

THE AMERICAN ARCHITECT

FOUNDED 1876

THE NEW SANTA BARBARA

By WINSOR SOULE, A. B., B. S.

OF THE FIRM OF SOULE, MURPHY & HASTINGS, Architects

Photographs by Collinge and Greene

ON JUNE 29, 1925, Santa Barbara, a city of 35,000 inhabitants lying on the Pacific Coast about 100 miles north of Los Angeles, was visited by an earthquake of such severity that practically all of the older buildings in the business section were more or less destroyed.

These buildings were strung out on both sides of a single street, extending from the ocean inland

about a mile and a half, and this street, formerly known as State Street, but now called Estado (Spanish for State), the morning after the quake was literally a pile of debris. The main damage to the majority of the buildings was, of course, on their street front, as the side walls were, as a rule, protected by the adjacent buildings, and this damage to the fronts of the buildings was accentuated



THE ROSE THEATRE—SOULE, MURPHY & HASTINGS, ARCHITECTS

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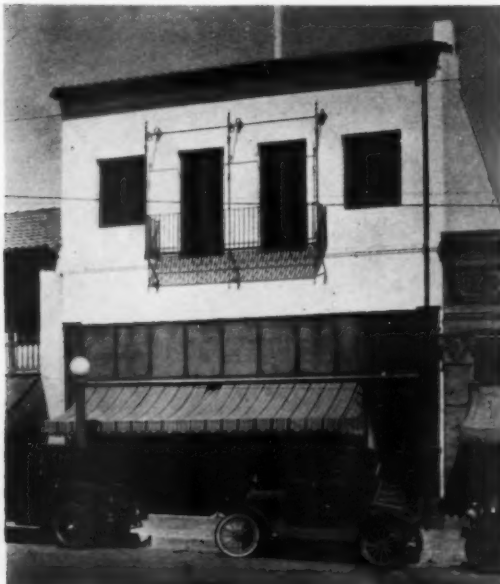


CALIFORNIA ELECTRIC COMPANY BUILDING
SOULE, MURPHY & HASTINGS, ARCHITECTS

by the fact that the main direction of the quake shocks was approximately at right angles to the length of the street.

As soon as the debris was cleaned away and the structures that were dangerous to the public safety had been removed, the uppermost thought in the minds of all was the question of rebuilding. Generous propositions both for first and second mortgages were advanced by Pacific Coast bankers, which made possible the financing of the building projects, and the public soon started on an active campaign of reconstruction.

In Santa Barbara, for some years prior to the earthquake, an organization had existed known as the Community Arts Association which had sponsored and maintained a School of the Arts, a Community Playhouse and had fostered the art of archi-

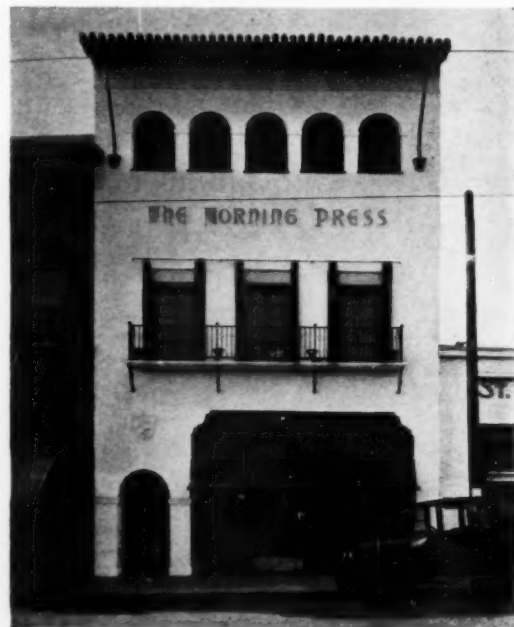


Z. A. LEAR BUILDING
J. C. CURLETTI, DESIGNER

tecture by offering prizes for the best State Street building reconstructed during each current year. It seemed to the local architects and those in charge of this Association that the earthquake had offered the opportunity for a community effort in the rebuilding of the city, and, therefore, an organization was formed, called the Architectural Advisory Committee, which consisted of all the local architects and several of the leading business men and property owners from each of the State Street blocks, some sixty-odd members in all.

The organization first sponsored a competition among the local architects and others for sketches showing a typical State Street block reconstructed in Spanish style, as it was felt by all concerned that the heritage of the city from the old days when California was a province of Spain should, if possible, be preserved.

These sketch studies, some thirty in all, were presented to a full meeting of the Architectural Advisory Committee and prominent guests and met with such hearty approval by all present that



MORNING PRESS BUILDING

WM. A. EDWARDS, ARCHITECT; J. J. PLUNKETT, ASSOCIATE

a movement was launched to enlist the aid and cooperation of all property owners in rebuilding on the general lines shown in the sketches. And at the same time the Architectural Advisory Committee presented to the Council of the City of Santa Barbara a proposed ordinance creating a Board of Architectural Review, whose function should be to review and approve the designs of all buildings of whatsoever nature before a building permit could be issued for the same. This Board of Review was



TYPICAL GROUP OF NEW BUILDINGS—THE 800 BLOCK

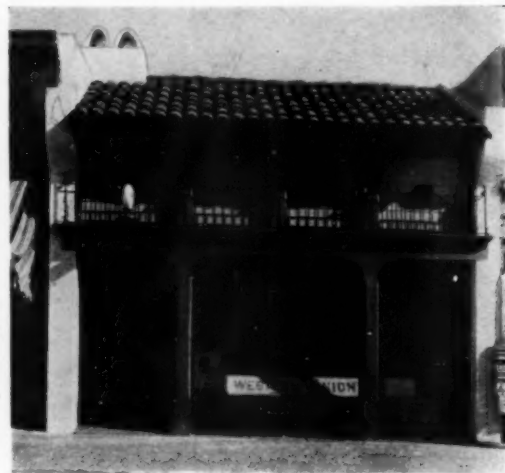


WILLIAM A. EDWARDS, ARCHITECT; J. J. PLUNKETT, ASSOCIATE

to consist of three architects and two laymen and was to have final powers, appeal to the Council being the only recourse from its decision.

The Council passed the ordinance as presented under the emergency act and forthwith the Board of Review came into existence and began at once to function. It may be said in connection with the work of this Board that their approval of designs was carried out in such a tactful and harmonious manner that never once during its existence was appeal taken from its decision. The Board, through its consideration and influence, was instrumental in saving State Street from the banal and trivial in architecture, as well as setting up a high standard in small house architecture, but that is another story and does not concern us here.

One of the main functions of the Board was the consideration and control of scale in the new buildings, careful consideration being given to all existing buildings in the Spanish style, and designers of buildings were furnished by the Board with scale drawings of existing buildings next to theirs in



WESTERN UNION TELEGRAPH BUILDING

WM. A. EDWARDS, ARCHITECT; J. J. PLUNKETT, ASSOCIATE

ing its eight months of existence can best be visualized by reference to the photographs of the completed State Street buildings contained in this issue, but the photographs alone cannot give an adequate idea of the charm and attractiveness of the new street. Special attention has been given to such features as coloring and texture of plaster, color of



DETAIL OF KNOTT STORES

SOULE, MURPHY & HASTINGS, ARCHITECTS

order that this feature of design might have careful and thoughtful attention.

It is much to be regretted that radical new members of the City Council, elected to office on the first of the New Year, insisted in repealing the ordinance creating the Board of Review, apparently against the wishes of the majority of their constituents, and that the Board has now passed out of existence. The result of the work of the Board of Review dur-

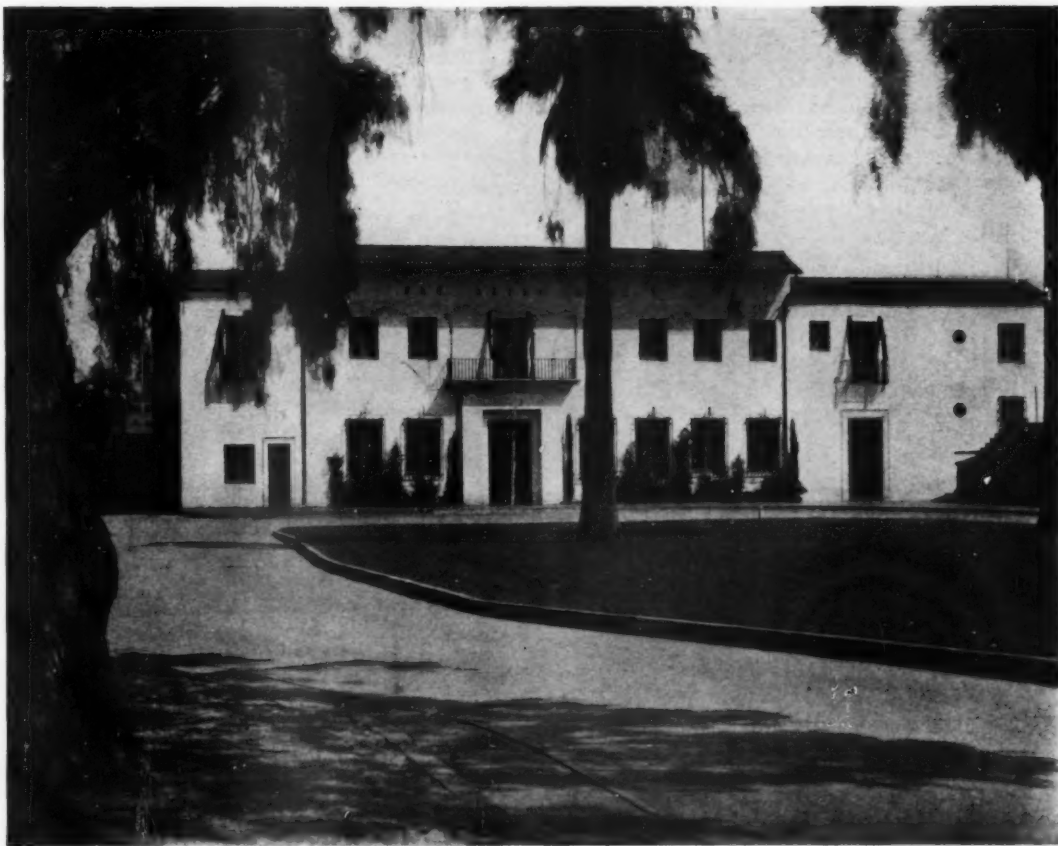


ORELLA BUILDING

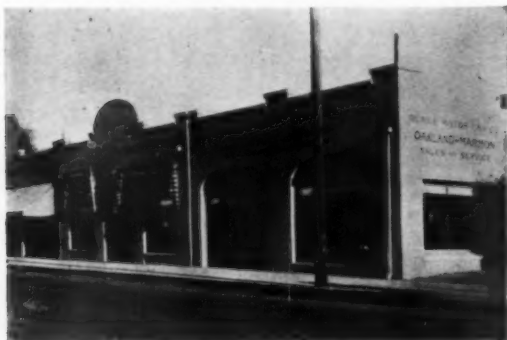
SOULE, MURPHY & HASTINGS, ARCHITECTS



PIERCE BLOCK—THORNTON FITZHUGH, ARCHITECT



DAILY NEWS BUILDING—GEORGE WASHINGTON SMITH, ARCHITECT



THE BLAKE MOTOR CAR COMPANY BUILDING—BEFORE AND AFTER THE 'QUAKE
LIONEL PRIES, ARCHITECT FOR NEW BUILDING

trim, awnings, balconies, flowers, lighting fixtures and particularly signs, which in most instances have been lettered directly on the plaster surfaces, as is generally done in the Mediterranean countries. These touches have produced a series of buildings which carry that elusive quality known as "charm" and at the same time have produced delightful variety and unique harmony of the whole.

The problem confronting the designer of these new buildings was two-fold and may be roughly divided into: first, the buildings which were entirely rebuilt as far as the facades were concerned, where the only fixed requirements were the floor levels; and, second, the buildings where the old structural lines, walls and even sometimes the fenestration had to be preserved in the new design.

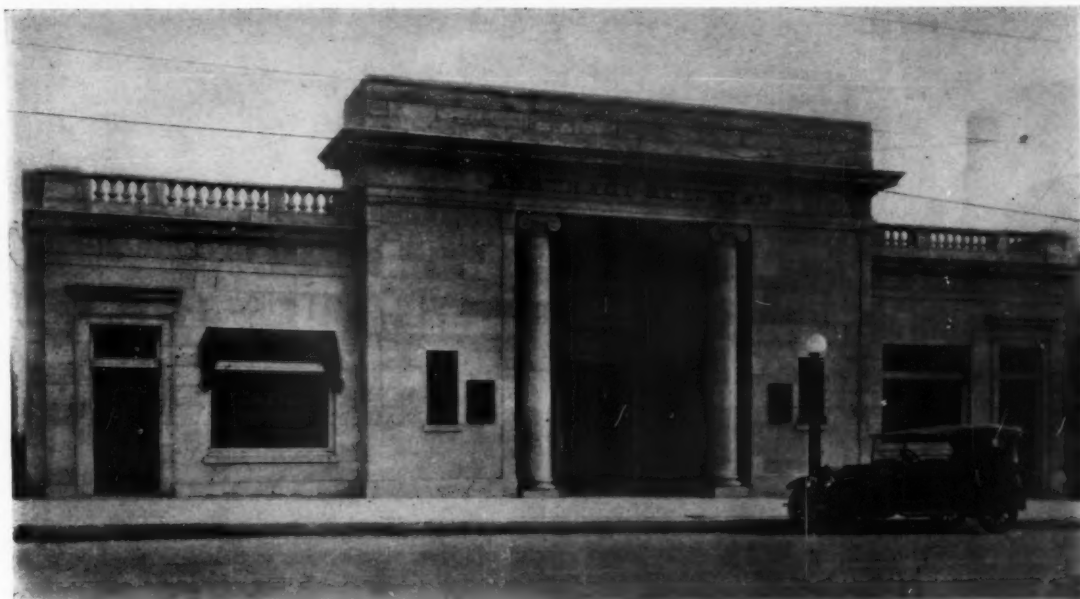
Among the first class of buildings, perhaps, one of the most interesting is the store of the Rogers Furniture Company. This building is particularly interesting, as it shows the growth or the develop-

ment of the owner along architectural lines. Originally this building consisted of an old stone and an old brick building, both of which had been purchased by the present owner but were used practically independently in his business. In 1921 the owner came to our firm and stated that he would like to alter the two fronts to form, if possible, a single facade and make the two buildings look as if one, but that his financial resources were limited and the alteration must be done at the minimum of expense.

After much study this was accomplished, as shown in the photograph showing the first alteration (before the earthquake). This result was attained by leaving practically all of the old openings intact, with, of course, the exception of the large center opening on the old stone building, plastering directly on the old brick and stone, and focussing attention on the approximate center of the composition by the entrance and balcony over.



TYPICAL GROUP OF NEW BUILDINGS—THE 400 BLOCK



BEFORE THE 'QUAKE



AFTER THE 'QUAKE

SECURITY TITLE BUILDING—SOULE, MURPHY & HASTINGS, ARCHITECTS



THE BOTHIN BUILDING BEFORE AND AFTER THE 'QUAKE

LIONEL PRIES, ARCHITECT FOR NEW BUILDING

In this condition the building was awarded the Community Arts prize for the best business building altered during the year 1922.

The earthquake wrecked the facade of this building owing to the poor bonding of the old stone and brick fronts with the side walls, and the owner was again faced with the problem of rebuilding. At the time the Architectural Advisory Committee, of which the owner was a member, made a strong plea for the arcading of all State Street buildings, and the owner directed us to proceed with the new design on an arcaded basis; also to eliminate the old third floor as a possible safeguard against further shocks, with the result as shown in the accompanying photograph.

The Security Building group, the Johnston Cafeteria Building and the Field Building are other in-

teresting examples of designs where the architects were practically unrestricted by existing and limiting conditions.

However, perhaps the most interesting designs have been developed, as is often the case, in the buildings where the limiting conditions were paramount in importance. For instance, take the Pierce Building. Here the owners were in possession of ten small store frontages, all absolutely unrelated and all of different dimension in their street frontages. All the stores were occupied and had to be undisturbed as far as possible during the rebuilding. Mr. Fitzhugh's solution of the problem, as shown in the accompanying photograph, is interesting, harmonious and attractive.

Another striking example of the second type of alteration is the Blake Motor Car Building. Here



TYPICAL GROUP OF NEW BUILDINGS—THE 900 BLOCK, WEST SIDE



SALISBURY FIELD BUILDING—WM. A. EDWARDS, ARCHITECT; J. J. PLUNKETT, ASSOCIATE



GARLAND BUILDING—SOULE, MURPHY & HASTINGS, ARCHITECTS



BEFORE FIRST ALTERATION



FIRST ALTERATION (BEFORE 'QUAKE)



SECOND ALTERATION (AFTER 'QUAKE)
ROGERS FURNITURE COMPANY BUILDING
SOULE, MURPHY & HASTINGS, ARCHITECTS

Mr. Pries has retained every opening as it existed before the quake, but by careful attention to color, texture and proportion has attained a building notable for its simplicity and charm.

From the hand of the same architect comes another notable bit of restricted re-designing, the Bothin Building. Originally of three stories, this building was cut down to two, and the five tenants of the ground floor were in occupancy during the entire alteration.



RED CROSS DRUG STORE

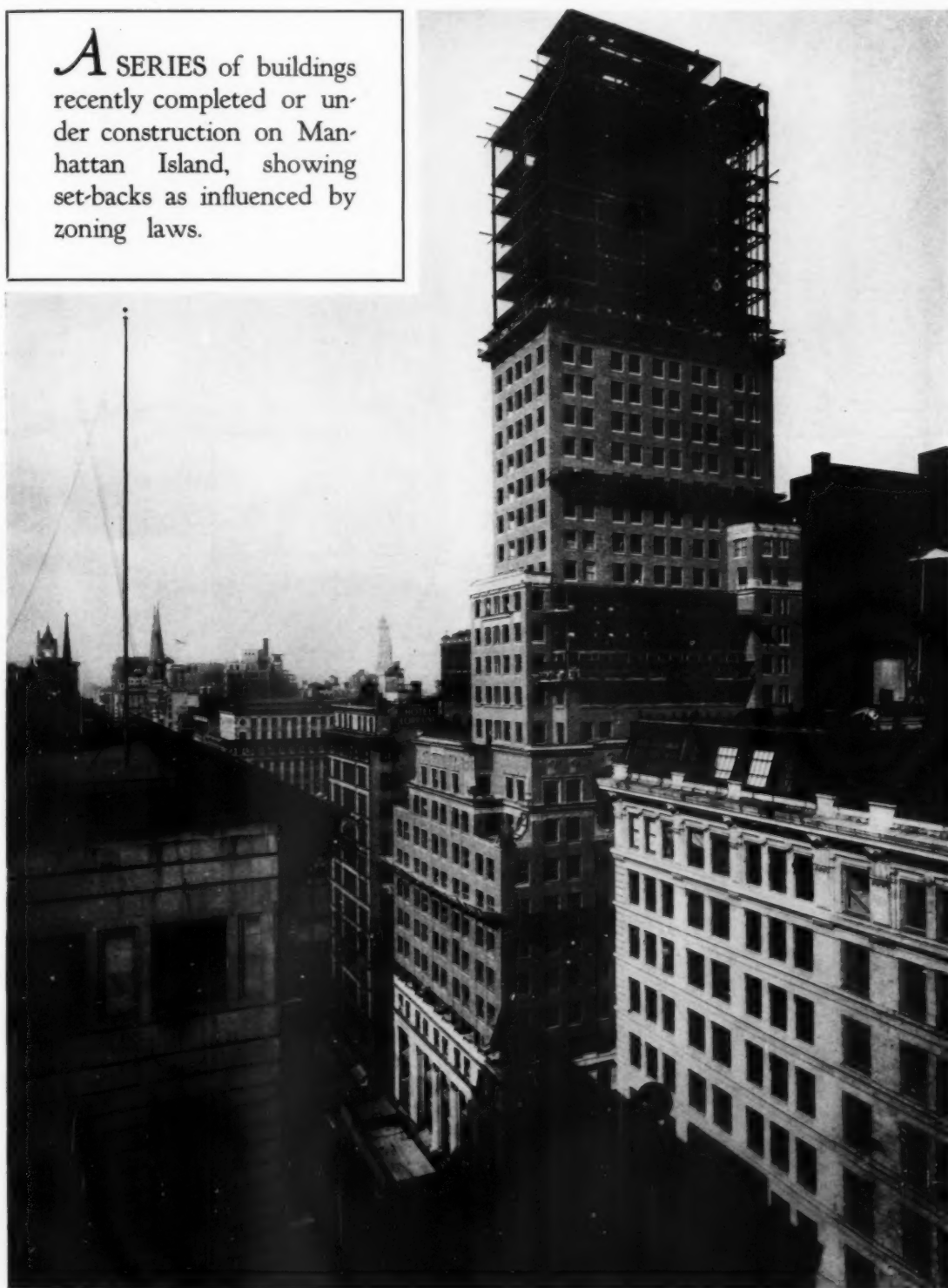
WM. A. EDWARDS, ARCHITECT; J. J. PLUNKETT, ASSOCIATE

The delightful open loggia of the second floor gives a distinct air of Southern Spain—the balconies of Seville or the loggias of Cadiz—and is cleverly lighted at night from the pots set in the balcony rail.

