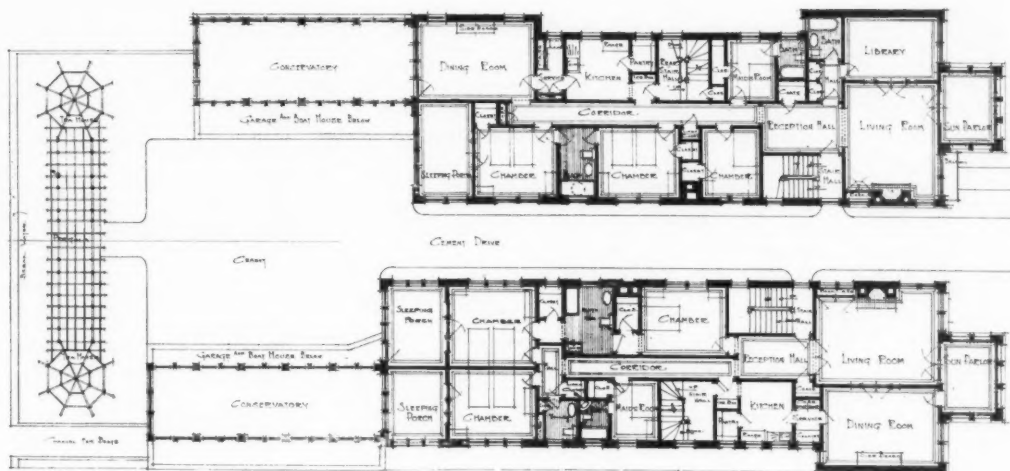
THE AMERICAN ARCHITECT

does he state the salient parts of his arguments in vigorous phrases.

That he is, and has been for some time, creating a new phase of art has been conceded. As to how new phases of art are created, he tells us, in referring to the making of pictures and the creation of art: "Now as to these popular forms of art—the backbone of academics—I know for I am a multi-academician—I have nothing to say. The results in a few instances have been works of art because of excellence of technique. But the man with the greatest imagination is the man with the greatest information about his own surroundings which he uses so skill-

This book is to a considerable extent a case of "old wine in new bottles," as the various illustrations of interiors and their accessories are all more or less familiar to architects who have traveled in Italy. In fact, most of the older architects have probably secured copies of the identical photographs used in this work and filed them away in treasured scrap-books.

To another and less fortunate lot of men and students who have as yet not traveled abroad or acquired a library, this collection will represent a certain value, and prove of considerable assistance in designing.



TWO APARTMENT HOUSES, LAKE SIDE TERRACE, CHICAGO, ILL.
MR. JOHN A. NYDEN, ARCHITECT

fully that we call the result imagination, and this is the way the greatest art of the world has been created."

This book undoubtedly possesses considerable interest for architects. The illustrations show that the buildings that have become famous after completion are not uninteresting in their progressive stages. They dignify the work of the architect at every stage from first to last.

INTERIOR FIREPLACES AND FURNITURE OF THE ITALIAN RENAISSANCE. By Harold Donaldson Eberlein. 82 plates, size 9x12 in. Price \$12.00. With introductory remarks. New York: The Architectural Book Publishing Co.

STRESSES IN STRUCTURES. By A. H. Heller, C. E., late professor of Structural Engineering, Ohio University; revised by Clyde T. Morris, Professor Structural Engineering, Ohio State University. Third edition. Price, \$2.75 net. New York, John Wiley & Sons, Inc.; London, Chapman & Hall, Ltd.

