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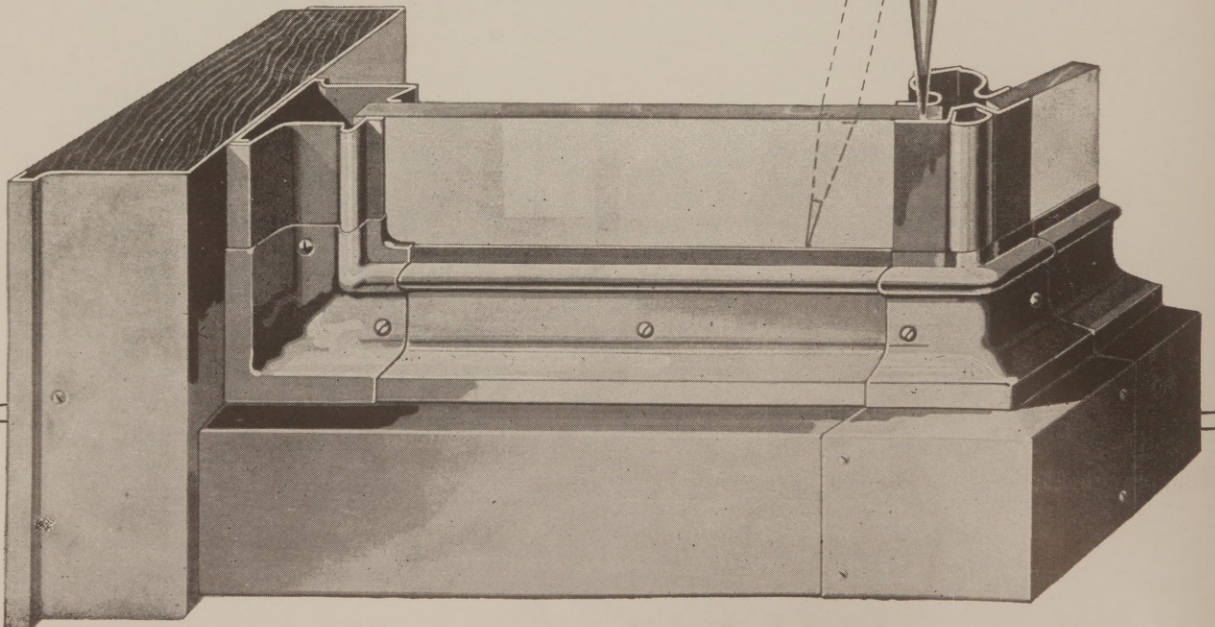
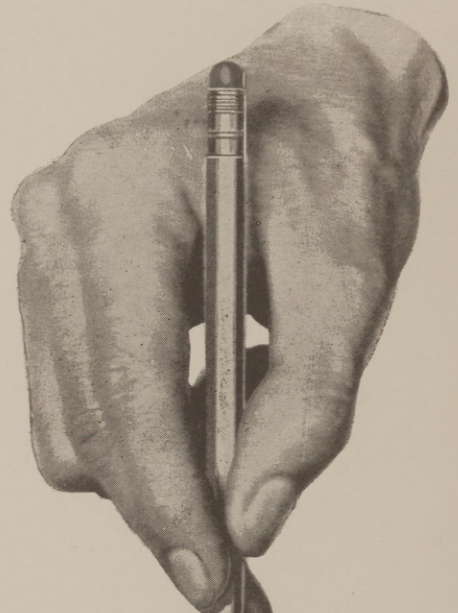
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REAR DETAIL
NELSON HOUSE, YORKTOWN, VA.
BUILT BY THOMAS NELSON, 1740

THE SOUTHERN ARCHITECT AND BUILDING NEWS

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APRIL, 1925

NUMBER 4

Houses of the Georgian Period in Virginia

By Courtney S. Welton, A. I. A.

When your good editor requested this article our first inclination was to thank him and politely beg to be excused—knowing our shortcomings and realizing that to treat fully such a subject requires a versatile pen, a compendium of information and a ready vocabulary, accomplishments to which we never hope to lay claim—but we consented, allowing better judgment to be swayed by the desire to do what we could to give publicity to a few of the myriad examples of fine Colonial Architecture in which Virginia abounds.

Many of these places do not receive their just share of notoriety, due to a number of reasons, one of which has been inaccessibility. But, with the coming of good roads, in which rapid strides are being made, tourists in large numbers are visiting the old mansions and, with admiration, are seeing places where history has been written.

"Westover," a triumph of beauty and design, as much a delight to the eye of the layman as the architect; "Monticello," from Jefferson's pen, "Mt. Vernon," "Lower Brandon," "Shirley," "Montpelier," "Oak Hill," "Sherwood Forest," "Red Hill," and others of note, were covered admirably in the October issue of the Southern Architect and Building News under the title, "Early Manor Houses of Virginia," therefore they will not be mentioned in this humble offering.

Some sixty miles below Richmond, near the mouth of the York River, is situated the quiet, quaint, little village of Yorktown, once the most important port in America, where was built and now stands the first customs house. Here is also the "Nelson House," standing on a high bluff over-

looking a noble river nearly a mile wide and sixty feet deep.

Yorktown was founded in 1705 by Thos. Nelson, of Penrith, England, a small town near the Scotch border, from which fact its founder was known as "Scotch Tom." About 1740 his second son, William, known as "President Nelson" because so often president of the Colony, built the "Nelson House" for his son Governor Thomas Nelson, who was then a baby, and tradition has it that the first brick was made to pass through his little hands. He was afterwards a Major-General in the Revolutionary Army and one of the signers of the Declaration of Independence.

This house was occupied by General Cornwallis as headquarters during the siege of Yorktown in 1781. Imbedded in the brickwork of the eastern gable are several cannon balls from guns of the French fleet, mute evidence of their marksmanship.

The bricks were brought from England and are laid in Flemish bond, the quoins and keystones being cut stone. The interior is richly panelled, some running to the ceilings. A notable feature is the windows with eighteen square panes and arched top sash. The dormer windows and rear entrance are some of the details that have been added. The place remained in the hands of the Nelson family until ten or twelve years ago and had fallen into a poor state of repair. About 1917 it became the property of Mrs. Geo. P. Blow, who still owns it, and under her direction it has been thoroughly restored and improved, now being one of the show places of the state. The grounds have been laid out and planted by Mr. Chas. F. Gillette, landscape architect of Richmond, the beauty of his work being well attested by the accompanying photographs.

Near Jamestown, on the James River, is "Car-

AUTHOR'S NOTE.—I wish to thank the following people who have assisted me in securing photographs and historic data concerning some of the houses mentioned:

Mr. Barton Myers, Norfolk, Va.; Mr. Chas. F. Gillette, Richmond; the Misses Archer, Richmond; Mrs. C. B. Welton, Moorefield, W. Va.; Rev. A. C. Tucker, Accotink, Va.; Mrs. Geo. P. Blow, Deer Park, LaSalle, Ill.; Mr. Norton, Motor Bus Transportation Magazine, Richmond; Mr. S. H. Parker, Richmond; Harris Ewing, Washington, D. C.; H. P. Cook, Richmond; and Harris Bagby, Richmond, Virginia; Mrs. W. W. Wallace, Richmond, Virginia.



CARTER'S GROVE, JAMES CITY COUNTY, VA.

BUILT BY ROBERT CARTER, 1722.

ter's Grove," built in 1722 by Robert Carter, known as "King" Carter. This old place is said to have been occupied by General Tarleton, as his headquarters during the Revolution, marks in the walnut handrail of the stairs being pointed out as sabre cuts.

Commanding a magnificent view, across terraces and sunken gardens, of the wide James, this manor has a regal air worthy of its builder. It has been restored in recent years and is better cared for than the pictures show. The main entrance is on the opposite side from that shown and consists of a semi-circular marble stepped stoop and nicely detailed doorway. The servants' quarters at one end of the main building have been connected by a wing forming butlers' pantry and kitchen. The massive walls, laid in Flemish bond, range from four and a half feet thick in the basement to three feet in the upper stories. The great hall is 27 by 40 feet; the stairway of hand carved walnut; and beautiful pilasters, capitals and moldings ornament the full-panelled walls. All windows are protected by heavy interior blinds folding, when open, into recesses of the jamb reveals. The original silver plated locks may be seen on the door beneath the stairs, some of the other doors being likewise equipped.

Another interesting building, accredited by tradition to "King" Carter, is Christ Church, in Lancaster County, a splendid example of the Colonial style and said to be the only Colonial church in Virginia that has never been altered. It was built in 1732 and is also of Flemish bond masonry about three feet thick. The windows are semi-circular headed, with oddly carved keystones, the sash of many panes. Details of the interior are black walnut paneling to the pew tops, above this white plaster in excellent repair and a groined arched ceiling.

The pews are built in rectangles with seats around the interior for from twelve to twenty persons. The high pulpit, reached by winding stairs, a quaint sounding board, clerk's desk, carved chancel rail and massive communion table are all of walnut.

Nearby, in Gloucester County, is "Abingdon Church," somewhat similar in plan to Christ Church, being a cross, but having a roof with gable ends, instead of the hip roof of the latter. It is supposed to have been built about 1765 but the date is somewhat obscure. In the masonry we find glazed headers introduced in the Flemish bond. The windows are semi-circular arches, without keys, built with splayed jambs and contain small paned sash and transoms. The main entrance is through a door with round head surmounted by a segmental pediment.

The quaint wall surrounding the yard is laid in common bond, indicating the later construction.

In "Hampstead" New Kent County has a gem. Built by Conrad Webb in 1820, this splendid place commands an excellent view from its position on a high hill. There are similar stately porticos front and rear, each approached by white marble steps; those in front descend to a walk, bordered by box hedge, leading to a circular drive enclosing a plot and sun dial; those in the rear leading to four terraces.

The house has four stories, including the English basement and attic, and is divided by a great hall containing its graceful stairway winding from the cellar to the observatory. Exterior details that catch the eye are the columns of the porticos, pilasters attached to the wall between the windows, capitals, ornamental wood panels in the brickwork, an unusually well proportioned cornice richly ornamented with egg and dart moldings, and odd shaped



CARTER'S GROVE, JAMES CITY COUNTY, VA.
BUILT BY ROBERT CARTER, 1722.

medallions between the triglyphs, all surmounted by a handsome balustrade of finely wrought details extending around the entire house.

Especially notable on the interior are small twin columns supporting the over-doors, ornamental plaster work, stairway, elliptical arches, mantels, etc.

The property has been purchased in recent years by Mr. W. J. Wallace, a New York architect, to whom goes the credit for the restoration and improvement that has been wrought.

Turning again to churches we find "Christ Church," the pride of Alexandria, Va., an impressive building in a spacious brick walled church yard. George Washington was a pew holder here and is said to have been a vestryman at one time. It was finished in 1773 and is of heavy Flemish bond masonry with white stone quoins and keystones, semi-circular headed windows in the upper tier and square below. Its most prominent feature is the five storied bell-tower, the first two stories being square in plan, the others octagonal, the topmost lantern finishing in a hemispherical dome.

General Robert E. Lee was confirmed here in 1853 and both his and General Washington's pews are marked by silver plates.

Near Accotink, Virginia, is "Pohick Church," the parish church of "Mt. Vernon" and "Gunston Hall," the latter the home of George Mason, illustrious author of the Virginia Bill of Rights.

It was built in 1773 and on the Building Committee were George Washington, George Wm. Fairfax and George Mason. Washington was a vestryman of this church for many years. It has a quiet dignity, unobtrusive, "architecturally chaste," ornamented by white quoins, windows similar to "Christ Church," and two entrances flanked by pilasters supporting triangular pediments. The openings are nicely proportioned and spaced.



CHRIST CHURCH, LANCASTER COUNTY, VA.
BUILT BY ROBERT CARTER, 1732.

During the War between the States the parish lay in the line of battle and the church is said to have been used as a stable for horses of Federal officers, and was badly damaged but in recent years it has been restored and the interior now presents a quaint appearance reminiscent of other times.

Among the famous houses of Richmond the following are especially worthy of mention:

The "Westmoreland Club" built about 1837 by Mr. James Gray who sold it, before completion, to Judge Robert Stanard, of the Virginia Court of Appeals. Judge Stanard and his wife were friends and benefactors of Edgar Allen Poe and it was to Mrs. Stanard that he addressed his poem "To Helen."

The building was purchased in 1879 by the present club, since which time extensive additions and improvements have been made.

The main characteristics are the classic portico, small top story windows and sunken segmental arches over the lower windows on the side.

The "Archer House," corner Sixth and Franklin Streets, is one of the few of Richmond's old houses that is still a home. An air of quiet and dignified homelikeness proclaims its distinction. On its massive front door the original brass knocker announces the guest and bespeaks a welcome as of old.

Designed by Mr. Mills, a New York architect, planner of the Virginia Capitol, Valentine Museum, Monumental Church, White House of the Confederacy and other well known Richmond buildings, and built by a Mr. Cunningham, in 1815, it stands as a silent memorial to good taste and excellent workmanship. Here, too, as in the "Westmoreland Club," one sees Classic lines and details, recessed arches over the lower windows, small attic windows, and a ballustrade surmounting the roof.

(Continued on page 47.)



ABINGDON CHURCH, GLOUCESTER COUNTY, VA.
BUILT 1765



HAMPSTEAD, NEW KENT COUNTY, VA.
BUILT BY CONRAD WEBB, 1820.



FRONT ELEVATION
HAMPSTEAD, NEW KENT COUNTY, VA.
BUILT BY CONRAD WEBB, 1820.



FRONT ELEVATION



REAR ELEVATION
VAN LEW HOUSE, RICHMOND, VA.
BUILT BY JNO. ADAMS. ABOUT 1790



FRONT ELEVATION
MYERS HOUSE, NORFOLK, VA.
BUILT BY MOSES MYERS, 1791



FRONT ELEVATION
TUCKAHOE, GOOCHLAND COUNTY, VA.
BUILT BY THOMAS RANDOLPH, ABOUT 1730



CHRIST CHURCH, ALEXANDRIA, VA.
BUILT 1773.



POHICH CHURCH, NEAR ACCOTINK, VA.
BUILT 1773.



STREET ELEVATION
 ARCHER HOUSE, RICHMOND, VA.
 MILLS, ARCHITECT, CUNNINGHAM, BUILDER, 1815.



STREET ELEVATION
 WESTMORELAND CLUB, RICHMOND, VA.
 BUILT BY JAMES GRAY, 1837.

Another edifice of Classic design was the "Van Lew" or "Adams" house, spoken of as "the State-liest Richmond Mansion of its Time." It was built by Dr. Jno. Adams near the end of the 18th century and commanded a splendid view of the historic James from its rear portico, whose noble proportions were most impressive. The street front was embellished by a smaller entrance portico approached at each end by a flight of winding stone steps. The cornice was topped, both front and rear, by a nicely designed ballustrade.

