

sion be respected, not alone for its artistic attainment, but for its capable handling of the business problems connected with it, they must produce useful as well as ornamental structures. They must see the building through the client's eyes and not through their own.

The man who speaks of a commission as his building and says that he was unable to do something really worth while because his client would not let him, is the man who does not deserve to have another thing to do. Every building is first and foremost the property of the client who has employed him, not alone because of his artistic training and native taste, but because of his experience in practical problems of plan and of his skill in adapting means to an end.

It is essential that the architect should be able to show the owner not only how the artistic appearance of his building may be improved, but also how he can economize space, or lay out space so that a business can be more efficiently conducted. It is not infrequent for managers of large businesses, when consulting an architect, to bring tentative layouts, often quite carefully studied, showing what they conceive to be the minimum requirements of their problems; and these tentative layouts should be treated with the utmost respect and considered not as a childish exercise on the part of the manager, but as a definite if not definitive, expression of his desires. It will be found that such a layout may be improved by a competent architect and very frequently improved in cases of details of purely technical nature. The tendency of the average layman is to economize space at the wrong points, as for example, in the construction of halls, passages or corridors. A good illustration of this was in a case of a large warehouse erected not long ago, to house a branch of a mail order business. The superintendent of the parent company had laid out his floor plans with care and with great intelligence as to the distribution of various departments so that the handling of goods was reduced to a minimum, but in his anxiety to economize space, he had made his corridors so narrow that the small wheeled boxes or trucks in which orders were collected, could pass only with difficulty and could not turn corners at all. The architect happened to be sensible as well as artistic, and in studying the operation of one of the older branches, discovered the loss of time occasioned by delays at corners and in passing, and his suggestion that the money spent on wider corridors would result in economy of operation was accepted instantly by the manager of the plant.

This is the sort of thing which architects should more frequently accomplish, and it is the sort of thing that clients do not habitually expect from their architects and which they can be taught by experience to expect. The good architect should be able to save his own commission in one of several ways, either because he secures better quality than an owner can secure from a contractor for the same money, or because he increases the available space by comparison with the total floor area of the building, or because he is able to arrange the unit requirements in a smaller space than either an owner or a contractor. One of these things the

architect ought to be able to accomplish as well as to produce for the owner a beautiful building, and when the architectural profession accepts the fact that these functions are as truly part of their duty as in the design of a facade, the position the profession holds will be radically benefitted.

Workers' Dwellings

By J. WILSON, Member Dunedin City Council.
Plans designed and drawn by Leslie D.
Combs, A.R.I.B.A.

In the report of the Public Health and City Improvements Committee of the Dunedin City Council, the following clauses occurred:—

The question of demolition of small tenement houses, and the desirability of removing the closely packed houses in lanes in many parts of the city, brings out the fact that no attempt is being made, either by the Government, local authority, or the individual landlord, to provide suitable houses of two, three, or four rooms at a rent within the means of many families of this city.

The committee therefore think that the time has arrived when the City Council should seriously take the matter into consideration, and provide model cottages to house those who at the present time occupy houses that either should be demolished or have undesirable environments.

There is no gainsaying the fact that a close inspection of our crowded areas in Dunedin will lead any intelligent person to the conclusion that the time is ripe for this question to be seriously considered, with a view of recommending some course to pursue. You will notice from the few photos taken of some of the blocks in the city, a fair idea may be obtained of dwellings huddled together, a great many fronting miserable lanes. The life of many of them cannot be more than 10 years. But the main feature we should concern ourselves with is: Who is to provide the necessary homes for the present occupiers should these houses be swept away, as they will be before long? At present persons of small means have no choice but to take what is offering, and pay rents of 8s. to 10s. a week for houses of four rooms that would not be occupied if a better class were provided. We may be told to entice them out to the suburbs with cheap transit; but the class that will go out to the suburbs, generally speaking, are those industrially well off—that is to say, their earnings allow of a margin for tram fares, and they are looking for better surroundings. It must be recognized that in all large communities there are a considerable number whose incomes cannot afford to pay high rents, but who should be entitled to comfortable homes with a moderate amount of convenience.

We need not concern ourselves with the outer area of the city, as, with a little foresight now, we can control the development and direct the growth on sensible lines. In the older cities of England, it is strange that in the majority of cases poor people live on dear land and rich people live on