Plan a Beautiful Civic Centre for City of London In View of the Growing Years Certain to Come

Citizen John Cottam In Trenchant Article Draws Attention to the Vital Necessity of London Relocating and Reconstructing Public Buildings Now, With the Coming Expansion of City in Mind.

ence with the board of control, which ng merely that the city buy extensive roperty near the Federal Square site.

no such recommendation. probably my showing that present prices could be applied to pay fire-eaters to a pretty tune of extravathe needed debentures, so as to cost the gance. city very little by the time the land were required for public purposes.

A Modern City. cities indeed have entirely paid the cost of immense public works by buying adjoining property to be resold after improvements were completed. And had our citizens the enterprise and pub-ic spirit to plan and work together for the London of 20 to 30 years hence, the nunicipality could be save untold ultimate expenditure and a materially lower ax rate secured, while we were achieving something like a modern city instead of "patch-building," and spending year

by year, from hand to mouth. So much misunderstanding exists as to my views on the present crisis in our civic affairs that I propose to deal as briefly as the subject will allow with London's present opportunity to conserve her resources, to achieve an enviable spending bodies. If, for instance, to get distinction by building a really modern city from centre to circumference, and wisely planning to advance materially the welfare of every citizen, present and future, as could now be done at practically no present cost, and at a saving trol and interlock into a worthy city the which ultimately must be prodigious, as can be readily estimated by the enormous expense to other cities of reconstruction work in correcting troubles which London is now creating, but which



MR. JOHN COTTAM.

unhappily our citizens do not seem inclined to anticipate and prevent. London's Crisis.

The crisis I speak of lies in the present opportunity to reconstruct and relocate our every public building. This chance will not again present itself in a lifetime after our new city hall, postoffice and railway station are erected. A crisis also is in the grave danger that, as with other cities, millions of needless expense will be involved by the short-sighted location of these and other public buildings so as not to encourage civic growth and provide modern opportunity for it; and a crisis also is in the danger (a certainty under the present loose system) that increased waste will now keep the alarming pace of multiplying expenditures of our many public bodies, each acting independently and often adversely, disregarding other public interests, and each body unguided by any plan or concept of what other public bodies are to construct or need, and more or less blind to the unified need of the city ten to twenty years hence. Let me cite two current instances to show the lack of planning, and the need of some effective check, and of our nuboards "looking more carefully before they leap." Outside of public life. an ugly word would be used to describe undertaking to do work for one price and then incurring five times that expense. In both the following instances London will enjoy the luxury of paying bill after bill to many times the original guess or "estimate." And the end seems not vet. Both these examples illustrate now a penurious public spirit will often defeat its own purpose and swing wide open the door to prodigality. Both cases ow perfectly honest public boards misled beyond their own control in expenditures which quite magically quadruple themselves, in amusing disregard for the men who attempt to curtail them. And both examples show the need of legislation to commit our various public bodies to one controlling plan in the develop-

ment of the city. Uncontrolled Spending. (1). Two years ago \$100,000 was the maximum figure named for a new city hall, and though the city council would have spent that amount on a new buildcertain responsible gentlemen thought \$50,000 an adequate appropriation for that purpose. Who supposes that a ratepayers' majority would have alf million dollars or more would be ent for a building to take its place, and pending its completion that temporary city offices would be fitted up at a

ost of say \$60,000 to \$70,000? (2). The reconstruction of our court will cost well towards \$100,000 instead of the \$10,000 recently thought conserve the civic heritage of our sons one of the first Canadian cities to plan demned for many years. Neither county not have needless cause to deplore our nor city have exercised any control of this singularly active expenditure. Both bodies have been led by the nose against their will into work which would never their will into work which would never and which London could probably adopt, of them are now at work, are Cleveland, peautiful homes have been for years ment, would alone amply repay us for undertaking the work.

