

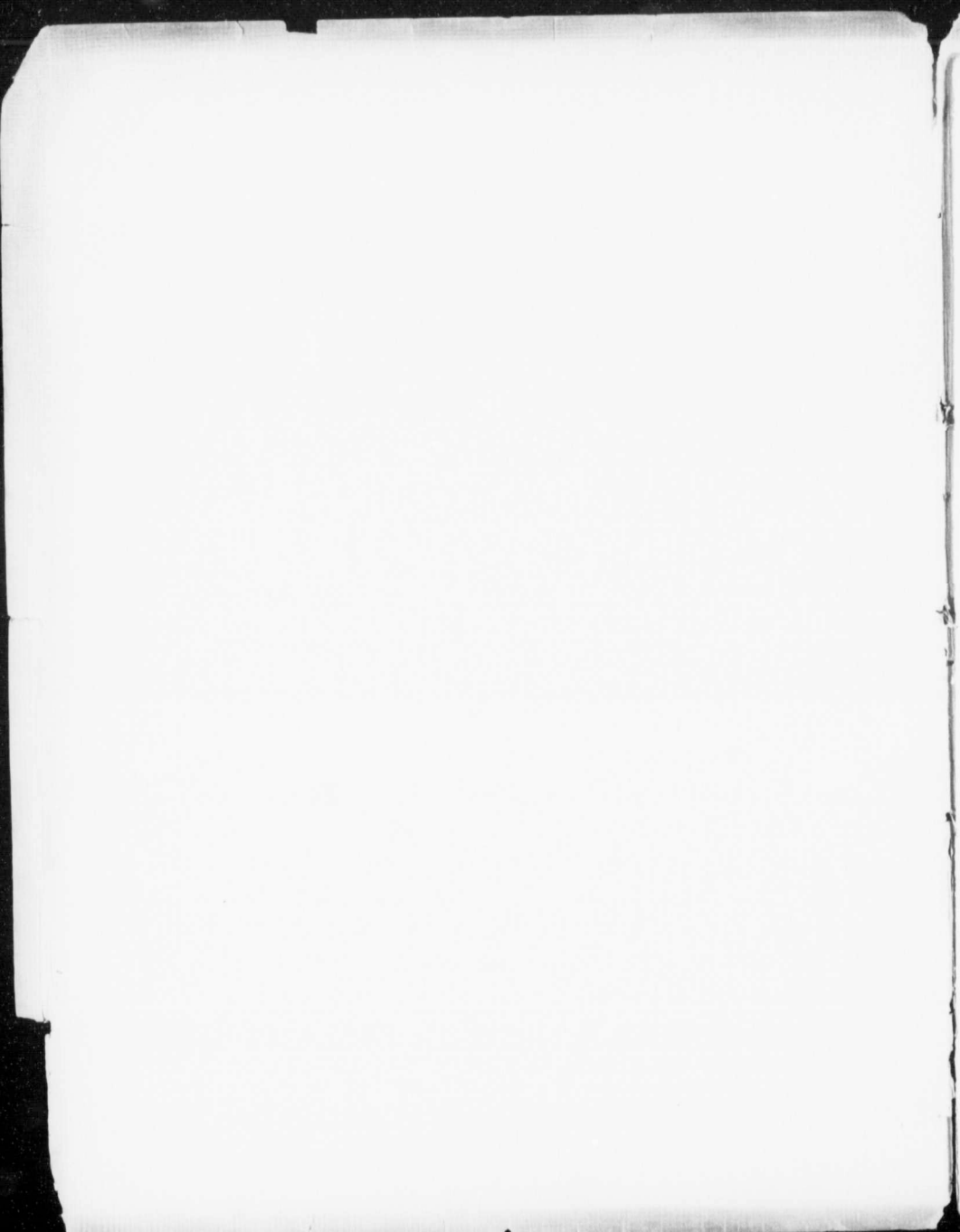
ENV 6271

SALE GAGNON

The Cavendish

SHERBROOKE STREET

MONTREAL



THE PLANNING OF APARTMENT HOUSES.

BY ERNEST FLAGG, OF NEW YORK.

