

THE SOUTHERN ARCHITECT AND BUILDING NEWS

VOL. L.

NUMBER 11

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E. R. DENMARK, Editor.

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For Jan. and Feb. issue copy and all cuts must reach us by	Dec. 20th
For March	Jan. 20th
For April	Feb. 20th
For May	Mar. 20th
For June	April 20th
For July	May 20th
For August	June 20th
For Sept.	July 20th
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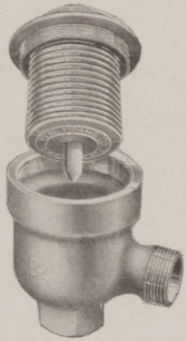
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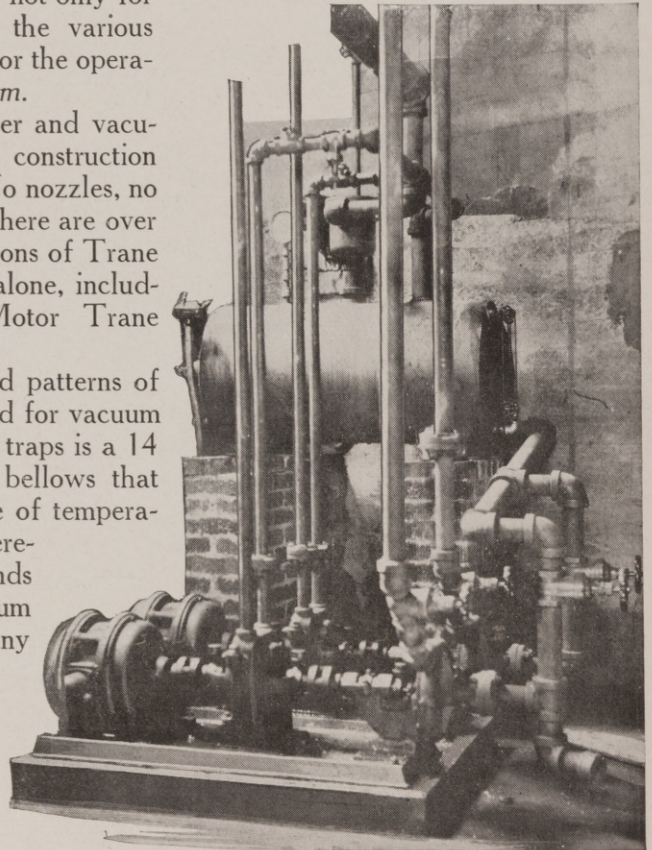
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A Trane Duplex Return Line Vacuum Pump on the job. Note the separate case construction of the pumps. On the end is the centrifugal water pump. In the middle is the centrifugal air pump. Only one moving part in each, and that's the impeller. See Trane Bulletin 4, issue of 1924.



TRANE VACUUM PUMPS

EDITORIAL COMMENT

CODE OF LIGHTING SCHOOL BUILDINGS ADOPTED.

With the approval of the Code of Lighting School Buildings as an American Standard by the American Engineering Standards Committee, a demand for definite, detailed and up-to-date specifications for lighting school buildings on the part of the architects of school buildings, school superintendents and school boards and regulatory bodies has been met. The present code is the result of a thorough revision of the code prepared and issued in 1918 by the Illuminating Engineering Society. A number of changes and improvements in lighting practice itself, made since the 1918 code was issued, have made necessary its revision to conform to the best modern practice.

Considerable interest was manifested in the original code, as is evidenced by the fact that it was adopted shortly after its publication by the New York State Department of Education as a guide in planning the artificial lighting of school buildings in that state. The Industrial Commission of Wisconsin used it as a basis for the preparation of the Wisconsin School Lighting Code, effective in 1921. Provisions of the code have been incorporated in building codes in several states and municipalities.

The new code differs from the old chiefly in being more specific. Illumination standards have been raised to conform to modern practice; specifications of definite requirements under the glare rule have been included; a limiting ratio of maximum intensity to minimum intensity in classrooms has been included in the rule relating to distribution of artificial light; reflection factors have been specified in the rule relating to color and finish of interiors; the rule relating to exit and emergency lighting has been amplified, and a rule relating to the illumination of blackboards has been added.

The rules themselves are clear and concise, occupying less than four pages. They are followed by a non-technical discussion of the importance of compliance with them and by directions for carrying them out. These are accompanied by simple diagrams.

The present code was developed and adopted by unanimous action of a large and representative sectional committee made up of official representatives of the technical, educational and industrial organizations concerned, acting under the leadership of the Illuminating Engineering Society, and the American Institute of Architects. Further information can be obtained from the American Engineering Standards Committee, 29 West 39th Street, New York.

COMPETITION OF HOUSE BEAUTIFUL COVER DESIGNS.

The success of the cover competition held the last two years, has led the House beautiful to repeat this event and again to offer two prizes, one of \$500 and one of \$250 to the successful contestants. A number of honorable mentions will also be given. The competition closes February 7, 1925. Full particulars regarding the competition may be had on application from the Competition Committee, House Beautiful, 8 Arlington Street, Boston, Mass.

INTERNATIONAL CONGRESS OF ARCHITECTS.

The "Proceeding of the XIth International Congress of Architects held in Brussels, September 4-11, 1922, under the auspices of the "Societe Central de'Architecture de Belgique" has just been received.

The publication is unique as it gives an insight into particularly the European point of view of such subjects as the following: "The Responsibilities of the Architect"; "Schedule of Charges"; "The Appointment of State and Municipal Architects"; "Architectural Copyright"; "The Aims and Duties of the Architect"; "Women Architects"; "Public National and International Competitions"; "City Planning"; "Small Houses"; "The Regional Influence of Architecture"; "The Preservation of Historic Monuments."

An International Exhibition of Architecture was also held in connection with the Congress and many of the works exhibited have been reproduced in portfolio form by the Societe Central de'Architecture de Belgique. A few copies of the proceedings and the portfolio of drawings may be had from the Secretary of the Congress, R. Moenaert, Rue Artan, Brussels.

IN THIS EDITION.

This edition as you will note has been devoted almost entirely to text and illustrations on the Coral Gables building development at Miami, Florida. The board of Editors wish that it be fully understood that this material was selected for publication purely upon the architectural merit of the buildings and the well developed and executed city plan included in this development. This edition in no sense is intended as an advertisement for the Coral Gables Real Estate Company.



THE GIRALDI, SEVILLE, SPAIN.

SKETCH BY LIVINGSTON, MIAMI, FLA.

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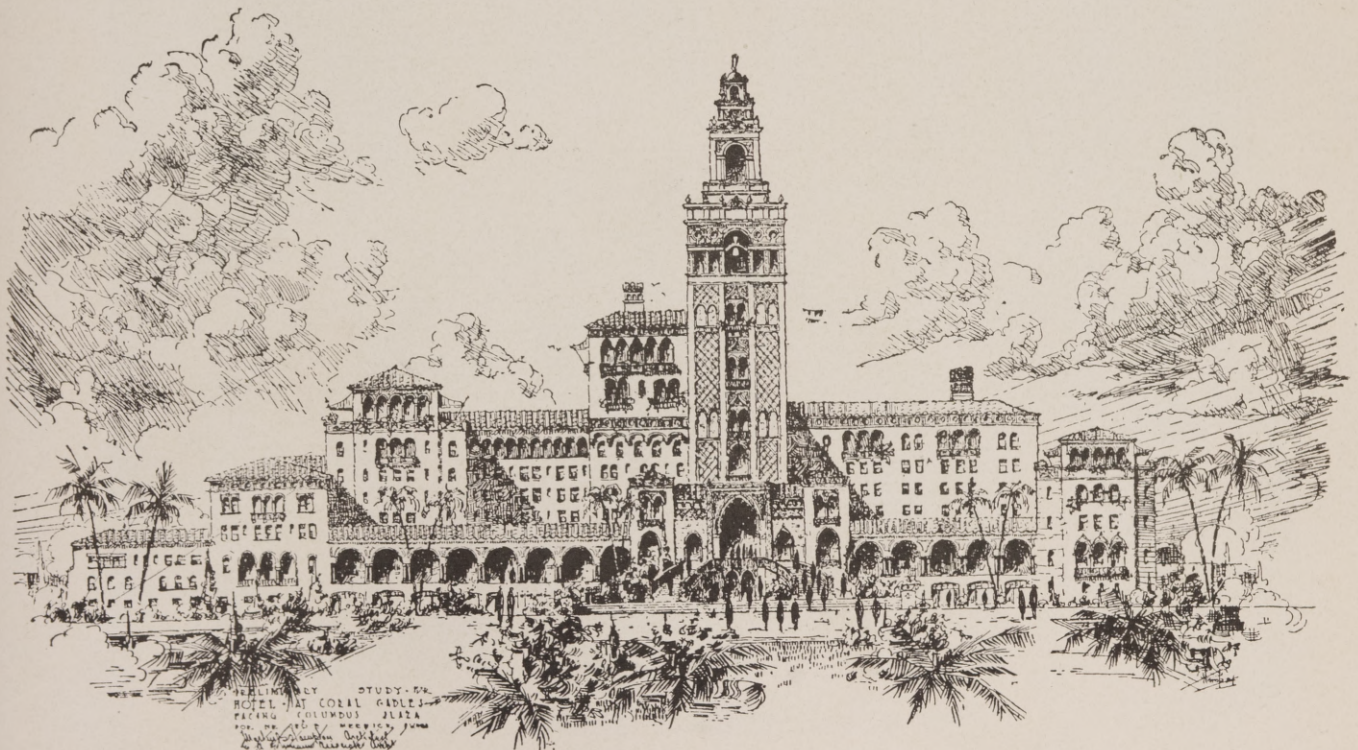
THE SPANISH STYLE