Among the cities that have projected plans of this character, on which some through the city will be more highly returned the plans of the county of them are now at work, are Cleveland, garded. And were the city to acquire ample to spend on an old structure con-

seriously misrepresent me as recommend-me merely that the city buy extensive have been incited by the mere suspicion that a court house remedy might prove such an enormous dose. But county The foundation for this mistake was council coma, the "Sleep of the Innowith any cents," was diplomatically induced simproperty near the square which the city ply by dividing the bitter medicine they need in the next 25 years, the wouldn't take into successive sugar ents and increment of such purchase at coated doses, which tamed the frugal

> what it is proposed to do, (2) in estimating and controlling the cost, and (3) in executing the work, the preparation of a complete plan of construction, includ-ing detailed drawings for direction of workmen, is so obviously an indispensable antecedent to any wise procedure. that public bodies are becoming more careful to avoid the just censure ought to fall upon them for beginning any work in the absence of plans showing in minute particulars exactly what the finished undertaking is intended to be, and statement of the total cost.

Immense Aggregate Loss.

But serious as are these and other misdirections of public moneys, any one instance is trifling compared with the aggregate loss from year to year involved in the lack of co-operation of so many good results on one small building, a few workmen must be controlled by interlocking plans and by specific instructions for each trade, how can good be expected with no master plan to conimmense independent spendings of numercus public bodies, each guided only by its immediate need, and each naturally disregarding the duties of other boards and commissions for which it is not responsible, just as masons when not supplied with detailed drawings are sure to disregard the needs of the carpenters and these the plumbers, and so on with various other mechanics, to the sad loss of any owner foolish enough to attempt construct a house without proper

Yet no semblance of a master plan of London has been prepared: indeed one seldom thought of, to control and unify the millions of dollars which have been spent on our attempts to create city, that stupendous undertaking with its own peculiar and enormous problems. in which a court house, city hall and estoffice are mere incidents, and in plan, London has wasted large sums of money each year for a lifetime.

A Controlling Plan. And my suggestion is that spending additional millions we ought to adopt a plan for the development of the city, and have prepared a controlling set of drawings to unify and properly relate our new civic buildings, parks, pavements, sewers, and all public works to be constructed in years to come: in which plan there shall be due provision for those many problems peculiar to that city life into which London is enlarging, but with which at present neither the council nor any other body below the Legislature seems to have the power to

This suggestion may be regarded as not know what other cities with less opportunities have done. And I am not maware of the many serious obstacles which are to be overcome only by united action of a strong body of citizens. But the subject will be treated lightly only by those who do not realize the vast loss to the city, both immediate and ultimate. in permitting various bodies to disburse mmense moneys with no common control or co-ordination of these expenditures, that each may fit in towards the attainment in a few years of the best city it is possible to build with the noney at our disposal. No one is to blame for the non-exist

nce of such a plan. Modern planning, and replanning of cities has only recently plan, however, is better than none. But been recognized as inevitable for every town and city, by reason of the manifold economies and benefactions heretofore regarded as quite unattainable. In the last ten years, however, over

one hundred cities on this continent and as many more in Europe, realizing the mistake of a planless city, have courageously decided to correct untoward civic conditions. Plans have been adopted which involve ten to twenty-five years of remodelling streets and buildings, with tracks through the city from Adelaide hundreds of millions of dollars for razing and reconstruction.

Rushing to Danger. London, Ontario, is now busy as can be creating the precise troubles from which these and all larger cities suffer. which many towns are now remedying. and which difficulties will ultimately be corrected by London at heavy sacrifice, If they are not now foreseen and prevented. buildings where they will not serve either future generations or ourselves to best advantage, and in a few years, in and when our citizens vote to adopt a comparison with towns and cities ar- really comprehensive plan of developranged under modern plans, the need of new buildings will with deep shame be some control), and when we come forced upon us as we then reflect upon the present opportunity to avoid that

enormous expense. misguided spendings. Let us undertake tion, with full co-operation of the railthe thorough study of our city in the light of future need. And under guidance of men experienced in dealing with the growth and needs of cities let us unite to adopt a comprehensive plan towards the realization of which London may worthily spend her every available

dollar for the next half century. This writer does not pretend to better judgment than other citizens in the matter of placing our public buildings. sanctioned the sale of the old city hall His plea is not for any location or any for \$100,000 if they had been told that particular plan. Our sole concern is that citizens of London awake to the danger of neglect, that the question receive work is invariably returned manifold, thorough study by all interested, as by increased value of property, by added ed by men who have solved such problems for other cities, we unite in any one plan to wisely develop our resources and advertising value to London, in being and daughters, so that our children may