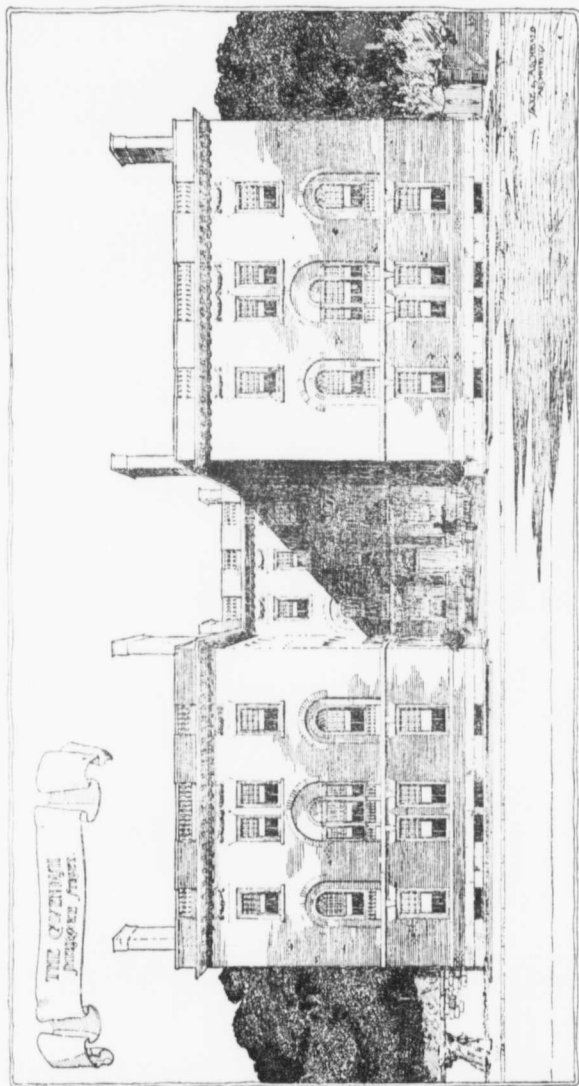
"The apartment house is the result of high-priced land; other things being equal, humanity prefers separate houses; where land becomes too costly the expedient of placing several families under the same roof is resorted to. As economy of space is the reason for, and object of, this class of building, economy of space should be the ruling principle in making the plans. In this task the chief difficulty, and the part of the problem calling for the greatest ingenuity on the part of the planner, is the proper lighting of the interior,—in other words, how to sufficiently light the rooms not facing on the street with the least sacrifice of valuable land. If not well lighted the building will be a failure from the hygienic standpoint, and very likely a failure from the economic standpoint also.

"Modern apartment houses are, roughly speaking, of two classes,—the first, where land is enormously costly and where the buildings must be many storeys high, served by correspondingly costly elevators which the tenant has to pay for; the second, where land is more reasonable and where the expensive elevator service, with uniformed men, can be dispensed with.

"The general consensus of modern opinion now is that the apartment house most nearly approaching the individual house, in comfort, privacy, quiet and economy, is the building SPREAD OVER A LIBERAL ALLOWANCE OF LAND,—WITH ONLY TWO FLIGHTS OF STAIRS,—WITH ALL ROOMS OPEN TO OUTSIDE AIR,—WITHOUT SHAFTS AND WITHOUT THE INSIDE COURT SO DIFFICULT TO PROPERLY VENTILATE.

"In New York, and other large cities, apartment buildings have been put up, costing millions, in which every conceivable fancy is catered for, but the rents naturally correspond, but the fact is now demonstrated, BY ACTUAL EXPERIENCE, that the most successful building is that building WHERE THE INTERESTS OF OWNER AND TENANT COINCIDE,—that is, where the tenant gets the MAXIMUM OF VALUE FOR THE RENT HE PAYS, WITHOUT PAYING FOR THINGS HE DOES NOT NEED."

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The planning of the "CAVENDISH" has been along the lines above referred to.



THE QUEEN'S HOTEL  
BANGOR, N.B.

W. & A. H. WOOD  
BANGOR, N.B.

## THE CAVENDISH.

THE "CAVENDISH" Apartment House has been planned to provide residences for those who wish to live in a first-class apartment house, at rents reasonable and moderate for the accommodation given; and the following statement will be found of interest as it gives simply and briefly the facts concerning the building.

LOCATION.—On Sherbrooke Street, Montreal's best residential street, west of Bleury. It is at once quiet, central and near the street car service, yet far enough off to be out of the noise of same.

THE LOT, having a frontage on Sherbrooke Street of 125 feet, and a depth of 200 feet—a total of 25,000 feet—gives opportunity to build with due regard to air and space all round. This has been taken advantage of and the building by no means covers the area, but ample space has been given on all sides and even the back flats (which have at least one window looking on Sherbrooke Street), look out on gardens and trees and not on lanes or stable walls.

THE ROOMS are all of ample size, are not cramped, and all look upon outside light and air, there being no dark rooms nor rooms with "borrowed" light in the building.