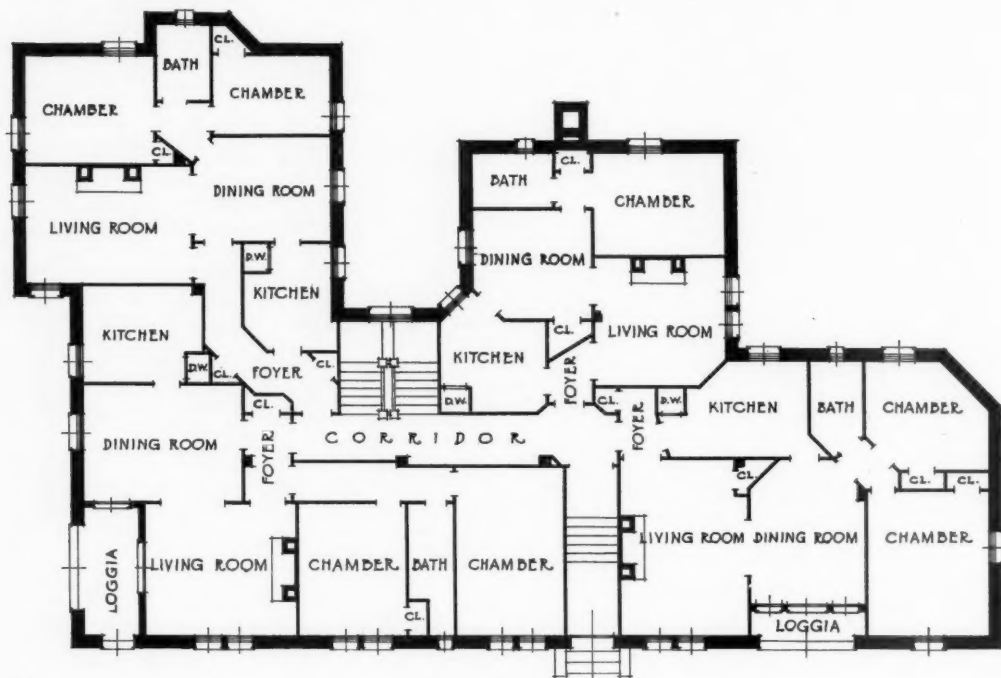
When men have passed through the various courses in academic training and entered on the strenuous daily life of professional work they usually find their duties so time absorbing as to leave little if any opportunity for a study of their profession based on an elaborate treatise or profound discussion of topics. It is a

THE AMERICAN ARCHITECT

short cut to results that they desire and one which, they can be assured, combines brevity with accuracy.

This work on Stresses in Structures would seem to belong to that class and is one that the architect and engineer will find valuable for reference. It contains the essential things that he will need to know, and is divested of much interesting but unimportant information. The work is divided into fourteen chapters treating of the various phases of stresses in

been issued, and rounds out a quarter of a century of usefulness by this publication. The work is especially devoted to the interests of the architectural, contracting, electrical, engineering, hardware, iron, mechanical, mill, mining, quarrying, railroad, steel and kindred industries, containing about 350,000 names and addresses with upward of 45,000 business classifications. Lists are given of producers, manufacturers, dealers and consumers, listing all products from the



FIRST FLOOR PLAN

CANTERBURY HALL APARTMENTS, BALTIMORE, MD.

(For exterior view, see plate section)

construction, and so indexed as to permit of quick accessibility to the very topic on which it is desired to be informed.

HENDRICKS' COMMERCIAL REGISTER OF THE UNITED STATES FOR BUYERS AND SELLERS. S. E. Hendricks Co., Inc., 2 West Thirteenth Street, New York City. Price \$10.

The twenty-fifth annual edition of Hendricks' Commercial Register of the United States for Buyers and Sellers has just

new material to the finished article, together with the concerns handling these products, from the producers to the consumers. There are 1512 pages of text matter, and the index of contents numbers 149 pages, covering over 50,000 trade references. The list of trade names, brands, details of identification, etc., is published for the first time, and numbers 202 pages. This list furnishes ready reference for purchasing agents and prospective buyers to distinctive products manufactured by firms listed in the work.

Washington State Chapter, American Institute of Architects

The following officers were elected at the last Annual Meeting of the Washington State Chapter: President, Charles H. Bebb, Seattle; First Vice-President, Daniel R. Huntington, Seattle; Second Vice-President, George Gove, Tacoma; Third Vice-President, L. L. Rand, Spokane; Secretary, A. H. Albertson, Seattle; Treasurer, Ellsworth P. Storey, Seattle; Council, Charles H. Alden, Seattle.

To Collaborate in Designing Pennsylvania's Capitol Grounds

At a recent meeting of the State Board of Public Grounds, held in Harrisburg, Pa., on Nov. 9, Mr. Arnold W. Brunner, architect, of New York, and Mr. Warren H. Manning, landscape architect, Boston, Mass., were selected to co-operate in the designing and planning of the new grounds surrounding the State Capitol.

Charles Noel Flagg Dead

Charles Noel Flagg, widely known as an artist, died at his home in Hartford, Conn., on Nov. 11.

PERSONAL

Messrs. Putnam & Hill, architects, formerly located on Hancock Avenue, Boston, Mass., have removed their offices to the Richards Building, 114 State Street, that city.