After Dr. Adams' death it was purchased by Mr. Van Lew, a Northern gentleman, whose sympathy during the War between the States was with the invading army and a younger daughter, of whom many quaint stories are told, became noted as a friend of Federal prisoners, many of whom, according to tradition, she helped to escape.

This building has been razed in recent years to make way for a public school.

Southwest from Richmond, on the James River, is "Wilton," built about the middle of the 18th century by Wm. Randolph, III. It presents a pleasing ensemble, with its nicely balanced openings, attractive entrance and four large chimneys, the whole being sturdy and impressive. The servants' quarters, seen in the picture, is a little frame building with good lines so often found in such structures of the period. This place, like so many

of its contemporaries, shows much lack of attention.

Across the river is "Amphill," in Chesterfield County, said to have been erected in 1732 by Henry Cary, upon whose death it passed to Archibald Cary, the Revolutionary patriot, Chairman of the Virginia Convention of 1776 which brought in the resolution directing the Virginia members of Congress to move for entire independence of Great Britain.

Its chief characteristics are dignity and strength, exhibited by heavy walls, Flemish bond, square white porch and gambrel-hipped roof all flanked by two square brick outbuildings, one the plantation office, the other the servants' quarters, both similar in design to the main building. High panelled walls, recessed blinds and huge brass locks and hinges are found on the interior.

This old homestead amongst stately trees is also in bad repair, but passing through its rooms one can picture Colonial belles and gallant gentlemen, who probably made love in its ancient garden, signs of which can still be seen—a lonely jonquil here and yonder a pitiful rose surrounded by "moth-eaten" shrubs.

"Tuckahoe," Goochland County, the oldest James River mansion west of Richmond, was built in the first part of the 18th century by Thomas Randolph and is now owned by the Coolidge fam-



NELSON HOUSE, YORKTOWN, VA.

BUILT BY THOMAS NELSON, 1740

ily, of Boston, direct descendants of the Randolph family.

Standing on the brow of a steep wooded hill and approached through an avenue of elms it bespeaks the hospitality for which it has long been famous. To the left may be seen the "box labyrinth" hedge, with its twisting and winding walks and old fashioned flowers.

The house is of a rather unique design, being principally frame but with brick end walls in the wings. The windows in front are well proportioned and are grouped in pairs, giving a nicely balanced facade. There are two wings, each 25 feet wide and 40 feet long, connected by a hall 24 x 40 feet, with arched doorways—giving the house the shape of the letter "H." Both rooms and hall of the first floor are paneled in black walnut from floor to ceiling and the delicately hand carved stairs are of like material.

Turning to Tidewater, Virginia, the "Myers" house in Norfolk stands out most prominently. It was built in 1791 by Mr. Moses Myers and in its five generations of the Myers family have lived, now being owned by Mr. Barton Myers. Speak-

ing of this plac in 1900 the American Architect and Building News of Boston terms it "by far the most interesting example of Georgian work to be found in Norfolk."

From the exterior one is first impressed with the two entrances, one at the end, the other at the front, each portico being approached by two flights of white marble steps and each covered by a hood in which the arch of the soffit springs from the lower edge of the architrave, a rather unusual arrangement of openings and the good taste displayed by study.

On the interior one is struck with the delicacy and refinement of the plaster ornament, living room mantel and overmantel, all of which shows the influence of the Adam Period, the nicely molded top members of the wainscot, the original silver-plated locks with their drop handles, the balanced arrangement of openings and the good taste displayed by the trim.

To these old landmarks one might add many others and not do justice to the subject, but space forbids, and we have selected these because of their outstanding merit and the availability of photographs on short notice.



QUAINT GARDEN WALL ON COLONIAL VIRGINIA ESTATE.

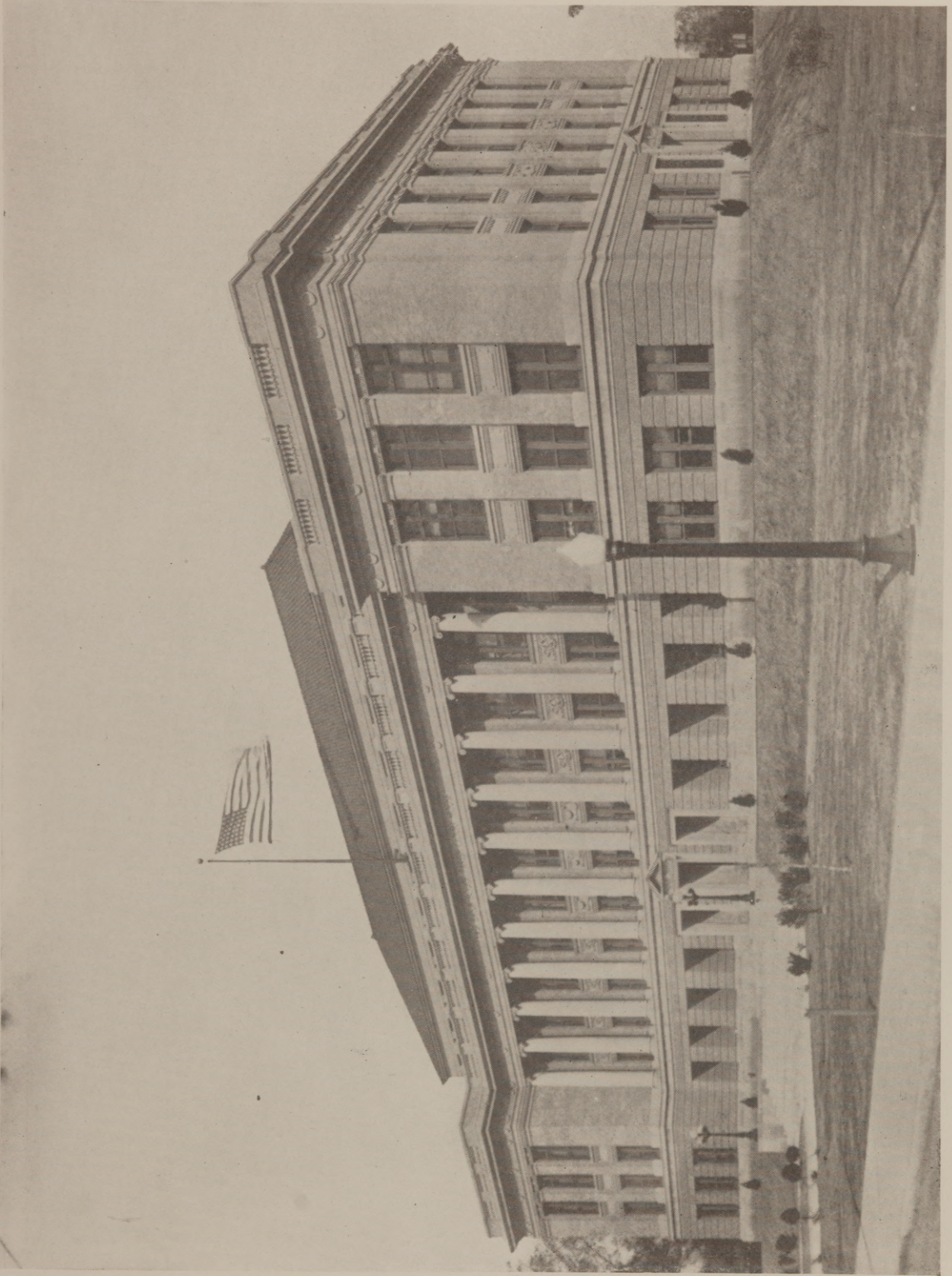
R E V I E W I N G
C V R R E N T - A R C H I T E C T V R E



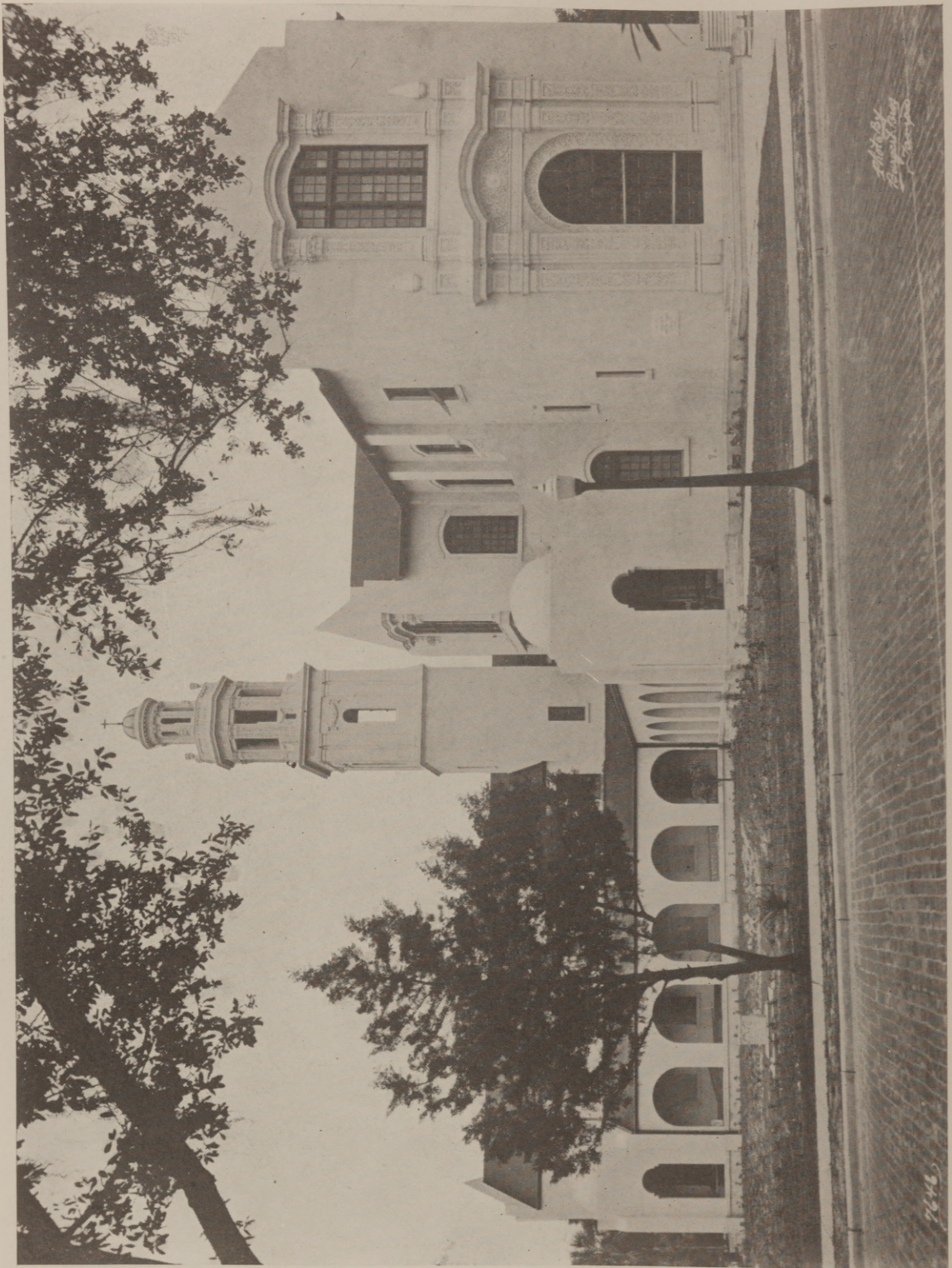
ENTRANCE DETAIL
NEW PHYSICS BUILDING, GA. SCHOOL OF TECHNOLOGY, ATLANTA, GA.
PRINGLE & SMITH, ARCHITECTS



NEW PHYSICS BUILDING, GA. SCHOOL OF TECHNOLOGY, ATLANTA, GA.
PRINGLE & SMITH, ARCHITECTS



EAST BATON ROUGE PARISH COURT HOUSE, BATON ROUGE, LA.
EDWARD F. NEILD, ARCHITECT



PEACE MEMORIAL PRESBYTERIAN CHURCH, CLEARWATER, FLA.
E. J. KENNARD AND F. A. ADAMS, ASSOCIATE ARCHITECTS



FRONT ELEVATION
BROOKS MEMORIAL ART GALLERY, MEMPHIS, TENN.
JAMES GAMBLE ROGERS, ARCHITECT



ALBERTSON PUBLIC LIBRARY, ORLANDO, FLA.
MURRAY S. KING, ARCHITECT.

Picturesque Orlando, Florida

By JANE WASHBURN.

WE speak of the "business" of city building, but is it not rather the Science? Into it must go something of many elements and in the proportion of each essential to the balance of the whole, is city building successful.

Thanks to the all seeing Master of the Universe, who makes of every scientist something of the dreamer, of every philosopher something of the poet and of nearly every business man a little of the artist, the building of cities is not wholly a matter of chance, nor too much a matter of mathematics, bricks and mortar.

Back of Orlando's beginning, dating from its incorporation fifty years ago when some of today's achievements were visioned, was a natural beauty many centuries in the making, which man could not spoil, and that beauty has had its influence on all that men have done. Streets could not be straight lines between two points when they must follow the curve of a lake or stop abruptly at the water's edge to reappear on the opposite bank under the same or another name, so Orlando's seventy-five miles of brick paved streets, difficult though they seem to the inquiring stranger, lead to and through vistas of unexpected loveliness. Arched with spreading gray oaks, with Spanish moss in their branches taking fanciful shapes in passing winds, and singing birds voicing the joy of all living things, they circle the twenty lakes around which the city has been built, and give it distinction.

Sapphire gems set in oval frames of Emerald, Orlando's lakes always remain in one's memory Lake Lucerne, where one comes in by motor from the South, is surrounded by a mile of beautiful homes. One of the oldest of the fine residential sections, it has naturally many different kinds of architecture, but together they make an avenue of unforgettable charm.

Between Lake Lucerne and Lake Cherokee—why Cherokee in a Seminole State?—is one of the rather foreign looking streets only a block long, that one comes upon rather unexpectedly in Florida, and one is glad that its name is Ponce de Leon Place. The row of houses facing Lucerne Court giving on Ponce de Leon Place at the rear, has more than a suggestion of Brittany; beyond is a singularly pleasing modified Italian villa, and newest of all is the strictly Spanish home just finished that is one of the show places of the city. Across the street a little gem of a house, very early English, that strikes a new note in Orlando.

There are homes in Orlando of what used to be termed the Southern type, with pillars to the second story giving dignity and suggestion of wealth and leisure and the ways of aristocrats when it was rather impolite to mention such a crude fact as time. There are lovely doorways and porches on whose brick floors the sunlight throws shadows of delicate flowering vines—do you catch the fragrance of



HOUSE OF E. D. KENYON, ORLANDO, FLA.

