

**IDEAL HOMES IN GARDEN
COMMUNITIES: A
BOOK OF STOCK PLANS**

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Ideal Homes in Garden Communities: A Book of Stock Plans by Various

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IN
GARDEN · COMMUNITIES



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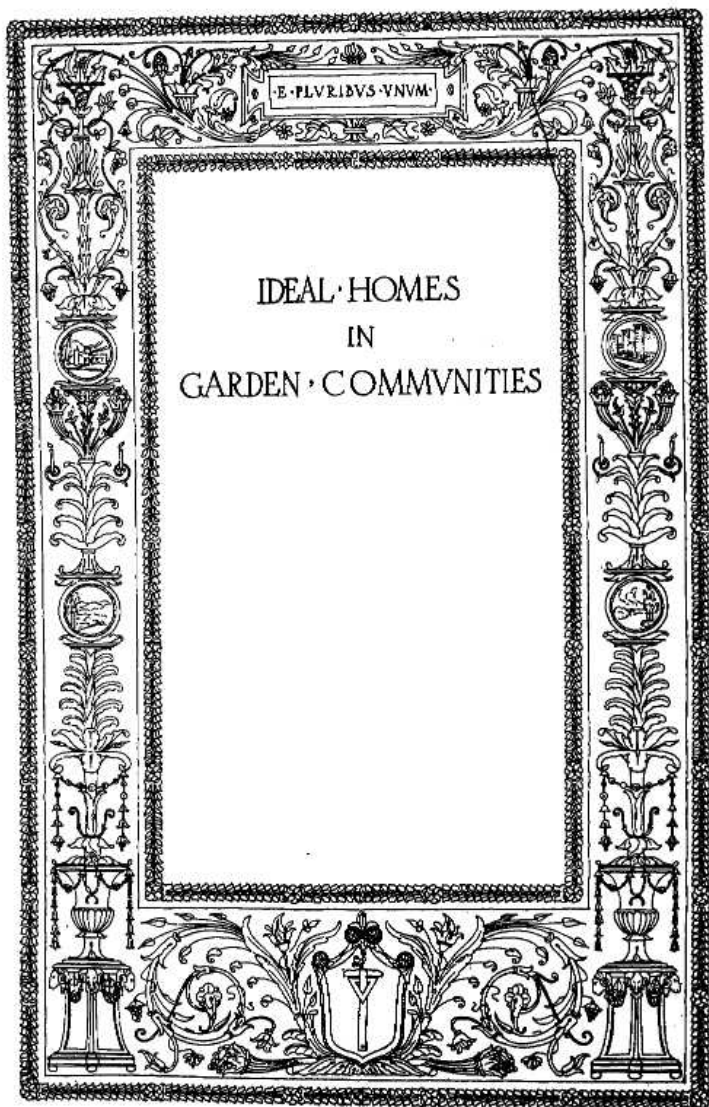
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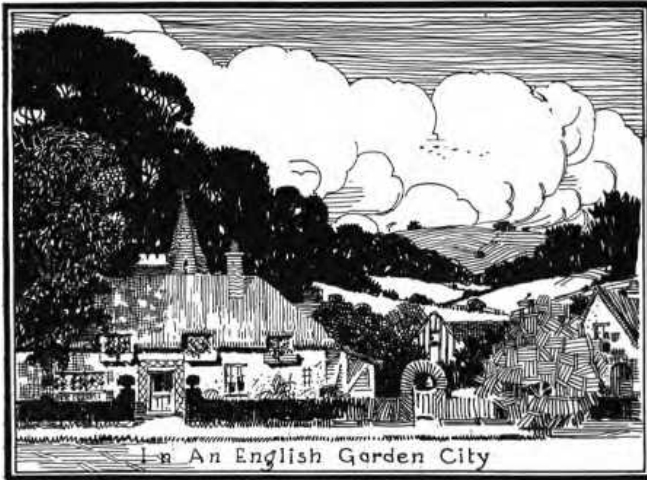
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PUBLISHER'S NOTE

Since the first edition of this book was issued, the costs of building materials and labor have risen to such an extent that the estimated prices quoted in the following pages are no longer accurate. It is impossible at the present time to forecast with any degree of accuracy what the future costs of such buildings will be and we, therefore, prefer to retain the former prices, which were those in force in April 1916, and to state that present costs will be at least 100% higher upon any of the plans given in this book.

THE PUBLISHERS.

December 1919.



THE ORIGIN OF GARDEN CITY

The name "Garden City" is one that is familiar to many and suggestive to all. It represents an ideal that has come down the centuries thru the minds, not only of those great intellects who have outlined in imagination the inevitable destiny of man, but, also, of those more lowly, who, in their walks amidst the incompleteness of their own town, have said to themselves, "This could be better."

For who has not dreamed of an ideal city, a city that would not change, but would endure forever because it would be completely satisfying, the highest embodiment of the aesthetic as well as of the utilitarian? We all have, from the man "who saw the city descending out of Heaven from God" to Sir Thomas More and his "Utopia," from Saint Augustine to Campanella, from the idealist of yesterday to the city founder of today; all have had the vision of an ideal city, a city amidst gardens, the Garden City.

IDEAL HOMES IN GARDEN COMMUNITIES

The name "Garden City" is, in fact, as romantic as it sounds. Of course it was first used by a dreamer, a stenographer in smoky London who was urged by the acrid smell of the London fog and the ghastly anemic faces of the London poor to think of the glory of living in a city of sunshine and gardens. For years he thought, schemed and investigated the feasibility of such a city, but not until middle age had overtaken him did he embody his results in a book, "Tomorrow; A Peaceful Path to Real Reform."

The book ran thru its first and succeeding editions like fire thru dry grass. People became enthusiastic. His scheme crystallized in the simplest and most consistent form the ideas which were current in the minds of English legislators, of philanthropists, and of all those high-minded men and women who were desirous of bettering the condition of humanity. This enthusiasm resulted in the formation of an association; soon land was bought outside of London and the first Garden City was founded. That was in 1904. Now the city is an assured success, with a population approximating ten thousand, with many manufacturing establishments, and, best of all, beautiful homes with beautiful surroundings.

Already, as the first fruit of the foundation of the original city, there are in England more than forty garden suburbs and industrial garden villages in the course of development. Private employers are setting the state a good example. Bourneville, Earswick, Woodlands and Port Sunlight, wonderfully beautiful towns, are examples of what is being done. In addition, numerous co-partnership societies have developed admirable suburbs. In Australia and India great capitals have been started along similar lines. A world-wide competition for the plan of the former was won by an American.

In this country there have already been some successful suburban and town developments. Forest Hills, New York, is a noteworthy instance of the utility, beauty, and, in a word, the far-seeing wisdom of the Garden City movement.

One may wonder why Germany has not been mentioned.

IDEAL HOMES IN GARDEN COMMUNITIES

Surely a people who have applied such thoroughness, such efficiency, such determination to have the best, to the other features of their social life, have not overlooked town-planning. The German people, indeed, have realized, as have no other people, that they must bring as much joy, comfort, and beauty into this life as possible. Accordingly they have for many years devoted a great share of their energies to the remaking of their existing towns, and to providing that further development shall truly make their towns and cities all that is expressed by "Garden Cities."

Here in the United States, where the population is increasing so rapidly, something should be done and will be done to insure to the future population homes in Garden Cities worthy of this Garden Land.