Mr. David H. Morgan, architect, announces the opening of offices at 426 Connell Building, Scranton, Pa. for the practice of his profession. He desires manufacturers' samples and catalogs.

It is announced that the partnership formerly existing under the name of Manning & Frewen, architects, located at Denver, Colo., and composed of Messrs. H. J. Manning and F. W. Frewen, Jr., has been dissolved by the withdrawal of Mr. Frewen from the firm.

INDUSTRIAL INFORMATION

Intercommunicating Telephones for Interior Use

The Connecticut Telephone and Electric Company, Inc., Meriden, Conn., has issued Catalog 24, which describes and fully illustrates a very complete line of intercommunicating telephones and electrical equipment manufactured by this concern. In addition to the usual type of instruments there is shown a cordless vestibule telephone set particularly adapted for use in apartment buildings. It is designed to eliminate theft of receivers and cords, also possible bending and breaking of switch hooks. The front of this cordless telephone is absolutely flush. There is nothing on the face plate except the card holders, push buttons and perforated sound openings, which are protected by a bug-proof brass screen.

It is believed that the new cordless set will revolutionize the construction of vestibule telephones. In addition to being theft-proof, it is simple in construction and operation, therefore not liable to get out of order. To operate it is simply necessary to push the button connecting with the apartment wanted. The answer will be received through the perforated sound openings, and conversation can be carried on the same as though the party answering were in front of the person calling. This is made possible by a specially constructed loud talking transmitter and receiver mounted behind the front plate.

The catalog contains in addition to the illustrations and descriptions, price-lists, wiring diagrams and much useful information concerning the installation and operation of intercommunicating telephones. Copy of the catalog may be had upon request.

Garage Hardware

The Stanley Works of New Britain, Conn., have recently issued a new catalog on Stanley Wrought Steel hardware for garages. This is prefaced with the statements that garage doors swung on hinges close as weather-tight as the front

doors of residences; that hinges cost less to buy and less to apply than any other device for opening garage doors; and that when the doors are once hung on hinges a better looking, smoother acting piece of work is obtained than is possible from the use of other devices.

Illustrations and arguments are furnished intended to substantiate these statements. The catalog furnishes detailed tables of sizes of hinges for garage doors and of butts, latches, bolts and other items in connection with the operation of doors. Probably the greatest objection made to a hinged door is that the wind will slam it whereas it does not affect one that slides. This objection is overcome in the case of the Stanley Hardware by providing a door holder consisting of a bar of steel which holds the door open. It is said to be strong enough to hold a door of any weight, and to absolutely prevent it from slamming. It is easily applied and so simple in construction as to offer no opportunity for getting out of repair. It operates automatically. Swinging the door open starts the action of the holder. When the door is open to a little more than a right angle the notches in the end of the bar drop over the bottom of the slotted plate, locking the door open. To release the door a chain is pulled.

Copy of this catalog will be furnished upon request, and would seem to be of general interest.

Prism and Ornamental Prismatic Glass

The Pressed Prism Plate Glass Co., with sales offices at 25 North Dearborn Street, Chicago, and 44 East 23d Street, New York City, has issued a catalog of forty-eight pages describing its product. This consists of Imperial Prism-Plate Glass and Imperial Skylight Glass. The prism glass is furnished in a variety of patterns for vestibule doors, partitions, transoms and ceiling lights of office buildings, public buildings, banks, railroad stations, hospitals, etc. It is recommended as a practical solution of the problem of securing daylight with semi-obscurity. It is said to be easily distinguished from a

common-rolled product by reason of its being plate glass and of artistic design. There are five patterns offered. Plates of prism glass are furnished 60x80 in. in size. It is claimed that not only does this improve the appearance of prisms formerly objected to by reason of small panes but that the efficiency of the large plate or light which fills the entire sash of the window opening is largely increased over the old-style 4x4 in. prism.