EXEMPLIFIED IN THE BUILDINGS OF
CORAL GABLES AT MIAMI, FLA.

By RAY HOLCOMBE.

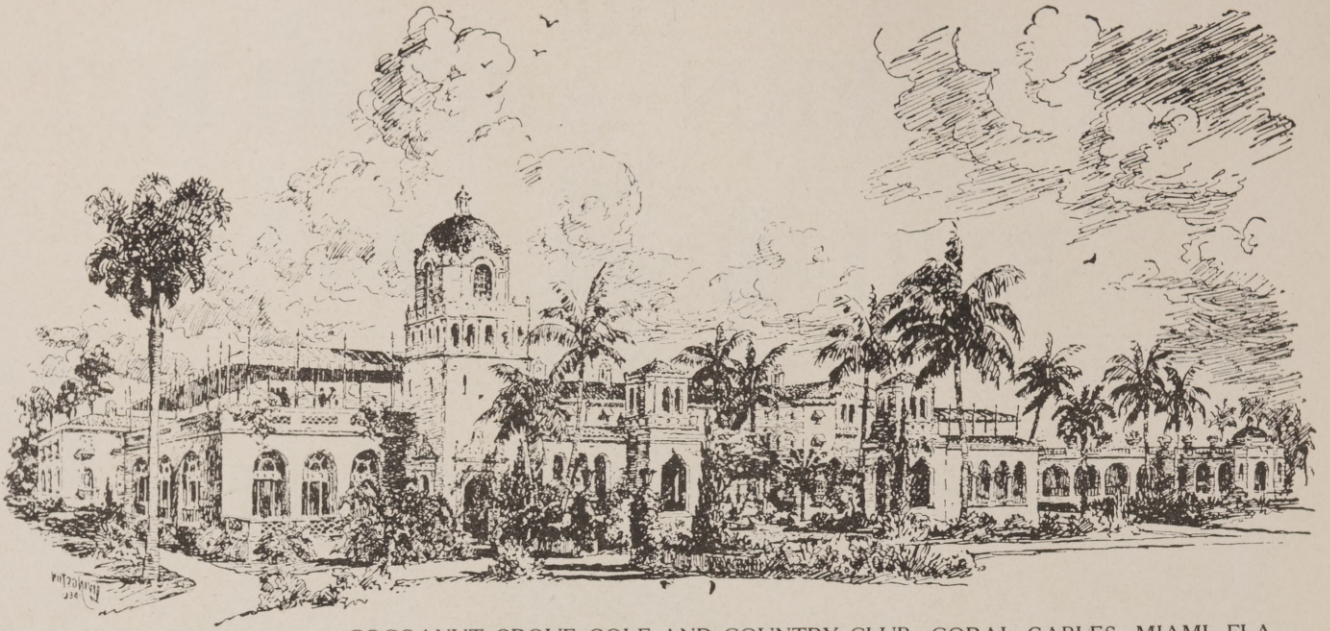
In America we do not find many examples of Moorish architecture that can be said to be meritorious. The possibility for the faithful rendering of the true Spanish atmosphere is more or less limited. Perhaps in no section of this country can the adaptation of the Spanish or Moorish type be so successfully employed as in South Florida. There is a beautiful consistency in adapting such a motif there, for the climate, vegetation and the coral rocks, especially around Miami, lend themselves into a perfect

combination to suggest the old world atmosphere that is found at Cordova, Toledo and Seville. There is that marvellous semi-tropical growth which furnishes an ideal background for broad plazas, cloistered walks and vine-clad pergolas that are so typical of the land of castanets. It is, therefore, fitting that the Spanish type should have been chosen for the buildings at Coral Gables. No other would so consistently blend with the country, climate and background. No other could possibly express the



NEW CORAL GABLES HOTEL, MIAMI, FLA.

M. L. HAMPTON, ARCHITECT.



COCOANUT GROVE GOLF AND COUNTRY CLUB, CORAL GABLES, MIAMI, FLA.
M. L. HAMPTON, ARCHITECT.

history and atmosphere of this part of the new world which more than four hundred years ago Ponce de Leon discovered and took possession of in the name of his native Spain.

Should we place an English house of New England, or a clapboard house from the Berkshire hills, or a Colonial house from Virginia, in that territory around Miami, though beautiful as they might be architecturally, they would certainly be out of

place, they would be in a foreign land, and we dare say would call from us no comment save, possibly, adverse.

At Coral Gables the adaptation of the Spanish style has been exceedingly well handled by such architects as M. L. Hampton, Richard Kiehnel, H. George Fink, W. C. DeGarmo, and Harold Hastings Mundy. These men have acted wisely in not slavishly copying the old world masterpieces of this



PRADO ENTRANCE COUNTRY CLUB SECTION, CORAL GABLES, MIAMI, FLA.

DENMAN FINK, ARCHITECT.



DETAIL OF TOWER
CORAL GABLES COUNTRY CLUB, MIAMI, FLA.
M. L. HAMPTON, ARCHITECT.



RECEPTION ROOM
MERRICK BUILDING, CORAL GABLES, MIAMI, FLA.
H. GEO. FINK, ARCHITECT.



RESIDENCE OF CAPT. COOK, CORAL GABLES, MIAMI, FLA.
H. GEO. FINK, ARCHITECT.

most fascinating style. They have taken the fundamental principles and applied them in a most pleasing manner. The loggias, patios, wrought iron balconies, arches, colonnades and irregular roof lines all show a full understanding of Spanish design. These points of interest together with the vivid wall covering in stucco and plaster have been so rendered as to faithfully portray the picturesque old Spanish types from which the inspiration for their design has come. Here is harmony of proportion and detail which, when looked at in the mass, expresses simplicity and consequent dignity.

The architects in their residence work have not been so eager to carry out the particular style as to forget the home-like atmosphere that must be created in the successful planning of any home. It is the human side of the house that claims attention as well as the architectural features embraced in the whole design. Spacious loggias, patios, large living rooms, open sleeping rooms, mural decorations, tile porches and terraces, and landscape gardening of charming originality all go to make the houses at Coral Gables distinctly livable.

In the public buildings, however, the architects have had greater opportunities to carry out the chosen Spanish style. The inspiration for a number of these buildings has

been derived from such famous edifices as the Giraldi and the Alcazar, of Seville, the Tower of San Pablo, in Valladolid, and the Gate of Justice of the Alhambra.