With the inspiration of these new buildings before owners and architects, the future buildings of Santa Barbara will undoubtedly conform to and enhance the present structures so that there will eventually be produced a street the like of which does not exist today in our country, a unit of harmony in style and color, a charming variety of design and a character which will mark Santa Barbara as one of the uniquely interesting cities of the Pacific Coast.

EDITOR'S NOTE: In our issue of October 5, 1925, Mr. Soule contributed an article dealing with the lessons as to construction that might be learned through careful study of the buildings wrecked by the earthquake that partially destroyed Santa Barbara on June 29, 1925. The present article showing the well considered effort that has been made to reconstruct the ruined city, is a valuable contribution, not only as relating to building methods to resist seismic disturbance, but also as demonstrating what good results may be secured through well directed co-operation.

A SERIES of buildings recently completed or under construction on Manhattan Island, showing set-backs as influenced by zoning laws.



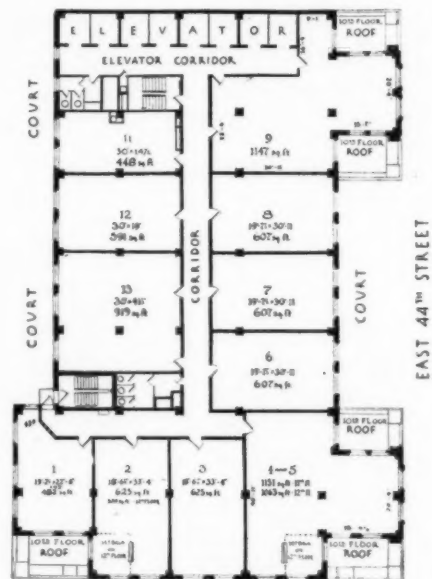
DELMONICO BUILDING, FIFTH AVENUE AND 44TH STREET, NEW YORK

H. CRAIG SEVERANCE, ARCHITECT

VIEW DURING CONSTRUCTION. THIS BUILDING OCCUPIES THE FORMER SITE OF DELMONICO'S RESTAURANT

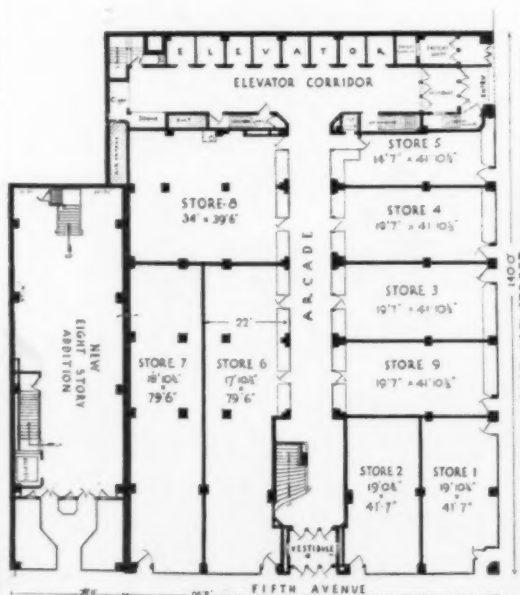


TYPICAL FLOOR PLAN, FIFTH TO TENTH FLOORS INCLUSIVE

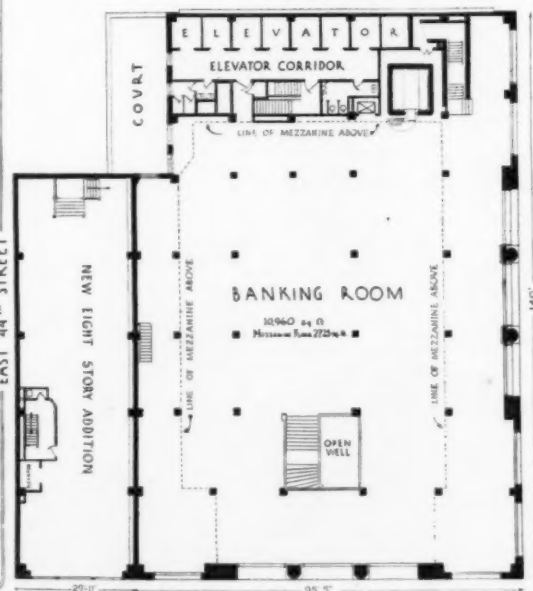


ELEVENTH AND TWELFTH FLOOR PLAN

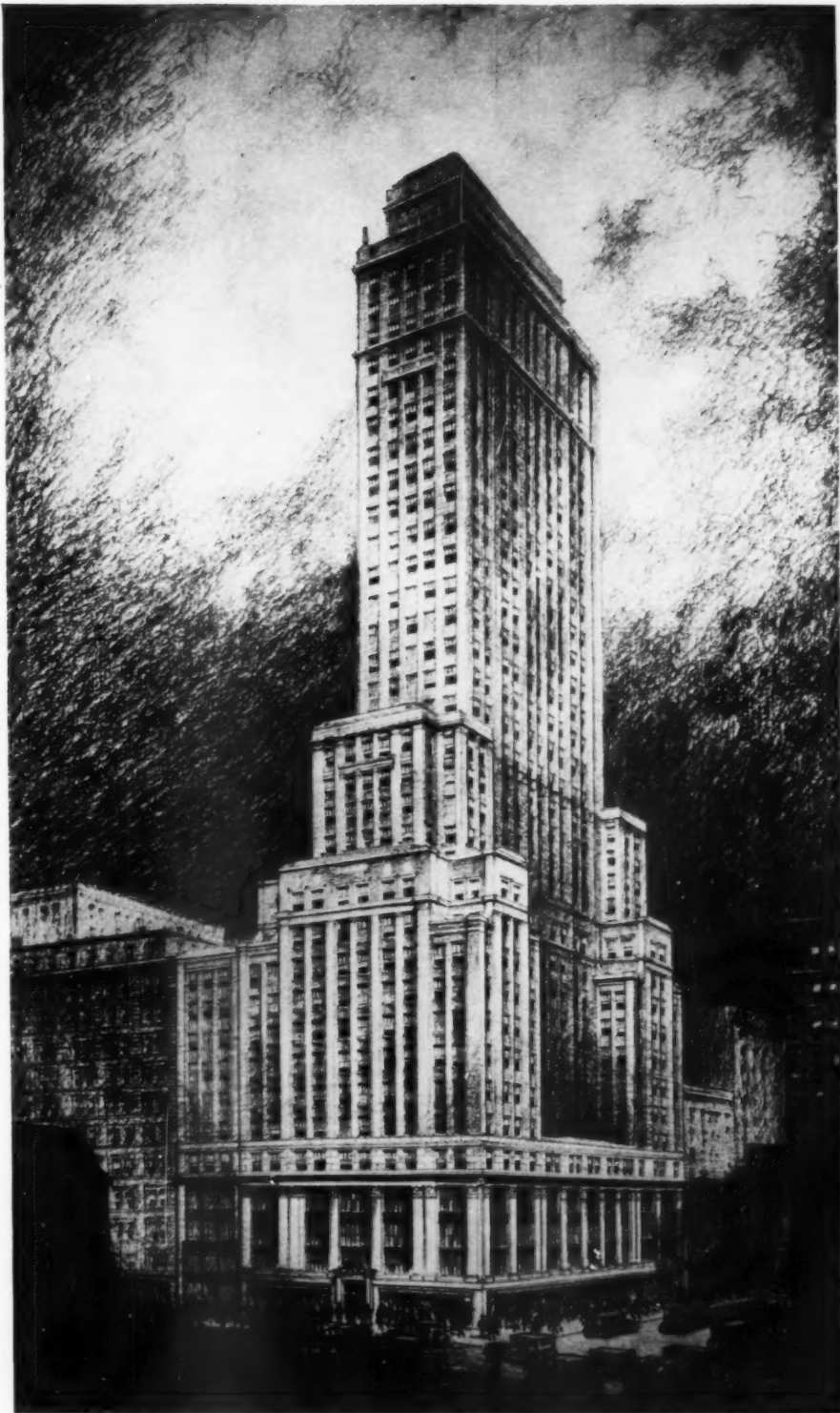
DELMONICO BUILDING, FIFTH AVENUE AND 44TH STREET, NEW YORK
H. CRAIG SEVERANCE, ARCHITECT



FIRST FLOOR PLAN



BANKING ROOM, SECOND FLOOR PLAN

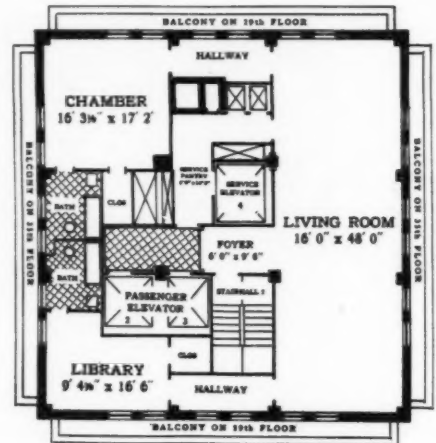


DELMONICO BUILDING, FIFTH AVENUE AND 44TH STREET, NEW YORK

H. CRAIG SEVERANCE, ARCHITECT



PLAN OF 22ND, 23RD AND 24TH FLOORS



PLAN OF 35TH, 36TH AND 37TH FLOORS



PLAN OF 6TH TO 18TH FLOORS

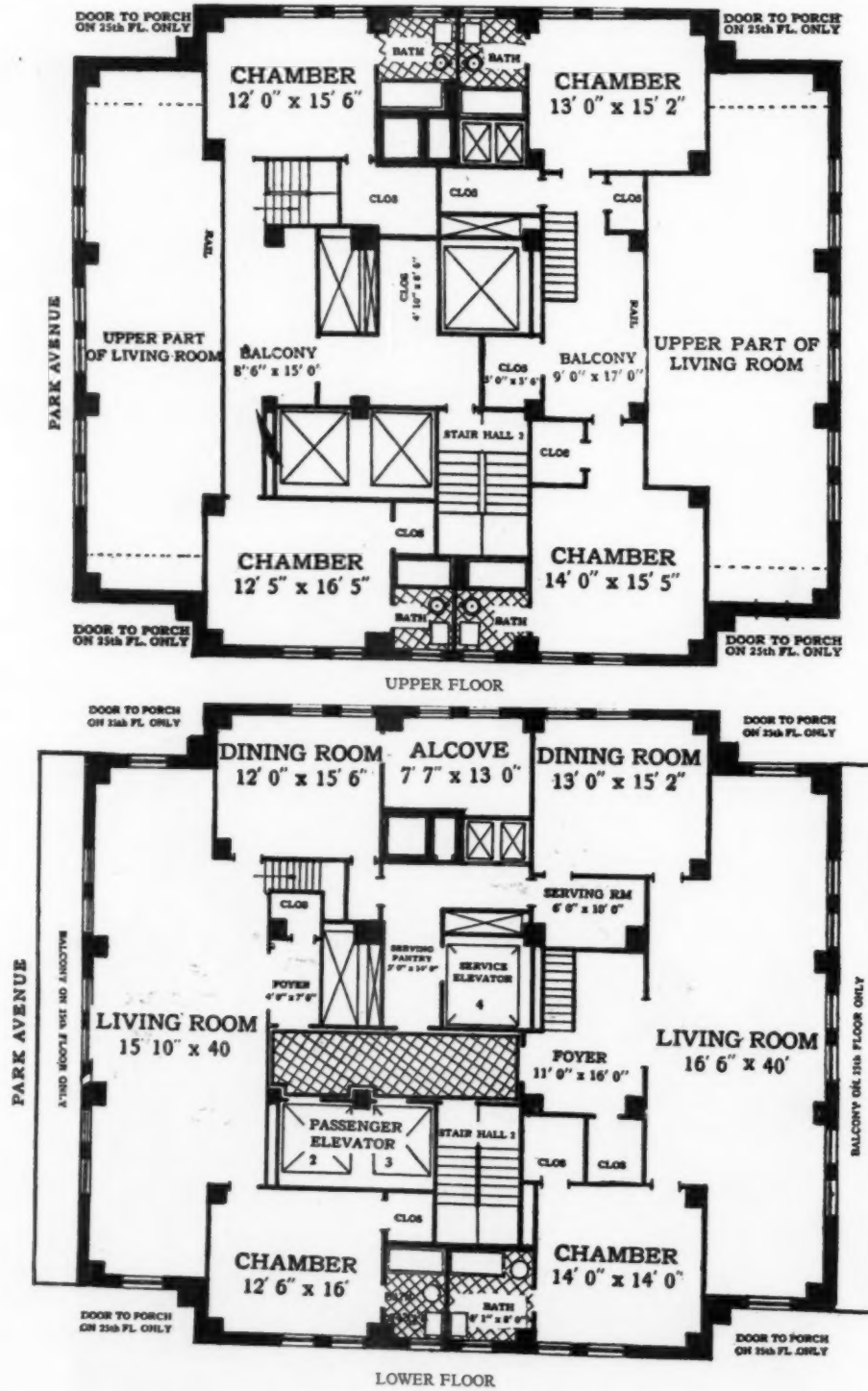
THE RITZ TOWER, AN APARTMENT HOTEL AT PARK AVENUE AND 57TH STREET, NEW YORK

EMERY ROTH, ARCHITECT; THOMAS HASTINGS, ASSOCIATE ARCHITECT



THE RITZ TOWER, AN APARTMENT HOTEL AT PARK AVENUE AND
57TH STREET, NEW YORK

EMERY ROTH, ARCHITECT; THOMAS HASTINGS, ASSOCIATE ARCHITECT



UPPER FLOOR

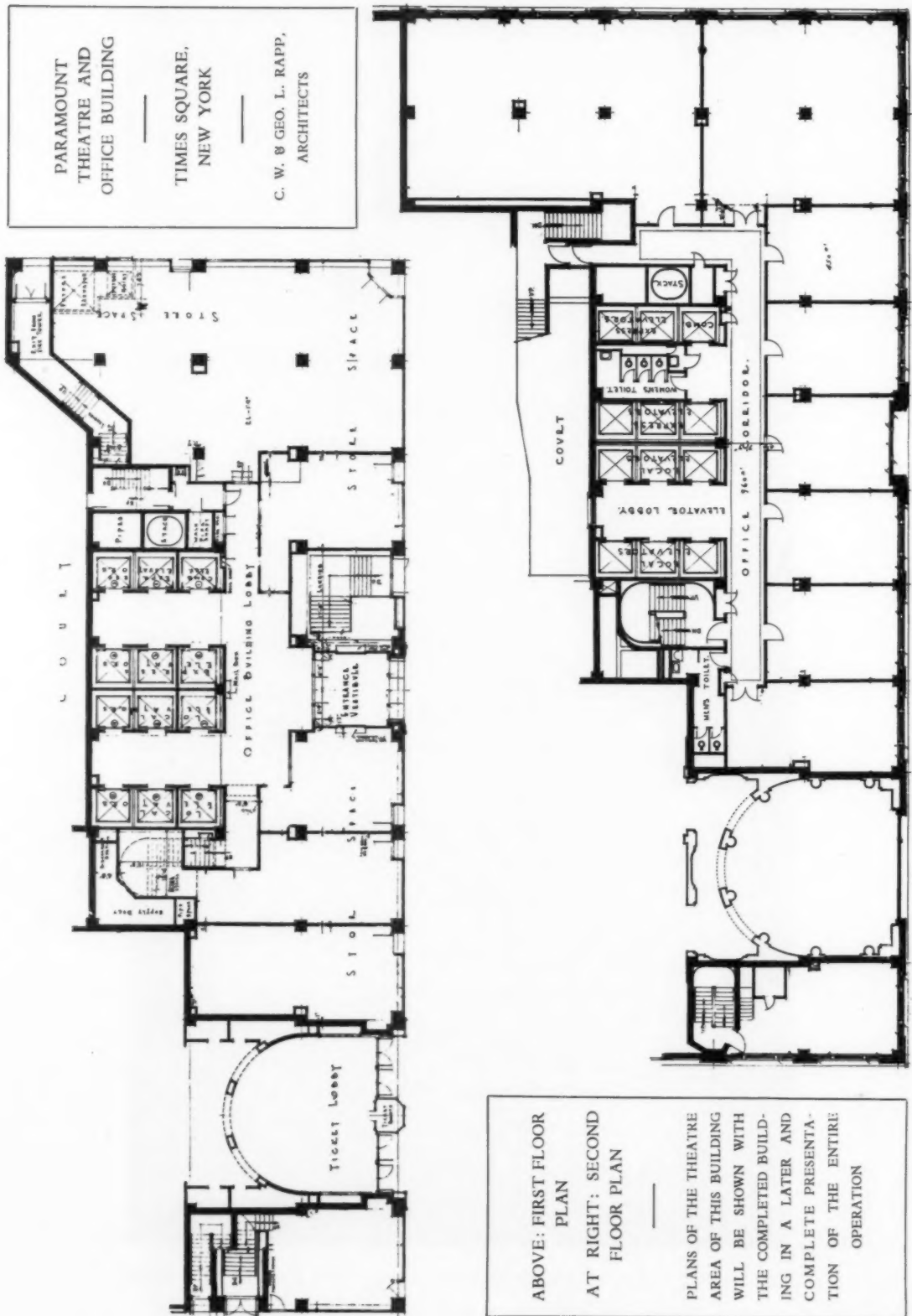
LOWER FLOOR

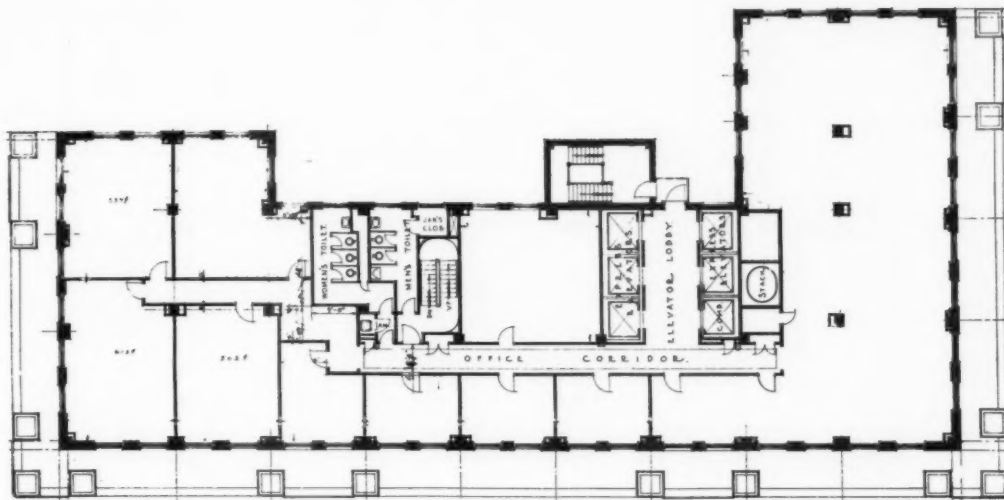
DUPLEX APARTMENTS IN THE TOWER
 THE RITZ TOWER, AN APARTMENT HOTEL AT PARK AVENUE AND
 57TH STREET, NEW YORK
 EMERY ROTH, ARCHITECT; THOMAS HASTINGS, ASSOCIATE ARCHITECT