H. GEO. FINK, ARCHITECT



HOUSE OF P. J. SEXTON, ORLANDO, FLA.

WILSON ELY, ARCHITECT.

pink honeysuckle, the faint perfume of the crepe myrtle or the heavy scent of yellow jasmine? There may be bougainvillea or flame vine wholly covering the side of a cottage built in a period that did not produce artistic homes but is thus made a thing of real beauty.

Wonderful gardens there are, behind some of those close cut hedges, with pergolas, rose gardens, trellised arbors leading to the stone seats beneath tropical trees. There are Australian tree ferns, Australian silk oaks, higher than the houses they adorn; a monkey puzzle tree, an occasional avocado; many magnolias and oleanders whose pink and white blossoms give fragrance and color for full half the year.

Parkways, cement paths and boulevard lighting, make Orlando's lakes favored promenades and unequalled drives.

Lake Ivanhoe, at the northern end of the city, gives back the reflection of the municipal plant which supplies the city with water analyzing 99.8 per cent pure, and with light for its six thousand homes. A modern gas plant furnishes gas of high grade for commercial and industrial purposes. Nearly 4,000 subscribers have telephone service.

In a recent survey and count the Southern Bell Telephone Company made, to determine its own expansion needs, the present population (the count was made in August) is 23,316, in 6,283 families, and 1,299 business firms. From its own proved system, which experts agree is marvelously accurate, the company predicts for Orlando a population of 39,000 in 1930 and 64,000 in 1940.

In the development of Orlando the growth has been well rounded, homes and schools keeping pace

with hotels, and business houses, and recreations with industries. Building permits for the year just closed involved the expenditure of upwards of five millions. The post office receipts for the year 1924 were \$152,120.15, and the Western Union and Postal Telegraph companies both moved into



BEEMAN HOUSE, ORLANDO, FLA.
PERCIVAL HUTTON, ARCHITECT

larger quarters. The two companies employ over sixty persons, and the receipts from outgoing messages pertaining to fruit alone amount to more than



VIEW OF COURT
ORANGE COURT APARTMENT, ORLANDO, FLA.
G. LLOYD PREACHER, ARCHITECT

\$100,000 annually. Orlando has a monthly payroll of a million dollars—this in a city that is best known as a resort, although a resort that draws twelve months in the year.

In Orlando's five banks are combined deposits of over ten millions, and the debits to individual accounts last year almost touched the hundred million mark.

This helps to explain why two of Orlando's banks have put up new ten story buildings within

the year, and why the more than one hundred offices in each are always 100 per cent full.

Three fourths of the entire State's crop of oranges and grapefruit is marketed through agencies which have their headquarters here, and that proportion of the Florida fruit money goes through our banks.

Over sixty different articles are manufactured in Orlando in marketable quantities, and the industrial exhibit held each year is amazing even to those who have watched the progress and had part in it.

Not so long ago Orlando's business district might have been bounded by a circle from whose center at the intersection of Church Street and Orange Avenue the whole could have been taken in at one sweeping glance. Now business has moved North and South and West, and while the center remains practically the same, the circumference has widened to an astonishing degree. North and South Orange Avenue are fast going over to business, and from the American Legion Home on Lake Ivanhoe to the Satsuma Hotel near Lake Lucerne, there are few landmarks remaining. Very little land is sold on Orange Avenue these days, almost every transaction being on the 99 year lease plan. One recent sale

is of real interest, the Senator Buxton property at the corner of South Orange and Lucerne Circle coming into the possession of a group of men who will form a new club and rebuild the house for their needs.

Orlando's hotels give a very wide range of accommodations from the very inexpensive to the ultra modern, giving the superlative in comfort and service. The San Juan—the rest of the name was lost in some period of its forty years, last year add-

ed a new unit of nine stories, harmonious in construction and with a side elevation on the North that should be better seen. Across the Avenue is the eleven story Angebilt Hotel, also open all the year, with view of half the city's lakes from its tenth floor dining room.

The Amherst Apartments on West Colonial Drive, facing lovely Lake Concord, substantial, dignified, well thought out, are filled all the year with luxury loving residents.

In a class by itself is the Orange Court Hotel, mediterranean in design, with its own orange grove and dance floor amid the fragrant blossoms; window boxes give color to the Spanish balconies, and there is luxuriant tropical foliage in the patio. Within the house luxuries early Latins never dreamed of, and comfort withal—they are not always found together.

Orlando's civic center is Lake Eola and around it are growing many buildings of which the city is justly proud.

First came the Rosalind Club, with tile roof and stucco finish, then the attractive little Unitarian church, then the first unit of the Christian Science church. They all stand out in a skyline picture across Lake Eola, significant monuments in the epochs of the city's growth.

The Zoning Commission in Orlando really zones, and its plans for public improvements, when carried to the ultimate, will make of the City Beautiful a decade hence one that will surpass the most rose colored visions of those who founded Orlando half a century ago.

Next came Memorial High, caring for 1200 of the city's five thousand students, and last year

was completed the Albertson Public Library, the best example of pure architecture in the city. Murry S. King of Orlando is the architect, and he has constructed a building, Greek-Doric in architecture, harmonious in every line and complete in every detail, which not only is a material asset to the community, but worthy of the City Beautiful and suggests in itself the uplifting purpose for which libraries stand.

The building is of artificial limestone, made in Florida, and is constructed of steel joists, metal laths and concrete slabs. The floors in the reading and reference rooms are of composition, and in the lobby and vestibule are tile. The walls of the lobby are caenstone. There are four reading rooms, approximately thirty six feet square. The main lobby is twenty five by twenty. All the stacks are steel, the book cases are steel and the floors in the stack room are glass. The lighting is indirect.

There is now building next to the Unitarian church, and in keeping with the style of other buildings in this group, a new Masonic Temple, which will be an important addition to the semi public buildings that surround Lake Eola. The Court House—Orlando is the Shire town of Orange County, and the Cathedral School and the Elks Club, are also in the picture and show earlier types erected when the city began to grow.

City building a business? It is like printing, the art preservative of all the arts, for into it must merge not only the primary elements of shelter, education, religion and commerce, but the science and philosophy that turn life into living; the art and poetry and music that link mankind with Nature, in the advance that we call civilization.



Photo by E. S. Draper.

A FOUNTAIN AND BOX-BORDER BEDS IN THE MIDDLE GARDEN TERRACE OF VILLA TORTONIA, ROME.

Miami-Biltmore Hotel and Country Club

Schultze & Weaver, Architects

John McEntee Bowman, president of the Bowman Biltmore Hotels Corporation of New York, associated with George Edgar Merrick, owner and developer of Coral Gables at Miami, is erecting a \$10,000,000 hotel and country club at Coral Gables to be known as the Miami-Biltmore Hotel and Country Club. This will make the second Bowman resort in Florida, the other being the Belleview Hotel at Belleair on Florida's west coast, which has opened for the 1925 season with a record-breaking number of guests and reservations.

The Miami-Biltmore will contain a majestic tower, rising to a height of 300 feet, and will be the only copy in the world, it is said, of the beautiful Giralda, the famous bell tower of the Cathedral of Seville, Spain. The tower has been designed to carry out all the beautiful proportions and ornamentations which have made the Giralda the admiration of architects. It will be equipped with powerful noiseless elevators.

The hotel will contain 400 guest rooms and will be surrounded by complete facilities of a most modern resort, including three 18-hole golf courses, a large swimming pool, polo fields and tennis courts. Three units and a connecting service building will be included in the combined hotel and club project,

the entire group, with adjacent buildings, to cover a length of 925 feet and a depth of 320 feet. The main floor of the hotel will contain a lobby 40 by 160 feet, at the left of which will be the main dining-room, 40 by 110 feet, and on the right a lounge, 40 by 95 feet. Kitchens will occupy the extreme eastern side of the left wing.

The basement floor will be occupied by a separate entrance hall and arcades to give access to all parts of the basement. Numerous shops opening on the arcades will afford space for specialty houses, milliners, dressmakers, jewelers and other dealers maintaining winter establishments at Coral Gables. On the right side of the basement dressing-rooms will be provided for hotel patrons desiring to use the pool. A Turkish bath, with its own plunge, will be established in the extreme right wing, while the left will be occupied by service facilities for the house. Bedroom floors have been designed with the idea of providing double rooms throughout, many having been arranged in suites.

Leonard Schultze of Schultze & Weaver, New York, is the architect for the project, and general contract has been awarded to the Thompson-Starrett Co., also of New York.



\$10,000,000 HOTEL AND COUNTRY CLUB DEVELOPMENT NOW UNDER WAY AT CORAL GABLES, MIAMI.

P O R T F O L I O

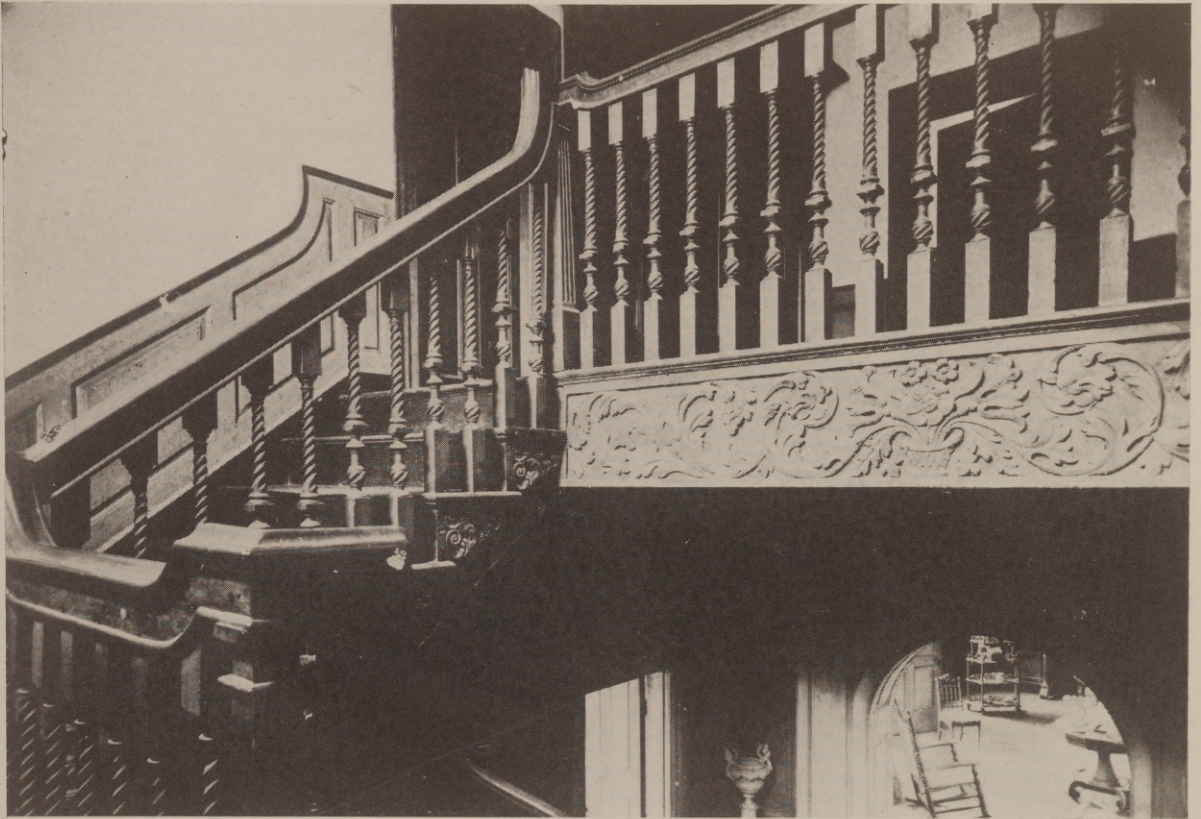
G E O R G I A N - I N T E R I O R S



DINING ROOM



LIVING ROOM
CARTER'S GROVE, JAMES CITY COUNTY, VA.
BUILT BY ROBERT CARTER, 1722.



DETAIL OF STAIRWAY
TUCKAHOO, GOOCHLAND COUNTY, VA.
BUILT BY THOMAS RANDOLPH, ABOUT 1730



LIVING ROOM
CARTER'S GROVE, JAMES CITY COUNTY, VA.
BUILT BY ROBERT CARTER, 1722.