Europe with all of its treasures of architectural splendor offers no more notable example of Moorish style than the Giraldi, or bell-tower of the Cathedral of Seville, and the Giraldi characteristics will be the dominating features of the new hotel at Coral Gables,

in which will be commemorated in mural paintings that part of Columbus' life so closely related to Florida and its development in early days. What Sargent, Abbey and Purvis Chavannes have done for the Public Library of Boston, what Guerin has perpetuated in the classic Lincoln Memorial at Washington, what Brangwyn has done to enrich the Royal Exchange of London—that the genius of Mr. Denman Fink will be called upon to perform in masterly mural art for the Coral Gables Hotel. Architecturally it will be the master-effort of M. L. Hampton, of Miami. Space will not permit the author to discuss further the architecture of the public buildings. The illustrations shown in this issue will give a clear idea of their design. Certainly the Spanish or Moorish type has never been so perfectly portrayed as the buildings we find at Coral Gables.



RESIDENCE OF F. E. DIX, CORAL GABLES, MIAMI, FLA.
H. GEO. FINK, ARCHITECT.



DETAIL OF RECEPTION ROOM

MERRICK BUILDING, CORAL GABLES, MIAMI, FLORIDA.

H. GEO. FINK, ARCHITECT.

P O R T F O L I O
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RESIDENCE OF DR. EDWARD E. DAMMERS, CORAL GABLES, MIAMI, FLA.



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WALTER DeGARMO, ARCHITECT.



THE HUMPHREY RESIDENCE, CORAL GABLES, MIAMI, FLA.



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JOHN N. BULLEN, ARCHITECT.



RESIDENCE OF MR. W. T. MACFARLANE, CORAL GABLES, MIAMI, FLA.
L. D. BRUNN, ARCHITECT.



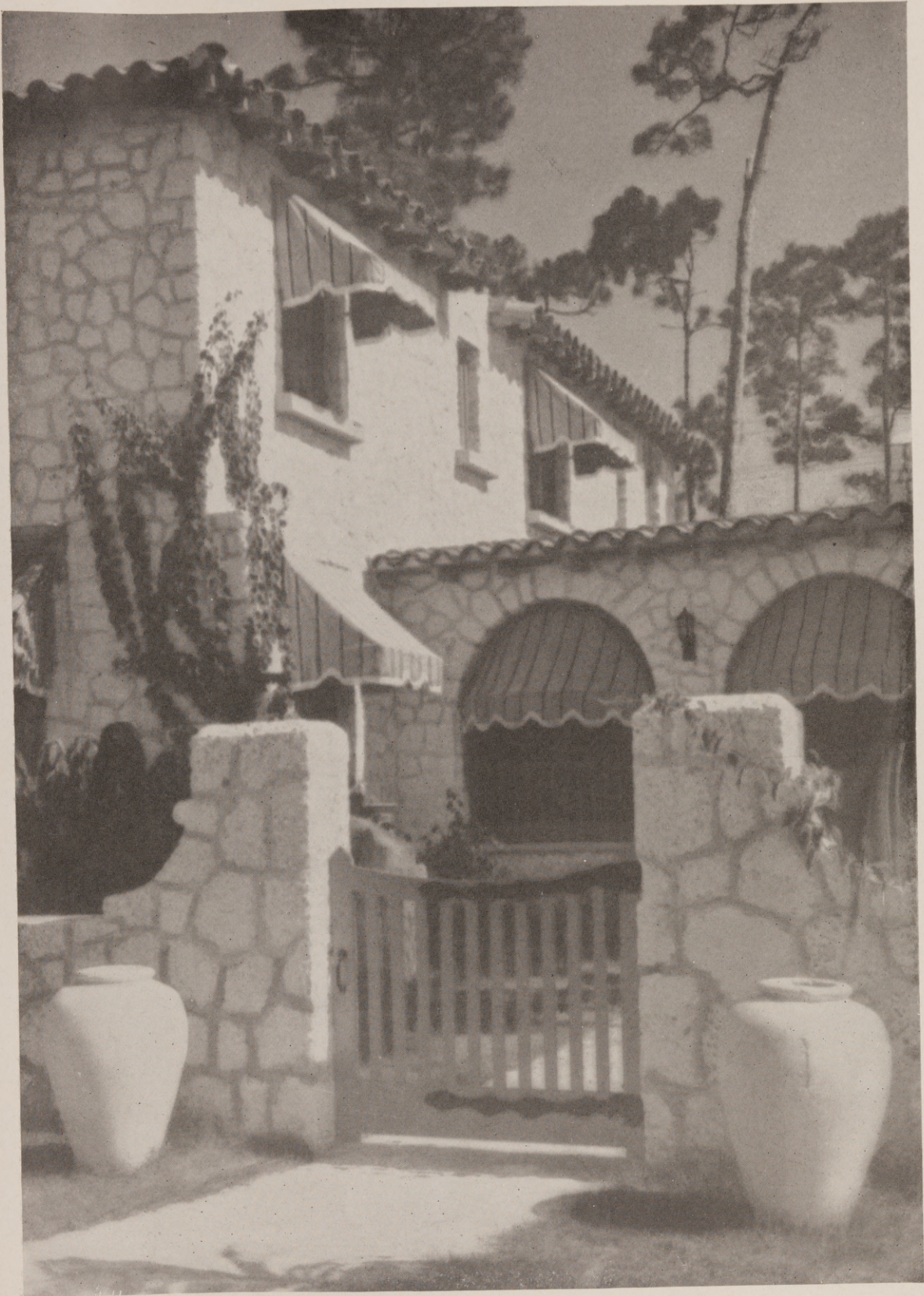
RESIDENCE OF MR. J. W. RICKETS, CORAL GABLES, MIAMI, FLA.

M. L. HAMPTON, ARCHITECT.



RESIDENCE OF MR. GEO. E. MERRICK, CORAL GABLES, MIAMI, FLORIDA,

H. GEO. FINK, ARCHITECT.



RESIDENCE OF JOHN A. COOK, CORAL GABLES, MIAMI, FLA.
H. GEO. FINK, ARCHITECT.



BALBOA PLAZA, CORAL GABLES, MIAMI, FLORIDA.
DENMAN FINK, ARCHITECT.

CITY PLANNING, ART AND ECONOMY AT CORAL GABLES

By THOMAS FRANKLIN.

There are those who contend that an artistic city is an impossibility, thought of which is useless in view of the fact that future conditions will eliminate the necessity of men gathering together in enormous groups; and others who contend the artistic city is an impossibility over which we should not waste time but strive to perfect an economically workable city plan incorporating artistic features. I would suggest that all of these see and watch Coral Gables.

There has been so much florid real estate propaganda scattered broadcast about the supposedly Utopian characteristics of the Miami, Florida, suburb known as Coral Gables, it is doubtful if even the most harsh critic can approach the subject with unbiased mind. He who goes to see Coral Gables is usually accompanied on the tour of inspection by an astute real estate salesman or a resident, and has very little opportunity for the meditation necessary to the formation of any just opinion. Anyway, young lady journalists have wept tears of ecstatic joy, and word phrases of extraordinary softness, at the sight of Mr. Merrick's effort to formulate a perfect suburb. Landscape gardeners, artists, architects and engineers, possibly in hope of securing associations of a financial nature, have pushed their pens