PARAMOUNT THEATRE AND OFFICE BUILDING, TIMES SQUARE, NEW YORK

C. W. & GEO. L. RAPP, ARCHITECTS

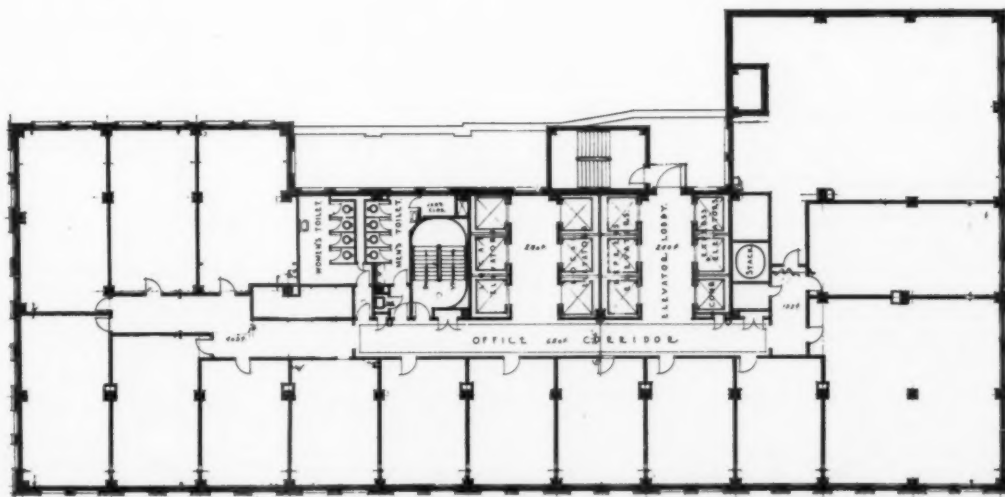




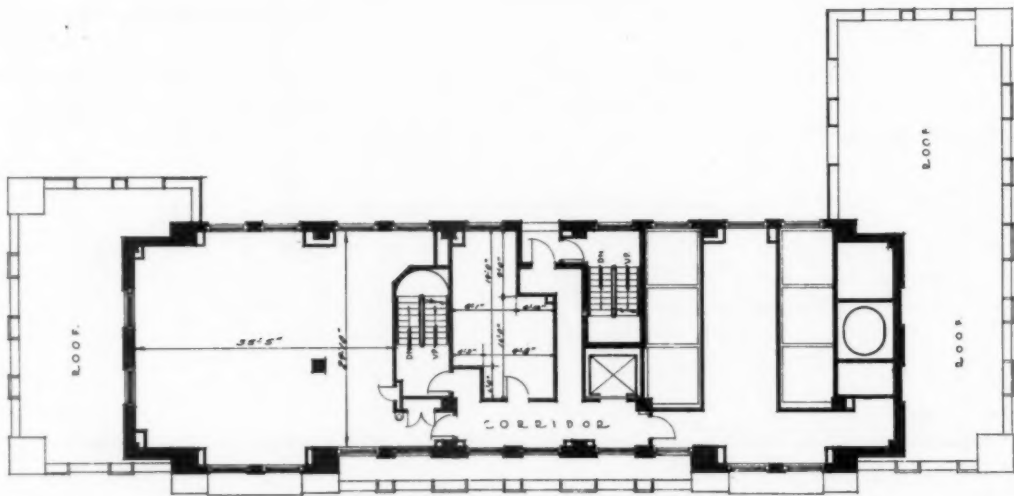
TWENTY-FIRST FLOOR PLAN

PARAMOUNT THEATRE AND OFFICE BUILDING, TIMES SQUARE, NEW YORK

C. W. & GEO. L. RAPP, ARCHITECTS



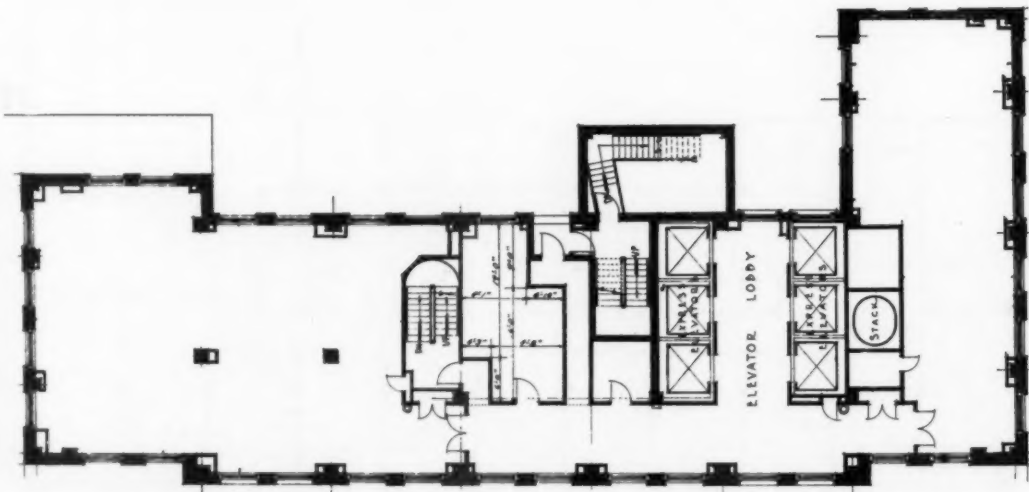
THIRTEENTH FLOOR PLAN



TWENTY-SEVENTH FLOOR PLAN

PARAMOUNT THEATRE AND OFFICE BUILDING, TIMES SQUARE, NEW YORK

C. W. & GEO. L. RAPP, ARCHITECTS



TWENTY-FIFTH FLOOR PLAN



FIFTH AVENUE HOTEL, NEW YORK

EMERY ROTH, ARCHITECT



TYPICAL FLOOR PLAN, SECOND TO NINTH FLOORS INCLUSIVE
FIFTH AVENUE HOTEL, NEW YORK
EMERY ROTH, ARCHITECT



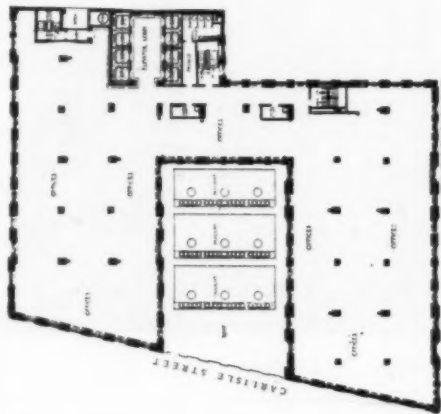
THE EVENING POST BUILDING, WEST STREET, NEW YORK

HORACE TRUMBAUER, ARCHITECT

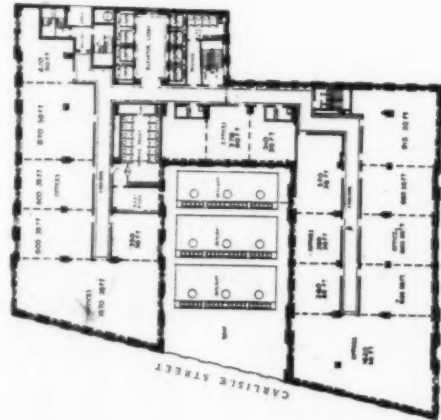
(See plans on back)

THE AMERICAN ARCHITECT

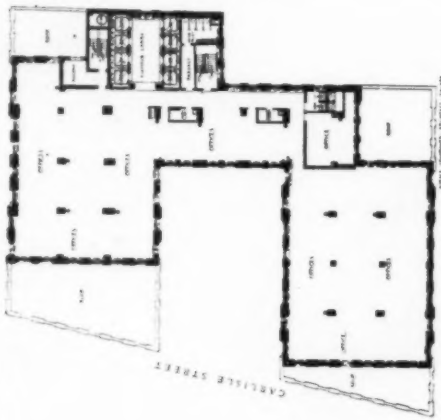
July 5, 1926 PLATE 153



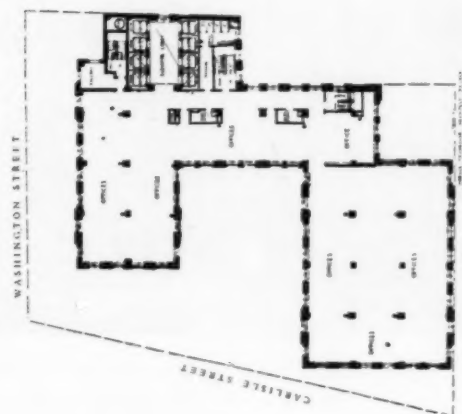
Typical floor plan third to fifth floor inclusive; approximately 14,442 square feet



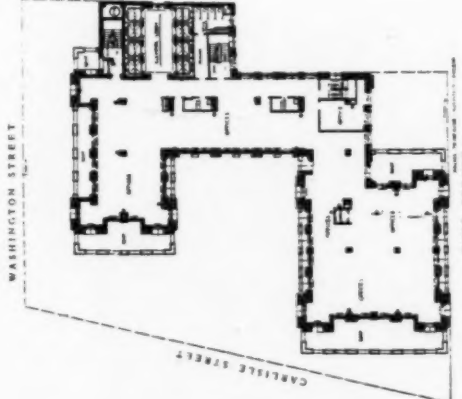
Sixth floor plan; approximately 11,700 square feet



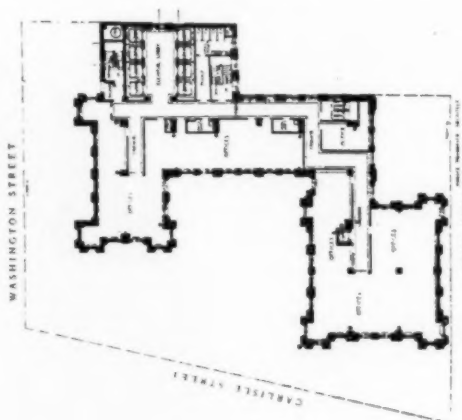
Seventh floor plan; approximately 10,500 square feet



Eighth to Thirteenth floor plan; approximately 9,900 square feet



Fourteenth floor plan; approximately 6,400 square feet



Fifteenth floor plan; approximately 5,620 square feet

THE EVENING POST BUILDING, WEST STREET, NEW YORK

HORACE TRUMBAUER, ARCHITECT



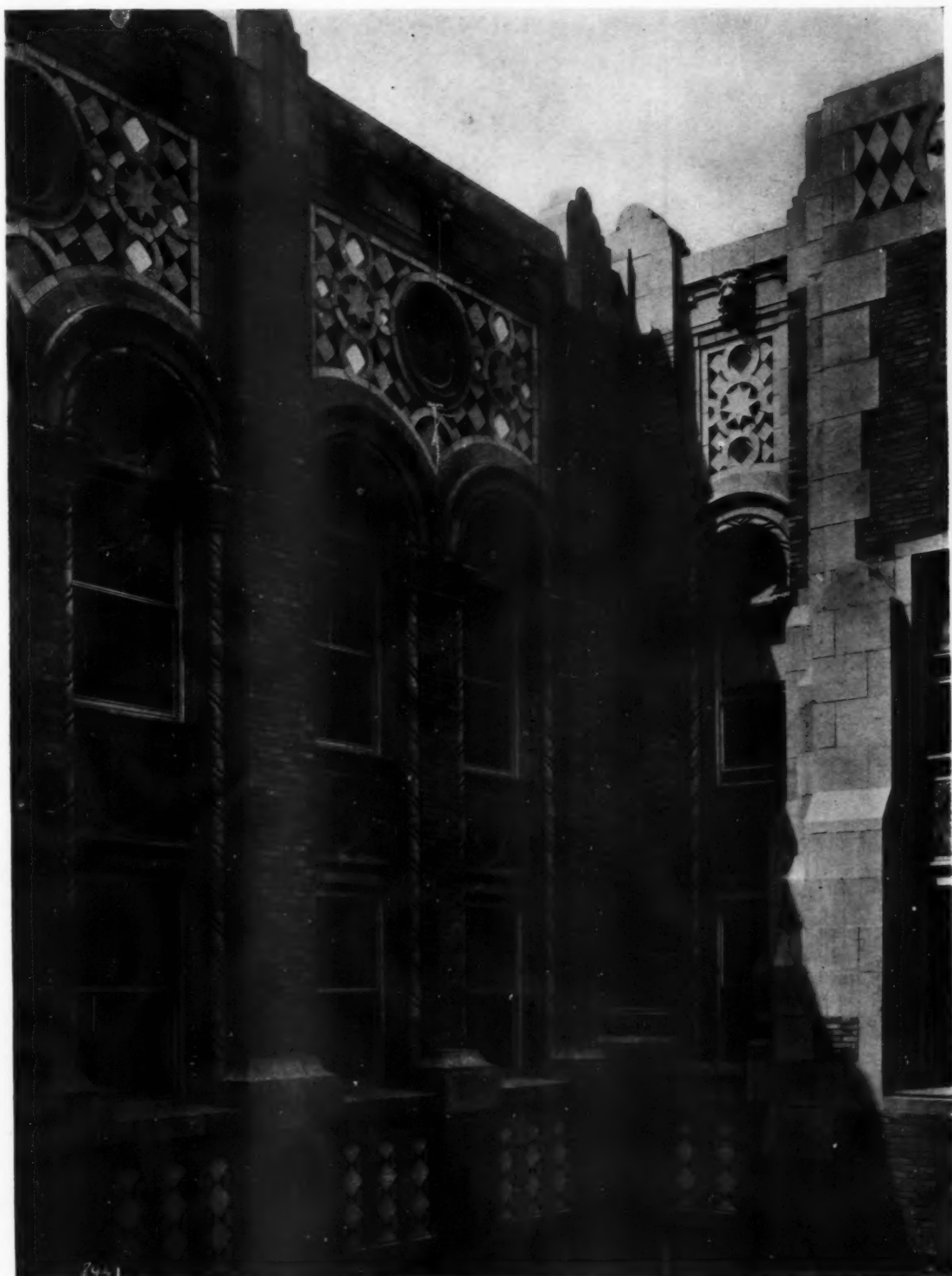
ELEVATION ON WASHINGTON STREET
THE EVENING POST BUILDING, WEST STREET, NEW YORK
HORACE TRUMBAUER, ARCHITECT

THE AMERICAN ARCHITECT
July 5, 1926 PLATE 154



VIEW LOOKING ACROSS LIGHT COURT
THE EVENING POST BUILDING, WEST STREET, NEW YORK
HORACE TRUMBAUER, ARCHITECT

THE AMERICAN ARCHITECT
July 5, 1926 PLATE 155



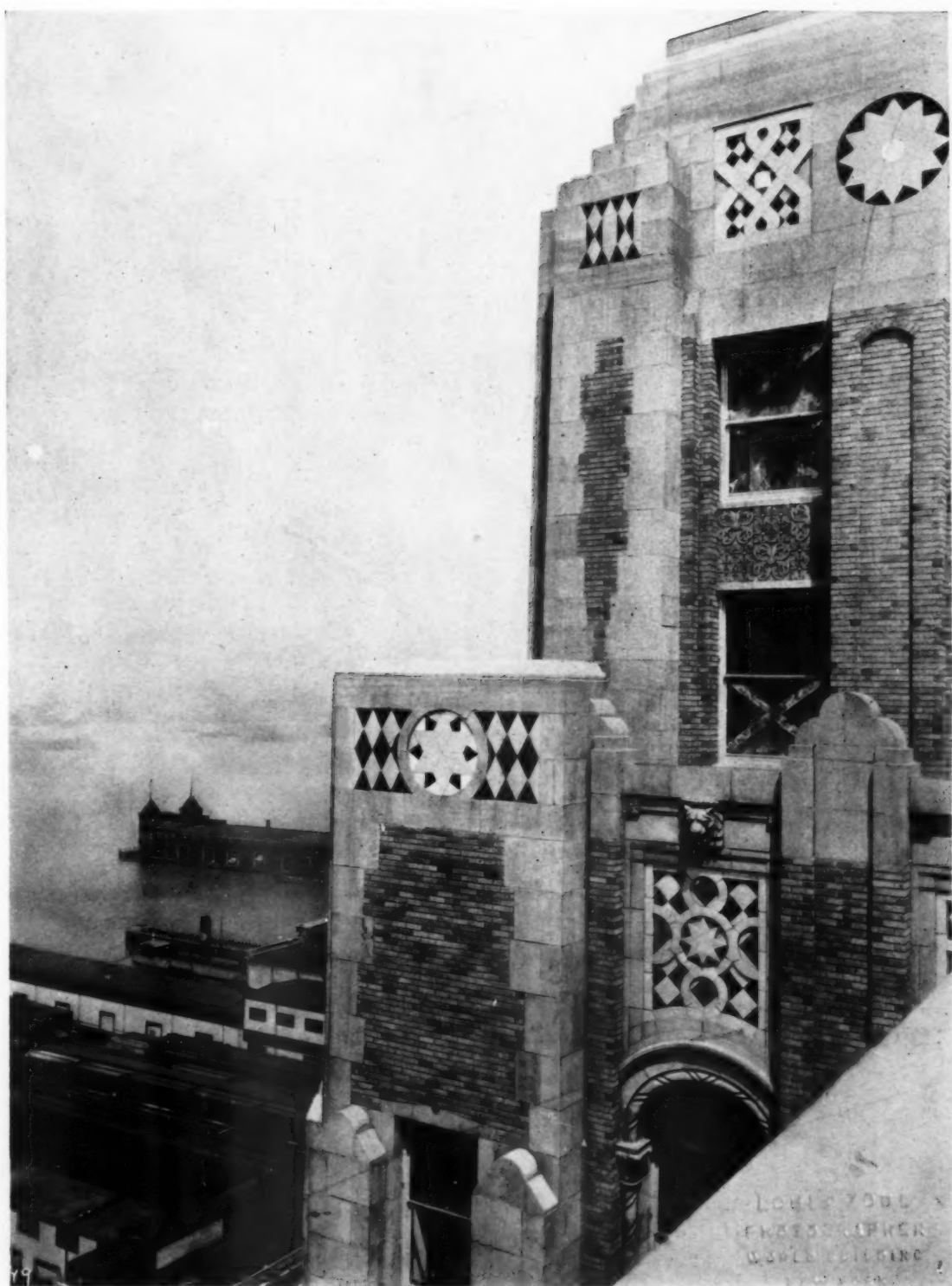
DETAILS OF WINDOW TREATMENT

THE EVENING POST BUILDING, WEST STREET, NEW YORK

HORACE TRUMBAUER, ARCHITECT

THE AMERICAN ARCHITECT

July 5, 1926 PLATE 156



POLYCHROME TERRA COTTA DETAILS

THE EVENING POST BUILDING, WEST STREET, NEW YORK

HORACE TRUMBAUER, ARCHITECT

THE AMERICAN ARCHITECT
July 5, 1926 PLATE 157



THE FARMERS LOAN AND TRUST COMPANY BUILDING, FIFTH AVENUE, NEW YORK

STARRETT & VAN VLECK, ARCHITECTS

THE AMERICAN ARCHITECT

July 5, 1926 PLATE 158



DETAIL OF LOWER STORIES

THE FARMERS LOAN AND TRUST COMPANY BUILDING, FIFTH AVENUE, NEW YORK

STARRETT & VAN VLECK, ARCHITECTS

THE AMERICAN ARCHITECT

July 5, 1926 PLATE 159



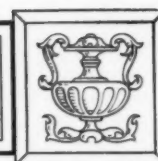
PRINCIPAL ENTRANCE

THE FARMERS LOAN AND TRUST COMPANY BUILDING, FIFTH AVENUE, NEW YORK

STARRETT & VAN VLECK, ARCHITECTS

THE AMERICAN ARCHITECT

July 5, 1926 PLATE 160



DISCUSSION OF SPECIFICATION REQUIREMENTS FOR COMMON BRICK

By CHRISTIAN O. CHRISTENSON, *Research Associate, Bureau of Standards*

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of the U. S. Department of Commerce*

IT MAY be proper at the outset to note the prevailing opinions concerning the value of tests of individual brick. The compressive strength of brick is not always considered a positive criterion of service value. However, it is required by a number of city and state building codes. It is a fact that the stresses obtained in a brick wall never closely approach the compressive strength of the units. The strength of common brick is generally from $2\frac{1}{2}$ to 5 times that of brickwork laid in Portland cement mortar. Nevertheless, there is enough of a relation between compressive strength of brick and the strength of the wall to justify careful investigation before arbitrarily discarding this test, which is now more or less widely used.

The transverse test has been the subject of considerable discussion. However, future tests will decide its value in measuring the probable strength of the brickwork. Due to uneven bedding and variable properties of the materials, the stresses induced in brick when in the wall are probably closely related to stresses produced by the transverse test. One outstanding advantage of this test is that it can be made on the job with portable field apparatus as well as in the laboratory.

The absorption test, according to the A.S.T.M. specifications, requires a 5-hour boiling of five whole bricks. The basing of brick classifications on the results of this test has been a much debated question. Opinions have been expressed that such a test does not in all cases indicate probable service properties. Certain localities produce brick having a higher absorption than that prescribed for medium brick, but which evidently do not suffer from



THIS article represents a compilation of practically all available data on prescribed tests for brick and their respective relations to actual service. The tests were made at various times at different testing laboratories. The curves shown concern relations between compressive strength on edge and side, modulus of rupture and absorption by boiling and by immersion. A summary of present building code requirements is given at the end of the article.

weathering effects. This absorption requirement is somewhat complex, inasmuch as some degree of porosity is desirable. It may be found that a rate of absorption test will give data of sufficient value to justify careful consideration.

The following summary of test data deals with relations of compressive strength, modulus of rupture and absorption. Figure 1 expresses the relation of modulus of rupture, compressive strength on side and absorption by 5-hour boiling. The results used in plotting the curves were obtained from tests conducted at the University of Alabama,

the University of California, University of Illinois, Purdue University, University of Maine, Iowa State College, Tulane University, Massachusetts Institute of Technology, University of Pennsylvania, University of Washington and the Bureau of Standards, most of which were summarized in A.S.T.M. Proceedings for 1915 from tests conducted by them for A.S.T.M. Committee C-3 under the direction of Dr. A. V. Bleining. The results of further tests made at the Bureau of Standards during the past ten years have been added. No attempt has been made on either this or following diagrams to distinguish between the test results from the different institutions. Each point generally represents the average result from five tests. In some of the later tests the averages are for ten or more bricks.

A study of the curves indicates that within reasonable limits of variation an increase in absorption causes a corresponding decrease in transverse strength. The same relation holds for the compressive strength.

Figure 2 shows the relation of modulus of rupture, compressive strength on edge and absorption by 5-hour boiling. These tests were conducted at the Bureau of Standards, Case School of Applied Science, Kansas State Agricultural College, Lewis Institute and Ohio State University. The tests at Ohio State University were made under the direction of Professor Edward Orton in connection with a series of freezing tests of brick referred to later. The same general relations hold as for Figure 1. It may be well to note here that a few high values were obtained but not shown in Figures 1 and 2, as they would unduly extend the curves. These results are given in Table 1 and are each the average of five tests for strength and absorption of various brick.