possibly a union railroad station on one side) could be all grouped around the Federal Square to form a civic centre, a court of honor, a noble vestibule at the gateway or portal of our city, as indeed

he railway station really is. Were such a plan favored, these buildings or part of them could be architecurally related and grouped around a

toms house and later perhaps public sey City, New Haven, Milwaukee, Chatlibrary and Y. M. C. A., together with tanooga, Hartford, Springfield, Mass., city as Berlin, our bright little Ontario neighbor, has engineers at work on her civic landscape and town planning

And when this movement is arousing smallest towns are awaking to their needs, and making the most of their opportunities to attain civic beauty and small garden, opposite the station, with efficiency, London, Ontario, now about

and sold to more than pay for the river the city hall and armories (and with Seattle and Rochester. And so small a improvements; and our city would incitinction for her public spirit.

River Possibilities. Let the city acquire all property abutable residential conditions.

ting on the breakwater before that new such widespread interest, when even the structure is begun, reserve river frontsites under restrictions to insure desir-

an imposing effect many times greater to rebuild her every public building, with the Harris, Gibbons and Macbeth than is to be had by isolating each ought not to disregard her need in this properties across the river, the city

nperary postal and customs purposes,

(3). To have London follow the example recently set by over two hundred European and American cities, and before constructing public buildings, sewers or other public works, to have several optional plans of the entire city and suburbs prepared by men of estabished standing in such work for other cities, the plans to embrace location and design of all our public buildings, the solution of our railway grade and station problem, our sewers, streets, parks, and all public works, and

(4). That London endeavor to adopt the one plan which will best modernize the next 25 years.

vincial and Federal Governments, the railroads and the railway commission, co-operate with the city of London in her ambition to be the first Canadian city to plan ahead and adopt a worthy ning and municipal buildings, can each esign, a master plan, to guide her deelopment in the next 25 years. (6). That we apply for such legislavarious boards and spending bodies to lirect their revenues as fast as prac-

(7). That forthwith and before any lans are prepared or considered, city shall secure for guidance in the

(9). That our city newspapers unite in public-spirited purpose campaign of education and in a nonpartisan, public-spirited manner, endeavoring to stimulate and maintain interest in the development and adoption

Afterwit Costly. aware of indications and their own civic growth, may be conspiccomment on local knowledge that out- Stanley Railway? siders make so much money out of real

My attention has been called to certain have been sanctioned had the council were our citizens favorable, is the group Grand Rapids, Denver, Philadelphia, St. and develop both banks of the river, new postoffice deferred. (As the entire in a few years London would need a new determined upon adequate plans and plan. For instance, the postoffice, cushome with the board of control, which estimates before the work was begun. this, too, would be an advantageous de-

and beautify our city with what moneys may reasonably expect to spend in

preparation of such plans, an exhaustive years. We shall be amazed at the ex-study of the city's finances and resources tent of the work we can reasonably unby the best expert authorities available. and, based thereon, an explicit detailed years, when all our resources are eport of what revenues in the next five. ten, fifteen and twenty years, we may easonably expect to devote to public vorks to the development of this city. (8). That the mayor and board of connumerous public bodies and citizens generally, in the work of studying our city problems, and under the guidance of exnterest of the city.

of a master plan for the city of London.

estate values in every city.

that forecast as convicting evidence as to a most extravagant fancy. Yet in a year or so thereafter officials were rowded out of the customs house, and the Carling Block purchased for a new postoffice. Is it not true that we may

be too close to a problem to know anything like all about it? Know-It-All Folk. And let us not commit the usual