LIVING ROOM
HAMPSTEAD, NEW KENT COUNTY, VA.
BUILT BY CONRAD WEBB, 1820



MAIN HALL AND STAIRWAY
MYERS HOUSE, NORFOLK, VA.
BUILT BY MOSES MYERS, 1791

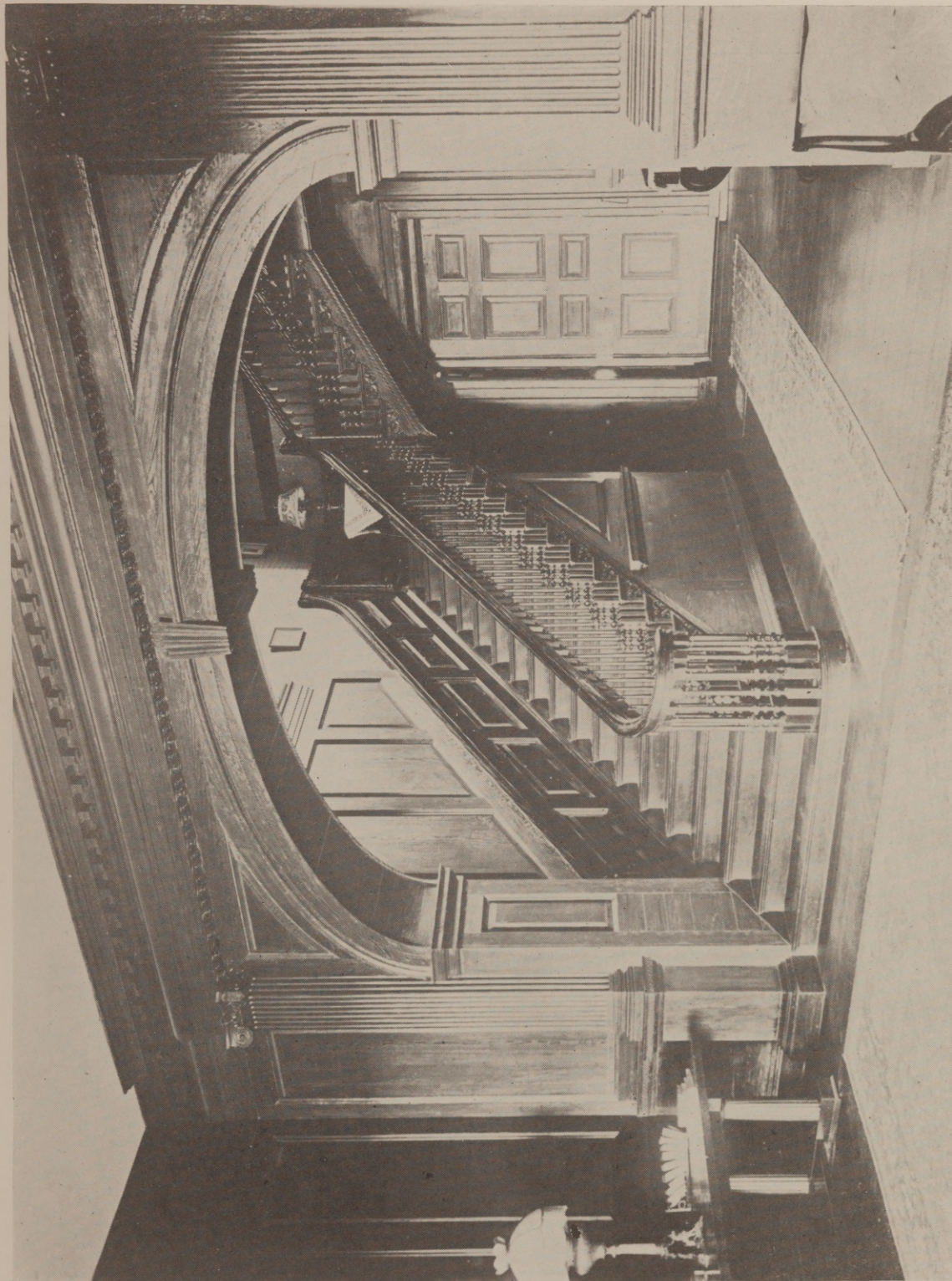


DETAIL LIVING ROOM MANTEL
MYERS HOUSE, NORFOLK, VA.
BUILT BY MOSES MYERS, 1791

Photo



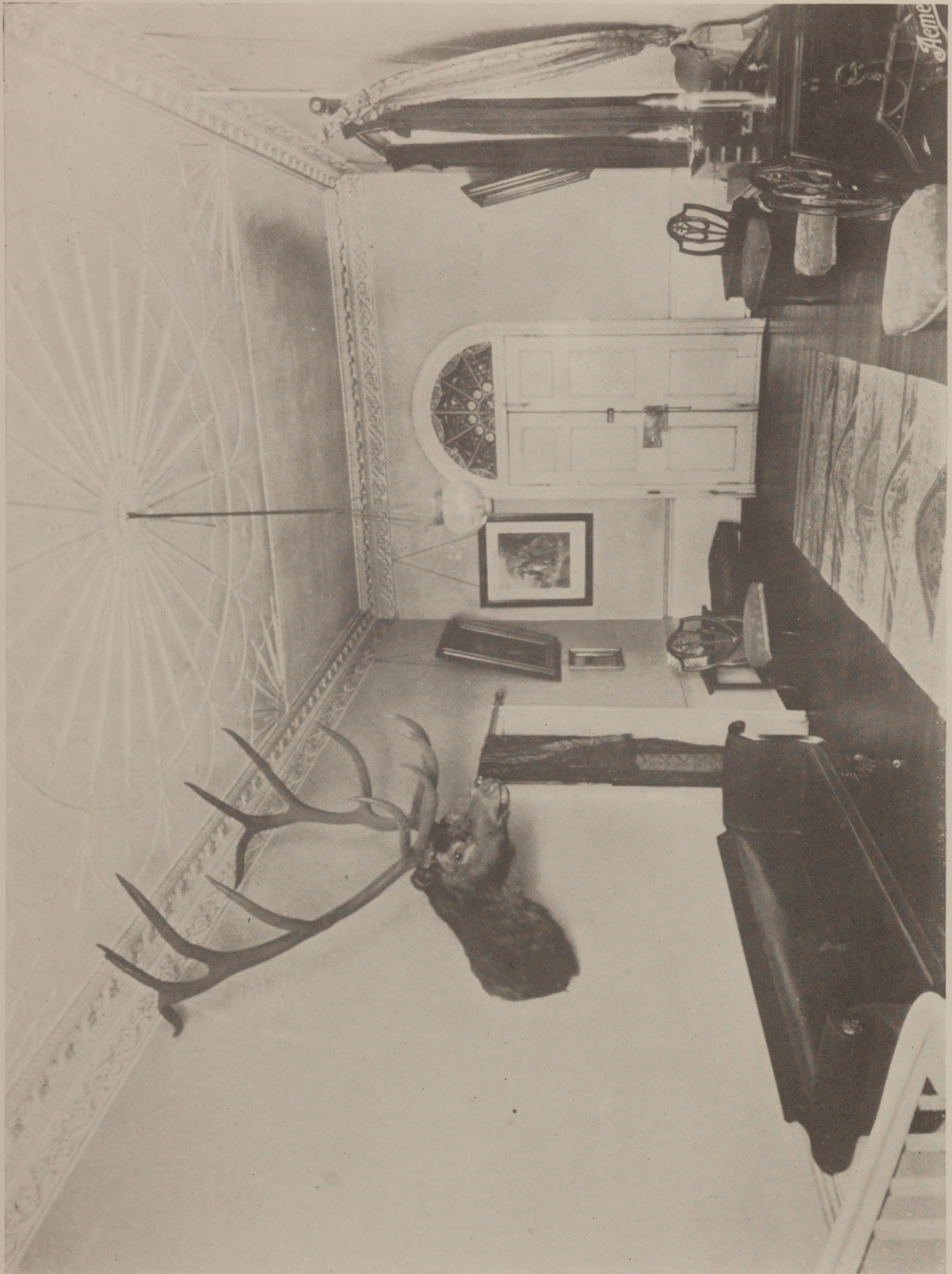
MAIN HALL AND STAIRWAY
HAMPSTEAD, NEW KENT COUNTY, V.A.
BUILT BY CONRAD WEBB, 1820



MAIN HALL AND STAIRWAY
CARTER'S GROVE, JAMES CITY COUNTY, VA.
BUILT BY ROBERT CARTER, 1722.



DINING ROOM
MYERS HOUSE, NORFOLK, VA.
BUILT BY MOSES MYERS, 1791



MAIN HALLWAY
MYERS HOUSE, NORFOLK, VA.
BUILT BY MOSES MYERS, 1791

NEW PUBLIC INSTITUTIONAL

Antonio. Excavation was made by the Lawrence Construction Co. of Jackson, and foundation constructed by the Raymond Concrete Pile Co. of New York and Atlanta; heating equipment was installed by the Beach Plumbing & Heating Co. of Fort Worth, and elevators by the Otis Elevator Co. of New York. The Northwestern Terra Cotta Co. of Chicago supplied terra cotta for the new structure.



\$600,000 Lamar Life Building at Jackson.

Erected at a cost of approximately \$600,000, the new building at Jackson, Miss., of the Lamar Life Insurance Co. of that city has been formally opened. The building is ten stories and basement, 80 by 120 feet, of tile and concrete construction, with cement floors, Barrett roofing and surmounted by a clock tower. Plans and specifications for the structure were prepared by Sanguinet, Staats & Hedrick of Fort Worth, Texas, and N. W. Overstreet of Jackson as associate architects, and general contract executed by the Sumner-Sollit Co. of San

University of Virginia Completes \$300,000 Gymnasium.

The University of Virginia at Charlottesville may now boast one of the largest gymnasiums in this country, having recently completed a \$300,000 structure more than 300 feet long and about 100 feet wide. Some 2,000,000 brick were used in the building; the trimmings are of cast stone and the roof of slate. A locker room in the basement measures 180 by 45 feet, the basement also providing space for a swimming pool, 30 by 75 feet, boiler and machine room, etc.

The main gymnasium, 180 by 96 feet, is located on the first floor, together with kitchen, apparatus room, lobby, auxiliary gymnasium and offices. On the second floor there will be fencing rooms, hand ball courts, wrestling and boxing rooms, lecture rooms, trophy rooms and a running track over the main gymnasium. The architects are John Kevan Peebles of Norfolk, Walter Dabney Blair of New York City, R. E. Lee Taylor of Baltimore, and Fiske Kimball of the University of Virginia, associated. General construction contract was executed by the King Lumber Co. of Charlottesville.



NEW GYMNASIUM AT CHARLOTTESVILLE, FOR UNIVERSITY OF VIRGINIA.

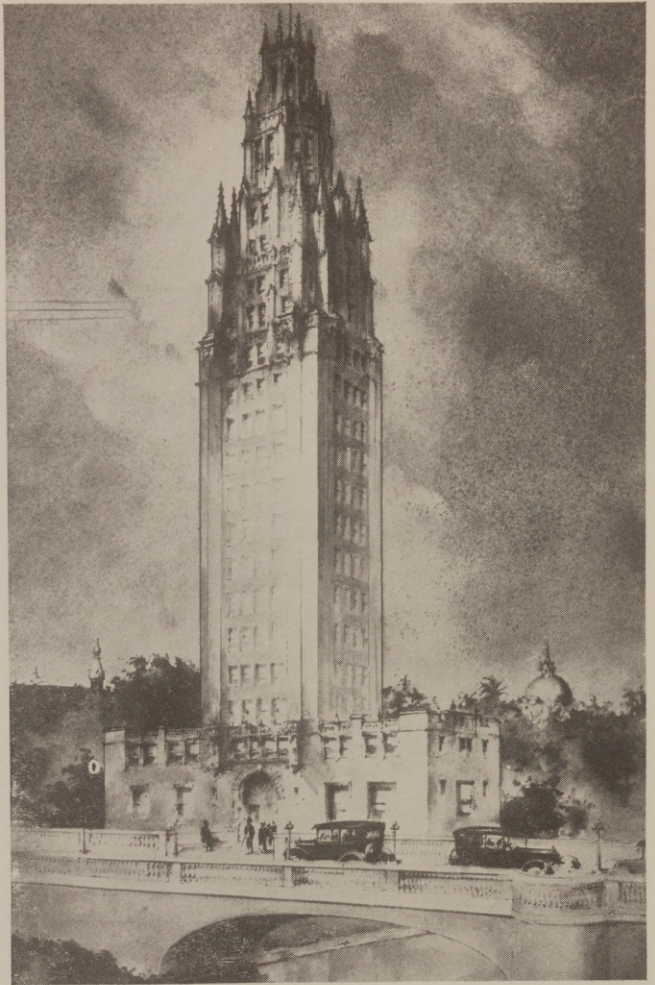
BUSINESS AND BUILDINGS

Subcontractors include the following: Richmond Structural Steel Co., Richmond, structural steel; Almirall & Co., New York City, plumbing and heating; W. J. Farrar, painting; Ritchie Electric Co., hardware, all of Charlottesville; W. A. Brand, plastering, and Flavin & Watson Co., roofing, both of Staunton, Va.; J. C. Grinnan, Norfolk, composition floors; Roanoke Iron Works, Roanoke, Va., ornamental iron; Washington Ornamental Co., cast stone, and Columbia Mosaic & Tile Co., floor tile, both of Washington, D. C.

Materials were supplied by the following: Security Cement & Lime Co., Hagerstown, Md., Portland cement; Carney Co., Mankato, Minn., mortar cement; Southern Steel Products Co., Richmond, reinforcing steel; Triplett Lumber Co., Charlotte, N. C., lumber; Adams Bros.-Payne Co., Lynchburg, Va., red common brick; Alleghany Slag Products Co., Buena Vista, Va., white slag brick; Southern Gypsum Co., North Holston, Va., plastering materials, and the Belmont Trap Rock Co., Staunton, Va., crushed stone. Millwork was supplied by the general contractor.

Plans for Joplin's \$250,000 Memorial Auditorium.

Plans are now being prepared for the proposed memorial auditorium to be erected at Joplin, Mo., from proceeds of a bond issue of \$250,000 which was voted by the city several months ago. The building will be two stories, 140 x 185 feet, of brick, stone, steel and reinforced concrete construction, with concrete foundations, tile and cement floors and composition roof. It will have a seating capacity of 4,100.

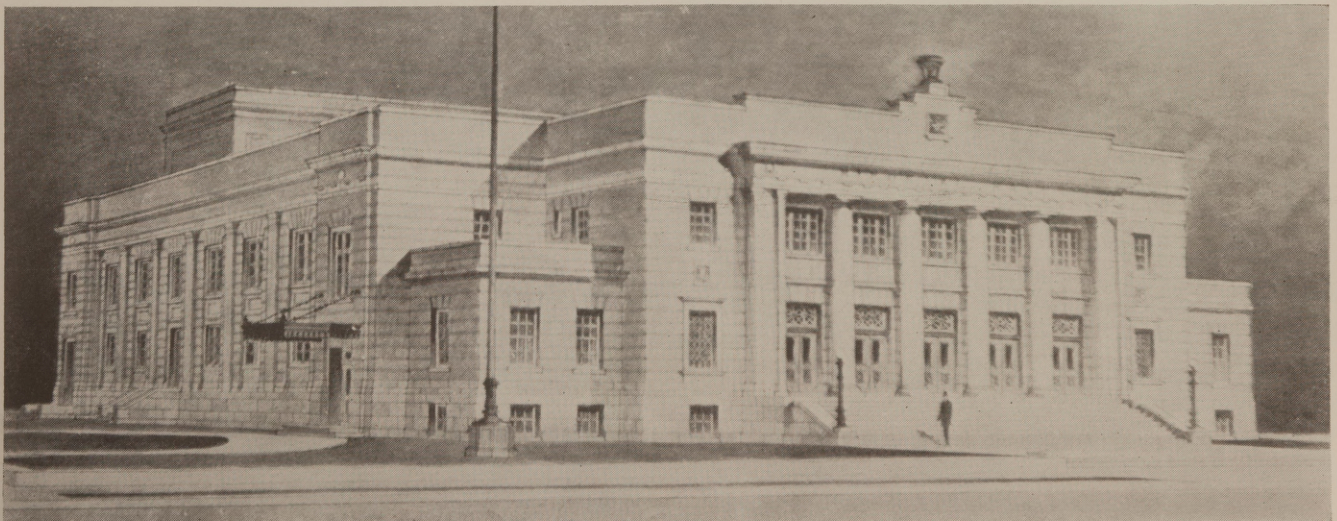


PROPOSED BUILDING FOR TAMPA BOARD OF TRADE.

A. C. and A. S. Michaelis of Joplin are the architects. K. W. Story is chairman of the architectural committee, and construction details are to be handled by a committee appointed by W. D. Myers, chairman of the advisory board.