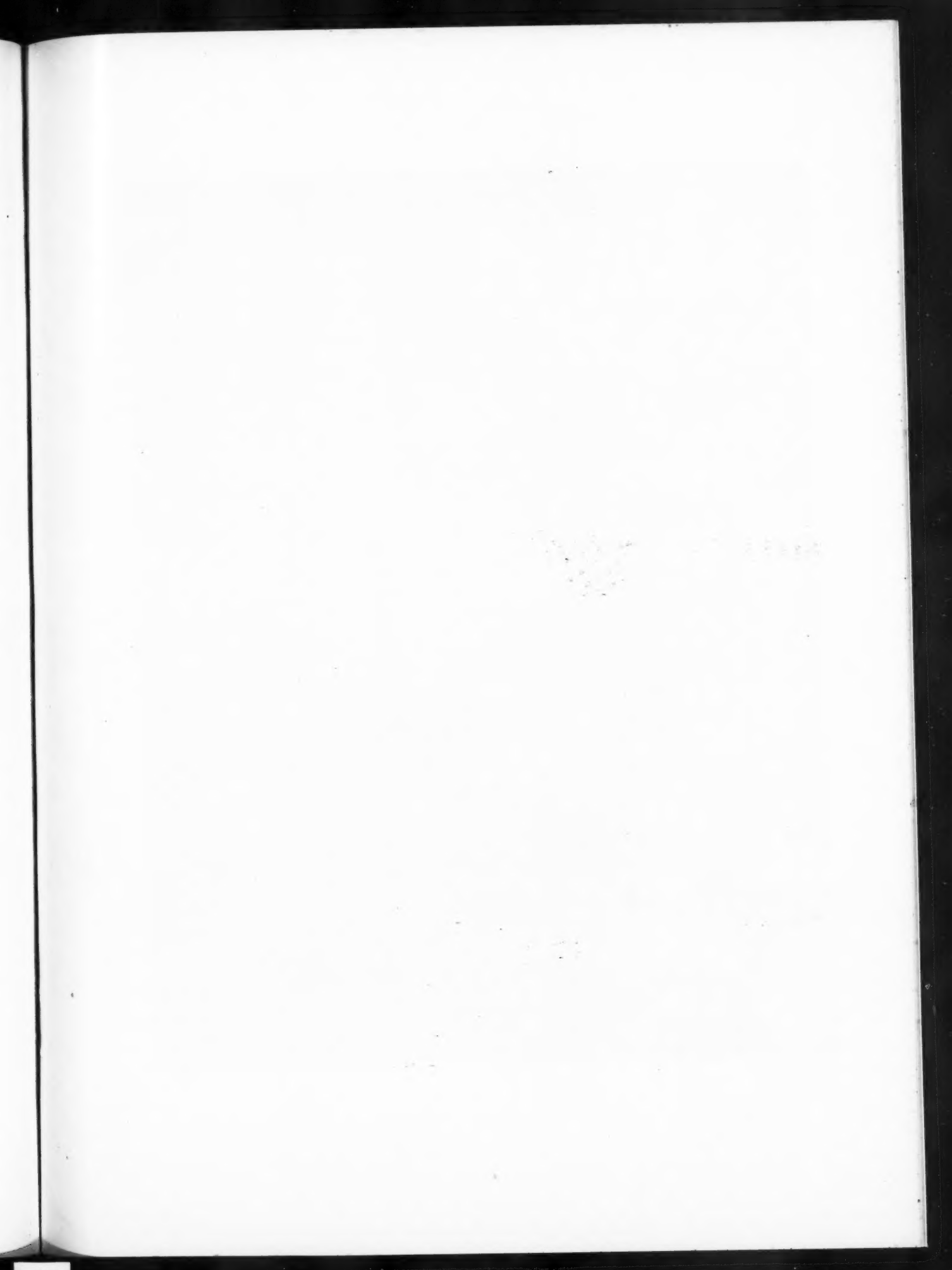
It is also claimed that cleaning is more easily done, and that rust and leaks are more readily avoided. The advantages noted also include both increased value of rentals and economy in cost. Much detailed information is furnished in the catalog, and illustrations of numerous prominent buildings in which these products are said to be used are shown.

Copy of the catalog may be had upon request.