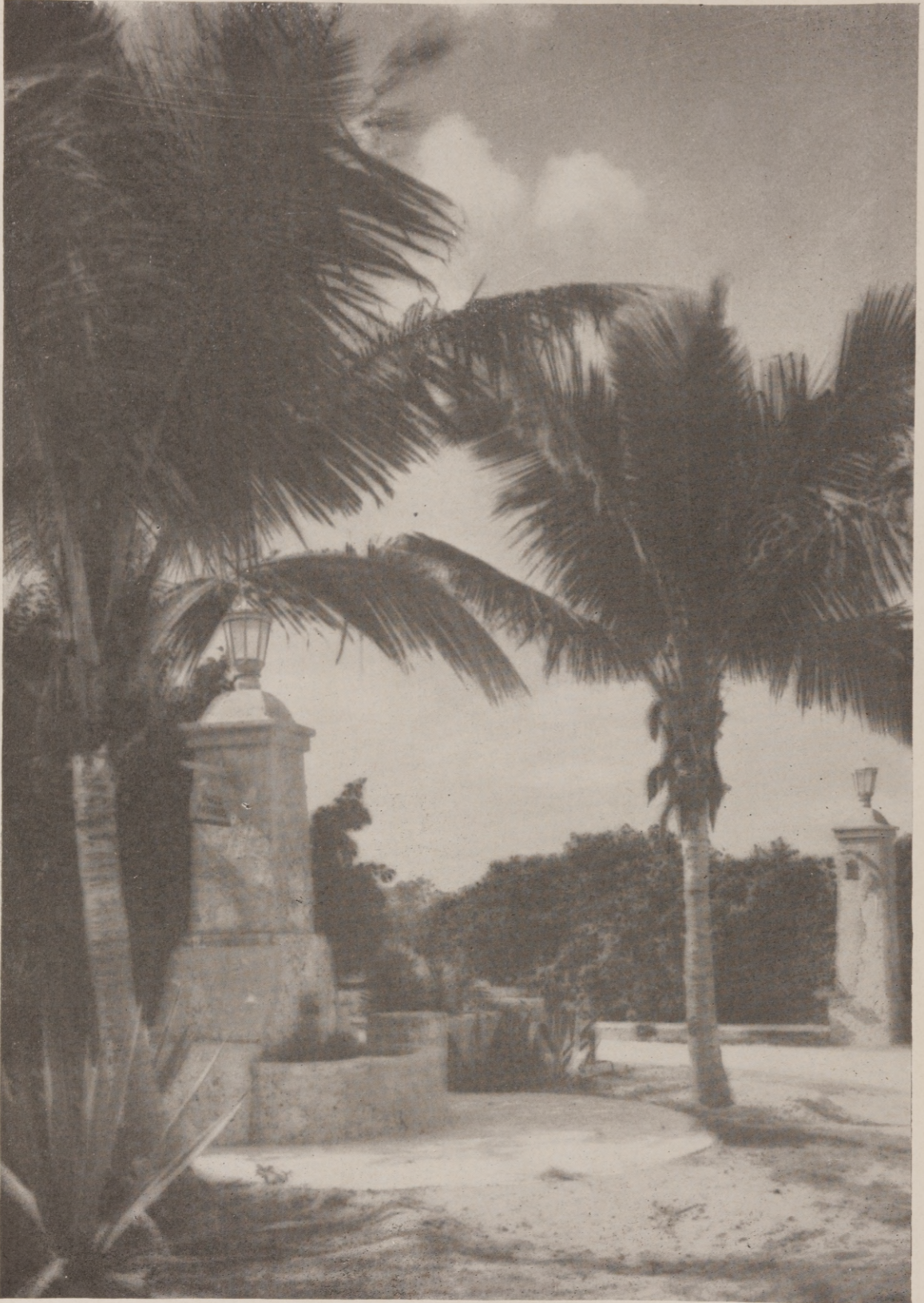
through columns of verbose and bombastic laudation. And Mr. Merrick sells lots and watches the continuation of his great development scheme. Undoubtedly Coral Gables has commendable features that cannot be found in any other modern city suburb. The contention that it is the Utopian city-region can only be definitely settled by time.

As there are practically no cities in America that have not grown up after the haphazard manner of a cotton field plum patch, any well conceived plan would be an improvement over the average American city. All too little thought has been given to the planning of the cities of this country. And in other countries for that matter. The cities of Europe so renowned for their beauty as a whole are mythical. Hidden behind imposing walls, built for the duping of gaping tourists and wandering sightseers, are the omnipresent slum districts, pest houses, gambling dens and drug dives. Every city has its sections of higher economic adaptability, cultural residence, and scattered touches of aesthetic beauty balancing the squalor and debauch of poverty ridden zones. Until comparatively recent years the American people have given little constructive thought to the planning for a city's growth and development. The result is that the leaders of



GRANADA ENTRANCE, CORAL GABLES, MIAMI, FLA.

DENMAN FINK, ARCHITECT.



AN ENTRANCE VIEW TO ONE OF THE BEAUTIFUL STREETS AT CORAL GABLES,
MIAMI, FLORIDA.

the city planning movement contend that beauty is an impossibility and that economical adaptability is a necessity. Charles M. Robinson, of the Architectural League of America's Commission on Municipal Improvement, says the prime object of the gathering of masses at an economic location, and the resultant formation of a city, is money and, therefore, beauty is a failure. A. W. Bruner, Architect and Engineer, says the basic principle of city planning is to increase the working efficiency of the city. In short, all the leaders admit that cities are one of the many more or less undesired evils of a higher civilization.

The oldest American cities virtually sprang into existence overnight—they were engendered by and in turn engendered the business shrewdness for which America is, and Americans are, noted. In the beginning, a necessity against attack from savages, they were looked upon as a blessing. The conglomeration of rich and poor, literate and illiterate, strong and weak, and moral and immoral, forced a division of classes—however much the early fathers detested the classification. For congestion of human beings inevitably leads to unwonted divisions and designations.

And as the first and strongest sense of man is self-preservation man necessarily seeks economic welfare before artistic development. And city planning, like most of the products of civilization, has never been able to progress beyond the material. As Mr. Bruner says, "The basic principle of city planning is to increase the working efficiency of the city" . . . and Mr. Robinson says, "The prime object is money and, therefore, beauty is a failure." And along



RESIDENCE OF MR. J. M. MURRELL, CORAL GABLES, MIAMI, FLA.

similar lines the annual meeting of the American League of City Planning operates. "Necessity is the mother of invention."

So when a man, in the case of Coral Gables, Mr. Merrick, undertakes developments virtually contrary to the consensus of expert opinion, he immediately draws the attention of all persons interested in city planning and development. For, let it be borne in mind, Mr. Merrick although building a



AN ARCHED GATEWAY, CORAL GABLES, MIAMI, FLA.

suburb is not only providing living accommodations embodying the essentials of both art and economy, but a business and shopping district combining similar elements. In brief, a small city.

And what manner of city is this being dropped bodily into a grape fruit and orange grove? And by bodily we mean only rapidity of growth—not haphazard growth.

Mr. Merrick says, "I have gathered together with me in this molding of Coral Gables into Miami's Master Suburb a group of men of national and continental achievement and experience: Artists, City Planners, Landscape Architects, Construction Engineers, Utility Engineers, Golf Course, Park and Recreational Architects. Such men as Denman Fink of Haworth, N. J., one of the U. S. Government Committee of Twenty-one American Artists, National Academy Exhibitor, etc.; Frank M. Button of Chicago, landscape architect, under whose direction was developed some of the finest landscaping achievements of the Nation, such as Lincoln Park of Chicago, ex-Governor Lowden's estate at Oregon, Ill., and the Charles Deering estates of Miami. These and many others of this exceptional corps of experts in the creation of beauty insure the highest artistic ideals in this great enterprise. Utility engineers, such as Mr. Max Keller, for years in charge of important water and drainage work in Switzerland, and other prominent engineers, architects and specialists of long and wide practical experience are associated with me."

With such a distinguished group of artists, architects, engineers and builders we may feel assured



RESIDENCE OF MR. F. E. DIX, CORAL GABLES, MIAMI, FLA.
H. GEO. FINK, ARCHITECT.

that all that expert workmanship can do is being done at Coral Gables. The dominant characteristic of the state of Florida, especially the Southern section around Miami, is color. The sunny winters and warm summers deepen the varying hues of tropical fruits, the long, slender needles of the Southern pines, and the hazy tints of the waters. Colors, flaunting tropical luxuriance, caused the choosing of a modified type of Spanish architecture. as the key motif.



COLONNADE ENTRANCE TO CORAL GABLES INN, MIAMI, FLA.



RESIDENCE OF F. E. DIX, CORAL GABLES, MIAMI, FLA.
H. GEO. FINK, ARCHITECT.

No other architecture has the color found in that of Spain—and what it lacked for the proper blending with Southern Florida background Yankee ingenuity added—roof tiles of every shade and shape and tint; cements and sand mixtures touched with the spectrum's every color; porches, pergolas, periennes, arches, towers and doors with hitherto unknown intricacies; roomy interiors and beautiful broken line exteriors; the artistic and economical blended in homes, workshops, industrial plants,



COMMUNITY CHURCH, CORAL GABLES, MIAMI, FLA.
KIEHNEL & ELLIOTT, ARCHITECTS.



RESIDENCE OF S. A. RYAN, CORAL GABLES, MIAMI, FLA.
L. D. BRUNN, ARCHITECT.

offices, garages, print shops, and every kind of building necessary to the life of a small city.