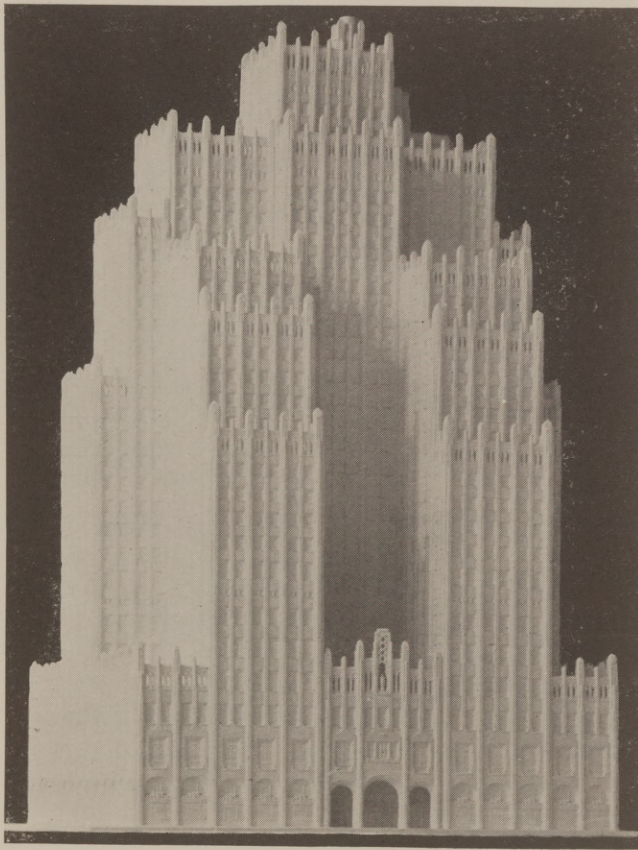
Proposed Building for Tampa Board of Trade.

According to preliminary sketches prepared by M. Leo Elliott, architect, Tampa, the structure will



NEW \$250,000 MEMORIAL AUDITORIUM TO BE ERECTED AT JOPLIN, MO.

consist of a main unit of two stories and basement and a tower of 13 stories. Dimensions of the lower portion of the structure will be 120 by 45 feet, while the main part of the tower will be 45 by 45 feet. Provision has been made for public service stations and a boat landing in the basement. Two stories of the main part of the building will be occupied by the Board of Trade, providing space for executive offices, tourist bureau, assembly chamber, sun rooms and kitchenette, while the tower will contain 90 offices for rental purposes. Smaller rooms in the upper tower, by reason of their elevation, may be offered for use of the United States Weather Bureau.



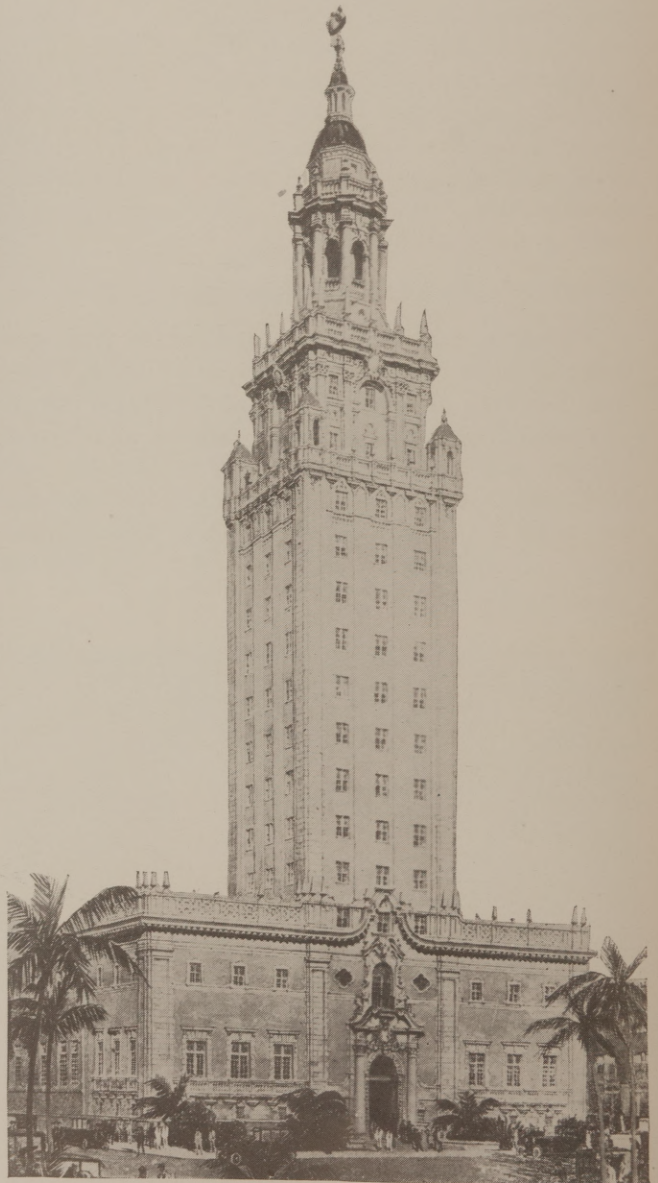
\$8,000,000 Telephone Building at St. Louis.

Work is in progress on the \$8,000,000 building to be erected in St. Louis by the Southwestern Bell Telephone Co. of that city, E. D. Nims, president. The Westlake Construction Co. of St. Louis has general contract. Plans call for a 28-story structure, 229 by 151 feet, brick, with tar and gravel roof, equipped with vacuum steam heat and high-speed elevators. The two upper floors will be used for elevator shaft and penthouse.

Mauran, Russell & Crowell are the architects, and I. R. Timlin, associate architect, both of St. Louis. The following engineers, all of St. Louis, have been engaged: Structural engineers, W. J. Knight & Co.; mechanical, H. H. Morrison, and plumbing, J. M. Wheeler & Co.

The accompanying illustration shows the News Tower Building at Miami, Fla., now being erected at a cost of \$1,000,000 by the Miami Daily News,

The lower portion of the structure is of concrete, 187 by 120 feet, extending to a height of 15 stories in the tower, which is of steel construction. It has concrete foundations and floors, built-up roof, metal doors and ceilings, and is equipped with mail chutes, wire glass and steel sash and trim. Schultze & Weaver of New York are the architects; the general contract was executed by the Miami organization of George A. Fuller Co. of New York. Other contracts were awarded as follows: Electrical work, Howard P. Foley Co., Washington, D. C.; plumbing, Riggs-Distler Co., Baltimore; marble and tile, Miami Tile Co., Miami, and stone and stucco, John B. Orr, Miami.



15-STORY NEWS TOWER BUILDING AT MIAMI.

The Address of President D. E. Waid, at Fourth Regional Conference, A. I. A.

Whatever may have been the methods of the master builders of classic times, or the Middle Ages, or whatever may have been the kind of compensation which they received—the architects, the master builders of the present day, are agreed upon the principles which should govern them. The service which designs a building and selects the materials which are to form the fabric, must be an unbiased service. It must be a competent service, an honest service, and as far as humanly possible an unselfish service. It must begin first with respect to the purpose and financial interest of the owner of the structure. It must design the building to be beautiful, to be appropriate to its object, and to withstand destructive forces. To do all of this, professional service must be paid for by the owner only. It must not be influenced by possible benefits from any other source. Professional service should dictate and not be dictated to. The patient wants to get well, but the physician must dictate the prescription. The client orders a building, but the architect designs and directs the execution and he should so excel in his technical skill that he commands the confidence of his client and can be left free to control absolutely the realization of his design.

* * *

Sometimes as architects we have troubles with each other. We do not want to hear sermons on common honesty and the Golden Rule as a basis for professional relations. But was as Institute men are realizing every time we gather in a meeting like this that our Society is helping us to the right interpretation of that simple old Golden Rule. True there are some bitter things rankling in our hearts. We can think of the names of certain architects who by wealth, ability, social standing and every good opportunity could best afford to treat their fellow architects justly, and yet have stooped to sharp practice. Perhaps you and I have had opportunity by a simple "yes" to take another architect's job from him, and the temptation was sore because the drafting board was covered and there was not enough cash left to pay the rent or next month's

grocery bill. I know how ninety-nine Institute members feel about that. But if you suspect the hundredth member—be careful before you judge him. One of the tests of a professional man is his consistent persistence in doing right and losing work which vanishes into the hands of men not so conscientious. Such men are members of the Institute. The Institute is a minority of the profession in number, but it is respected and looked up to by the whole body of architects outside, and when in trouble, they seek its help and advice.

* * *

Hadn't we better stop finding fault with other people and confess to ourselves that the solution of our troubles is with ourselves?

It is true that we have a few fights on our hands. That is where our Association should help us to stand shoulder to shoulder to secure proper legislation in which we have a legitimate interest; to work quietly and in a statesmanlike way with other organizations and with other professions to bring about friendly co-operation. The root of the whole matter in our professional practice trouble lies in the fact that architects are their own worst enemies.

Again let us ask, what is the answer? It is EDUCATION, EDUCATION—a higher standard and more thorough training which will weed out the incompetent. If we are honest with ourselves, we cannot evade that conclusion.

How many of you have read the preface of the A. I. A. Handbook on Professional Practice? That one page should be framed and hung in every drafting room and in every architectural school. It gives the student a comprehensive outline of the architect's province as a professional man in addition to his foundation knowledge of art and in addition to his ability to design a building. Ability to design a building is only a small part of the equipment of an architect. True it is that ability to design a building is the great end of an architect's existence. But if the want of the rest of his equipment destroys his opportunity to design a building, of what use is his artistic ability?

ARCHITECTURAL MEMORANDA

SOUTHEASTERN ARCHITECT'S GOLF TOURNAMENT.

Architects throughout the Southeast who indulge in the Scotchman's favorite pastime will be interested in this announcement of the Third Annual Golf Tournament and Barbecue. The East Lake Country Club Course, Atlanta, Ga., will be the scene of the competition and the date is Friday, May 15th.

Mr. F. Graham Williams, of the F. Graham Williams Brick Company, sponsor and originator of the tournament states "it will be our idea to have all the practicing architects throughout the Southeast enter the tournament, for which there is no entrance fee, for the one day eighteen hole medal play against par, with club handicaps applying."

In 1924 over seventy-five architects and draftsmen attended the tournament and Mr. Williams expects the number of participants will be even greater this year. There are three very handsome cups offered as grand prizes: the Architect's Championship Cup, the Draftsman's Championship Cup, and the Atlanta Architect's Championship Cup. Mr. C. F. Hickman of Columbus, Ga., now holds the Architect's cup, having won it in 1924. Mr. Wm. J. J. Chase the Atlanta trophy, and Mr. Dan Clark the Draftsman's cup.

The barbecue which follows the afternoon of golfing is a complimentary affair to the guests of the day and all architects and draftsmen, whether interested in the golfing or not, are urged to attend.

Following is the handicap committee. Members of the profession interested in this event should communicate with Mr. Williams at his office in the Candler Building, Atlanta, Ga.

"Handicap Committee."

C. E. Frazier, Candler Building, Atlanta, Georgia; Leon LeGrande, Greenville, S. C.; P. S. Stevens, 101 Marietta St., Atlanta, Georgia; C. F. Hickman, Columbus, Georgia; M. C. Kollock, Candler Building, Atlanta, Georgia; Henrik Wallin, Savannah, Georgia.

Lockett and Chachere, architects, have opened offices at 521 Baronne street, New Orleans, Louisiana, and desire to receive literature and catalogues from material men and manufacturers. A. M. Lockett, Jr., was formerly with John Russell Pope, New York City, and T. G. Chachere was formerly with Rathbone De Buys, New Orleans.

THE ARCHITECTURAL EXPOSITION.

Never before in this or any other country has the opportunity been offered the architectural profession to sell architecture without violating any of the ethics of the profession as will be offered at the big architectural exposition to be held in Grand Central Palace, New York, April 20 to May 2 inclusive. Art and architecture is one thing and the architects are to be congratulated upon the stand they have maintained in refusing to cheapen either the one or the other, but, while they are maintaining this high ethical standard they are failing to take into consideration certain educational features whereby the general public may become enlightened and in turn learn to appreciate good art and good architecture. The coming exposition will serve to do this very thing, because for the first time it will be an exposition for the public as well as for the chosen few. Every one interested in promoting better architecture and better materials should make a special effort to attend the exposition.

PROPOSED SKYSCRAPER FOR ROME.

It is proposed to erect in Rome the largest and tallest skyscraper in the world from the plans of the noted Italo-Argentine architect, Mario Palanti.

Mario Palanti, who has already erected several colossal buildings in Buenos Aires, proposes to build in Rome a building with eighty eight floors and 1,500 feet in height and having a frontage of 1,000 feet. This building would contain 4,500 rooms, 100 large halls, a huge theatre, a gymnasium for the training of Olympic athletes and a concert hall. It is planned as the center of Roman culture and athletic life.

In Palanti's plans the general outline of the building is pyramidal, its massive base gradually thinning into a central tower whose summit would be almost two and a half times as high from the ground as the cross of St. Peter's Basilica. Its decoration follows vertical lines strongly reminiscent of the Woolworth Tower.

Harold Macklin and Walter Faught have formed a partnership for the practice of architecture under the firm name of Macklin & Faught with offices at 145 Brevard Court, Charlotte, N. C.

Franz C. Warner, Architect, has removed his offices to 506-10 Bulkley Bldg., Cleveland, Ohio.

PAN-AMERICAN CONGRESS OF ARCHITECTS. SCULPTURED MOUNTAINS OF THE FOURTH CENTURY.

To facilitate plans to bring about closer professional relations between the architects of the United States and Latin America, D. Everett Waid, President of The American Institute of Architects has appointed the following committee on the Pan-American Congress of Architects: Benjamin W. Morris, New York; William Emerson, Boston; Albert Kelsey, Philadelphia; William L. Plack, Philadelphia; Kenneth M. Muchison, New York; Frank R. Watson, Philadelphia.

"The purposes and aspirations of the committee are self-evident," said Frank R. Watson of Philadelphia recently. "The manifest disposition on the part of our Latin American confreres to promote intercourse between the members of the architectural profession in South and North America leads us to hope that this spirit will be reciprocated in the United States, and there are very positive indications that this will prove to be the case. Already invitations have been or are to be sent through the permanent committee of the Pan-American Congress, asking that delegates be sent from Latin America to the next convention of the institute in New York in April, and to the Washington Conference on City Planning to be held about that time.

"The Argentine Government is establishing an international competition for a large public institution for the care of the blind, to be erected at Buenos Aires. The committee has written for full particulars, which when received will be published in *The Journal of the American Institute of Architects*.