It will be noted that one lot of these high strength brick has an absorption of 11.6 per cent with 14,766 lb. per sq. in. compressive strength. Another set of 5 tests gives an average absorption of 0.57 per cent and 13,740 lb. per sq. in. compressive strength. Attention is called to the lines in Figure 2, representing the lower limits of transverse and compressive strength, according to the present A.S.T.M.

classification. Apparently the only important conflicts between the A.S.T.M. requirements and the test results are in or near the soft class. It is with this class of brick that most of the difficulty in the use of the specifications has been experienced.

Figure 3 shows graphically the relations of modulus of rupture, compressive strength on side and absorption by 48-hour or longer immersion. These tests were made at the Massachusetts Institute of Technology, the Bureau of Standards and Columbia University. The latter tests comprised a series made in 1905 by Professor Ira H. Woolson for the National Association of Manufacturers of Sand-Lime Products, and tests in 1923 by Professor Albin H. Beyer and William J. Krefeld (Engineering and Scientific Paper No. 12). The absorption tests at Massachusetts Institute of Technology and at the Bureau of Standards were by 48-hour immersion. Some of the bricks tested at Massachusetts Institute of Technology were immersed only to a depth of 1 inch flatwise. In the Columbia University tests of 1905 and 1923 the bricks were immersed to a depth of $\frac{1}{2}$ inch. Weighings were made at intervals of 30 minutes, 4 hours and 48 hours. The New York Bureau of Buildings uses this method for determining absorption and has evi-

dently found it very satisfactory. This type of an immersion test appears closely to parallel what the brick actually undergoes in the wall. By inspection of Figure 3 it is inferred that the plotted points follow equally as definite a trend as in Figures 1 and 2, where the absorption values given were obtained by the boiling method.

Figure 4 gives results of absorption by immersion for periods from one week to five months, and compressive strength on side. These tests were conducted at Watertown Arsenal (Tests of Metals, 1904, 1907) on surface clay and shale brick. The curve indicates that there is a fair relation between absorption by immersion and compressive strength.

Figure 5 shows the general relation of compressive strength of surface clay and shale brick on edge and on side. These test data were obtained from work conducted at the Bureau of Standards and at Ohio State University, the latter as reported in A.S.T.M. Proceedings of 1915. The curve is of special interest in view of the controversies over whether compression tests should be made on edge or flatwise. These particular brick were on the average

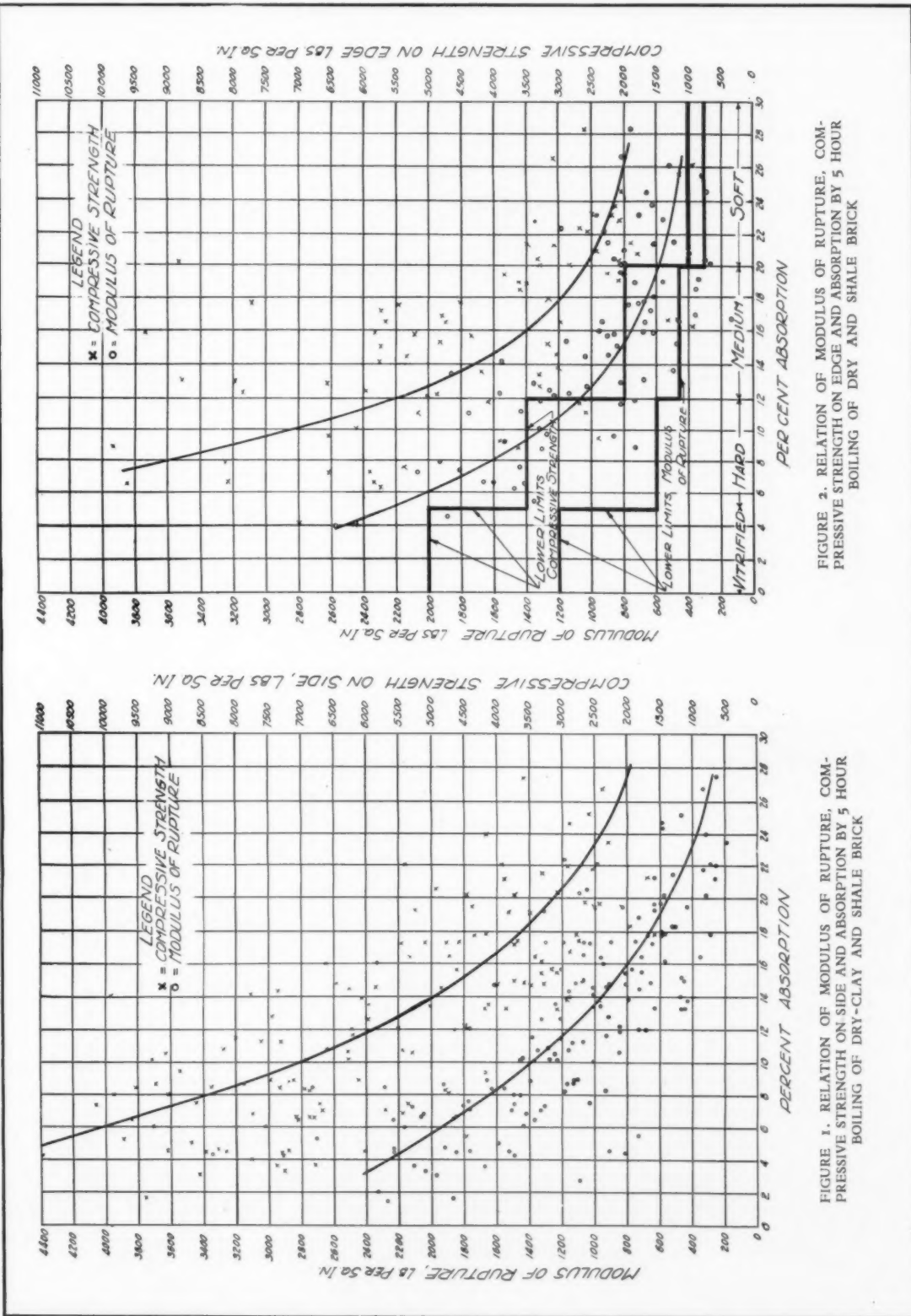
TABLE 1. HIGH STRENGTH RESULTS NOT INCLUDED IN FIGURES 1 AND 2

FIGURE 1			FIGURE 2		
Comp. strength on Side, lbs. per sq. in.	Absorption per cent.	Type of Brick	Comp. strength on Edge, lbs. per sq. in.	Absorption per cent.	Type of Brick
12780	2.06	(Stiff mud clay	14136	9.78	(Stiff mud clay
13034	11.88	(Surface clay	20830	4.61	(Stiff mud clay
13740	0.57	(Stiff mud clay	14800	8.04	(Surface clay or shale
14766	11.6	(Shale	12650	7.64	(Surface clay or shale
14982	1.51	(Surface clay			
14964	4.81	(Surface clay			

about 20 per cent stronger flat than on edge. Of the 50 group results plotted, nine show higher unit strength on edge than flatwise. This variation is no doubt due to different processes of manufacture. It appears that for stiff mud wire cut brick the strength is greatest in the direction in which it is run through the die. For molded brick the direction and intensity of the pressure in the mold and method of filling it are probably important factors as affecting the strength of the brick. It is believed that no distinction as to method of test should be drawn between common building brick and sand-lime or cement brick.

Figure 6 concerns the relation of absorption of surface clay and shale brick and hollow tile by 48-hour immersion and by 5-hour boiling. These data were obtained at the Bureau of Standards. Inspection of the curves shows somewhat less difference for tile than for brick between the two absorption methods. This might be expected due to the smaller thickness of the tile shells and webs. At the point 12 per cent absorption for brick by boiling, the corresponding per cent by immersion is approximately 7.5. At 20 per cent by boiling, the corresponding figure by immersion is 16 per cent.

Figure 7 covers tests on rate of absorption over



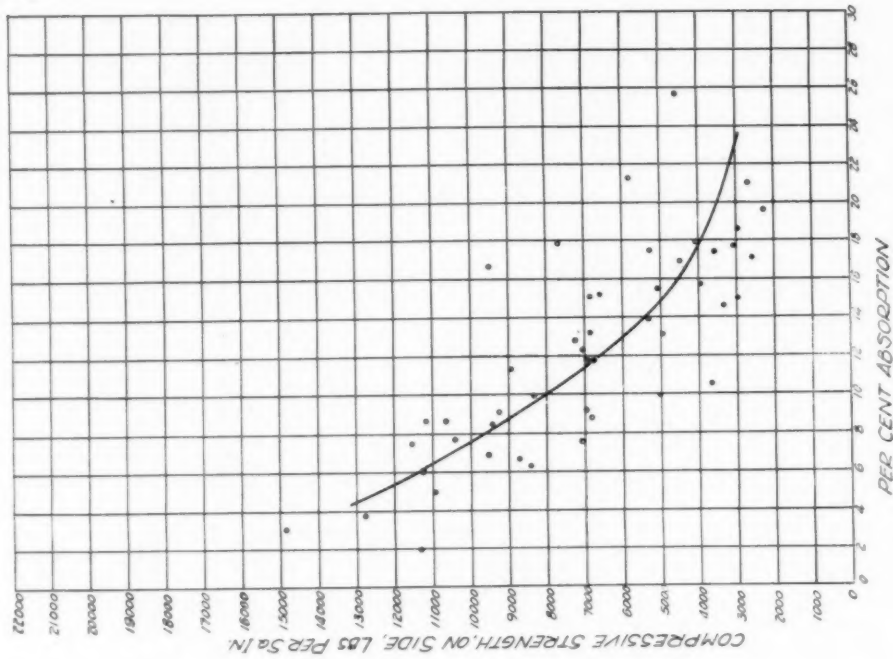


FIGURE 4. RELATION OF ABSORPTION OF CLAY AND SHALE BRICK BY IMMERSION AND COMPRESSIVE STRENGTH ON SIDE

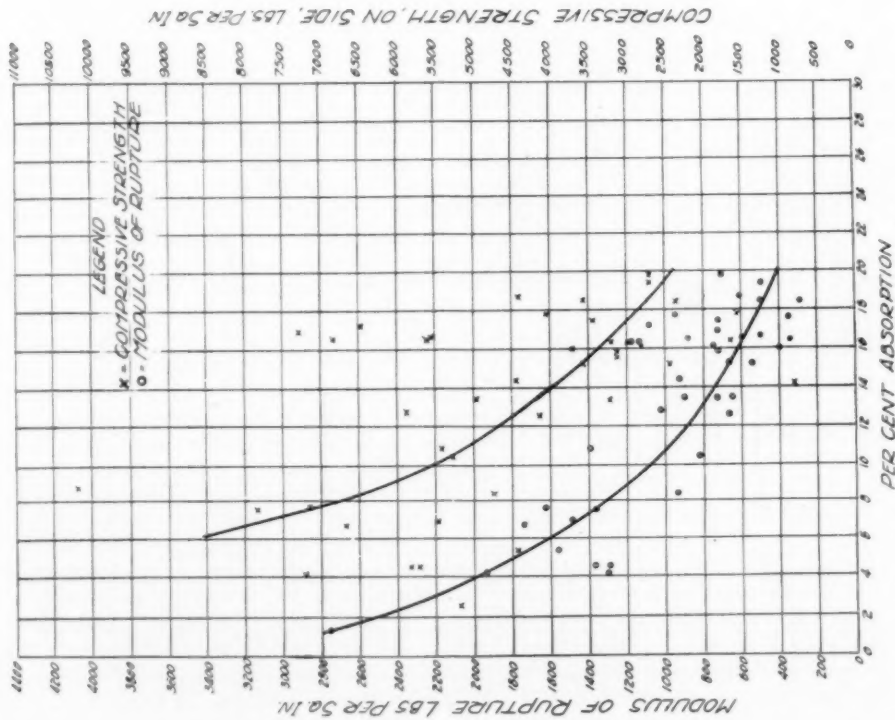


FIGURE 3. RELATION OF MODULUS OF RUPTURE, COMPRESSIVE STRENGTH ON SIDE AND ABSORPTION BY 4.8 HOUR OR LONGER IMMERSION OF DRY CLAY AND SHALE BRICK

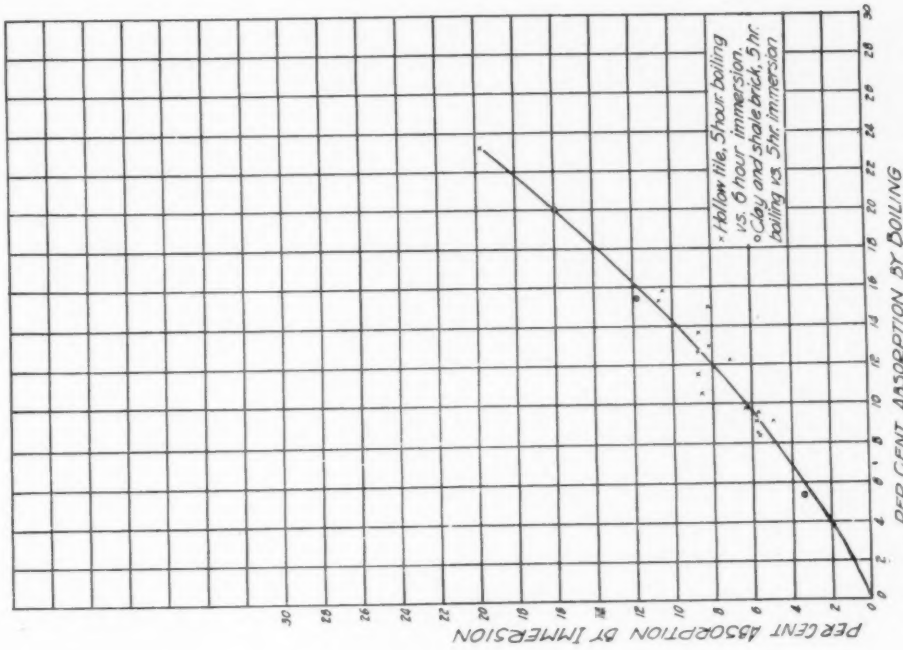


FIGURE 6. RELATION OF ABSORPTION OF CLAY AND SHALE BRICK AND HOLLOW TILE BY 5 AND 6 HOUR IMMERSION AND BY 5 HOUR BOILING

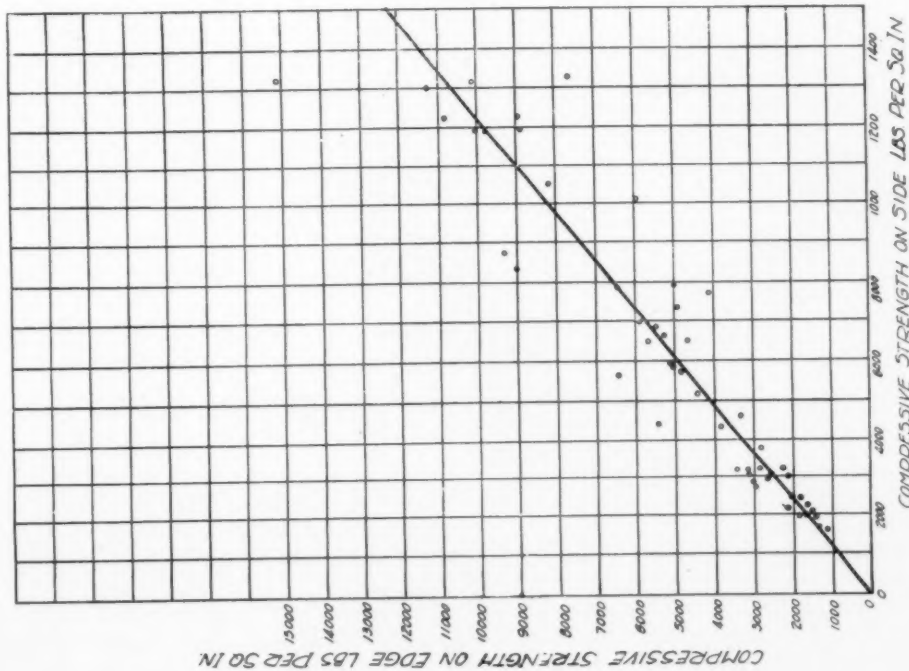


FIGURE 5. RELATION OF COMPRESSIVE STRENGTH OF CLAY AND SHALE BRICK AS TESTED DRY ON EDGE AND SIDE

a 24-day period. These tests were conducted recently at the Bureau of Standards by the writer. The tests were made on one kind of surface clay brick, graded medium according to A.S.T.M. specifications. Inasmuch as the results with the different bricks gave similar results, only the average curve is drawn. An average absorption of 8 per cent was reached in less than 1 hour. It gradually increased to approximately 10 per cent in 12 days and reached 10.4 per cent in 24 days of total immersion. Check tests were made on the same kind of brick by a different method. The tests plotted on Figure 7 were made by total immersion in water at room temperature with weighings made in air

test, an average absorption of 15.2 per cent was obtained with a minimum of 13.8 and a maximum of 17.0 per cent. From results of these and other immersion tests and considering that the brick seldom, if ever, reach complete saturation in the wall, possibly more pertinent information could be derived by requiring some form of an absorption by partial immersion rather than the present boiling test. It is believed that conditions causing dampness due to moisture penetration or condensation could be well defined for brick by a test measuring the quantity of water absorbed by the brick in a certain time limit under standardized conditions. It appears that complete saturation, such as at

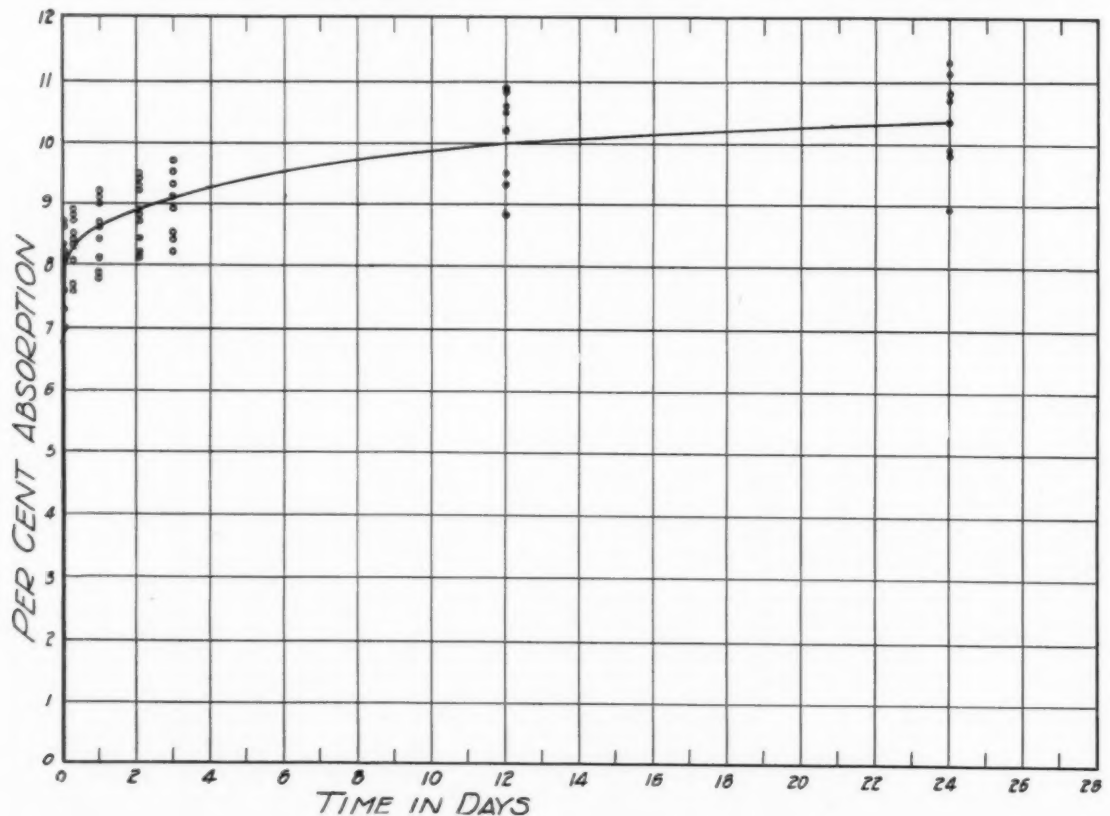


FIGURE 7. ABSORPTION BY IMMERSION OF SURFACE CLAY (2) BRICK

after superficial wiping. By the second method the weighings were made while the brick was immersed. The average measurements on successive lots of 10 bricks made by the 48-hour immersion test check to .02 of one per cent absorption. Similar measurements by the boiling method check with about the same degree of accuracy, which is as close agreement as can be expected due to variation of the brick.

After drying of the same bricks to constant weight and subjecting them to the 5-hour boiling

tained by boiling, which is never reached in the wall, is more difficult to use as a basis. There are also indications that the absorption over a given time with the brick immersed is closely related to frost resistance.

The advisability of using certain kinds of brick for exterior work has been much debated, but to date not definitely settled. In this connection freezing tests could no doubt act as a final criterion.

An investigation was conducted by Edward Orton, Jr., and reported in A.S.T.M. Proceedings

for 1919, comparing results of freezing tests, the sodium sulphate treatment and results of compression, transverse and absorption tests of brick. The results appear to show definite relations only on brick above a certain grade, and it is hoped a more comprehensive series will be undertaken. Freezing tests should be carried to at least 300 alternate freezings and thawings, inasmuch as estimates of service value are possible only after a material loss of weight has been reached.

