

working out of the exact form in which the requirements can be satisfied so as to produce a fine city is a function of the creative imagination, and it can only be properly performed by one who has had the architectural training necessary to enable him to adjust the proportions of the many parts, so as to place the different buildings, and group them upon the ground in relation to each other, that when erected they may compose properly. For the design of the town plan the architecturally trained mind is as essential as for the design of a single building, for the work consists in an applying upon wider field, and with greater scope, the same principles which govern the designing of individual buildings. The appreciation of the relation of masses and voids, the apprehension of the right points for emphasis, and the power to combine into one creation many different parts by bringing them into harmonious proportion, are equally required in the field of town planning if there is to be produced that rhythm in the plan, and that spacious breadth of ordered elevation in the groups of buildings which so largely constitute the beauty and grandeur of cities."

*The Architectural Point of View.*—In order for me to deal with my subject from the point of view expressed in the title of this paper, it will be well to ask, what is an architect?—for the key to what a man thinks is what a man is. An architect is firstly an artist, secondly, he is a constructional authority, and, thirdly, he is a business man. I will briefly endeavor to show how I think town planning appeals to the many sided activities of my much berated profession. In doing so I will reverse the order in which I have endeavored to enumerate the professional functions, and will treat of the business man first.

*From the Business Standpoint.*—From the business side town planning appeals to an architect because of its basic principle of economic efficiency. Any arrangement which tends to the conservation of human thought, time, energy of life is good. This statement cannot be refuted. Town planning does all of these things. It, therefore, must also be good.

*Town Planning Saves Money.*—Town planning saves money. This statement is so obvious that it hardly needs illustration or proof, but if the latter were needed it can be very easily supplied by the comple-

mentary statement, that, lack of town planning costs money. We all know that vast sums of public money are now being spent in an endeavor to rectify the errors which lack of foresight has handed down to us. And with this appreciation of the waste of public funds, must there not also come a realization of the woeful waste of human life which has attended this most unholy heritage. Land overcrowding, with its attendant slum evils, is the result of economic conditions which would never arise if a proper system of grading and planning districts obtained. The insane idea for a super-concentration of population is often but the outcome of a lack of transit facilities.

*Garden Suburbs.*—Town planning must consider all these points. It does not of necessity imply building in the grand manner. This, the most democratic of modern arts, embraces all grades of habitation from the palace to the hovel. If you require tangible evidences of its broad utilities I would direct your attention to the town and garden suburbs which are being evolved in the old country, as a reply to the insistent demands for something better in regard to housing conditions. Here you have a rational communistic spirit developed to its full. The hitherto unalienable right of every man to do as he pleases with his own is no longer allowed to go unchallenged, and thus we have the spectacle of restrictive legislation voluntarily imposed, and voluntarily accepted, with a result which challenges criticism. True that in some instances the movement has been accompanied by certain weird essays in ethics and diet, but in the main, we see that at the bottom it is a great uplift towards better conditions.

*From the Constructional Standpoint.*—The town planning movement appeals to the architect in his constructional faculty by reason of its simplification of the problems of construction. Such problems in crowded areas often entirely divorce the art of architecture and the science of building; in fact I would even go so far as to say that the great part of so-called city architecture to-day is merely building. The problem of erecting monstrous structures on inadequate bases is brought about entirely by our irrational system of land overcrowding. Therefore, a town plan which makes better architecture possible