"The Central Society of Architects of Buenos Aires and the Society of Architects of the Republic of Uruguay have honored us with corresponding membership, facilitating correspondence with the leading practitioners and officials. I mention this circumstance as an example of what may be expected in actual co-operation in practice.

"It is also most desirable that educational intercourse be promoted. Interchange of students for at least post-graduate courses, would undoubtedly produce excellent results.

"All architects of good standing are eligible for membership in the Pan-American Congress. It is to be hoped that many will avail themselves of the opportunity, not only to promote professional interests but, through these channels, which have as yet been barely opened, assist in the development of real Pan-Americanism, which both North and South America so much desire."

Sorey & Vahlberg, Architects, have removed their offices to Braniff Building, Third and Robinson, Oklahoma City, Okla.

That the idea of sculpture on a gigantic scale is not new, but had its inception as early as the Fourth Century, or probably before, has been learned by French Archeologists working in Afghanistan. In the region of Bamiyan, a cliff that is honeycombed with hundreds of caves, monasteries, shrines and smaller shelters, is the site of one of the greatest stone-cutting operations ever carried to a successful conclusion. Two great upright statues, colossal images of Buddha, which have been the chief attraction of the locality for ages, are still standing. Each stands in a niche carved out of the solid rock of the cliffside, the larger of the two being within a few feet of 200 feet high and the smaller a trifle over 114 feet high. Three smaller figures of Buddha, each carved in a sitting position, are nearby. These statues and the caves, estimated to number about 12,000, were carved out of the rock. Afghans today, as centuries ago and as they have been doing throughout the intervals of the years, spread their praying mats before the larger of the statues and offer devotion. These caves, according to archeologists who have visited the valley, were preferred as retreats by the monks of the religious city to the monasteries built in the open and which were permitted to fall to pieces or were torn down. Numerous ladders provided ingress and egress to the caves, many of which were rich in sculptured works, paintings and tapestries long since removed by collectors. It has been estimated that this city in the cliff was an important stopping place of thousands of pilgrims to and from Nagarhara, the holy city, and that it flourished as a consequence.

The French scientists, who have obtained a thirty year concession to excavate in Afghanistan, have studied the monuments at Tcharikar and Kapica, as well as the region of Bamiyan. Hadda, another place studied, was, during Buddhist times a frequented place by pilgrims. Excavations here disclosed rich statuary and monuments accumulated, for the most part, in the cells of the monks, and all bearing evidence to the richness of the city. All the works of art show evidences of Grecian tradition and were the works of Greek artists or copies of Greek models. It is not of these ruins that interest now centers, but rather in the colossal statues of the Buddhas, for in size and character of the work they resemble something of the task awaiting the sculptor of the Stone Mountain figures of Lee and other Confederate leaders, now unfortunately stopped ere it had hardly been started. The statues of the Buddhas also bear mute testimony to the faith of man then and now in the beauties of nature carved and sculptured to form shrines and memorials.

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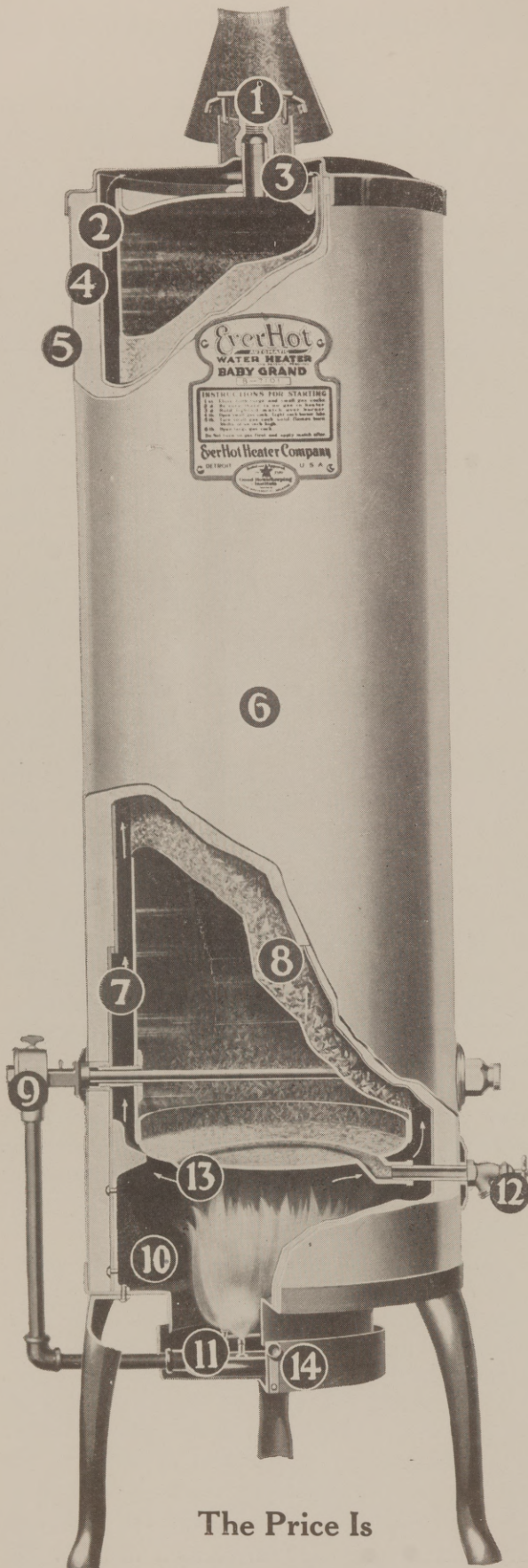
Prices: Baby Grand, \$66; Junior, \$99; Senior, \$160.

The Technical Manual for Architects will be sent upon request.

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No Building Shortage Says G. L. Miller

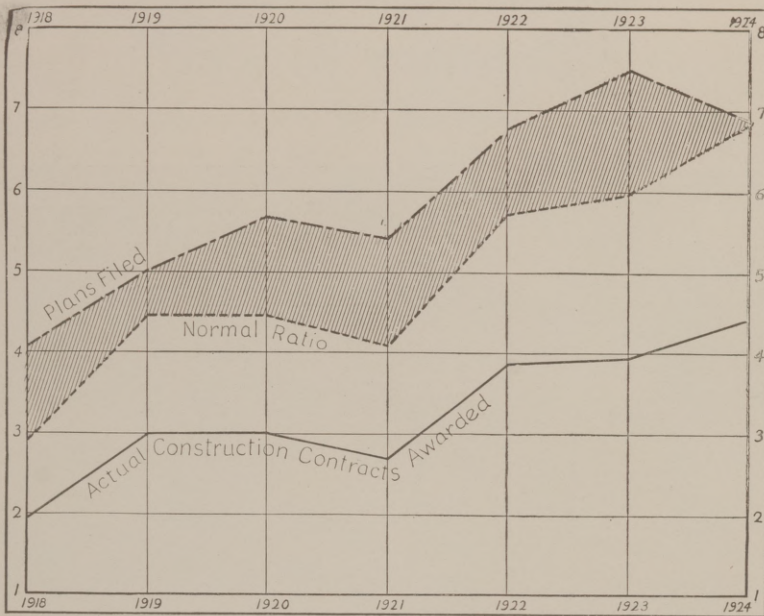
Has the building shortage existing since the war been met by the great amount of new building carried forward in increasing volume each year and culminating in a total of more than \$5,000,000,000 in new structures erected in 1924? This is the question that all those interested in the building industry are asking today.

Mr. G. L. Miller, president of G. L. Miller & Co., Inc., whose house has financed hundreds of new building projects by first mortgage real estate bonds, who has made a survey of this subject recently, says:

"Ever so often we see published tabulations of figures with reference to the extent of building shortage in the United States, together with forecasts regarding the probable future extent of these shortages. Recently upon two successive days there appeared in two of the leading New York dailies, articles apparently based upon extensive study of building records, but directly at variance with each other."

In the first, it was estimated that the national shortage of building on January 1, 1920, was \$6,806,135,000. According to the method of computation used, this shortage was decreased from year to year, showing an estimated shortage on January 1, 1925, of only \$750,000,000.

The second tabulation showed a cumulative shortage of housing space of 271,000,000 square feet in 1913, and the figures indicated that this shortage was increased every year until 1924 when the total shortage shown was 1,420,000,000 square feet.



(C) G. L. Miller & Co., Inc., New York

Explanation: Top line represents total amount of building construction planned in billions of dollars.

Bottom line represents total amount of such construction for which contracts were actually awarded.

Center line indicates what the total volume of building construction planned would have been under normal conditions with the normal ratio of three buildings planned for every two actually erected in effect.

The Shaded Portion indicates the excess of plans filed above normal ratio showing the extent of building shortage as felt by those contemplating new building operations. The two lines converge at end of 1924, indicating steady normal demand for well situated buildings is to be expected in future.

In explanation of these latter figures, it was pointed out that it is incorrect to estimate building shortage or surplus in terms of dollars, since building costs per square foot vary from year to year, and it is actual physical supply and demand which must be considered.

"With this contention most of us will agree," continued Mr. Miller. "But can we agree with the following statement, which I quote from the article referred to:

"In the last three years the country has been spending for new buildings an amount never approached before. But the building shortage instead

of being relieved, is indicated by these figures to be growing steadily worse."

"We cannot trust arithmetic alone. The first survey referred to shows no shortage to speak of; the second indicates a worse crisis than ever before. Can we ever ascertain the true facts of the situation? I do not believe it possible. Nor is it of practical importance that we do so," said Mr. Miller.

During the past three years there has been expended for new building in the United States, somewhere between \$14,000,000,000 and \$16,000,000,000 and the year 1924 has seen a larger amount expended for building than any previous year, a sum in excess of \$5,000,000,000.

The important question which now interests builders and those businesses dependent upon the building industry is: "Has the shortage which has admittedly existed since the war, ceased to effect building or when will its impulse dwindle off?"

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"Of course, when there is an acute situation with reference to housing conditions, such as existed during the few months prior and immediately following the armistice," said Mr. Miller, "the whole world knows that there is a building and housing shortage. When whole families are being taken care of in armories and public parks, it takes no theorizing to know that a shortage exists.

"However, in times like the present it is more difficult to tell whether there is an actual shortage and to estimate exactly its extent, for the reason that so many other factors enter into the problem.

"Rental levels and construction costs, ease of securing money, general prosperity and high wages,—all these enter into the problem of how many additional buildings can be filled at any given time.

"The factors of supply and demand are always active. There is always demand for better accommodations when they can be secured at the same figure as has been paid for those of inferior quality, and wherever a new building is opened in a locality, it usually results in an exodus from older structures.

"When rental levels are lowered, there is a gradual but constant expansion caused by people moving from small apartments to those with more rooms and thus a more or less constant balance is at all times effected by the operations of the law of supply and demand.

"I see no possibility of any marked reduction in material or labor costs for some time to come," continued Mr. Miller, "neither do I look for any reduction of rentals in the case of well situated buildings properly constructed, according to modern standards.

"In fact, the entire question of shortage concerns us not nearly so much as the actual conditions in a particular locality, and the results which may reasonably be expected from an individual building. In other words, each project must be taken up and considered by itself and the probable future course as to rentals and occupancy must be charted with the greatest possible degree of accuracy.

"We have one case in mind where a building financed by us and nearing completion is about 80% rented, whereas another larger and more pretentious building within a few blocks has been finished for several weeks, and is now standing almost totally vacant.

"This does not indicate a question either of shortage or of over-supply of office space. It merely means that under actual present conditions, the factors of location, plan of the building and scale of rentals worked out in one case as though there

were a shortage and, in the other, as though there were an over-supply.

"So it goes throughout the entire building field. It is much more the problem of care and good judgment than of either shortage or surplus," said Mr. Miller.

"One of the best indications as to potential construction demand is contained in the statistics gathered by F. W. Dodge Corporation, covering thirty-six eastern states. Their figures for the past seven years are the basis for the curve indicated in the chart shown above.

Year	Contemplated Work	Contracts Awarded	Ratio
1918	\$4,046,100,000	\$1,944,300,000	2.08
1919	5,013,900,000	2,969,300,000	1.69
1920	5,655,200,000	2,951,700,000	1.92
1921	5,459,100,000	2,710,800,000	2.01
1922	6,796,400,000	3,848,700,000	1.77
1923	7,459,900,000	3,990,500,000	1.87
1924	6,652,300,000	4,481,800,000	1.48

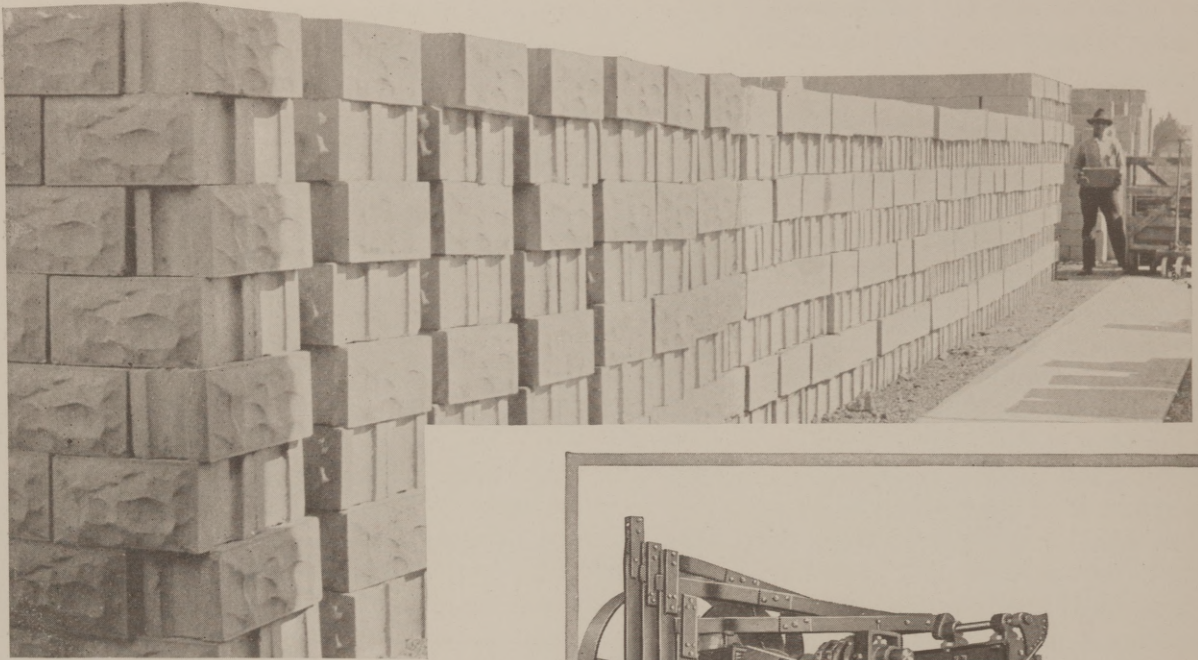
The term "contemplated work" means plans prepared and reported by architects; "contracts awarded" means, of course, the actual contracts for work started during the current year. The important figure to consider in the above table is the ratio of engaging an architect and preparing plans unless he feels a distinct pressure of demand for additional housing in his locality. Therefore, it is found that during the period when shortage conditions are known to be worst, there is the widest spread between the value of construction planned and the amount actually going forward.