A series of alternate freezing and thawing tests were conducted at the Bureau of Standards a few years ago. The specimens included brick from two surface clays and one shale, being of the same kind as were used in the fire tests of brick walls. They do not, of course, cover the field and the results are only taken as indicative.

A study of Figure 8 brings out interesting details. In explanation of the curves it is stated that results obtained before 180 freezings were not included since dryings to constant weight were not made. The saturated weights to 180 freezings show small gains and losses. This is no doubt due to gradual increase in absorption of the brick which interfered with the determination of the true losses. However, the loss below 180 freezings was not large enough to have produced decided effects. Freezing test results are given in Table 2.

A study of the curve representing surface clay (2) brick leads to the following observations. Without a special clause this brick would, according to A.S.T.M. requirements, be classed as soft because of its absorption, therefore not generally considered suitable for exterior exposed brickwork. Nevertheless these specimens withstood 300 alternate thawings and freezings with an average loss of only $2\frac{1}{2}$ per cent. Generally a loss of less than 4 per cent by disintegration is not considered as a failure. Such a maximum would only have affected about .05 inch depth of the face by spalling. After 180 freezings the loss was less than one per cent. This particular brick justifies the conclusion that a classification which designates a brick having an

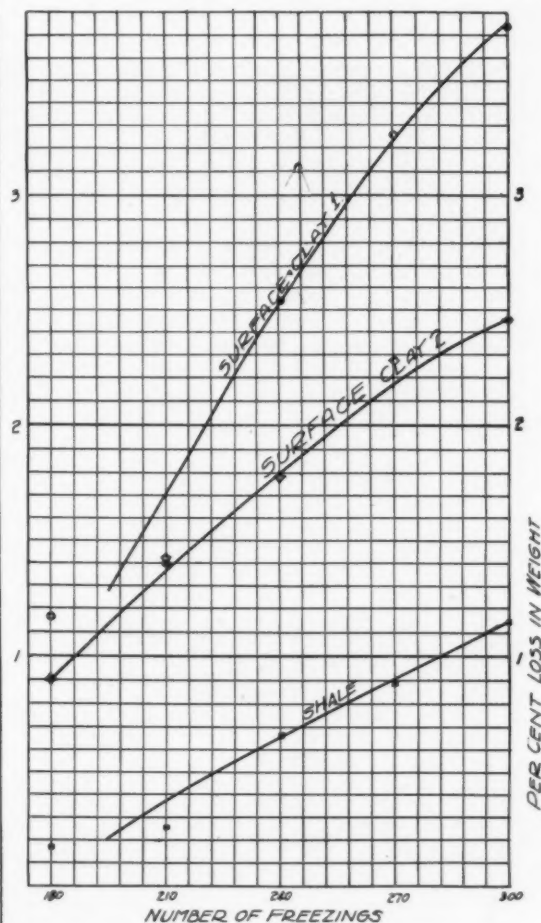


FIGURE 8. RESULTS OF ALTERNATE FREEZING AND THAWING TESTS CONDUCTED AT THE BUREAU OF STANDARDS. WHILE THESE TESTS DO NOT COVER THE FIELD, THEY MAY BE TAKEN AS INDICATIVE. RESULTS OBTAINED BEFORE 180 FREEZINGS ARE NOT INCLUDED. SMALL GAINS AND LOSSES IN SATURATED WEIGHTS BELOW 180 FREEZINGS WERE PROBABLY DUE TO THE BRICKS GRADUALLY INCREASING IN ABSORPTION.

TABLE 2. RESULTS OF FREEZING TESTS

Kind	Compressive Strength lb. per sq. in.		Modulus of Rupture lbs. per sq. in.	Average Absorption Per Cent	Per Cent Loss after Given Number of Alternate Freezings and Thawings				
	Edgewise	Flatwise			180	210	240	270	300
Surface Clay (1).....	2362	3220	944	15.8 (3) (4)	1.60 1.72	1.64 1.13	2.90 2.15	3.45 3.05	3.95 3.50
Surface Clay (2).....	2383	2955	1181	23.1 (1) (2)	0.99 0.82	1.33 1.52	1.69 1.87	2.10 2.45	2.20 2.70
Shale.....	6402	8236	2015	6.7 (5) (6)	0.25 0.08	0.42 0.08	0.67 0.66	.93 .83	1.43 0.83

absorption above 20 per cent, determined by boiling, as soft and unfit for exposed service requires modification.

The surface clay brick (1) would be classed as medium. This brick required a greater number of freezings before any effect was noticeable, but on the other hand lost weight more rapidly after the 180 freezings were passed than the surface clay (2) brick.

The shale brick would be graded as vitrified except on absorption, which is 1.7 per cent over the limit. Of the three kinds, this brick withstood the greatest number of freezings before suffering any material loss of weight. Its maximum loss after 300 freezings and thawings was a little over one per cent. In this connection the following comparison table between compressive strength before and after freezing is interesting.

TABLE 3. COMPRESSIVE STRENGTH AS AFFECTED BY FREEZING

Kind of Brick	Compressive Strength, Average of Side and Edge, lb. per sq. in.		Per Cent Loss
	Not Subjected to Freezing	After 310 Freezings and Thawings	
Surface Clay (1).	2791	2412	12.5
Surface Clay (2).	2669	2008	25.3
Shale.....	7319	5104	28.1

The following summary of building code requirements has been made from a careful study of 115 city building codes:

Ninety-four city codes specify that brick must be hard burned, uniform in shape and size and give a metallic ring when struck together.

Seventy-seven cities require no further tests than the above except the qualification that in thirty-four codes it is stated soft brick shall not be used where exposed. No designation of what constitutes a soft brick is given.

Twenty-one cities require compression tests. Only Washington, D. C., specified the regular A.S.T.M. requirements. Eleven codes require some form of an absorption test, together with a compression test.

Three codes require a transverse test in addition to compression and absorption tests.

The St. Louis code specifies two allowable grades for brick, one "strictly hard and red," the other "ordinary hard and red." Determinations are left to the inspector or the trade.

The Buffalo code states that with shoved brick in Portland cement mortar 20 per cent higher loads are to be allowed on the brickwork. The Wilkes-Barre, Pa., code states that the brick used must not be injured by a 4-hour immersion test followed by a 12-hour freezing test while wet. This is the only freezing test found in the various code requirements.

Nine cities grade brick according to strength and absorption, allowing higher loadings on the higher grades of brick.

The object of any set of specifications is to protect within reasonable limits the consumer from inferior quality and the reliable manufacturer from the careless or indifferent one. With respect to common brick any tests which give a measure of service values in the wall will be satisfactory. It is presumed that such tests would classify brick according to merit, indicating that some are better adapted for particular work than others.

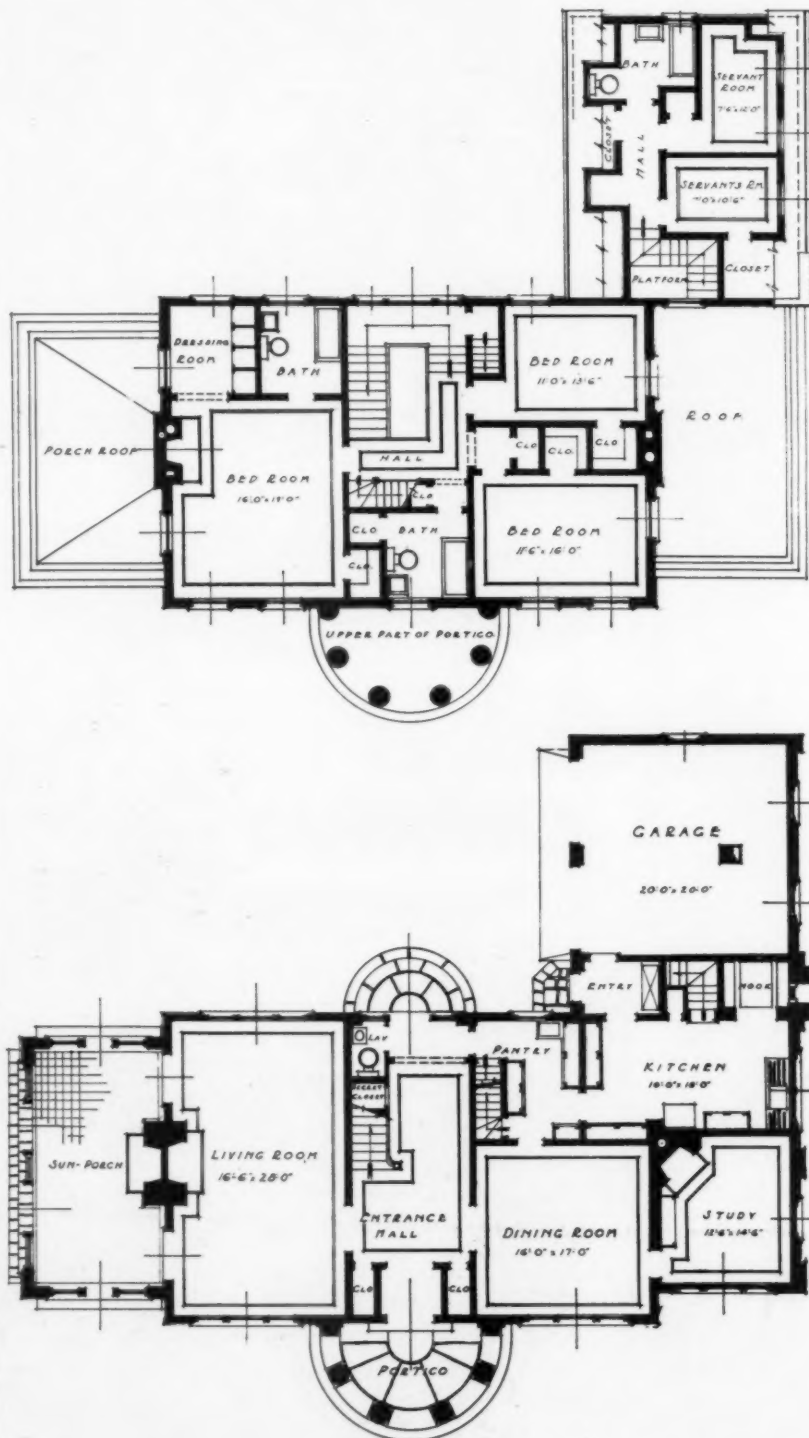
A study of the building code summary shows a variety of requirements. There is very little evidence of standard test methods. In view of this fact, prescribed tests should be developed which are relatively simple and positive. At present an architect or engineer in one city can hardly purchase brick in another city and feel assured of receiving the quality of brick desired unless he is thoroughly familiar with the brick in that particular locality. While a ringing sound and degree of burning give valuable information they are not sufficiently positive where brick are graded and allowable loads on the brickwork figured accordingly. The development of standard positive tests will unquestionably bring higher allowable loads. The absence of such universally recognized standards at present is the only justification for the relatively low loads allowed on brickwork in contrast to other forms of masonry construction.

Inasmuch as the purpose of this article is only to lay before the interested bodies all the available data possible, no positive recommendations are made. However, the data indicate that it might be sufficient to use only one of the two strength tests (compressive and transverse) at present specified. Of the two, the transverse test is the simpler. It can be made on the job or at the plant with portable equipment. However, it remains for future tests to determine if this method is as good a measure of masonry strength as the compressive test. A test determining the absorption by partial or total immersion would sufficiently indicate weathering resistance in most cases. If a manufacturer presumes that his brick are not fairly graded the freezing test could be used as a final criterion. This latter test involves too much detail for application in ordinary routine tests.

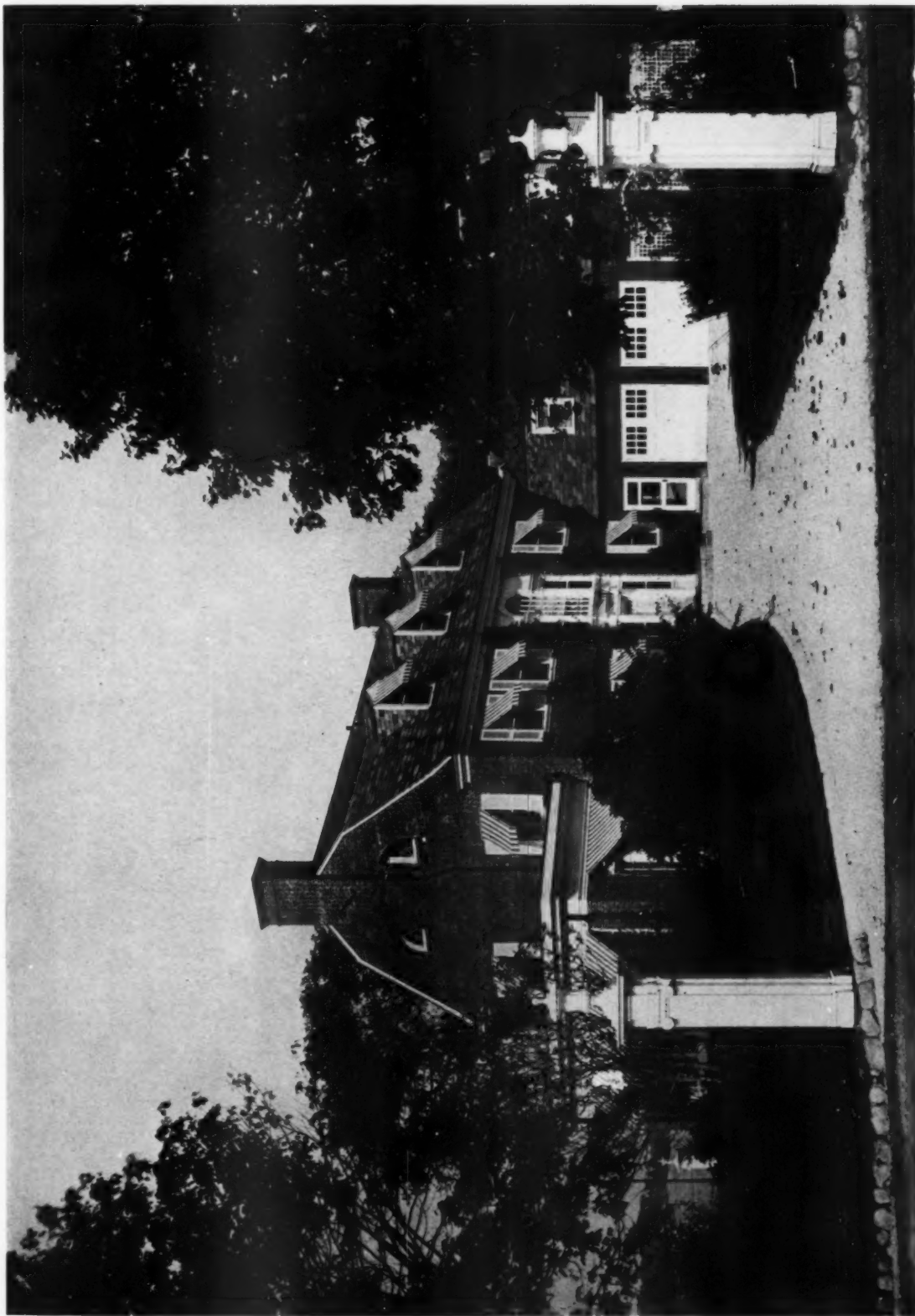


HOUSE OF SENATOR ERNEST E. ROGERS, NEW LONDON, CONN.
DWIGHT JAMES BAUM, ARCHITECT; A. GRAHAM CREIGHTON, ASSOCIATE
(See plans on back)

THE AMERICAN ARCHITECT
July 5, 1926 PLATE 161



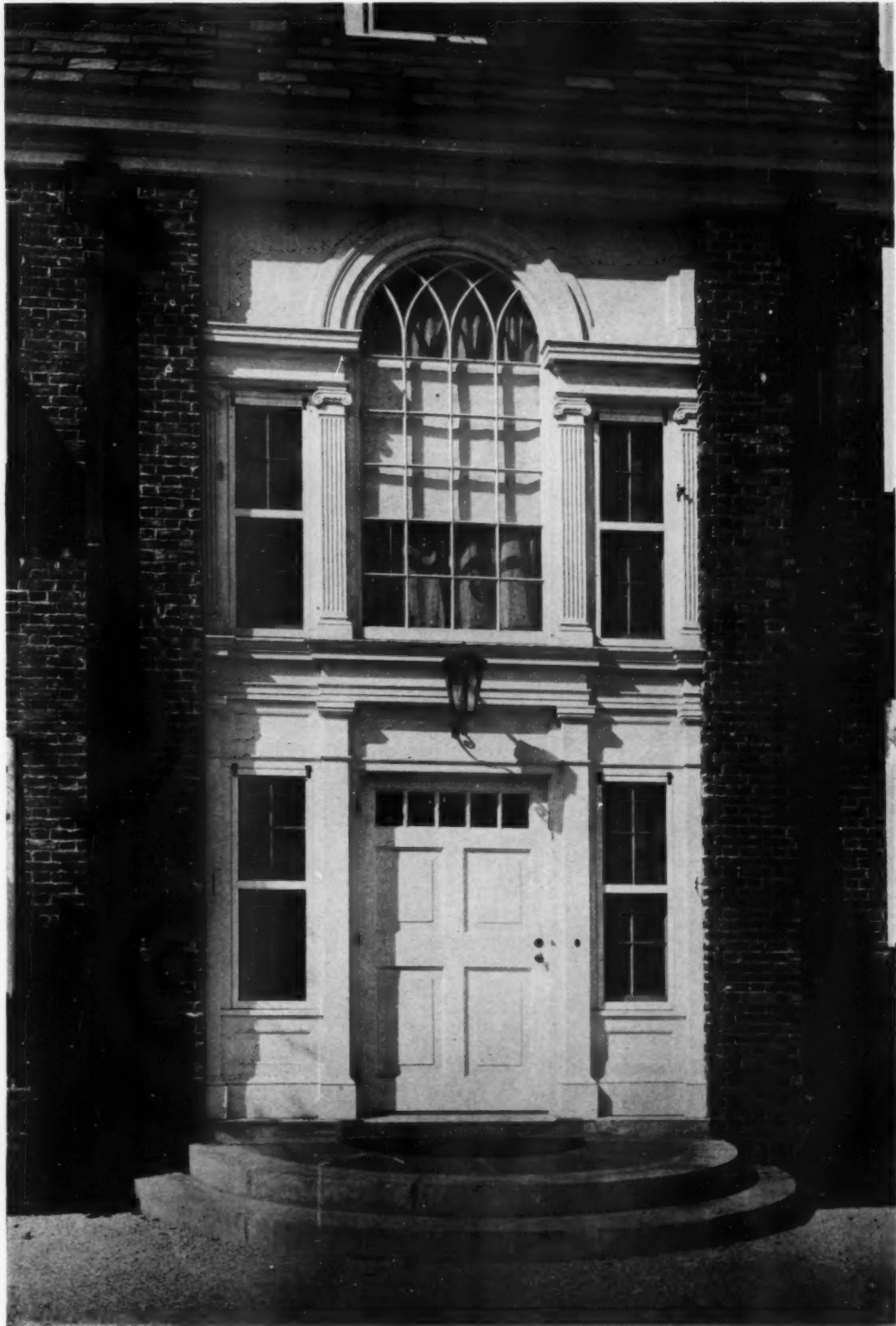
HOUSE OF SENATOR ERNEST E. ROGERS, NEW LONDON, CONN.
 DWIGHT JAMES BAUM, ARCHITECT; A. GRAHAM CREIGHTON, ASSOCIATE



REAR ELEVATION

HOUSE OF SENATOR ERNEST E. ROGERS, NEW LONDON, CONN.
 DWIGHT JAMES BAUM, ARCHITECT; A. GRAHAM CREIGHTON, ASSOCIATE

THE AMERICAN ARCHITECT
 July 5, 1926 PLATE 162



HOUSE OF SENATOR ERNEST E. ROGERS, NEW LONDON, CONN.