But the planning of the streets and zones was a more difficult problem. Straight streets have little place at Coral Gables. Only the industrial and shopping districts are criss-crossed by the straight thoroughfares. And such thoroughfares! There is small possibility of another generation being forced to spend half its income in moving buildings and widening

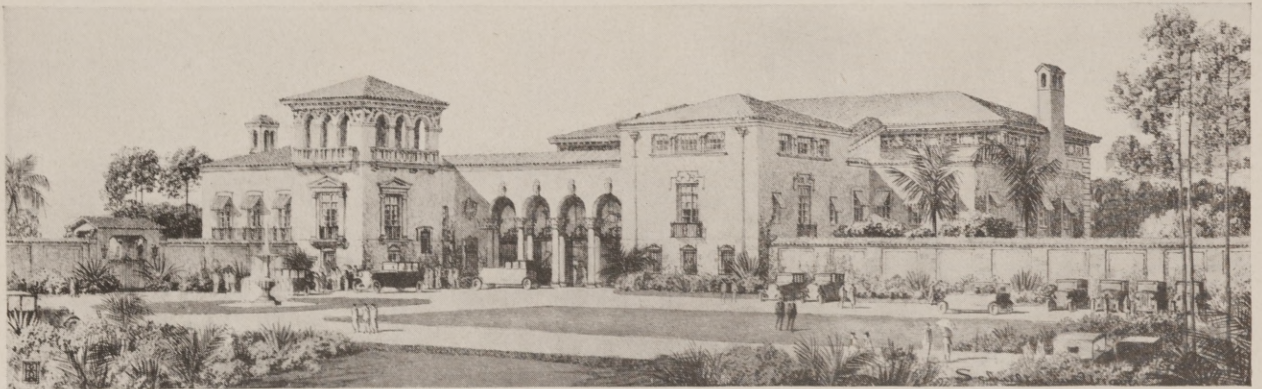
streets; small possibility of a housewife wasting half her mornings' shopping hour trying to locate parking space; and the smooth sweeping widths of those streets are shaded by majestic palms and those leisurely long leaf pines that grow nowhere so beautiful as in Southern Florida.

Possible monotony at street corners has been eliminated by a system of broad plazas thronged with growing fruits and plants as colorful as the architecture, plazas that

solve the traffic problems and add additional touches of artistic beauty to the twenty-five hundred acres that compose Coral Gables. It is needless to add that the business district has its divisions and subdivisions, also. The industries are followed by the general business houses, by the amusement section, and that happy hunting ground of the women—the shopping district—lies adjoining the hotels, libraries, and other public buildings. Everywhere there is evidence of the architect's supervision over the building of the houses; the engineers' and landscape artists' handiwork is visible in the plants and trees about the streets and buildings; and only an artist who knows the feel of a brush could have dabbled his fingers in the extraordinary commingling of the pigments from which the mass of assorted colors came. Each building, each street, each walkway, each plaza, each entrance way, as imposing, as majestic as the old world walls and tow-

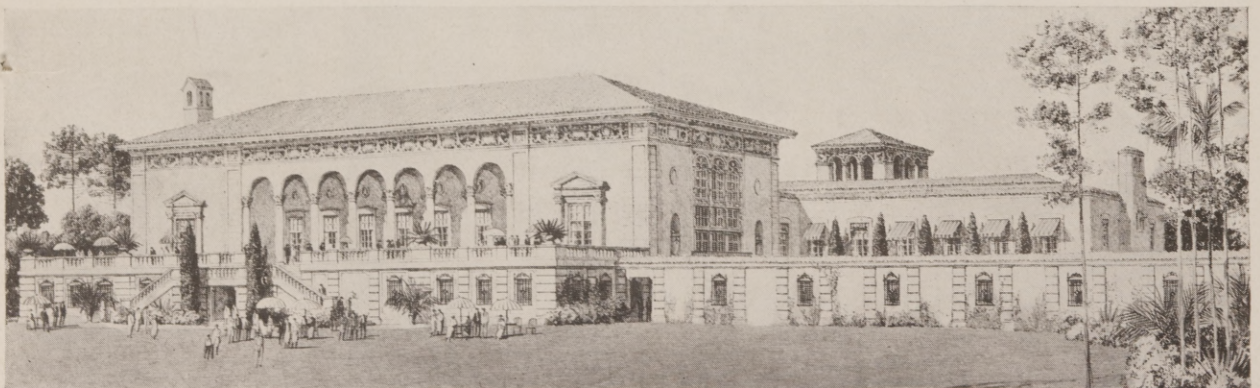
ers and gateways of baronial ages; each tree, each plant, each and every factor has been planned as an adjunct to its neighbors—all blended toward economic welfare as well as beauty. Comfort has been provided for, health, literacy, illiteracy,—all of those factors that have a part in the life of man have been considered.

However altruistic may be the forces that began Coral Gables it is needless to imagine such a plan going forward without a commercial idea behind it. Undoubtedly Mr. Merrick is endeavoring to make money through a very extraordinary development plan. And Mr. Robinson says money making and beauty cannot be combined. According to all the history of mankind he is right. But here is a man with a new plan that all but dazzles the human faculties. And only futurity can relate its success—or failure.



BILTMORE COUNTRY CLUB, CORAL GABLES, MIAMI, FLA.

SCHULTZE & WEAVER, ARCHITECTS.



BILTMORE COUNTRY CLUB, CORAL GABLES, MIAMI, FLA.

SCHULTZE & WEAVER, ARCHITECTS.

Personal Mention

Happ & Shelverton, architects, Fourth National Bank Building, Macon, Ga., have dissolved partnership. Frank R. Happ will continue the practice of architecture in offices formerly occupied by Happ & Shelverton.

F. E. Berger and R. L. Kelly, associated architects, No. 304 Lincoln Building, Champaign, Ill., are announced as successors to Temple & Beerger. Mr. Kelley, who joins Mr. Berger of the old association, comes from a comprehensive practice of his profession in Illinois and in Texas.

Mr. A. F. Wysong, of Wysong & Jones, architects, announce the entrance of the firm of Mr. L. T. Bengtson of Boston, Mass., and Richmond, Va., and the retirement of Mr. T. P. Jones. The firm name has been changed to Wysong & Bengtson, with offices in the Professional Building, Charleston, and at Princeton, W. Va.

Callix Edwin Miller, architect, South Bend, Ind., advises us that his former practice as associate architect with Mr. Wm. M. Ellwood, 220 W. Jefferson Boulevard, South Bend, Ind., has terminated and that he has opened new offices at 605 J. M. Studebaker Building for the general practice of architecture. Manufacturers' catalogues and samples will be greatly appreciated.

Mr. William Koehl announces the association with him, in the general practice of architecture, of Mr. Antonio DiNardo, formerly with Messrs. Hub-

bell & Benes. His previous connections include an association with Mr. Arnold W. Brunner, of New York, and a professorship of architecture at Carnegie Institute of Technology. The new partnership will be known as Koehl & DiNardo, Park Building, Cleveland, Ohio.

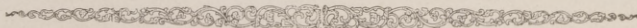
Mr. W. A. Schabel and Mr. A. J. Grimm announce the opening of their office for the practice of architecture at 335-336 Erie Building, Cleveland, Ohio.

To enlarge our facilities for the manufacture of Prepared Vellum Tracing Papers, we will, on October 31st, 1924, remove our office and factory to 315 East Sixty-second Street, New York City. George Vincent.

Harry J. Brumenshenkel announces that J. Leonard Rush, formerly connected with Vernon Redding and Associates, architects, Mansfield, Ohio, is to be associated with him in the general practice of architecture. Offices, 42 Park Avenue, West, Mansfield, Ohio. Manufacturers please send samples and catalogues.

Samuel J. Berman, architect, announces the removal of his offices to 3030 Euclid Avenue, Cleveland, Ohio, and will be pleased to receive manufacturers' samples and catalogues.

Smithey & Tardy, architects and engineers, announce that they have moved their offices from 730-732 Anchor Building to 112 Kirk Avenue, S. W., Roanoke, Va.



The Kind of Town We Would Like to Live In

By JOHN IHLDER.

Manager, Civic Development Department, Chamber of Commerce of the United States.

The excellence of a town depends so much upon the ability and spirit of its people that these may quite upset any comparative rating based upon actual, tangible accomplishment, though, of course, with ability and the right spirit the people of any given community are bound to secure a lot of accomplishments.