By a study of construction figures for a long period of years, F. W. Dodge Corporation estimates that the normal condition is represented by a ratio of three to two, that is to say, three buildings planned where every two are actually constructed. This ratio is expressed by the decimal figure 1.50. In times of extreme shortage, the ratio is found to go as high as four to two as shown for the years 1918 and 1921 in the above table. The ratio for the year 1924 is a trifle below 1.50, indicating that a normal balance is now being obtained.

However, this ratio is based upon record-breaking actual construction. Therefore, if during 1925 a normal of two thirds of the planned work is actually started we should have a building total ranking well up with the figures for the past three years.

"Closer than this to a dependable estimate, I do not believe we can come," concluded Mr. Miller, "and it appears extremely venturesome to me to attempt to predict further in the future. The 'boom' is undoubtedly over. We once more face stabilized conditions. Speculation will find little to thrive on. Good judgement, caution and careful moving must now be the watchwords in the building field."

UNIVERSAL



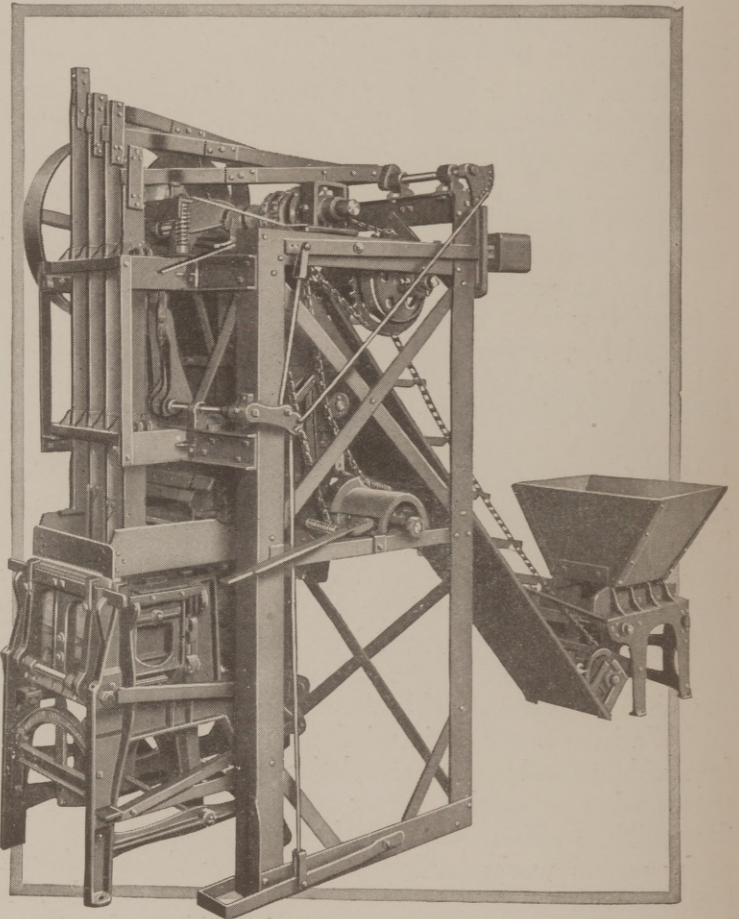
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CURRENT BUILDING ITEMS

BIG BUILDING PROJECT FOR SAN ANTONIO. Plan Erection of Four Structures to Cost \$1,310,000—Apartment House, Hotel, Theatre, and Garage.

San Antonio, Tex.—Plans are being prepared by Henry T. Phelps of this city for the erection of four structures here for S. L. Jeffers at a cost of \$1,310,000. These include a ten-story apartment house to cost \$425,000; 11-story hotel to cost \$500,000; theater to cost \$300,000, and a garage to cost \$85,000, all to be located at Avenue E and Third street.

The apartment house will be of brick and concrete with stone trim, to contain eight apartments on each floor; the hotel will be of similar construction and will have 400 rooms. Dimensions of the proposed theater will be 150 by 190 feet, the building to be of brick and concrete or structural steel with tile or plaster, and to have a seating capacity of 2000. The garage will be 65 by 212 feet, two stories, of brick and concrete.

Contract for First Units of \$250,000 Church.

Contract has been awarded on a cost plan basis to C. W. Littleton & Son of Baltimore for the erection of the first two units of the new \$250,000 building to be erected at Garrison boulevard and Liberty Heights avenue, Baltimore, by the First Baptist Church of this city, of which Dr. J. E. Hicks and Dr. F. F. Briggs are pastors. These units will comprise the church auditorium and gymnasium or social activities building and are expected to be completed by the first of next year. The cost of construction is estimated at \$150,000.

The buildings will be of brick, stone, steel, and concrete and will be equipped with a steam heating plant. Seating capacity of the auditorium will be about 900. Pending the erection of the Sunday School building, which will be undertaken later, space in the gymnasium and basement of the auditorium will be utilized for the Sunday School.

Clyde N. Friz and Nelson Friz of Baltimore are the architects.

Contract for \$300,000 Hotel at Laredo.

Laredo, Texas.—Contract for the erection of the proposed Robert E. Lee Hotel here, to cost about \$300,000, has been awarded to the Sumner Sollitt Co. of San Antonio. The building will be eight stories, 98 by 100 feet, of reinforced concrete, tile and brick, and will contain about 120

rooms. John M. Marriott is the architect, and Willard Simpson, engineer, both of San Antonio. The hotel is being erected for Lawrence Lyons and associates.

\$5,000,000 Hotel Planned for Baltimore.

Property of the Academy and Convent of the Visitation at Park avenue and Center street, Baltimore, has been purchased by Morris Schapiro, John D. Roney and Herman Scherr, Baltimore realty dealers, who plan to erect a hotel to cost from \$4,000,000 to \$5,000,000, exclusive of the cost of the site, which is said to be \$1,000,000. Architects have not been selected for the new structure, although tentative plans call for a 12-story building with stores on the ground floor.

Contract for \$1,000,000 Theater at New Orleans.

New Orleans, La.—General contract has been awarded to George J. Glover & Co. of this city for the proposed \$1,000,000 theater to be erected here by interests identified with Saenger & Co., Inc., Loew, Inc., and Klaw & Erlanger. The building will be of fireproof construction with a white facade trimmed in terra cotta and pressed brick. It will have a seating capacity of from 3000 to 3500. Thomas W. Lamb of New York and Nolan & Torre of New Orleans are associated architects.

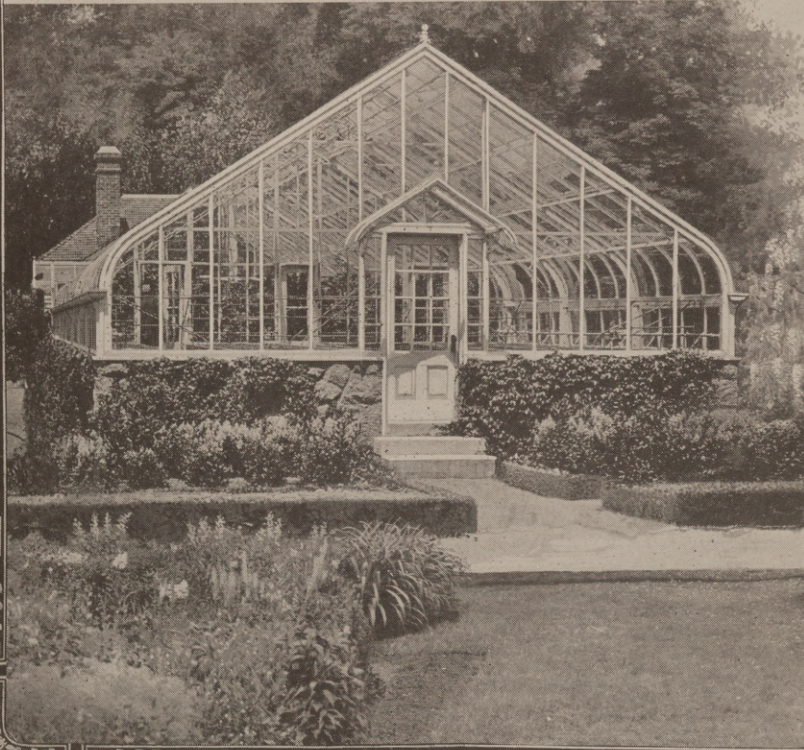
\$451,600 Contract for Winston-Salem City Hall.

Winston-Salem, N. C.—Contract for Winston-Salem's new City Hall has been awarded to the Northeastern Construction Co., Charlotte, at \$451,600. The building will be 210 by 110 feet, four stories, reinforced concrete construction, with rubbed tile floors, gravel roof and concrete foundations. Equipment for the building is estimated to cost \$100,000. Northup & O'Brien of Winston-Salem are the architects.

15-Story Office Building at Houston.

Houston, Texas—A bank and office building of 12 or 15 stories will be erected here by the Fidelity Trust Co., according to an announcement by T. W. Archer, secretary. A site has been purchased at Austin street and Texas avenue and it is stated that plans are now in progress. The company will occupy the lower floor, upper stories to be devoted to offices.

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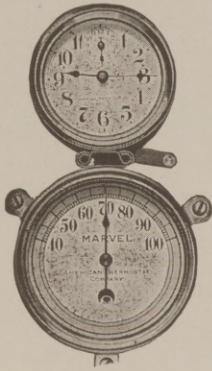


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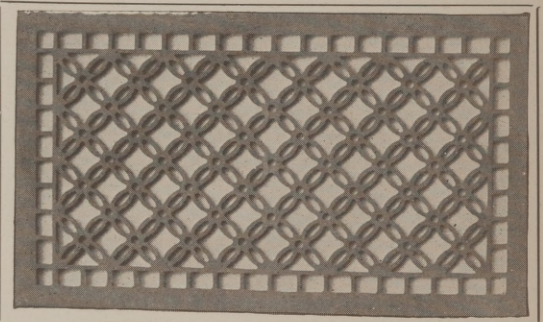
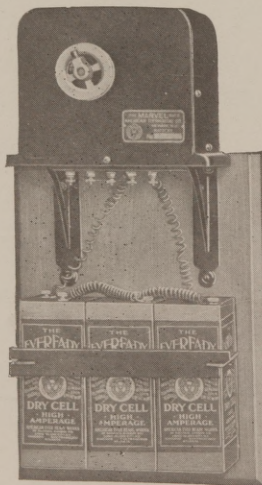
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Bids Soon on \$650,000 Office Building.

Nashville, Tenn.—Bids are being considered for the erection of the proposed building to be erected here by W. W. Dillon and representatives of the estate of George E. Bennie at a cost of approximately \$650,000. The structure will be 147 by 62.6 feet, 12 to 14 stories, and will contain from 350 to 400 offices. Exterior of the first two stories will be of cut stone and the upper stories of gray brick trimmed in terra cotta. Framework will be of the estate of George E. Bennie at a cost of apartments. The building will be served by one freight and four passenger elevators. Asmus & Clark of Nashville are the architects.

Contract for \$1,000,000 Sanatorium in Kentucky.

Valley Station, Ky.—General contract for the \$1,000,000 sanatorium to be erected here by the board of directors of the Tuberculosis Hospital has been awarded to George H. Rommel of Louisville at \$640,000. Contracts for heating and plumbing were awarded to the Redmon Heating Co., and for electrical work to the Marine Electric Co., both of Louisville.

The building will be four stories, 50 by 400 feet, of steel frame, concrete and tile slab construction, with concrete foundations, terrazzo floors and asphalt and promenade tile roof. D. X. Murphy & Bros., Louisville, are the architects.

Richmond Bank to Erect \$1,000,000 Annex.

Richmond, Va.—Plans are under consideration by owners of the First National Bank Building here to erect a \$1,000,000 annex to that structure which will house the offices of the Chesapeake & Ohio Railway Co. The structure will be seven stories, 62 by 102 feet, connecting with the present building at a point on 9th street, 42 feet south from Main street.

\$1,500,000 Ford Plant Completed at Louisville.

Louisville, Ky.—The new \$1,500,000 assembling plant erected here by the Ford Motor Co. of Detroit has been completed and formally opened. This new unit is 1000 by 300 feet and will employ 1000 workmen for assembling automobiles, its production at first to be approximately 200, which is about one-half its capacity. A spur of the Kentucky & Indiana Railroad extends along one side of the building, the floor of which is on a level with the bed of the car, to facilitate loading and unloading. About 45 cars will be required daily to bring assembling parts and an equal number for taking away completed machines.

Amarillo Office Building to Cost \$360,000.

Amarillo, Tex.—General contract has been awarded by the Amarillo Building Co. to the Fred

Bone Construction Co., Amarillo, at \$359,040, for the erection of its proposed office building here. The structure will be 8 stories and basement, 50 by 140 feet, reinforced concrete construction, with cement, tile and terrazzo floors, gravel roof and concrete foundations. It will be equipped with two electric passenger elevators. Contract for plumbing and heating has been awarded to the W. M. Hayman Plumbing & Heating Co., Amarillo. Shepard & Wisner of Kansas City, Mo., are the architects.

Plan \$500,000 Odd Fellows Building at Nashville.

Nashville, Tenn.—Plans for financing a twelve-story \$500,000 building in this city, are being considered by the executive committee of the Independent Order of Odd Fellows of Tennessee, of which C. M. Bishop of Memphis, is Grand Master. The order owns a site on Seventh avenue north, near Broadway, and it is on this proper that the building will be located if details are successfully arranged.

The structure will cover an area 80 by 150 feet, the first floor to be devoted to stores and the second and third floors to the lodge. An auditorium to seat 2000 will occupy the center and depth of these two floors, while offices for the use of the order will circle the auditorium on all sides and on the two floors. Upper floors will be leased for offices.

Architect for \$250,000 Hotel at Hickory.

Hickory, N. C.—Directors of the Hickory Hotel Co., which plans to erect a \$250,000 hotel here, have selected C. C. Hartman of Greensboro, N. C., as architect. Tentative plans provide for a six-story building, with lobby and five stores; construction to permit raising the building to seven or eight stories if desired. J. A. Moretz is chairman of the executive committee of the hotel company.

Bids in Sixty Days on \$1,500,000 Bank Building.