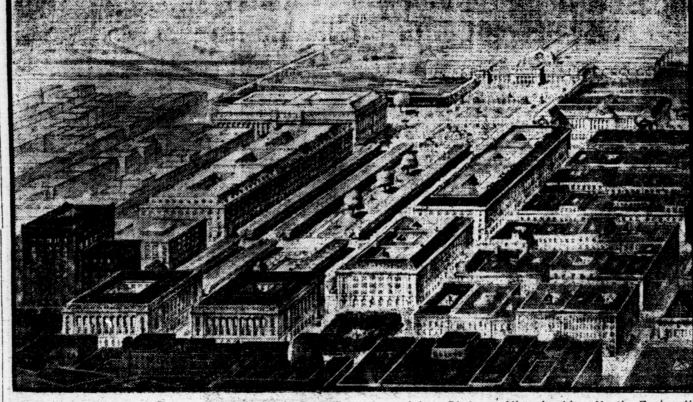
'newly rich" error of thinking that any of us, or that collectively all of us locally, know all there is to know about spending the millions of dollars which are to flow into our public coffers in the next few years. London is enlarging into problems, to deal with which local men have not the needed experience, and there is too much at stake to allow inavailable who have had a lifetime of successful effort in precisely this work for many other cities. Architects and gineers whose lifework is solely on opera houses, others on hotels, others on Y. M. C. A. buildings, and others in city planrender the most valuable service in their London at this momentous juncture demand the service of men trained to deal effectively with the special problem

which confronts us. Our first step is to secure the right men to study our problem. They will point out to us how far we may safely expect to go with the money we shall be able to spend in the next ten to twenty dertake, by spreading it over a course of focussed on one plan. And with several plans before us, devised by at least two men who have achieved fame in civic plans for many cities great and small, and each plan prepared independently of trol take the initiative in interesting our the others, we should have no difficulty in making a wise selection.

It may be that money for preliminary plans will have to be raised by private perts in the preparation of plans, and subscription, as has been done in other he ultimate selection of that one plan cities for similar work. If so, there would which may prove to be in the highest surely be little difficulty in collecting the needed amount for such a productive, Big Work Possible.

Citizens interested are welcome to inspect the plans adopted by a number of cities, which may be seen at Birdland. 75 Bathurst street, at any time. And the writer would be glad to confer with any. one interested in this critical opportunity generally unprepared citizens are for to render signal service to our home city. A formidable undertaking indeed, is comparing the ambitions the creation and adoption of a compreof London today, as to public building hensive plan for the development of and land values, with the conditions of London. But is it more so than Niagara London. But is it more so than Niagara five years ago. And it is a significant power, or the electrification of the Port

When London acts by a united majority (and she will do that for any worthy Less than two years ago, on April 6, purpose, under the right leadership) she 1912, the writer predicted, in a news- will get just what she requires in this paper article on city planning, that with- as in other respects.



Group of Buildings Includes the C ity Hall, Postoffice, etc., and Is a Bird seye View Looking North. Facing the

building, and, to say nothing of the edu cational and esthetic worth of our citivens of such a civic garden, surrounded by an inspiring group of commanding architecture, the commercial effect in advertising value on every railroad passands of dollars for London in the next would then be ushered into our civic presence under something like worthy as now at stations on our outskirts with

unsightly and unsavory surroundings. Civic Decency. mpracticable by many citizens who do tast unsightly outhouses and through their kitchens. Our private hospitality through London by a glimpse of some and cheerfulness, then in natural beauty world what manner of people we are. could be achieved, and perhaps one more allow the erection of our public buildings with no thought of achieving something intelligence and public spirit.

A Union Station. And just a word here as to a union station along the Grand Trunk line, and the abolition of present Canadian Pacific street west. This is a big program. The obstacles are enormous. Some would say that they are insuperable. So, to ordinary methods, they actually are. But London has access to extraordinary methods. to means of persuasion indeed, which never fail As a matter of fact, the only real obstacle is in the failure of our citizens to unite in demanding that our needs be complied with and in furnish-We are placing new public ing quid pro quo, which we are abundantly able to do. The railway commission was created for just such purposes.

confer such advantages as would be in shoulders, to mark the shame of Pacific and Grand Trunk, we need have little fear that any reasonable legislaon and the railways themselves will be forthcoming to further any purpose really vital to the development Economy of Planning.

City planning first found organized expression in Germany, in which country there is scarcely a city or large town which is not being rebuilt according to an official plan worked out by experts. These men plan the city from centre to circumference, and for future generations as well as for today. And it is interesting to note that the cost of this nmercial and manufacturing facilities, and by added population always attracted to an enterprising centre. And the comprehensively for decades of develop-

uld create frontage values equal to our of so many public bodies to determine best residential districts. And along the a location for each building according to

Chicago's Conversion.