The trouble is that we have to mark them on what they have done to date, and cannot take into account, what may be the fact, that they have been overcoming some great natural handicap which absorbed most of their energy without showing much positive result, or, what again may be a fact, that they have only recently learned how to work together effectively. In either case the marks given their town are likely to be low, and yet, because of the spirit they have developed, the things they are now doing, the accomplishments they are sure to have to their credit in the near future, they may have a town that we would find it very inspiring to live in. For it is where men are now achieving, not where they have achieved and are now sitting back admiring the past, that we would want to live.

On the other hand, there is no limit to achievement except the limit imposed by our personal limitations. So where we find a community that has done a lot and is still going ahead with the same vision and enthusiasm and energy to fresh achievement, there we probably shall find the people with whom life would be best worth living.

I assume that the existence of a town or city depends upon business. The first test of community excellence therefore is: What kind of a place is it for business? And the answer to this question goes a long way toward answering that other important question: "Is it the kind of a town we—you and I—would like to live in?" For I also assume that we must earn the living we are going to live.

Having assured ourselves of the excellence of our town from the essential point of its providing us with a living, the next question is, What does it provide *beyond* mere living? For, essential as we feel that mere living is, that alone will not satisfy us; much less will it make others who are already making a living elsewhere look upon our town with desire.

Some day the hard-boiled man wakes up to find that his associates who have made their pile have moved to some other place to spend it, and the fellow who is irked by the sight of toil realizes that it is on the profits of business that he exists. As

these two scold each other the audience begins to wake up to the fact that business is the basis of most of what makes life worth living. Beauty, art, music; comfortable homes, a gracious social life—all these come from the profits of business. And at the same time it wakes up to the complementary fact that business is not an end in itself, but is a means to an end, "that we may live more abundantly."

So we begin to understand that while business is the first essential to our town, it is not the whole town, and consequently instead of spoiling the rest of the town it must make the rest of the town a better place to live in. I am therefore going to suggest an enlargement of our first test:

"While the existence of a town or city depends upon business, that existence is not justified unless the profits of business make life in that town constantly more and more worth living."

Assuming that we are agreed upon this double-barreled proposition, we shall proceed by defining a series of excellences by which to measure our town.

First Item.—My first item in grading our town is to assume that it has a variety of industries none of which are mutually harmful. A blast furnace and a silk mill, for example, do not make ideal neighbors.

Second Item.—The industries of our town should be those for which the town offers peculiar advantages.

Third Item.—Commerce.—This is put third instead of first because in spite of its historical development, commerce has come to depend, especially in retail business, somewhat on industry.

Fourth Item.—Has our town a plan which will guide its future growth, and regulations which will prevent short-sighted and greedy individuals from handicapping business and spoiling those things upon which we spend the profits of business?

Fifth Item.—Does our town have good housing?

Sixth Item.—Education.—Does our town provide enough schools for all its children, and are all its schools good?

Other Items.—Recreation—public; outdoor: playgrounds, parks, etc.; indoor: music, etc.

Commercial.—Bowling alleys, poolrooms, movies, theatres, music, etc.

Public Health.—Site of the city, natural drainage, water supply, sewerage, waste disposal, health department.

Security.—Fire, police-courts, jails.

Neatness and Repair.—Public and semi-public buildings, railway station, streets and public places, private buildings.

The condition of these indicates whether our town has or has not community spirit, alertness, self-respect.

Taxes and bonded indebtedness, if too high, indicate slackness in administration, or worse, indifferent citizenship, lack of results from expenditures. If too low, indicate an indifferent citizenship and lack of civic pride. Municipal expenditures should be investments which in large measure produce financial results by facilitating business and raising values. Some, like expenditures on schools, are investments in the future.

Expenditures for present improvements, like street paving, should be entirely completed, bonds paid up, during the life of the improvement.

If city has a debt incurred to meet current expenses or to pay for improvements which are now used up it indicates a low standard of citizenship.

Beauty.—Beauty, like happiness, is best when secured as a by-product. An ugly thing is not made beautiful by putting a useless ornament on it. Real satisfaction comes from having the things we use every day beautiful. And they will be beautiful if they fully meet the needs of use. The present-day automobile is becoming a thing of beauty, but the main consideration is that it shall be useful. Our town will be beautiful when we give enough thought to our buildings and to our streets to make them fully efficient. The trouble now is that they are half-baked, lick-and-a-promise jobs.

Individuality.—Our town should have individuality, not be a copy of some other place. If it has a good tradition in architecture, follow that tradition, don't build an imitation New York hotel in Charleston. Make use of natural beauties, river, valley, hills, etc. They are never quite the same

as those in other towns. Use local names for your streets so that they will recall your history or make those who repeat them think of your town. When one says Fifth Avenue he probably thinks of New York, but there are a hundred other fifth avenues. When one says Peachtree Street he does not have to add Atlanta.

City Government.—We won't try to set up a score for the government but will assume that under our democratic system, if the community stands well on the other items listed, then it must have a fairly good government, because it has a good citizenship.

Citizenship.—Of course we have all begun to realize by this time that there is no way of getting a good government without having a good, active citizenship. Perpetual motion is as much a dream in civic affairs as it is in mechanics. But an active, effective citizenship means effort, constructive effort. So our town has its quota of civic and social agencies which afforded opportunity for citizens to choose the subjects in which they are most interested, study them, experiment with them, and then, on the basis of knowledge, put them over. So we have a live chamber of commerce to present the business man's point of view on community problems, and we have philanthropic agencies to deal with our social problems.

The Spirit of the People.—If there is any one thing that makes us want to live in a town it is the spirit of the people. I put this last because it is an intangible, and we Americans want something we can get a grip on. But this intangible is so important that it can't be left out. Any one of you who has lived among strangers for a while knows the joy of again being among his own people. And our own people are those who are friendly, helpful, willing to get in and push. That spirit is not natural always, but it can be cultivated. And where that spirit is there is also a good town, the kind of town we would like to live in.—Architecture.

Telling the Age of an Old House by its Hardware

A writer in a recent number of *Old Time New England* says that the age of many old houses may be fairly well determined by the nails used, the style of hinges, the door panels, the wrought iron thumb latches, the Norfolk latches, the cast-iron thumb latches, the wood screws, and the sawed laths.

Hand-made or wrought nails of soft malleable iron, with rectangular shanks, drawn by hammer blows to a point and with clearly hammer-marked heads, were universally used in house building until about 1800, when cut nails, because of their cheapness, superseded them. Where the original nails of a house were wrought, the house probably

dates before 1800; if they are cut, after that date. Nails used at the time the house was built are nearly always to be found in the garret floors.

The wrought nail is easily distinguished from the machine-made or cut nails. It was made from rectangular strips of malleable iron, several feet long and about a quarter of an inch thick, called nail rods, which were furnished the blacksmith.

The cut nails everywhere superseded the ancient wrought nail not long after 1797, when two cut-nail factories had been established in Philadelphia, and therefore, if used by the builder, they will date a house as having been built after that year.

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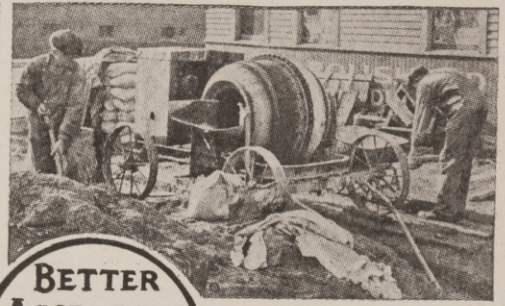
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In the Colonial period in America, house-door hinges were made always of wrought iron until 1776 to 1783, when cast-iron hinges suddenly and universally took their place. Door panels before 1776, if edged with moldings, always show a plain, unbeaded ovolo or quarter-round molding on their outer margin, while immediately following the Revolution, after 1783, these same ovolo moldings become scored with one or two quirks or beadings or changes into the ogee.

The Norfolk latch is easily distinguished from the wrought thumb-latches in having its hand-grasp not enlarged at each end into plates, or cusps, but riveted upon a long, narrow, sheet-iron escutcheon. We may conclude from the evidence that the Norfolk latch, if contemporaneous with the building, will date a house between 1800 and 1840, or, allowing for survivals, 1850.