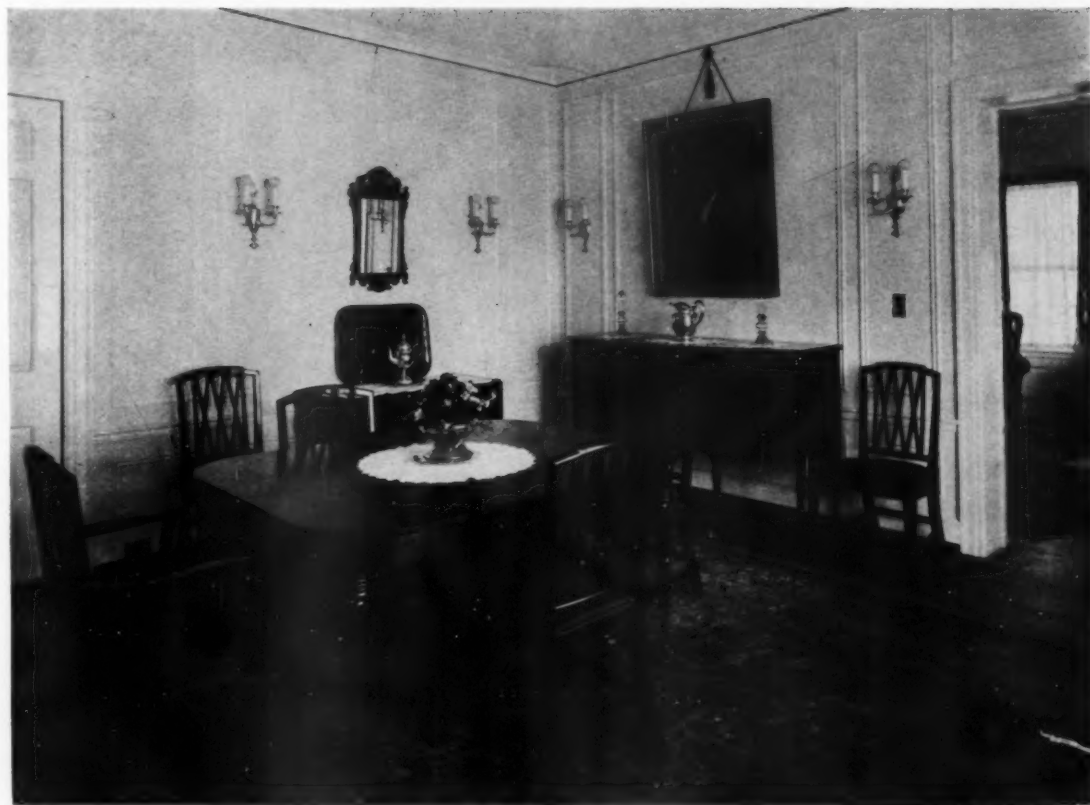
DWIGHT JAMES BAUM, ARCHITECT; A. GRAHAM CREIGHTON, ASSOCIATE

THE AMERICAN ARCHITECT

July 5, 1926 PLATE 163



LIVING ROOM



DINING ROOM

HOUSE OF SENATOR ERNEST E. ROGERS, NEW LONDON, CONN.

DWIGHT JAMES BAUM, ARCHITECT; A. GRAHAM CREIGHTON, ASSOCIATE

THE AMERICAN ARCHITECT

July 5, 1926 PLATE 164



HOUSE OF JOHN MCGLINN, OVERBROOK, PA.

SEEBURGER & RABENOLD, ARCHITECTS

(See plans and description on back)

THE AMERICAN ARCHITECT

July 5, 1926 PLATE 165

HOUSE OF JOHN MCGLINN, OVERBROOK, PA.

SEEBÜRGER & RABENOLD, ARCHITECTS

The exterior walls of this house are of hammer dressed fieldstone, chiseled around window openings.

Roof is of slate.

Flashings and ornamental metal, copper and Swedish iron.

Doors and windows, wood.

Partitions, metal lath on wood studs.

Wall surfaces vary according to location and include hard white and sand finished plaster, tile, paint and wall paper.

Floors, wood and rubber tile.

Trim, wood.

Mantels: living room, Indiana limestone; dining room, marble.

Vapor heating system.

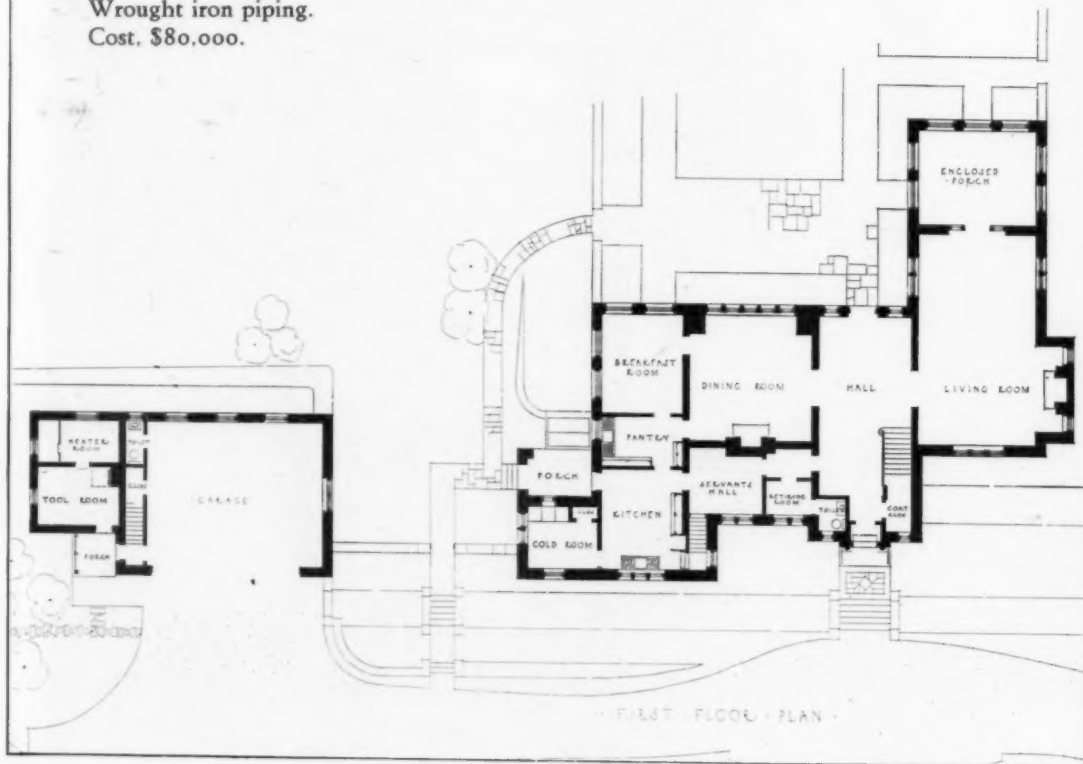
Public water supply.

Wrought iron piping.

Cost, \$80,000.



SECOND FLOOR PLAN



FIRST FLOOR PLAN



HOUSE OF JOHN MCGLINN, OVERBROOK, PA.

SEEBURGER & RABENOLD, ARCHITECTS

THE AMERICAN ARCHITECT
July 5, 1926 PLATE 166



HOUSE OF JOHN MCCLINN, OVERBROOK, PA.
SEEBURGER & RABENOLD, ARCHITECTS



THE AMERICAN ARCHITECT
July 5, 1926 PLATE 167



DETAIL OF HOUSE OF JAMES M. McCUTCHEON, SCARSDALE, N. Y.

W. STANWOOD PHILLIPS, ARCHITECT
 (From the original drawing by Louis Kurtz)

THE AMERICAN ARCHITECT
 July 5, 1926 PLATE 168

INTERIOR ARCHITECTURE

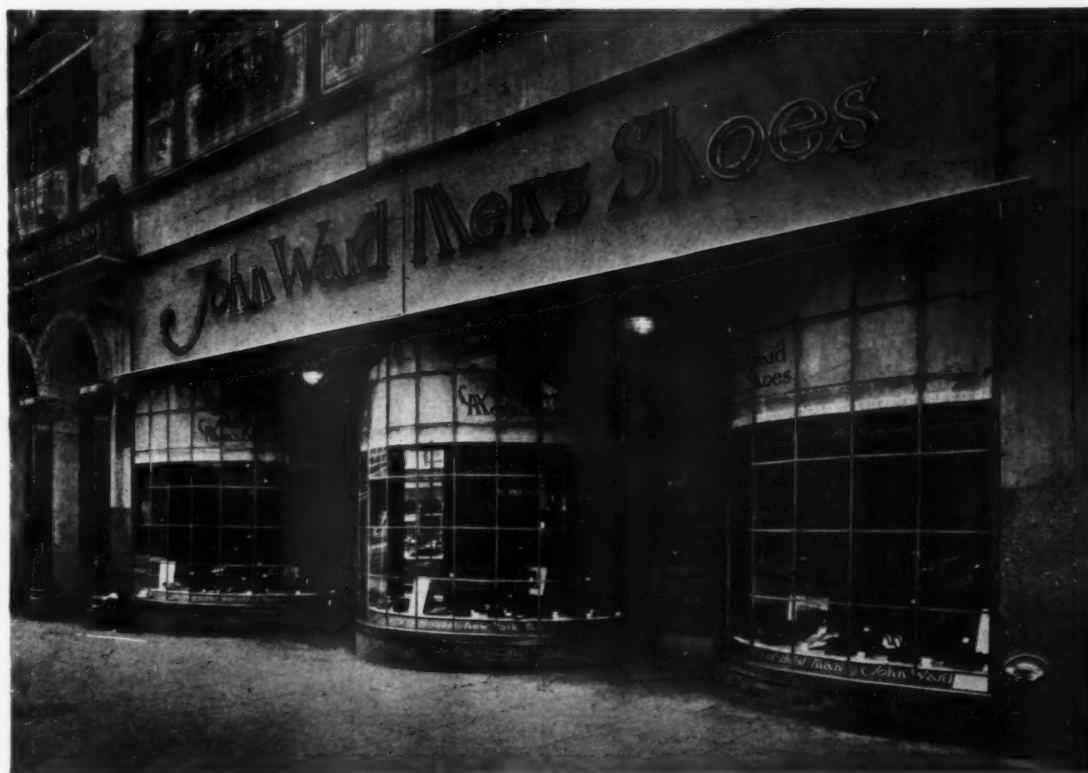
A UNIQUE SHOP

THE tendency, so marked today, to eliminate any suggestion of commercialism in the architectural and decorative treatment of retail shops is strikingly evidenced in a new store of John Ward Men's Shoes, Inc., in New York City. The architect, Richard Haviland Smythe, has fashioned the interior after a market square in an old English village. The unattractive rows of shoe boxes, which are so conspicuous in the average shoe store, are entirely concealed from the customers' view, and the treatment generally suggests more the atmosphere of a men's club than the surroundings for the merchandising of so prosaic an article as a shoe.

The stock rooms are located at either side and at the rear of the store. They appear to the customer as walls of cottages protruding onto the square. Overhanging thatched roofs and metal casement

sash, opening from rough plaster and half timber walls, carry out the character of old England. These walls are lined by benches in the crude but deft manner of the early English, and a floor of slate flagstones tends further to carry out the illusion of an exterior court. The rough plaster walls are occasionally spotted with parge work, and at various intervals are printed quotations appropriate to the sale of shoes. The woodwork is all of oak and the lighting fixtures are of iron.

An architect, in devising such a treatment as this, is severely handicapped by certain of the structural details of the building. Perhaps the greatest problem he has to solve is in how to treat the awkward piers. They are a necessary evil, and the secret seems to lie in causing them to appear as insignificant or as much out of the picture as possible. The archi-



EXTERIOR OF A NEW SHOP ON BROADWAY AND 38TH STREET, NEW YORK CITY

RICHARD HAVILAND SMYTHE, ARCHITECT

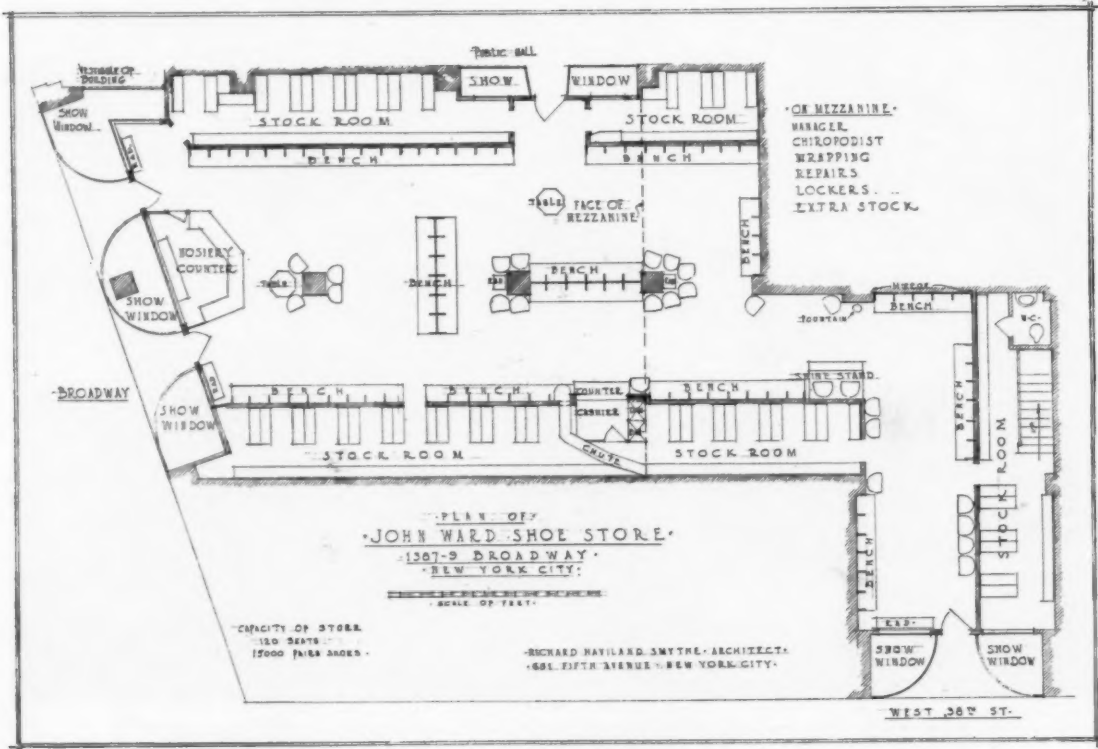


AN INTERIOR SHOWING ENTRANCE TO STOCK ROOM

tect, in this case, has attempted to do this very thing by suggesting that they are built of blocks of stone, disassociating them immediately from the cottage walls and enlivening the upper portion with pilasters and a cornice molding, appearing as, perhaps, monuments in the square, and tending to give the impression that a ceiling does not exist. The piers against the wall are treated as chimneys projecting from the roofs of the cottages.

The ultimate object of treating a shoe store in this manner is not an attempt to disillusion the customer by the fact that he is actually in another world—in old England, in this case—but rather that he may forget for the time being, at least, the hustle and bustle of the great city (the store is directly on Broadway) and give greater care and thought to the business in hand of purchasing footwear. There is a decided lure to the customer in such a treatment as this. Not only may he give better consideration to his purchase, but the surroundings are such that he forgets for the nonce the cares and worries of business life, and is allowed to make himself comfortable and remain at ease.

The retail merchandiser is more and more appreciating the value of designing his shop in some such manner as this. It represents a mixture of commercialism and art, considered at one time, in the not distant past, as an impossibility. Art has decidedly the upper hand in the matter. In the days of the old-fashioned shoe store (there are many still in

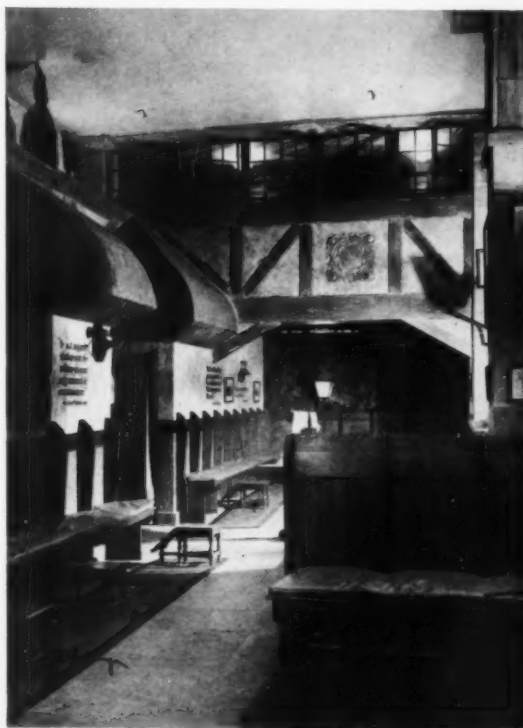


THE PLAN SHOWING LOCATION OF STOCK ROOMS

existence) art was entirely absent. Art and commercialism simply could not be mixed. Therefore, eliminate art. Today the value of art as an incentive to business is beginning to be appreciated generally, with the result that in places where business is carried on, art dominates and commercialism is forced into the background.

Emerson stated that "if a man write a better book, preach a better sermon or make a better mousetrap than his neighbor, though he live in the wilderness, the world will make a beaten track to his door." It is doubtful whether that statement holds true in these days of keen competition. The merchandiser who sells even the best book and the best mousetrap today must surround them with the best in architecture and decoration if he expects the world to make a beaten track to his door. The shrewd business man understands the situation and seeks further to enhance the value of his goods with refined surroundings.

It is undoubtedly true that, along with the growing appreciation on the part of business of the value of good architecture, there is also developing a greater spirit of confidence in just what the architect has to sell in the matter of service. The present instance reveals this growing tendency in an interesting way. The suggestions of the architect have been met by the client in a fine spirit of co-operation. The future of American architecture rests in just such teamwork as this.



A GENERAL VIEW OF THE INTERIOR



AN INTERIOR VIEW LOOKING TOWARD THE STREET

A GLIMPSE OF THE TROPICS

THE new passenger ticket office of the United Fruit Company on Fifth Avenue, New York City, but recently opened, presents a vista of shimmering sea, stately palm trees, and red and yellow roofs of a typical tropic town, while the setting symbolizes the stately formality of Old Spain—ivory, brocade and leather, with coats of arms dividing the wall spaces and quaint iron grilles, so dear to the land of romance and mystery, freely introduced.

The office represents a Spanish patio. There is a formal entrance hall with ceiling beams carried on brackets; the walls are ivory-hued plaster and the floor is of tiles of varying colored red, yellow and brown, punctured here and there with quaint Mayan designs. On one wall is a map in relief, framed in a border of deep toned tiles, showing the passenger routes of the Great White Fleet. There is a long settee covered with crimson velvet on which

appear heraldic motives; a crimson banner furnishes a necessary spot of color on another wall, and on either side of the map stand massive iron candelabras. On top of a carved set of drawers reposes a replica of the Santa Maria, Columbus' flagship.

A pillared arch leads into the patio proper, from which the effect is that of standing on a high balcony overlooking Port Antonio harbor in Jamaica. The effect is produced by a mural painting which fills two sides of the wall, in front of which is an iron grille. Masses of tropical foliage break the angles and skillful lighting still further increases the impression that the spectator is indeed overlooking a vista. The ensemble is unusual and striking, and serves well to illustrate the idea that has been so often stressed in these articles, that personality and individuality are the key to successful architectural and decorative design.



IN THE OFFICE OF THE UNITED FRUIT COMPANY THE EFFECT IS THAT OF STANDING ON A HIGH BALCONY OVERLOOKING PORT ANTONIO IN THE HARBOR OF JAMAICA

ZALUD COMPANY, DECORATORS



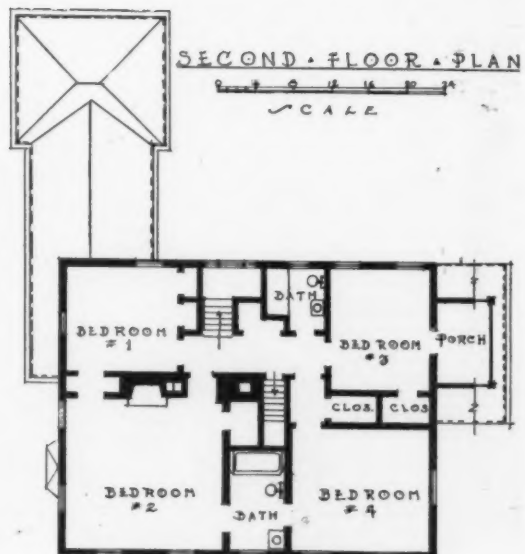
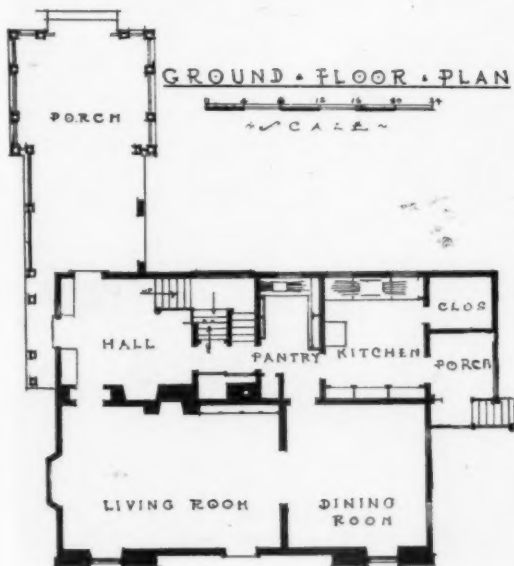
A MAP IN RELIEF WITH A BORDER OF TILES FEATURES ONE WALL OF THE ENTRANCE HALL IN THE OFFICES OF THE UNITED FRUIT COMPANY, NEW YORK CITY

ZALUD COMPANY, DECORATORS



IN THE NEW OFFICES OF THE UNITED FRUIT COMPANY, NEW YORK CITY, A PILLARED ARCH LEADS FROM THE ENTRANCE HALL INTO THE OFFICE PROPER

ZALUD COMPANY, DECORATORS



HOUSE OF YALE STEVENS, RYE, N. Y.

WOOLSEY & CHAPMAN, ARCHITECTS



HOUSE OF YALE STEVENS, RYE, N. Y.