The most interesting and ambitious example on this continent of a town plan twenty to thirty years. Passengers is that of Chicago, recently completed at a cost of more than \$75,000, and involving an estimated expenditure of \$250,and representative conditions, instead of 000.000. This plan embraces all land within 60 miles of their city hall, and includes the rebuilding of the busiest centre of the city, and the opening up Citizens do not compel visitors to from a centre at a new municipal buildapproach their homes by a rear way, ing, of a wheel of avenues radiating in every land direction, through what is now private property, to relieve their has happily gone beyond such primitive always congested traffic. Chicago recoghabits. So likewise ought we to follow nizes that its present buildings and pubthe lead of other cities, in preparing to lic works are merely a morbid, unentertain every railroad passenger directed growth, an unhealthy excresence, a purely accidental result of a marivic centre which, first in cleanliness vellous and unprecedented development of commerce. And, conscious of their and, as far as our means will allow, in huge responsibility in their civic social a modest display of a group of worthy obligations, Chicago's citizens propose to buildings which shall proclaim to the scrap-heap their municipal nilstakes, destroying a large portion of her business There are different methods well district, converting it into a parker surwithin our means by which this object rounded by monumental business structures, and dominated by a colossal n keeping with west-end views as to municipal building, whose dome is to the postoffice would be preferable. Any rise above all else. In a word, Chicago proposes to transform her civic belet us not drift tally and ignorantly to hemoth of ugliness into a colossal dream of architectural and landscape beauty, faintly suggested by the picturesque of organic unity in our civic resources, loveliness of her World's Fair in 1893. some virile composite civic effect which Her design includes the acquirement of shall be worthy of our commerce, our thousands of acres of forest lands for park and suburban development, planned so that extension and growth shall not involve the costly errors of the past.

Canada's Slums. Canadian cities have likewise had needlessly imposed upon them similar burdens, from which our future citizens ought to be protected. Toronto conspicuously demands a radical remedy for the congestion of different districts, and plans are contemplated for correcting her slum and other overcrowded sections, to involve tens of millions of dollars, every cent of which expense could have obviated by reasonable foresight in

years so recently gone by. Here in London it is none too soon to anticipate and forestall the undesirable blight of needless civic burdens bound to develop with us, and indeed of which we are already having many tastes. Rights ment for London and its suburbs (over of our children in civic affairs of their relocating and again reconstructing our which recent legislation has given us day ought not to be ignored, and needless burdens should not be left for their our power to give both to the Canadian careless or stupid disregard of that which may not too seriously affect us, but which is destined to create both moral and material degradation

Improvements No Expense. Earlier in this article I spoke of cities buying property to improve and resell it with enough profit to pay for extensive public improvements. Let me mention one of several such opportunities in London. Is it too venturesome to say that by courageously undertaking to develop vantages which have been conspicuously neglected, this city could enjoy direct financial profit with indirect benefit from scenic attractions, the creation of beautiful residence sites, improved sanitary conditions, and a materially lower death rate as the city develops, with space reserved for constructions years hence of saddle paths, motor speedways. and boulevards encircling the city?

It is to such possibilities on our river banks that I refer. Some of our most beautiful homes have been for years

London indeed is most fortunately situated in many respects to avail herself to the fullest extent of every financial and esthetic advantage to be had by town planning, and she could accomplish in five to ten years what many cities could not do in 25; and without a dollar of expense beyond what will in any event be expended; for we have scarcely a public building that will not have to be replaced within a few years, and there is already in sight a new city hall, post-

be influenced or controlled, or be well fitted into a harmonious plan for University Site. The new university grounds and buildings should be provided for in some worthy manner. Upon their setting in a master plan of the city depends not alone the advantage of this seat of learning for the development of which we all hope, but as well the commercial benefits which such an institution would