Numerous dated examples found show that Blake's typical cast-iron thumb latch, with circular catch-plate mortised and screwed into the door lintel, hollow patent bar pivot, hollow staple guard, and saucer lift, with opposite down curve, first came into

general use in 1840. This latch, when complete and original, as the evidence clearly shows, will date a house as built after 1840.

The unmistakable pointed wood-screw, now universally used, was patented by United States patent No. 4704, August 20, 1846, before which time all wood-screws in general use, unless pointed by hand filing, were blunt.

Because these pointless screws would not start by driving into the wood or penetrate, except by a previous gimlet hole, the pointed wood-screw suddenly and universally superseded them. Therefore, the wood-screw, if pinless and original, will date a house before 1846; if pointed, after that date.

These facts, marking the end of the old house building period, though only applicable to the very latest buildings, are, nevertheless, important, since they may help to direct wholesale restorations or additions and show when kitchen fireplace doors stopped open-fire cooking, or where old latches, hinges, or doors have been shifted out of time or place.

Georgia Chapter of Contractors Organize in Atlanta

The first Georgia chapter of the Associated General Contractors of America was organized at a recent meeting of local general contractors and highway contractors.

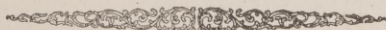
Election of officers and beginning of work on the program of the Georgia chapter were features of the meetings at which the dual chapter of general contractors and highway contractors was established. About eighteen of Atlanta's general contractors enrolled, while fourteen highway contractors joined their branch of the chapter.

According to officials, many more applications for membership are being received from all parts of the state, the chapter being state-wide in its scope.

Members stated that the chapter was established to co-operate with the work of the national or-

ganization with headquarters in Chicago. Its aims include the improvement and stabilizing of the industry and the adoption in this state of the national code of ethics, the national organization being in this respect somewhat like the National Association of Real Estate Boards, it is said.

Officers of the general contractors' chapter are Otis A. Barge, of the Barge-Thompson company, president; A. J. Krebs, of the Krebs Construction company, vice president; Sam N. Hodges, of the Riffin-Hodges company, treasurer, and C. D. Crockett, of the A. K. Adams company, secretary. Officers of the highway contractors' section of the chapter are F. A. Pittman, of the Pittman Construction company, president, and H. L. Jamison, of the Jamison and Hallowell company, secretary-treasurer.



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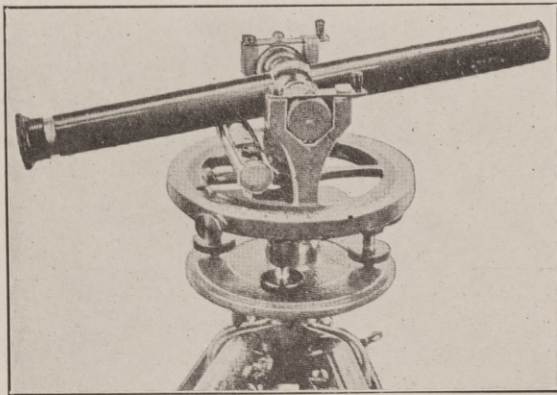
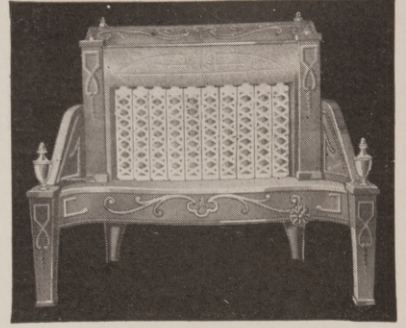
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Building Construction News

EIGHTEEN-STORY BUILDING TO COST \$1,300,000.

Nashville, Tenn.—A long-time lease has been obtained by the Cumberland Improvement Co., in which Will D. Rummans, A. L. Spear and others are interested, on a site at Third avenue and Church street, for the erection of an 18-story office building to cost \$1,300,000. The building will be of brick and steel, with marble on the interior. The first floor will accommodate a number of shops, while the remaining floors will be devoted to offices, single and en suite. An architect has not been selected.

TO BUILD \$2,000,000 HOTEL AT MIAMI.

Plans are being worked out for the erection of a \$2,000,000 hotel at Miami Shores, Miami, Fla., the new development being promoted by the Shoreland Company of that city, owner of the property. The structure will be 10 stories, with a frontage of 350 feet, of fireproof construction, reinforced concrete and pile foundation, cement, tile and wood floors, tile roof, metal doors, steel sash and trim and wire glass.

GEORGIA WILL BUILD \$500,000 SANATORIUM.

Alto, Ga.—Plans are being prepared by Daniell & Beutell of Atlanta for a sanatorium to be erected here by the State Board of Health. The main building will be three stories, of fireproof, concrete construction, concrete foundations, with hardwood floors and tar and gravel and tile roof. It will be equipped with metal doors, vaults, ventilators, steel sash and trim and wire glass.

\$2,000,000 HOTEL AT AUGUSTA PLANNED AS PART OF 4000-ACRE DEVELOPMENT NEAR CITY.

Augusta, Ga.—Benjamin H. Marshall, architect, of Wilmette, Ill., and associates have acquired 4000 acres of land extending from a point six miles beyond the old Hampton Terrace Hotel to a boundary nearly two miles away. Plans of the purchasers call for the development of a township and tourist colony, together with the erection of a hotel of 400 or 500 rooms, three golf courses and a polo and aviation field. Quoting Mr. Marshall, "Hotel at Augusta will cost about \$2,000,000; re-

inforced concrete construction; North Augusta Land Co., owners."

Tentative plans of the purchasers provide for indoor swimming pools, water to be pumped from three natural springs on the property. Officers of the new company handling the project include Mr. Marshall, chairman of the board; James U. Jackson, Augusta, president; George Mooser, New York and San Francisco, vice-president, and Lewis B. Walton, Chicago, secretary and treasurer.

ERECTING \$1,250,000 OFFICE BUILDING IN NEW ORLEANS.

In addition to general contract recently awarded the O. M. Gwin Construction Co. of New Orleans for the new \$1,250,000 building being erected in that city by the Guarantee Development Co. for the Union Indemnity Co., a number of subcontracts have been awarded as follows: Structural steel, McClintic-Marshall Co., Pittsburgh, Pa.; electrical work, Freeman-Barlow, Inc.; architectural terra cotta and reinforcing steel, Ole K. Olsen; heating and plumbing, A. G. Rose; waterproofing, D. S. Melvin, all of New Orleans; plastering, W. P. Bannon, Louisville, Ky.

The building, of modified Italian renaissance architecture, will be 14 stories, 170 by 84 feet, steel frame and of concrete, brick, limestone and terra cotta construction, with cast-stone trim. It will have a pile and concrete foundation, granite base, cement and terrazzo floors, composition roof, and will be equipped with metal doors, vault lights, ventilators, rolling partitions, steel sash and trim and wire glass. Five elevators will serve the tenants. Moise H. Goldstein and Favrot & Livaudais, Ltd., both of New Orleans, are the architects.

CONTRACT FOR \$525,000 HOTEL AT MORGANTOWN.

Morgantown, W. Va.—General contract has been awarded to the Foreman & Puttnam Company of Marietta, Ohio, by the Morgantown Hotel Corporation for the erection of its proposed hotel here, contract price being \$525,000. The building will have a finished basement and first floor with mezzanine, while five floors will be devoted to guest rooms, of which there will be 150, the majority with baths. The top floor will contain a general assembly hall, auditorium and convention hall or ballroom. Holmboe & Pogue of Clarksburg, W. Va., are the architects. Construction is expected to be completed within nine months.

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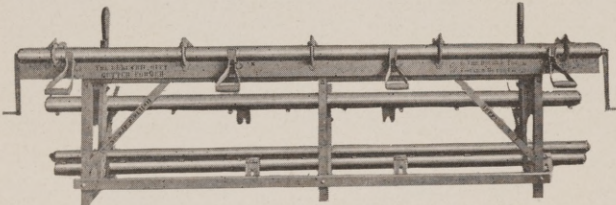
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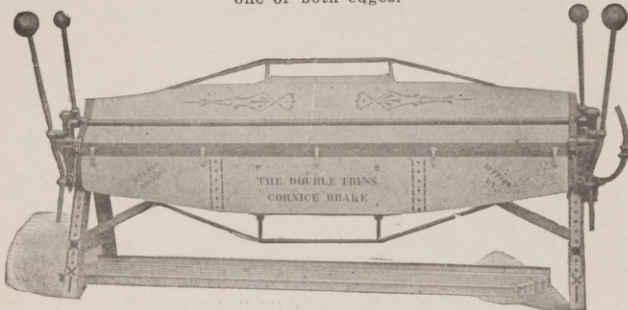
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PLANS FOR \$350,000 CHURCH AT HOUSTON.