WOOLSEY & CHAPMAN, ARCHITECTS

35

HOUSE OF YALE STEVENS, RYE, N. Y.
WOOLSEY & CHAPMAN, ARCHITECTS

This house was built in 1924 at a cost of \$26,500, or approximately 54 cents per cubic foot.

It is of frame construction, with exterior walls wood shingled.

Roof, wood shingles.

Sheet metal, copper.

Glass, sheet.

Exterior color scheme, white with red blinds.

Floors, wood construction.

Partitions, wood studs.

Walls, plaster, sand finished.

Floors, wood, linoleum in kitchen and tile in bathrooms.

Trim, wood.

Hardware, Colonial brass.

Warm air heat.

Plumbing, septic tank.

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HOUSE OF MRS. CHARLES E. LYMAN, DURHAM, CONN.

ARTHUR CLEMENT AALHOLM, ARCHITECT

HOUSE OF MRS. CHARLES E. LYMAN, DURHAM, CONN.

ARTHUR CLEMENT AALHOLM, *Architect*

THIS is an interesting small house on a large and well developed site. The planting and general development of the area as shown in the plot plan are also interesting.

House is of frame construction, the exterior walls being covered in part by dipped wood shingles and stucco on metal lath. Roof is covered with dipped wood shingles, and copper flashed. Both sheet and leaded glass were used for windows. The exterior color scheme is, for the roof, two tones of green; the shingles and stucco on side walls are a deep gray. The blinds are green.

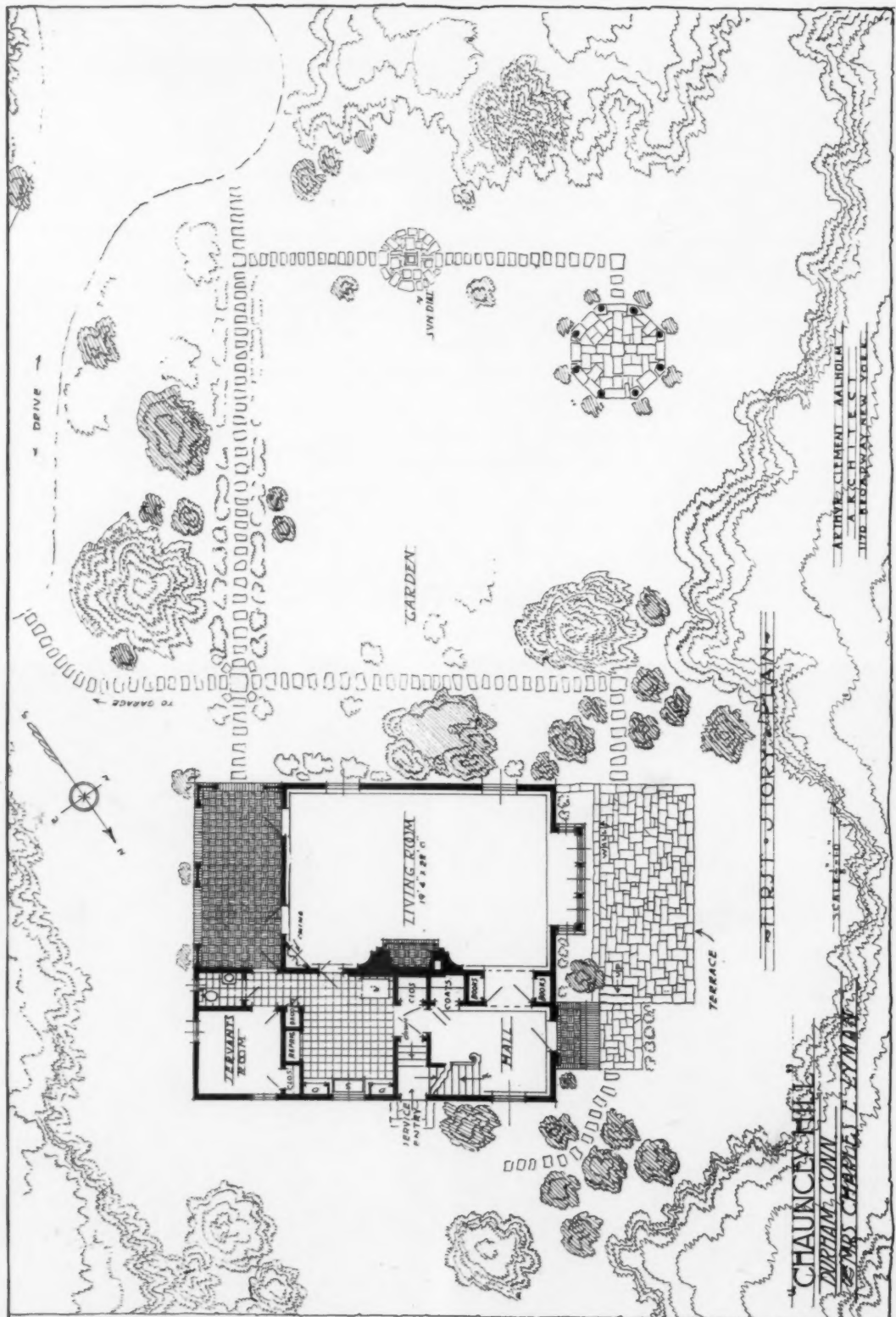
Floors are of oak, excepting in kitchen and bathrooms, where quarry tile are used. Porch floors are brick.

Interior walls are rough plastered and finished a warm gray. A good effect was obtained by use of a thin white lead filler rubbed off and followed by rubbed wax.

Warm air heating. Septic tank; brass and wrought iron piping and enameled iron fixtures.

Cost 42 cents per cubic foot.



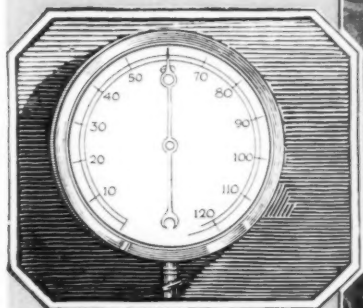


ARTHUR CLEMENT AALHOLM, ARCHITECT

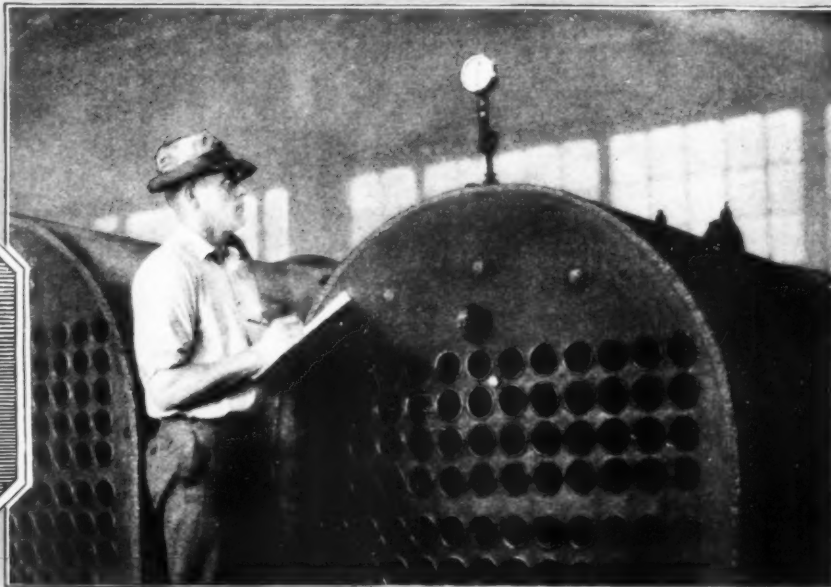
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[FORMERLY SIMPLEX]

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The Heggie-Simplex Boiler combines in one portable, electric-welded steel unit all the recognized advantages of both firebox and return tubular, double pass boilers. It has four distinctive features of fundamental importance:

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HEGGIE-SIMPLEX Heating Boilers are built to comply strictly with the A. S. M. E. code; but at various points Heggie-Simplex standards are higher.

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TYPICAL GROUP OF NEW BUILDINGS—THE 900 BLOCK, EAST SIDE
(See leading article, "The New Santa Barbara")

ZONING AND THE COURTS*

By EDWARD M. BASSETT

IS ZONING constitutional? One might as well ask "Is taxation constitutional?" Taxation that is arbitrary, unreasonable, partial or piecemeal is unconstitutional. Just so with zoning. The main difference is that sound methods of taxation have become well known. Zoning is a new science and its principles are being worked out by municipalities and the courts. This task is fraught with difficulty, partly because municipalities often insist on a kind of zoning that has no relation to the police power, that is, to the health, safety, morals or general welfare of the community. They try to use zoning to obtain for property owners advantages which should be embodied in private restrictions. Then, too, in foreign countries courts cannot set aside legislative enactments, but in this country under our written constitutions the regulation of property rights must be by due process of law, otherwise the courts will declare such regulations void. This means that po-

lice power regulations must be reasonable and impartial, and based on the health, safety, morals and general welfare of the community. It is not strange that in this country the first ten years of the development of zoning should be beset with perils and disappointments. Taking the country as a whole, one must almost wonder that the courts have so rapidly sympathized with sound zoning and by their criticisms of defective methods and unreasonable regulations are so quickly compelling this new science to adapt itself to safe and lawful grooves.

Perhaps sometimes the courts seem to stand in the way of progress. On the other hand, municipalities under the guise of zoning seek to uphold the most unreasonable and discriminatory ordinances. As an example, a hospital organization, treating non-contagious diseases, buys a ten-acre tract in a high-class residential suburban city, intending to erect a hospital in the middle of the tract. The residents, hearing of the project, urge the city officials to zone this land as a residence district from which

*From the report of the Department of Commerce, Washington, D. C., Herbert Hoover, Secretary.



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hospitals are to be excluded. The officials yield to the almost unanimous request and the building commissioner then refuses a building permit to the hospital. Thereupon the hospital appeals to the court for protection. The city attorney tells the court that the hospital ought to go somewhere else because the residents are against it and it is an undesirable neighbor and may affect the value of real estate. The hospital can well retort, "If we cannot build in a residence district, where can we build? Would you force us into a business district where land is expensive and where there is the maximum street noise, or into an industrial district along with boiler factories and gas works?" "No," the city attorney answers, "we have created a low-class or multiple-family house residence district. You can go in that, or you can locate somewhere outside of our city limits." The hospital trustees might well reply, "Your high-class residents ought to be willing to have adjuncts of civilized society like schools and hospitals near their own homes. It is unreasonable for you to try to push off your hospitals and schools into what you think is a low-class residence district or into the next town. You want to employ zoning to surround you with the bright side of life and dump into a low-class district, or into the next town, every necessary agency for your own welfare which it is disagreeable to have next door. This is not an invocation of the police power for health, safety and the general welfare. It is an attempted invocation of the police power for personal preferences and sentiment." The courts are likely to uphold the hospital and frown upon that sort of zoning. This unreasonable sort of zoning assumes a thousand different phases. Regardless of repeated admonitions municipalities continue to err.

The entire field of zoning outside of the subject of use has been upheld by the courts throughout this country. This embraces the subjects of height, area and bulk, courts and yards. Even if zoning accomplished no more than this, it would be a great advance on the chaotic conditions which existed prior to nine years ago. This is not to say that every case relating to height and area has been decided by the courts favorable to the municipality. Sometimes a city zones before the state has passed an enabling act for zoning. Sometimes the height zoning is for a particular preferential locality that it is desired to beautify. Sometimes the regulation is not related to the health, safety and general welfare of the community, as where an ordinance tries to prohibit one-story stores and force all stores to have two stories or more. Sometimes the regulation is deliberately intended to protect obsolete one-family houses at the expense of the normal development of a multiple-family house or business district. But in every case where the municipality has been empowered to zone for height or area and has framed its regulations with some relation to access of light and air, fire protection or facility for fighting fire, the courts have upheld the ordinance.

The subject of use is today the only zoning battlefield in the courts. Even there the courts are upholding zoning for use in nine cases out of ten. They are unanimously upholding the segregation of nuisance and semi-nuisance uses. This statement applies to all kinds of trades and business that cause noise, dust, odors, fumes or vibration. Laundries and garages are well within the field of unanimously supported regulations. The ordinary retail store in a residence district is the bone of contention in New Jersey. The highest court of New Jersey has said that the prohibition of a store on a certain plot in a residence district under the zoning plan of the town of Nutley was not related to the health, safety and community welfare, and that therefore in that instance the application of the zoning ordinance was unconstitutional and void.

It can safely be said that the constitutionality of zoning based on an enabling act has been upheld by the courts of every state where it has been tested except in the state of New Jersey, and even there the doubt centers around the one narrow point of the exclusion of a store from a residence district.

Some may say that this statement is too broad and that the courts of Missouri, Texas and Maryland have declared against zoning. The answer is that St. Louis, where the Missouri adverse cases arose, zoned without a state enabling act for zoning. The same statement applies to the Baltimore case. Dallas, where the Texas case arose, had no state enabling act for zoning, no zoning maps and no comprehensive ordinance. It happened, however, that in these three states the courts, in refusing to uphold the zoning ordinances, discussed in *obiter dicta* the whole subject of zoning largely from the point of view of common law nuisance. These courts did not have before them state enabling acts for zoning expressing the intention of the legislature. It is more than likely that, after these cities obtain state enabling acts for zoning and adopt reasonable zoning ordinances, the courts will again pass on the debatable subjects from the point of view of comprehensive zoning and will consider that they are not bound by the *obiter dicta* inserted in opinions before adequate enabling acts for zoning were passed.

Now we come to the meat of the whole subject. What is modern zoning in the United States? Nine years of study, experiment, practice, legislation and litigation make possible an answer. Eight years ago the creation of building districts without state enabling acts, and the enactment of piecemeal, interim and temporary ordinances without maps were all called zoning. So long as the municipality created different regulations for different districts, there was hope that the courts would support the ordinance because the name zoning was applied to it. Such hope has proved fatuous. The courts have not heeded the name, but no one can say that they have failed to heed the realities of the police power and

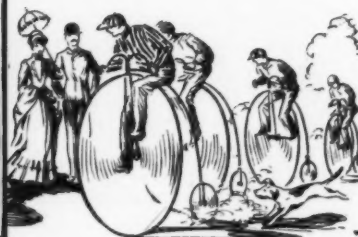
The Bicycle was the first machine to use Ball Bearings

In 1880 the bicycle made the first practical use of Ball Bearings. This great advance in the reduction of friction paved the way for all recent developments and refinements in ball bearing usage.



New Hall of Justice Los Angeles, Cal.

This beautiful structure was built by the Los Angeles County Board of Supervisors; J. H. Bean, Chairman Building Committee, and the County Mechanical Department, Wm. Davidson, Chief Mechanical Engineer. Exterior, elevator lobbies and six court-rooms designed by Allied Architects Association of Los Angeles. This building is equipped with Stanley Ball Bearing Butts.



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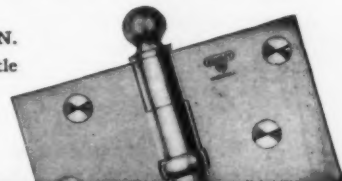
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gradually extend its principles to the new needs of cities.

Modern zoning demands just two things: a good state enabling act for zoning and reasonable regulations in the ordinance based on the health, safety, morals and general welfare of the community.

The state enabling act for zoning has been quite well crystallized. The Department of Commerce, Washington, and the Regional Plan of New York and Its Environs furnish all inquirers with carefully framed standard forms based on actual experience and the decided court cases. Each of these standard or model forms contains five elements now deemed absolutely necessary:

(1) The grant of power to regulate height, bulk, use, yards and courts and density of population

(2) Required preliminary consideration of the needs of each district, public hearings and the comprehensive and impartial application of the regulations

(3) Requirement of more than a majority vote of the council to effect changes after written protest of property owners

(4) Provision for a board of adjustment with power to vary the strict letter of the ordinance and maps in cases of practical difficulty and unnecessary hardship

(5) Enforcement and penalties

Space does not allow a discussion here of the need of a board of adjustment. In the early days of zoning this was considered a device merely for rounding off the sharp corners of the zoning requirements. Such a board is now considered absolutely necessary to the safe operation of a zoning ordinance. It is the safety valve of the zoning plan. A zoning ordinance like a steam boiler will sooner or later blow up if there is no safety valve. Where there is a functioning board of adjustment to which every aggrieved applicant for a permit may resort, litigation automatically assumes the form of court review of the discretion of the board instead of out and out attacks on the constitutionality of specific instances of regulation. Consequently where there is a board of appeals the courts become helpers in carrying out the intention of the zoning plan. They send the matter back to the board of adjustment with directions to issue a variance, the same as courts send back an excessive assessment for taxation to the board of assessors with directions to substitute a certain figure. Where there is no board of adjustment, instances are sure to arise which the courts must under the law declare unreasonable and arbitrary and therefore void. It is not out of place to say that in Texas, and St. Louis (Missouri), when the adverse court cases arose, there were no boards of adjustment with power. In New Jersey the original enabling acts gave no power to the board of adjustment to vary, but the municipality within vague limits was authorized and expected to clothe the board with its proper powers. This method was so roundabout and ill-defined that cities did

not insert the proper provisions in their ordinances, and the courts did not require applicants to resort to the board of adjustment in the first instance. It is generally conceded that if Greater New York did not have a functioning board of appeals in zoning some specific instance of arbitrariness or unreasonableness would have arisen about once a week during the last eight years of the operation of the law. This would have meant about four hundred adverse decisions of the courts. The zoning plan would have lost popular and official respect and would have been on the scrap heap long ago. Instead of such a result the zoning plan of Greater New York has worked smoothly for more than nine years without a word of court criticism and without a court decision of unconstitutionality. This is undoubtedly due to the safety-valve operation of the board of adjustment.

The next requirement mentioned is the framing of reasonable, impartial and comprehensive regulations by the municipality. It matters not how good the state enabling act may be if the city will not frame its ordinance within the law. It is in the power of the city to bring down upon itself the criticism of the court by making a pretense of regulating for the sake of health, safety, morals and the general welfare. A recently proposed zoning ordinance of a suburban village asserted that thereby the village was divided into one residence zone or district from which all two-family and multi-family houses were excluded along with all churches and hospitals, stores, public garages, laundries and factories. This is zoning run wild. It is an abuse of the police power on its face. Perhaps this village would be happier if the law would help it palm off on its neighbors every building where people work or congregate to, including its churches, but we are fortunate in having courts that will say that such a community cannot resort to the police power to bring about such a result, however much it is desired.

The sooner municipalities can understand that zoning is not a panacea, the better it will be for all concerned. Zoning is doing its proper task and the courts are helping it along, but it cannot be stretched to cover the entire field of private restrictions, or to carry out all the ideals, proper and improper, of exclusive residential communities.

SPHINX SHOWS SIGNS OF CRACKING

THE celebrated sphinx of Gizeh, which, historians believe, is between 5,000 and 6,000 years old, is having trouble with its back in its old age. The back of the giant figure which has withstood the wear of several millenniums, is showing signs of cracking, and the antiquities department of the Egyptian government is taking measures to strengthen it. The department is also clearing away the desert sands, which are constantly encroaching on the famous monument and already cover a part of it.



Hibbard, Spencer, Bartlett building, Chicago. Graham, Anderson, Probst and White, Architects. Wm. Murdock Co., Roofing Contractors. Henry Erickson, General Contractor. 135,000 sq. ft. of Celotex Industrial Board applied in two layers over concrete deck.

This roof insulation specified for the new Hibbard, Spencer, Bartlett building

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They knew that proper roof insulation would: save fuel by reducing heat losses through the roof—reduce the amount of radiation required—permit the use of a smaller, less expensive heating plant—prevent condensation or ceiling sweating—reduce dangerous expansion and contraction of the concrete roof deck—and make the top floors of the building comfortable all the year 'round.

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A COMMUNICATION

AS PREVIOUSLY announced, a series of articles by Arthur Woltersdorf, F.A.I.A., treating of the architectural progress in Germany since the World War, will appear in THE AMERICAN ARCHITECT this Fall. Meanwhile, we have received an interesting communication from Mr. Woltersdorf, summarizing some of his impressions, and from which a foretaste may be had of the articles yet to appear. Mr. Woltersdorf writes:

"Germany was extremely interesting to me, where business men have come to the conclusion that nobody will help them unless they help themselves first. Poor as the country is, they are determined to recover, and that as rapidly as possible. Such building as is going on is done most economically with the elimination of unnecessary ornamentation and is carried out in the simplest of materials. This redounds to the purity and simple elegance of much construction.

"In Munich the great industrial museum that Director Miller has been working on since before 1914 now stands perhaps one-half its ultimate area on an island in the Isar and is named the 'Museums Insel.' From the point of view of exhibits, it is certainly the most marvelous and comprehensive thing of its sort anywhere in the world. You can study locomotion in this museum from the simplest perambulator of the most primitive mother in an archaic age to the last word in flying machines.

"In Stuttgart, moderate sized homes, villas as they call them, have been built in outlying sections on the wooded hills and present fine pictures in the landscape. The immense new railway station already illustrated in American architectural journals has its final half now under construction. The two state theatres (Landestheater Gross and Klein), completed within the last eight or ten years, are elegant and refined, with exteriors kept in the classic manner, the interiors holding to no historic style, but plain and beautiful. The typical German plan eliminating longitudinal aisles and approaching the seats from side foyers through a series of double doors alternating with masonry piers, prevails here as it does in all modern German opera houses and theatres.