office, customs house, public library,

collegiate institute, Y. M. C. A. and other

edifices whose design and location could

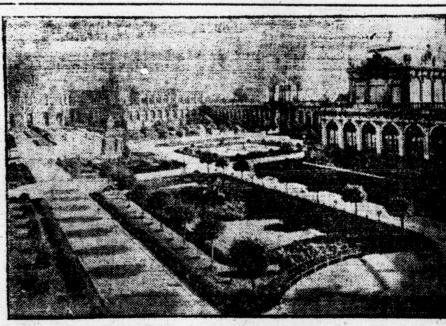
bring to us. The university with the new Roman Catholic college buildings at Sunshin Park, the Asylum for Insane. Victoria Hospital and Springbank Park, would all fit in with the reclamation of our river bank and a boulevard to senvelop th city, the development of which of course not be completed for many years, but the land for which ought to be secured while it can be had at little,

My appeal then to the board of cor trol, the city council and to all public-

spirited citizens, is: for the new city hall. (In view of pres ent city offices being adequate for five

years or more, this can advantageously (2). To endeavor to have work on the

HOW DRESDEN'S CIVIC CENTRE LOOKS



THE REVOLT OF RAISULI, KING OF BANDITS

By Kaid Belton, Late Comman der-in-Chief of the Army of Ex-Sultan Mulai Hafid.

"According to a telegram to the Temps, district who had money, and taxed all district, where a strong man was really from Madrid, Raisuli is reported to have by the diplomatic corps to the Sultan, and by the diplomatic corps to the Sultan corps to the Su

the daily press of the 3rd inst., and it immediately brought to mind one of the most interesting personalities I have ever met. Shortly before the death of Sultan Mulai Hassen in 1893. Ahmed ben Moha Mohammed er Raisuli was sentenced to imprisonment for life for a political of-Mohammed er Raisuii was sentenced to imprisonment for life for a political offence, and confined in the prison at Mogador. After serving twelve years of his sentence he escaped and returned to his home in the Gharb (Northern Morocco). Gathering a following of kindred spirits, he took to brigandage and made his name a terror through Northern Morocco. One of his first exploits was the capture. of Mr. Perdicaris, then living outside Tangler, who was released for a heavy ransom. Then he captured Mr. Walter Harris, the well-known Times correspondent in Morocco, who was exchanged for some of Raisuli's followers then in prison at

proclaimed himself Sultan of Morocco, and it has been decided by his followers to continue the war at all costs."—Reuter.

The above announcement appeared in the daily press of the 3rd inst., and it followed him. Pretending that he saw the same was up, and that he was decision. received Maclean's promise that he would receive a safeguard to Fez. On the required promise being forthcoming, it was arranged that Maclean and Raisuli were to meet unattended at a fixed rendezvous. Maclean kept his promise faithfully, and rode alone to the appointed place, but was there made prisoner by some of Raisuli's men who were in hiding. Sending a message to the troops that he would kill his prisoner if any demonstration was made. Raisuli retired to the hills, and the troops returned to Fez. Aftion was made, Raisuli retired to the hills, and the troops returned to Fez. After six months' captivity, Maclean was ultimately released, a ransom of £20,000 leng paid for him, and Raisuli being made a British protected subject, this last placing him beyond the reach of Moorish lustice.

Emboldened by success, Raisuli and his followers made a surprise attack on Tangier, captured the city, deposed the governor, and defied both the Sultan of Morocco, then Abd el Aziz, and the European powers, to put him out. Several of the powers sent cruisers to Tangier to make a demonstration, but Raisuli treated both them and their resident ministers with contempt. He commandeered the customs dues, squeezed every Moor in the first place. The then Sultan, Mulai Hafid, was very wroth at having to pay for Raisuli's rascality, so I suggested to him the idea of offering Raisuli eustoms dues, squeezed every Moor in the

be certain to seize at the bait, and when he had arrived in Fez to get his appointment, to then suggest to him to renounce his British protection and refund the £20,000. Hand was delighted with the idea, and at once dispatched a con. er with a letter to Raisuli, inviting him to

The Sultan's Methods.

At the beginning of January, 1909, he was told that another £2,000 would be required before he could receive his appointment. On the day he was told this I was with the Sultan in his pavilion; his fingers were twitching, and he was trying to speak to his Khalifa, but words failed him. He was so excited that he had to be assisted on to his mule. Two weeks Continued on Page Nineteen,