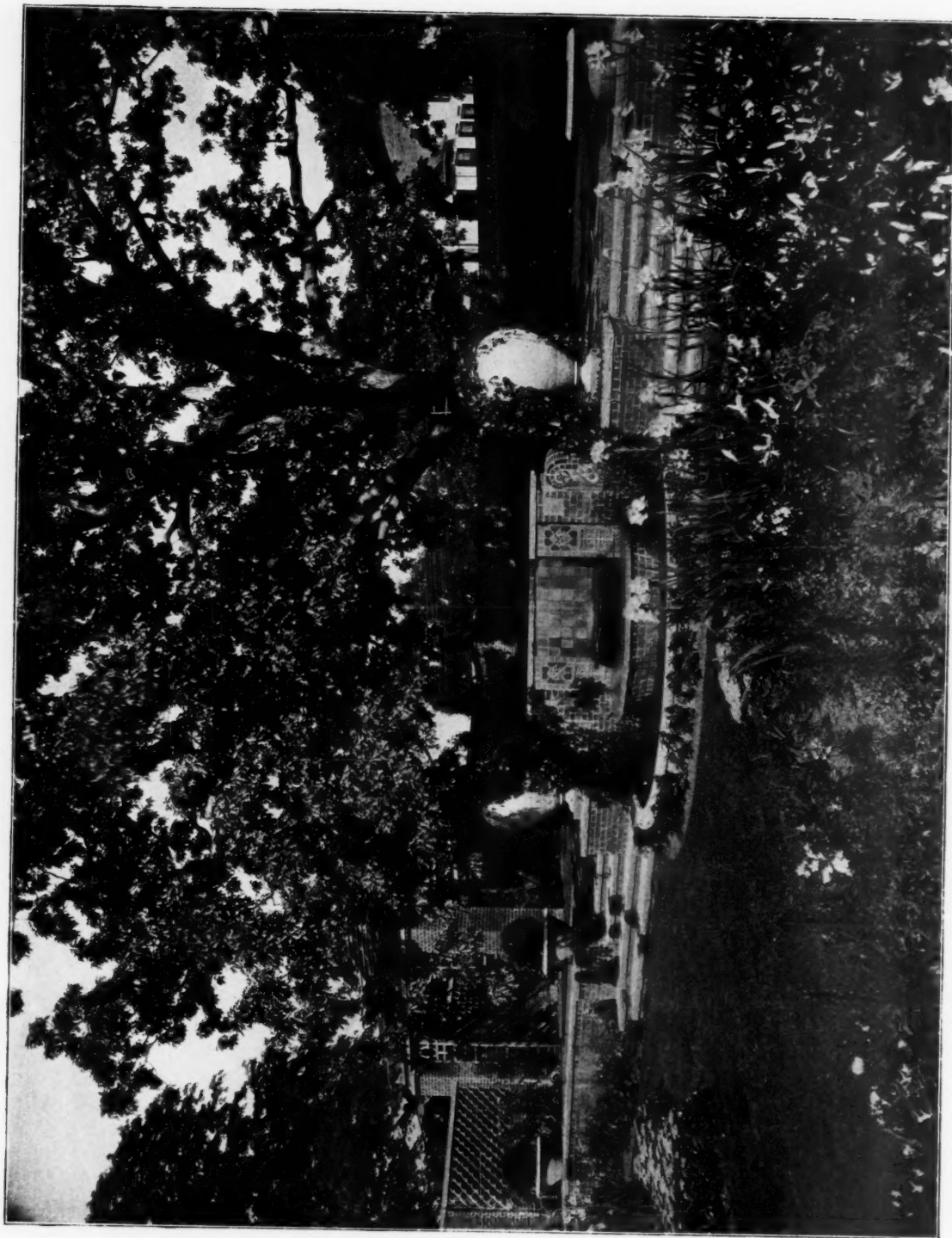
Refrigeration

The Clothel Company, 90 West Street, New York City, has issued a catalog on "Modern Methods of Refrigeration." It is stated that the modern refrigerating machine, when compared with the use of ice, stands in the same relation as the telephone does to the old-fashioned speaking tube. The most desirable refrigerating machine, it is believed, should possess the following essential features: Simplicity of construction, which would lead to ease of operation. It should be operated under the least possible pressure. The chemical used in this machine should be easily obtainable, not obnoxious or deleterious in case of leaks. It should also be stable, that is, not subject to decomposition or loss of efficiency from any cause. It is claimed that the Clothel Company manufactures a machine possessing all these points of advantage. It is stated that these machines can be operated in any climate, are especially adapted to country residences, apartment houses, hotels, restaurants, yachts, steamships, and practically any other place where refrigeration is of importance.

Copy of the catalog may be had upon request.



THE AMERICAN ARCHITECT



GARDEN IN FRANKLIN, MASS.
MESSRS. FISHER, RIPLEY & LE BOUTILLIER, ARCHITECTS
Joint Exhibition in Boston, Mass., of Architecture, Landscape Architecture and Allied Arts