"A stop at that quaint and fascinating medieval Swabian town of Dinkelsbuehl, not unlike Rothenburg on the Tauber though its origin is different, transported us mentally from the modernity of the Munich museum back to about 1500. Nurnberg, outside the old walls, is today an industrial city, and housing construction carried on by the state or municipality may be seen here as in other German cities.

"Going to Leipzig for the first time I saw the Voelkerschlacht Denkmal, a monument, to my mind, which ranks first in intellectual and emotional architecture anywhere. It cannot be compared with a National monument like the Lincoln Memo-

rial in Washington, where the conception is one of abstract classic beauty.

"In Berlin I saw much that was other than modern architecture, though Siedlungsbauten (housing, apartments arranged on very large plans with dividing or party walls and creating great open courts front and rear); remodeled theatres and opera houses with enormous foyers for circulation between acts, bank extensions and remodelings, a few delightful homes of the suburban type, a banker's town house of magnificence and a couple of architectural exhibitions. I did not get to see the American Exhibition collected by Dr. Schueler. That had closed after a month's show toward the middle of February and was about to be opened in Vienna when I reached Berlin, March 1.

"Trips out of Berlin to the province of Mecklenburg and another to Danzig, Marienburg and Koenigsberg, which took us across the Polish Corridor, were full of interest architecturally and politically. That northern Baltic country has some of the most charming brick architecture to be found anywhere. It is too bad this work is not better known in our country, for we build much, perhaps mostly, with brickwork. The vaulting in brickwork to be found in the old castle of Marienburg would make you effervesce with enthusiasm.

"From Berlin we rode through to Amsterdam, spent a couple of days in Holland and then over to England by way of the Hook and Harwich, and had about a week in England before embarking for home."

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INDIANA LIMESTONE INDUSTRY CONSOLIDATES

Editor's Note: Believing that the news of the announcement of the consolidation of the various Indiana limestone industries will be of interest to architects, we print below, and in part, the circular setting forth the reasons for this action, sent out to announce the new organization.

THE consolidation in the Indiana limestone quarrying industry is of particular interest to architects in view of the extent to which the product is now used in various types of building.

The architect will ask and wish to know how this consolidation of the producing interests will affect his work and the prospective use of this building material, and also how the recently consummated consolidation will affect the price of the product, the service and other elements of the industry's contact with the profession as compared with the individual operation in the past of various quarries and mills by competing companies.

The consolidation includes primarily the quarry producers, most of the twenty-four companies which it embraces being quarry operating companies and only a few being exclusively mill operating concerns who do not have quarries. Therefore, there will exist a number of large cut stone firms



Portion of Concourse, Chicago Union Station, Chicago
Graham, Anderson, Probst & White, *Architects*

TERRA COTTA

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IN the great concourse of the new Chicago Union Station, Terra Cotta is extensively used for interior finish.

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in the Indiana district which are not included, and these along with the numerous cutting plants and local stone yards throughout the country will continue to afford the users of the product a very healthy competition within the industry, entirely apart from the usual competition with other materials.

General headquarters of the Indiana Limestone Company, the official name of the consolidation, will be retained at Bedford, Indiana, which for years has been the headquarters of the Indiana Limestone Quarrymen's Association. Executive offices will be in the Tribune Tower, Chicago.

The principal idea behind this consolidation is one of modern business development. As has so often been demonstrated, a large well financed and properly managed corporation can handle the problems of efficient management and development so much more satisfactorily than a number of small operating units.

The consolidation will result in the effecting of numerous economies in production, and the reduction of overhead, from which the building public will benefit, along with the facilities it will create for the rendering of greater service to the building professions, and the development of markets for the waste by-product of the building stone quarries.

The merging of these limestone interests, which, though varied in minor aspects, are basically similar, will in fact now permit an even more effective co-operation with the architectural profession. It will be possible to control to a greater degree the classification or grading of the product, to put into effect certain standardization that will be helpful in reducing costs, to increase the facilities of the Service

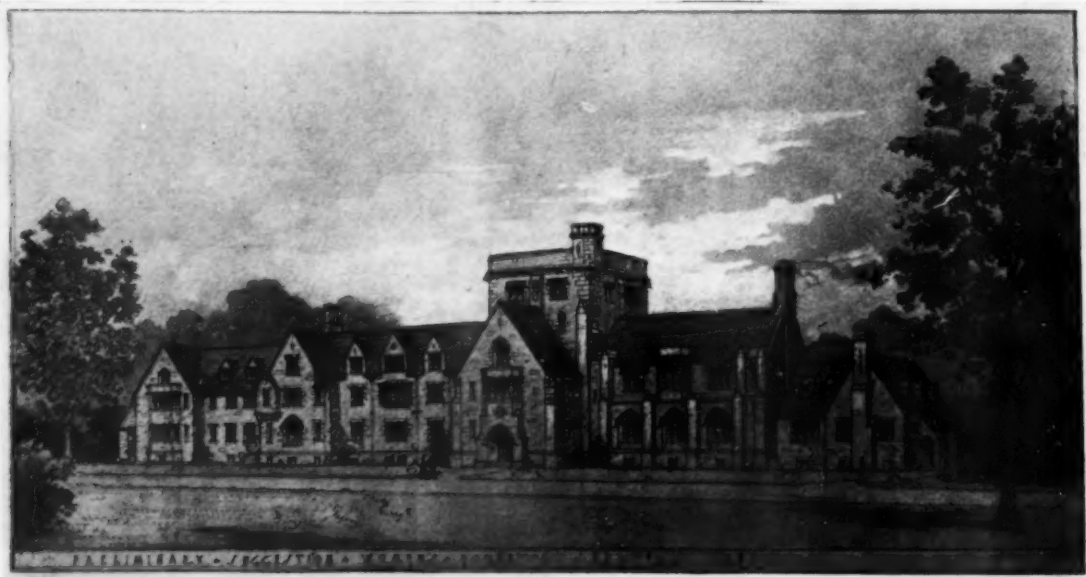
and Research Departments, and in every way serve the users of the product to better advantage.

Architects, therefore, need not entertain apprehension as to future relations with this industry, or as to the way in which it is to be operated, as the many economies that can be practiced will not only provide a suitable profit but also tend to reduce the cost of producing the building stone stock. In fact, the development of the by-products market alone may enable the new corporation to produce and market profitably the rough building stone stock at a lower price level than has been current during the recent years of great activity and expansion in this industry. A number of new sales and service offices will be established in all of the important key cities of the country from coast to coast, bringing the industry and its service practically to the doors of the architectural profession in all parts of the country.

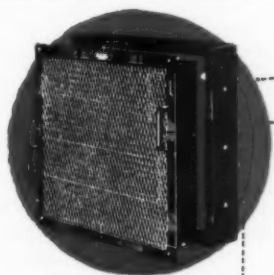
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ELIEL SAARINEN TO PRACTICE IN
UNITED STATES

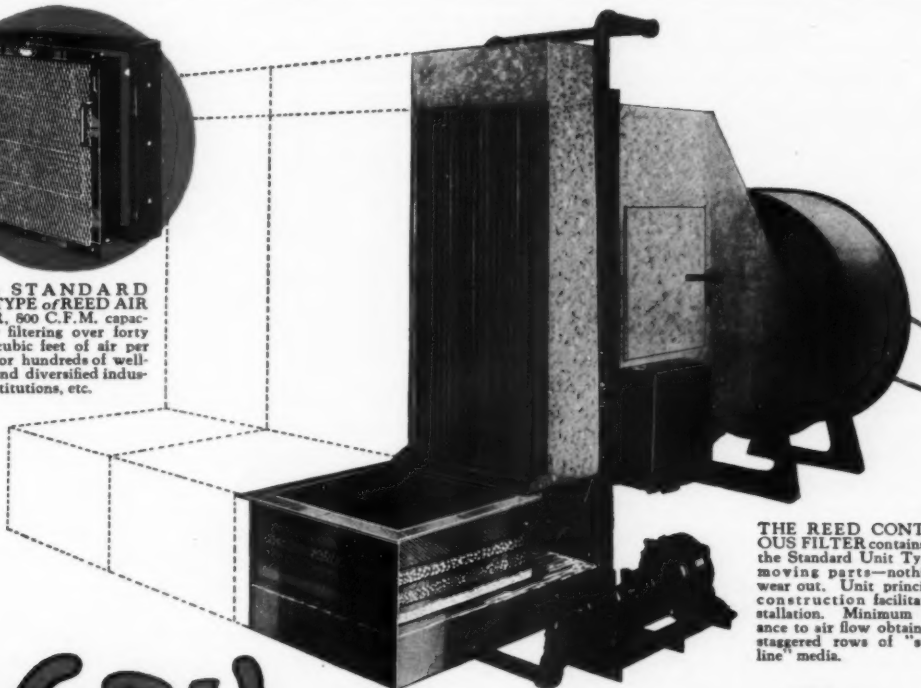
WE ARE advised that Eliel Saarinen, formerly of Helsingfors, Finland, and whose design in the Chicago Tribune Competition was awarded second place, has joined in partnership with Henry Scripps Booth for the practice of architecture. The title of this firm and address are the Cranbrook Architectural Office, Bloomfield Hills, Birmingham, P. O., Michigan. Manufacturers are requested to send complete catalogs. The profession of architecture in the United States may be congratulated on the addition of such distinguished members and will welcome to practice in this country a man so eminently qualified to uphold the dignities of American architecture.



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CONSTRUCTION ACTIVITIES DURING MAY

BRISKNESS of construction activities during May resulted in an increase of 18 per cent over the volume of work registered for April, according to statistics compiled by the Associated General Contractors of America. The amount of construction performed during the first five months of 1926 exceeds the total for the corresponding portion of last year, the comparative figures show.

Construction costs rose during May to the highest position they have reached since July, 1925. The increase, coming despite the fact that prices of construction materials dropped appreciably during the month, reflected wage advances. Wages in the construction industry last month reached the highest average they have held since 1920, an increase of 2 points, placing them at an index number of 228, based on the 1913 figure.

The volume of contracts awarded during the first months of this year exceeds by 16 per cent the volume registered by the corresponding period last year. Figures on building permits issued since the first of the year are practically equal to those covering the same period of 1925. The totals on contract awards and permits issued in April were slightly lower than the corresponding figures for April, 1925.

The average of prices paid for construction materials was lower this past May than in May of any year since 1922. Drops in prices of cement and common brick in some sections were responsible for continuance of the decline, which has been steady since June, 1923.

ASSISTANT ARCHITECTS URGENTLY NEEDED
FOR PUBLIC BUILDINGS PROGRAM

THE United States Civil Service Commission announced that there is urgent need for assistant architects in the Supervising Architect's Office of the Treasury Department where a large number of such employees will be engaged in connection with the construction of public office buildings in Washington, D. C., and elsewhere, authorized in a bill recently passed by Congress.

The entrance salary for assistant architect is \$2,400 a year. Promotion may be made to higher grades in accordance with the civil service rules. Applications will be rated as received until August 30, 1926.

Competitors for this position must have been graduated from a college or university of recognized standing with major work in the usual courses required for a knowledge of the fundamentals of the theory and practice of architecture; and, in addition, must have had at least one year's experience in the preparation of architectural drawings for buildings. For each year lacking the completion of the required college course, applicants may substitute an additional year of experience covering the

history of architecture, architectural design, and the theory of architectural composition and planning.

Competitors will not be required to report for examination at any place, but will be rated on their education, training, and experience, and specimens of their work, to be filed with their applications.

Full information and application blanks may be obtained from the United States Civil Service Commission, Washington, D. C., or from the Secretary of the United States Civil Service Board at the post office or custom house in any city.

PERSONALS

H. I. Feldman, architect, announces the removal of his office to 415 Lexington Avenue, New York City.

Asmus & Clark, architects, have moved their offices to 1415-1418 Nashville Trust Building, Nashville, Tenn.

Wesley M. Bachman, architect, has moved his office from 890 Arcade Building to 1221 Louderman Building, St. Louis, Mo.

Walter Earle Bort, architect, announces the removal of his offices from 601-602 Wilson Building to 201-203 Tucker Building, Clinton, Iowa.

Janke, Venman & Krecke, architects and engineers, have moved their office from 1504 Broadway to 1346 Broadway, Detroit, Mich.

Gebhart & Schaeffer, architects, have moved their office from 507 Keith Building to 918-930 Miami Savings Building, Dayton, Ohio.

Weston & Weston, architects, have moved their offices from 515 Hollywood Security Building to 1610 Cosmo Street, Hollywood, Calif.

Harold Jewett Cook, architect, formerly located at 408 Pearl Street, Buffalo, N. Y., is now occupying new quarters at 438 Delaware Avenue, that city.

Paul J. Duncan, architect, has recently opened an office for the practice of architecture at 703 Pacific National Bank Building, Los Angeles, Calif. Manufacturers' catalogs and samples are requested.

Charles W. Tufts, registered architect, whose former address was the Jenkins Arcade, Pittsburgh, Pa., has become consulting architect for the Jones & Laughlin Steel Corporation, and may be addressed at 311 Ross Street, Pittsburgh.

THE PUBLISHERS' PAGE

WE DO not recall at the moment just who it was that poetically stated that a man who "has some good" to sell and softly whispers down a well will not make as many dollars as he who climbs a tree and hollers." That attitude of mind toward our daily work, particularly if it be that of trying to make the best possible architectural magazine, is more typical of things today than decades ago when it was written.

Publishing an architectural journal brings many responsibilities. One must keep in mind that the approach to a technical field, particularly where the workers in that field are as few and as highly trained as in architecture, must be one of absolute respect, and it becomes necessary to avoid as far as possible an attitude of exploitation solely for personal profit.

We have many friends who from time to time send us words of encouragement and praise, for which we are very grateful. And we also have many friends who admonish and adversely criticize us. We are glad to hear from both, for they are each helpful. For example, we have on our desk a letter from a well known architect who has been a subscriber for near to forty years. Naturally those associated with the first editor and publishers of this journal have certain standards of comparison based on the journal in its earlier days. This man writes to us from far away Egypt, where he is sojourning for a period. He states: "I want to offer you my hearty congratulations on the splendid way in which you have developed THE AMERICAN ARCHITECT. It would astonish Mr. Ware were he to see it today. You have known not only how to defend the best interests of the architect on a high ethical plane, but also to create a vital medium between him and the builders and manufacturers of all the things that make up and keep up a modern building."

If we can become and sustain the influence of a "vital medium" that serves competently the architect and all the building interests, we have achieved our goal.

In the other class of critics, those who often scold and find fault with us, we find many friends, and of the right kind. *The Charette*, the journal of the Pittsburgh Architectural Club, has often been a "club" to keep us humble, to prevent any feeling of elation. Sometimes we have felt as if the castigation we received was not wholly merited, but knowing that what was said was set down by architects, we never questioned the right of *The Charette* to reprove us when it felt we needed chiding. So, then, we may be pardoned a sense of elation on reading the June issue of that sprightly publication. Reviewing the May issues of THE AMERICAN ARCHITECT, the editors declare that "a wide field is covered by this magazine," that Mr. Tallmadge's article "has readability, a rare and desirable quality in architectural writing." Our convention issue is particularly approved and the "news photo-

graphs" of the delegates are pronounced an excellent feature. And in concluding the review of our convention issue *The Charette* adds: "The number will stand up in comparison with most any other editor's product this month."

Having "climbed our tree and hollered," for which we ask the reader's indulgence, we may now come down to earth and resume the even tenor of our way.

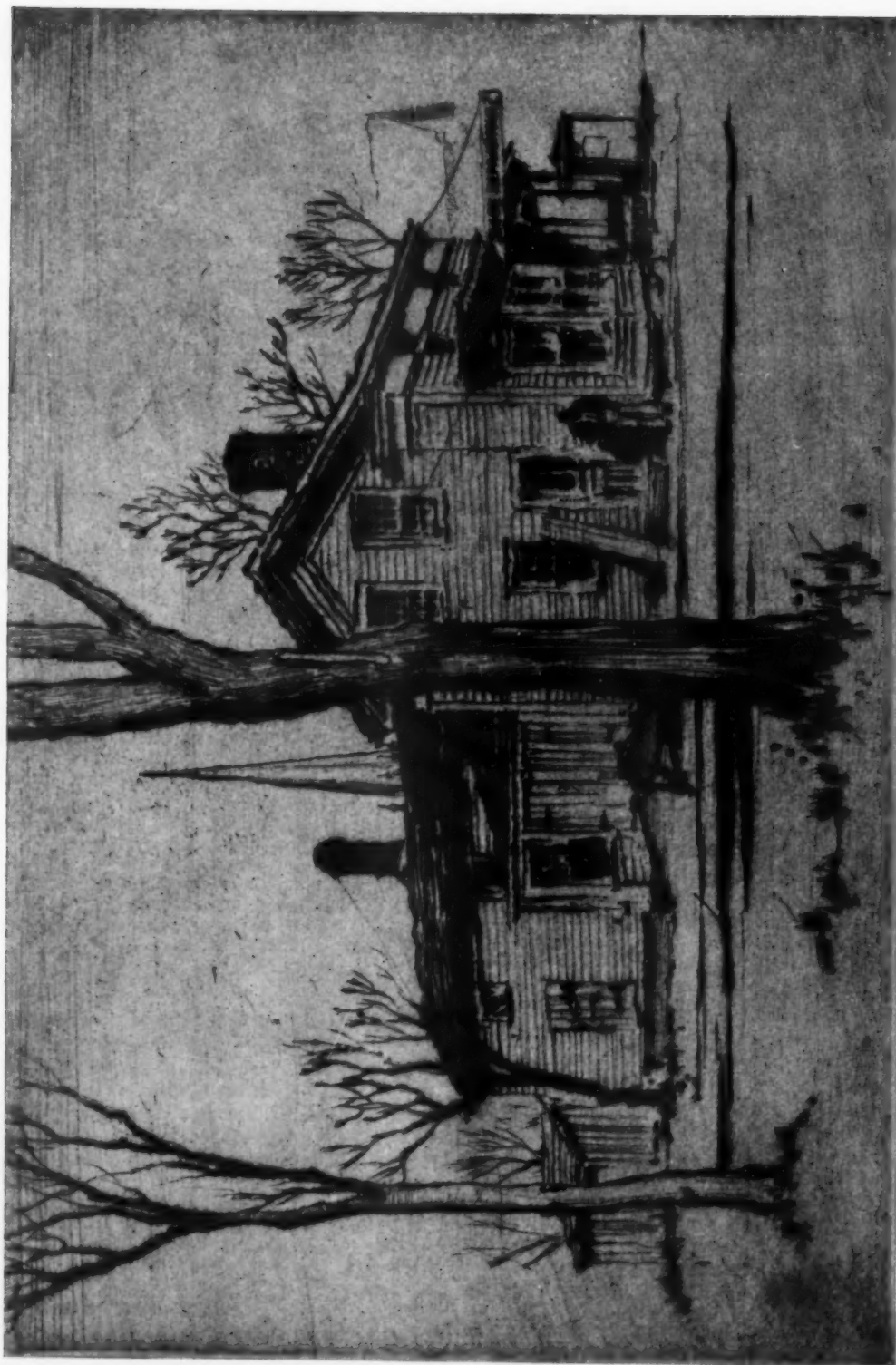
We expect to present in our issue of August 20, in addition to the first of the monthly articles by Samuel Chamberlain, a series of designs by the Sarasota, Florida, office of Dwight James Baum, architect. This series comprises many types of buildings, from the small Florida winter home to the large hotel, Y.M.C.A. building and pretentious country club. The interest which mainly attaches to this presentation lies largely in the fact that every type of building has been designed to fit its location, both as to tradition and climate.

Criticism has been made of much of the "boom architecture" of recent creation in Florida, that it shows too much the influence of Northern types and not sufficiently representative of a state that perhaps to a larger degree than any other invites, and perhaps demands, a distinctive type of design.

Mr. Baum's sketches are not purely tentative, or provisional schemes, made for exploitation purposes. A majority of the buildings are either now in course of construction or practically complete. Their value as suggesting a type that would be purely of Florida is very large, and they may fairly be characterized as establishing a Florida type.

How much does it cost you to run your office? What has it cost you to prepare a set of plans up to the point when the client has determined to abandon the project? What salary are you paying yourself, and does the business warrant it? Do you know how to figure your "overhead"? All these questions have come up in every architectural office, large and small. The correct answers will be found in a series of articles (to be presented beginning in September) by Charles Kyson, president of the Architects' League of Hollywood, Calif. Mr. Kyson takes for his title "The Architect and His Profits" and discusses every phase of architectural practice having to do with the business conduct of the architect's office.

We have received from J. A. Schweinfurth, architect, an article on the life and work of the late Robert Swain Peabody of Boston, who was president of The American Institute of Architects, 1900-1901. This article is a tribute to the memory of a very distinguished member of the profession in this country. It will be illustrated by many examples of the work of Mr. Peabody as put forth by his firm, Peabody & Stearns.



AN OLD HOUSE ON LIBERTY STREET, ANN ARBOR, MICH.
FROM THE ORIGINAL DRYPOINT BY SAMUEL CHAMBERLAIN

THE AMERICAN ARCHITECT