Houston, Texas.—Plans have been adopted by the congregation of South Main Street Baptist Church in this city for the erection of a \$350,000 building on property owned by the church and bounded by West Main and Brandt streets and Day and Colquitt avenues. The first unit of the new building will cost about \$60,000 and will constitute the ground floor of the church proper. Dr. M. M. Wolf is pastor.

NEW \$275,000 TEN-STORY OFFICE BUILDING UNDER CONSTRUCTION FOR BUILDERS' EXCHANGE, SAN ANTONIO.

Based on construction progress already made, indications are that the new \$275,000 ten-story home of the Builders' Exchange of San Antonio, Texas, will be ready for occupancy April 1, 1925. The building is ten stories high and is being constructed of reinforced concrete, gray buff brick, with cream-white cast stone trim. It is located in the business section of the city and will house only members of the local exchange.

The second floor will be devoted to the Builders' Exchange proper, with offices for the manager and staff, planroom, reading-room and library, and an exhibit hall. The top floor, in which steel trusses will be substituted for columns, will be used as a meeting hall, roof garden and auditorium for the exchange. Offices on intervening floors will be rented to exchange members.

Emmett T. Jackson and George Willis are the architects; M. L. Diver, consulting engineer, and James Aiken, general contractor, all of San Antonio.

STORE AND OFFICE BUILDING TO COST \$555,000.

Port Arthur, Texas.—The Jefferson Construction Co. of New Orleans, La., has been awarded

general contract by John R. Adams of this city for the erection of a proposed store and office building here at a contract price for the building complete of \$555,396. The structure will be six stories, 140 by 144 feet, of reinforced concrete construction on a pile foundation, with wood, cement, tile and terrazzo floors and composition roof. Contracts for heating, plumbing, lighting and elevators have not been awarded. H. C. Mauer of Beaumont, Texas, is the architect.

CONTRACT FOR 12-STORY OFFICE BUILDING AT TAMPA.

Tampa, Fla.—General contract has been awarded by the Florida Mortgage, Title & Bonding Co., at \$430,000, to McGucken-McGucken & Edwards of this city for the erection of a 12-story office building here. Contract for three electric elevators was awarded to the Otis Elevator Co. of New York, while awards for steam heat, lighting and plumbing are yet to be made. The building will cost about \$530,000 without furnishings and equipment. It will be 57 by 105 feet, of brick, concrete, steel, stone and tile construction, with concrete foundations, marble terrazzo floors and Johns-Manville roof. B. C. Bonfoey of Tampa is the architect.

CONTRACT FOR \$400,000 APARTMENT AT NASHVILLE.

Nashville, Tenn.—General contract has been awarded to the Foster & Creighton Co of this city for the erection of the apartment building to be erected here by the Memorial Apartment Hotel Co., at a cost of \$400,000. The structure will be 52 by 160 feet, 8 stories and basement, of steel, concrete and brick construction, with concrete foundation, oak floors and Carey roof. Asmus & Clark of Nashville are the architects. The Gowans & Hailey Co has contract for heating and plumbing, while contract for lighting has been awarded to the Ramsey Electric Co., both of Nashville. Pritchett & Thomas, Nashville, are handling elevator details.

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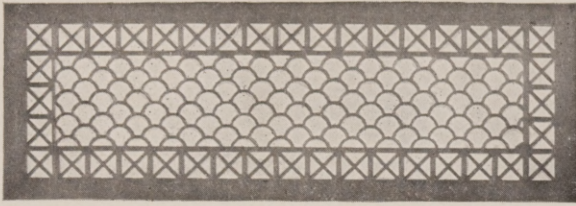
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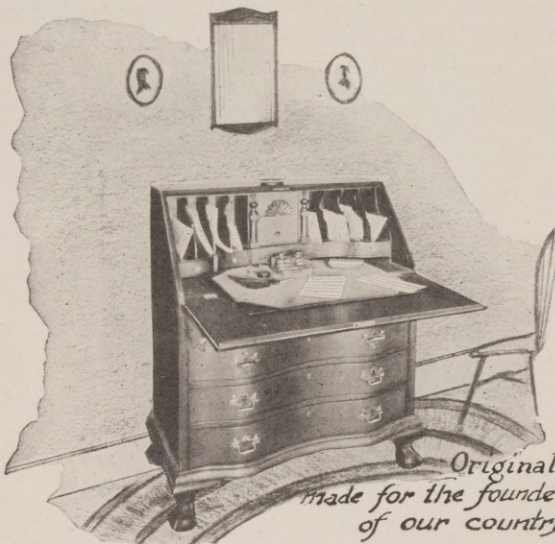
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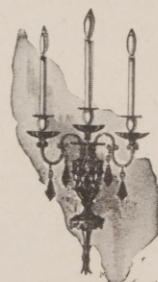
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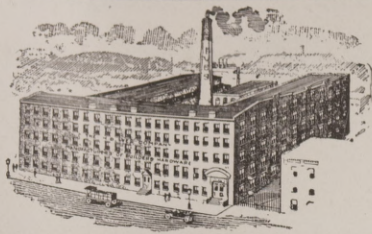
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NEW \$1,000,000 OFFICE BUILDING FOR ATLANTA.

Atlanta, Ga.—Negotiations have practically been completed by the Massell Realty Co. of this city for the purchase of property at the northeast corner of Forsyth and Poplar streets, on which it plans to erect an office building to cost about \$1,000,000. The building will be twelve or fifteen stories high and will be occupied by the Massell interests, with open space rented as offices.

PLAN TO BUILD 150 DWELLINGS.

Sarasota, Fla.—A big home-building development will be undertaken here by the Sarasota Home Building Co., in which Charles Ringling and Louis Lancaster of this city are chief promoters. Architects are at work on plans for not less than 150 dwellings to cost from \$6000 to \$30,000 each and to be located in various sections of the city. Arrangements have been made with Leabay Ogden of Jacksonville to handle construction details. It is stated that the houses will be of the Spanish type of architecture.

CONTRACT FOR \$1,250,000 BUILDING AT KANSAS CITY.

Kansas City, Mo.—Contract has been awarded by Montgomery Ward & Co., Inc., Chicago, to Wells Bros. Construction Co. of that city for the erection of the proposed addition to their building in Kansas City. As reported in the MANUFACTURERS RECORD last week, the addition will cost about \$1,250,000 with equipment, and will provide additional floor space of 300,000 square feet. The cost of the structure alone will be approximately \$750,000. It will be 108 by 306 feet, 9 stories high, with reinforced concrete walls and floors. McKecknie & Trask of Kansas City are the architects.

NEW \$700,000 APARTMENT BUILDING FOR DALLAS.

Dallas, Texas.—A new company is being

formed in this city for the erection of a \$700,000 apartment building on Maple avenue, plans for the structure now being prepared by the Mid-West Company, Inc., Nashville. The structure will be 80 by 186 feet, 7 stories, fireproof, of steel and concrete construction, with concrete foundations, oak and composition floors and tile roof. It will contain 86 apartments and baths and will be equipped with a vacuum steam heating plant and a number of elevators. Furnishings and equipment are estimated to cost \$250,000. Information regarding the enterprise may be obtained from the architects.

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H. E. HARMAN, Business Manager, Publisher and Owner, Atlanta, aG.

E. R. DENMARK, Editor, Atlanta, Ga.

No bondholders or other security holders.

(Signed) H. E. HARMAN, Owner.

Sworn to and subscribed before me this the 23rd day of Oct., 1924.

ROY M. BROWN,

Notary Public, Georgia, State at Large.

My Commission expires January 5, 1926.

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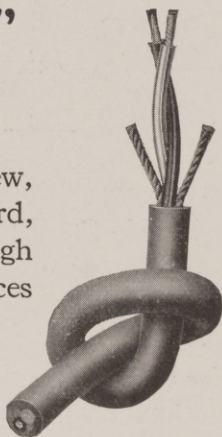
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