Dallas, Tex.—Bids on the new 20-story building to be erected here by the Republic Building Co. for the Republic National Bank and the Republic Trust & Savings Bank, at a cost of \$1,500,000, will be opened in about sixty days. As previously outlined in the Manufacturers Record, this building will be of fireproof construction and will be erected according to plans by C. D. Hill & Co., of Dallas. Mr. Jameson, with offices in the Magnolia Building, is the engineer.

Foundation Contract Awarded for Methodist Hospital at Fort Worth—Building Will Cost \$1,000,000.

Fort Worth, Tex.—Contract has been awarded to James T. Taylor of Fort Worth at \$32,296 for building the foundation for the Methodist Hospital to be erected here at a cost of \$1,000,000.

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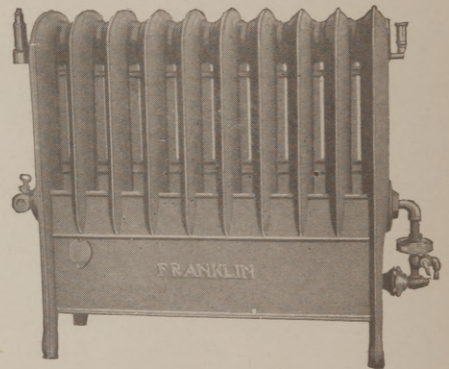
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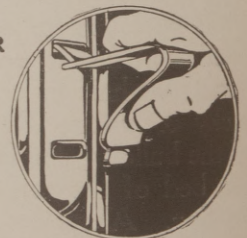
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W. G. Clarkson & Co. of Fort Worth are the architects and Judge W. Erskine Williams is the chairman of the building committee.

Contract for \$250,000 High School at Hickory.

Hickory, N. C.—Contracts have been awarded for the erection of the new Hickory high school on Claremont College campus, Jarret & Riddle of Sanford, N. C., receiving the general contract at \$177,791. Heating contract was awarded to the American Heating & Ventilating Co. of Richmond, Va., at \$18,300, and plumbing to the James C. Shuford Co. of Hickory, at \$9645. Wiring and other contracts are still to be awarded.

The building will be H-shaped, 110 by 250 feet, steel frame, of slow burning construction and will contain 24 academic and administrative rooms in the center, with home economics department in one wing and gymnasium and manual training department in the other. C. Gadsden Sayre of Anderson, S. C., and Raleigh, N. C., is the architect.

Durham's \$250,000 Auditorium and Theater— Bids to Be Opened March 1.

Durham, N. C.—Plans have been completed for the erection of the \$250,000 auditorium and theater for the city of Durham, and construction bids will be opened on March 1. The building will be 70 by 160 feet, three stories, of fireproof construction, concrete foundations, wood, composition and tile floors, Barrett roof, hollow tile, and ornamental terra cotta. It will be equipped with vapor heat, metal doors, wire glass vaults, vault lights and ventilators. Milburn, Heister & Co., with offices in Durham, are the architects.

Contract for \$900,000 Building at Memphis.

Memphis, Tenn.—General contract has been awarded to Keeley Brothers Construction Co. of this city and East St. Louis, Ill., by the Medical Arts Building Co., Oran Sackett, president, for the erection of the proposed Medical Arts Building here at a cost of \$900,000. Tietig & Lee of Cincinnati are the architects, and Henry J. Kramer of this city, supervising architect. The building will be of Gothic architecture, 150 by 60 feet, the main portion to be eight stories, with a tower effect of another story. The exterior will be of terra cotta.

On the grade floor there will be eight stores, the remaining floors to contain about 216 offices for the use of physicians, surgeons and dentists. The

building will also contain a doctors' library, assembly and lounging rooms and offices, and rooms for the Shelby County Medical Society. In the rear of the structure a garage to accommodate 200 cars will be erected for the convenience of tenants and patients.

Eight Apartment Buildings to Cost \$700,000.

Palm Beach, Fla.—Eight 3-story apartment buildings will be erected here by the New York-Florida Realty Corporation at a cost of approximately \$700,000, construction to be of brick, concrete and frame, with stucco exterior. The buildings will be of varying dimensions, with concrete foundations, pine floors and terra cotta tile roofs. No general contract will be awarded, construction to be handled by the company. Bids will be received, however, on all sub-contracts, these to be addressed to Angus S. Wade, supervising architect, with offices in the Plaza Building. Howard Major of Palm Beach is the architect, and J. E. R. Carpenter of New York, consulting architect.

\$1,500,000 Apartment House for Palm Beach.

Palm Beach, Fla.—At a cost of \$150,000, property on the lake front at Peruvian avenue in this city has been purchased by Seward W. Erich and John J. Hearn of New York, who plan to erect a \$1,500,000 apartment house. Purchase of the site was made through the agency of the Christenson Realty Co.; it is stated that the building will be completed for the opening of the 1925-26 season. The structure will contain three, four, five and six room apartments modernly equipped and an exclusive restaurant. Carrere & Hastings of New York are the architects; they will be associated with Addison Mizner of Palm Beach for the preparation of plans for the exterior, which will be of the Spanish type.

PUBLISHER'S STATEMENT.

Of the ownership, management, etc., of the SOUTHERN ARCHITECT & BUILDING NEWS published monthly at Dalton, Ga., Business Office at Atlanta, Ga., required by the Act of August 24, 1912.

H. E. HARMAN, Publisher and Owner, Atlanta, Ga.

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

H. E. HARMAN, JR., Business Manager.

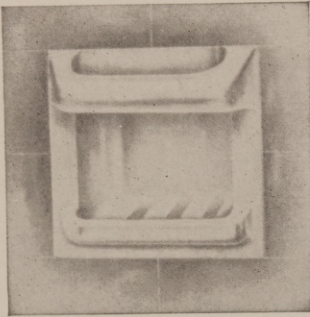
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(Signed) H. E. HARMAN, Owner.

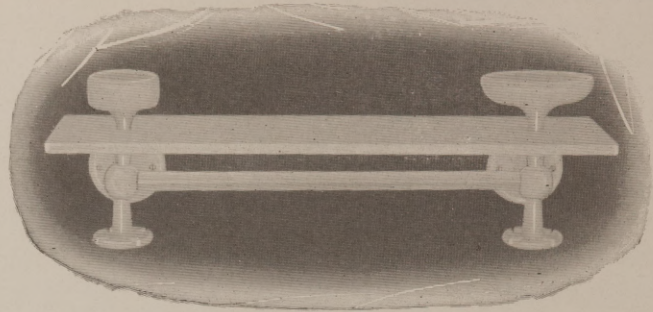
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ROY M. BROWN.

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Inconsistencies of Architects

By Roy M. Cope.*

In approaching this subject I want to remark that, when the secretary assigned same to me he suggested the title of "Inconsistencies of Architects" with the further suggestion that, if I could find a better title for the subject, it would be altered to meet my approval. I want to admit that I have given the subject considerable thought and cannot entirely approve of the title given it, I must also admit that, I have been unable to find a better title and therefore permitted this subject to be referred to under its original title.

Criticism without a suggestion for correction is of course without avail; and criticism without a fundamental knowledge of the subject matter would be equally futile. To at the beginning place myself right with the members and show my qualifications for handling this subject, is therefore proper.

When I was a boy I naturally did as all of you did, look around for the mots likely manner in which I might apply myself for profit. My first experience was on a construction job. Then my ambition turned toward architecture and I worked in an architect's office for a time; finally I studied engineering, and this training coupled with my actual experience acquired in actual construction work, has given me the information and experience, to discuss this subject intelligently and with complete knowledge of all its ramifications.

Most contractors have worked their way up from one or another of the trades and naturally when they start in business for themselves, they believe that if they perform their work in a more satisfactory manner and in a shorter time than their competitors that they will be given some preference, and that they will have all the contracts that they can handle. However, it seldom takes them very long to find out that this is far from true. They soon find out that it is the low dollar, or the one that has some pull that gets the contracts regardless of their fitness.

The construction industry it seems to me can be well compared to a rope, the architect, the builder, and the owner representing the strands that go to make up the rope, if each of the strands function as they should you have a strong true rope, but let one of the strands fail to do its share and then you have a rope that is weakened and dangerous, and will probably cause the whole rope to fail, causing loss and damage. The same holds true in the construction industry. Let the contractor, the architect or owner fail in his duties to either of the other and the result is disastrous to the work under way,

usually causing delay, loss of money and dissatisfaction all around.

Most architects are highly educated men and architecture as a profession stands among the highest in the land, on par with lawyers, doctors, engineers, and other professions of learning and skill, but they should remember that while they may be ever so learned and skillful that it is the contractor that must actually build the structure, and that unless he is competent and well versed in his business that he can by a single error undo all that the architect has spent hours and days designing. It is for this reason that it is beyond understanding why so many architects are indifferent to the qualification of the contractor bidding on their work. One would suppose that for their own protection if not their clients, that they would make a careful investigation of contractors requesting plans. In the past few years there have been several large buildings failed causing a large loss of life and property, not because they were not designed right, but because they were constructed carelessly.

An experienced contractor who is responsible enjoys a good reputation and should be encouraged in every way possible by architects. However, this is seldom done. Responsible contractors are forced into direct competition with inexperienced and irresponsible contractors at practically every letting. My own observations and experiences justify my making the statement that not one architect in twenty has any system employed regularly to insure competent and experienced contractors submitting bids on their plans.

In would inquire of the architects why this is true. Is this being honest and fair to your client? Is this safeguarding his best interests? Wouldn't you save yourselves and clients a large amount of grief, worry and expense, if you would use a little care in selecting the most important item in the construction of a building,—the contractor? Architects, by their unfair method in dealing with contractors, are forcing a great many to solicit the owners direct, furnishing plans and building the building complete.

In connection with this thought I will relate an experience of my firm. Last spring we were invited to enter our bid in competition for the erecting of a building. We obtained a list of contractors invited to bid, and noticed on this list one contractor who had defaulted on every contract he had had recently. We inquired from the architect if we were expected to compete with this party. On being assured that we were we refused to bid. We knew that we had no chance to submit a lower bid

*Speech delivered before Associated Building Contractors of Illinois.



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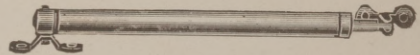


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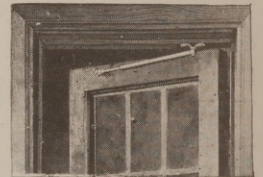


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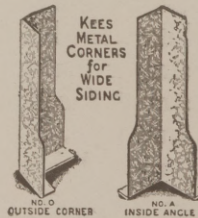
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than he would, because he did poor work and used unfair methods in purchasing material and awarding sub-contracts, and that he would make his profits by dishonest methods. All this was known by the architect. This party of course submitted the lowest bid and was given the contract. He could not furnish Surety Bond, but finally got a friend to go his personal bond. The building has since been completed, about two months overtime. The contractor took his profits out of the first payment, the bondsman lost several thousand dollars, and the owner got a very poor job. When the architect was asked why he accepted such poor work from this man, he replied that an architect was so glad to get through with this kind of a contractor that he would accept almost any kind of a job. When asked if he would accept that kind of a job from my firm, he answered, very indignantly, that he *certainly would not*, and yet contractors are asked to compete with this kind year after year. Is it any wonder that contractors are losing their respect for architects and that they are contracting direct with the owner?

My idea of an architect's position in the profession with regard to responsibility is, that he should be a neutral agency between both the owner and the builder, with the responsibility of securing for the owner a good job at a price that is fair and reasonable to the contractor. The owner certainly is entitled to that service and is paying the architect on that basis. Also, without that service a contractor cannot afford to enter into a contract for construction work and hope to succeed in business. It is of course recognized that an architect must possess moral courage sufficiently to stand by his conviction, and maintain and insist on fairness to both parties. If he lacks that courage, he falls short of performance of duty and places himself in the same class with that of the irresponsible contractor.

It is a poor rule that does not prove itself both ways. Architects have been known to absolutely refuse to submit competitive sketches for a proposed structure on the ground that such a competition is unfair, on the (supposed) basis that their

peculiar talent and experiences have raised them above such vulgar competition and holding their service at a higher level than their colleague's. Wouldn't the Golden Rule beautifully apply in this instance? Why not classify contractors also when inviting their competitive figures?

Has it ever occurred to architects that inviting estimates from contractors not on an equal footing from an experience and personal responsibility point of view, is a lamentable practice which can only secure services of second rate and discredited contractors? Also, that if a job is let to a second rate contractor, they can only expect second rate services for their clients? Evidently that is a matter of small concern to many architects and they will actually pass and accept a poorer grade of work from a second rate contractor than they will insist upon receiving from a reputable contractor.

Recently, at a meeting of Surety Companies, the following figures were offered as representing the experience of one company with irresponsible contractors. In 1922 this company reports it had 629 contractors defaulting on their undertakings, involving a loss of \$900,000; in 1923 they reported 1,790 defaults with losses aggregating \$1,671,000; for the first six months of 1924, the company reports 649 defaults with a total amount of claims in the sum of \$504,000. This same company also states that unless some means can be found to reduce these losses that it will be necessary for Surety Companies to increase their rates. This increase may amount to as much as 3 or 4 per cent. The present rate is 1½ per cent.

These figures are eloquent on analysis. They show grief to owners in definite amounts as reported by the sureties. If the figures representing losses could be acceptable as totals, they would not in themselves be so tremendous, however, to them must be added losses sustained by the owners, such as loss suffered through delay in completing the job; loss of interest on money invested; and probably attorney fees in influencing action on the part of sureties, also probable court cost. But these figures only represent those from one surety company.

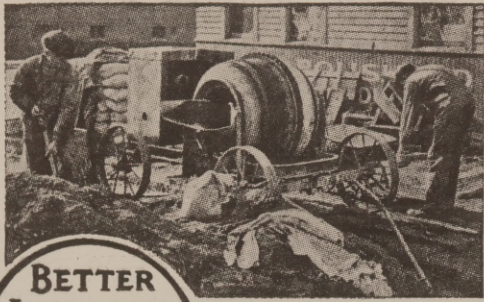
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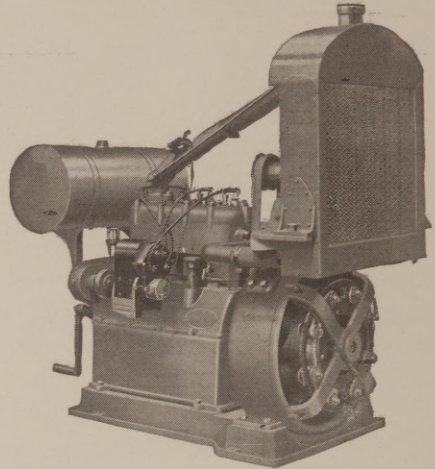
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