THE ELEVATION is "Adams" or Colonial style, simple, correct and pure, done in red brick with joint and with genuine sandstone belt courses, window trimmings, pediment, balusters, etc., the entrances flanked by fluted sandstone columns, leading by dull finish oak doors into white marble halls and staircase passages.

THE LAYING OUT OF THE FLOORS has been a two years study, and has resulted in avoiding the "pistol gallery" passages so common, and with the idea of radiating the rooms from a common centre. The largest apartments consist of drawing room, dining room, library, square reception hall, 4 bedrooms with bath

room, kitchen, with pantry and larder, coat room, and maids' room capable of accommodating two maids, and box room. It will be seen that four rooms can be thrown together for entertaining, but the dining room has purposely not been placed opening directly off the drawing rooms, so that the smell of cooking may be as little noticed as possible.

THE BEDROOMS have been placed on a separate corridor, so that the caller does not necessarily see them and the occupants can pass from one room to another without observation.

The apartments range from the largest, of 12 rooms and 10 and 8 rooms respectively to 3 rooms and some excellent bachelor flats of two rooms and private bath room.

The maids' rooms have been placed particularly so that they do not open directly off the kitchens, a prevailing and objectionable custom; separate lavatories are open to the outside air, and the maids are provided with private bath room fitted with best quality basins and baths.

LARDERS.—These are also open to outside air, are not off the heated kitchens, are fitted with cement floors and slate bases, and shelves.

BACK STAIRS give access to kitchens, so that tradesmen do not meet tenants, callers or guests on the main staircases.

ELEVATOR HOISTS are provided for furniture, ice, garbage and general supplies.

GARBAGE.—There being but one way of correctly disposing of garbage, namely, by burning, an incinerator will be built in a double shell room and be of most modern and approved pattern, thus doing away with the "dry sewer" chute plan now condemned as being incorrect and obsolete.

DUMB WAITERS will be provided for the carriage of smaller articles, and the Janitor's office will have counters and receptacles for parcels, etc.

TELEPHONES will connect the Janitor's office with all the flats, and private telephones will be installed from the bedrooms to the kitchens so that early morning tea, etc., can be rung for or messages given to the maids without the tenant having to leave bed.

**PUBLIC DINING ROOM.**—This has been provided, and it is proposed to furnish meals to those temporarily without servants, and club breakfasts to bachelors.

**ELECTRIC LIGHT** is installed throughout the building, and the fittings will be of the most artistic design.

**BOX ROOMS** are arranged for each tenant who will have a private key for same.

**ELECTRIC CALL BELLS** will be arranged to affix to the dining table so that the maid can be called in the kitchen without trouble.

**JANITOR**, with his assistants, will be provided with first-class quarters in addition to the office, and will be remunerated on a scale that will secure the services of first-class and reliable persons.

**RENTS.**—These will be scaled on a basis of fairness and moderation for the accommodation provided, and will include municipal taxes, heat, snow shovelling, hot water through the year, water rates, cleaning of halls and the lighting of public stairs and passages.

**SLOP SINKS AND BROOM CLOSETS** are provided, so that tenants will not come across pails and brooms left about by the cleaners at odd times.

It is confidently believed that the "CAVENDISH" will provide all that can be reasonably asked in the way of comfort, privacy, and excellence. The rooms and flats have been laid out to represent as far as is possible the private self-contained house, and the decoration and the interior finish and woodwork will all be of an artistic and high class character, pure in style, without undue or meretricious ornamentation and of a nature that will appeal to the cultured.

Plans of the building can be inspected at the office of Macintosh & Hyde, 157 St. James Street, who will furnish all information regarding rents.



VICTORIA STREET, WESTMINSTER,  
LONDON, July, 1906.

DEAR SIR,—

I beg to acknowledge your valued favor of ———, covering your cheque, for which I am very much obliged. May I say that it is most gratifying to me to learn that my suggestions have met with your approval, and that you are carrying them out. I can now assure you that I do not know of any apartment building where the space allowed, the arrangement of the rooms, the absence of long passages, and the general care of detail is so splendidly perfect as in your building. I cannot conceive any improvement in the general arrangements possible, and I do not know of any building where those arrangements are equalled anywhere.

I am, dear sir, yours most truly,

GROSVENOR LANE BLESSINGTON,  
*Architect.*

NEW YORK, July, 1906.

MY DEAR SIR,—

Thanks for your letter and enclosure. I have gone over the plans again, and I cannot find a single thing more to criticise, except it be that you have given too much land, light and air space for your own good, but perhaps not for the final result, but I can only say that we could not afford to be so liberal in this city. Your general plotting of the apartment is really splendid, and the absence of long passages, a thing so hard to arrange without undue waste of space, is great. I really think your plans are the best I have ever seen.

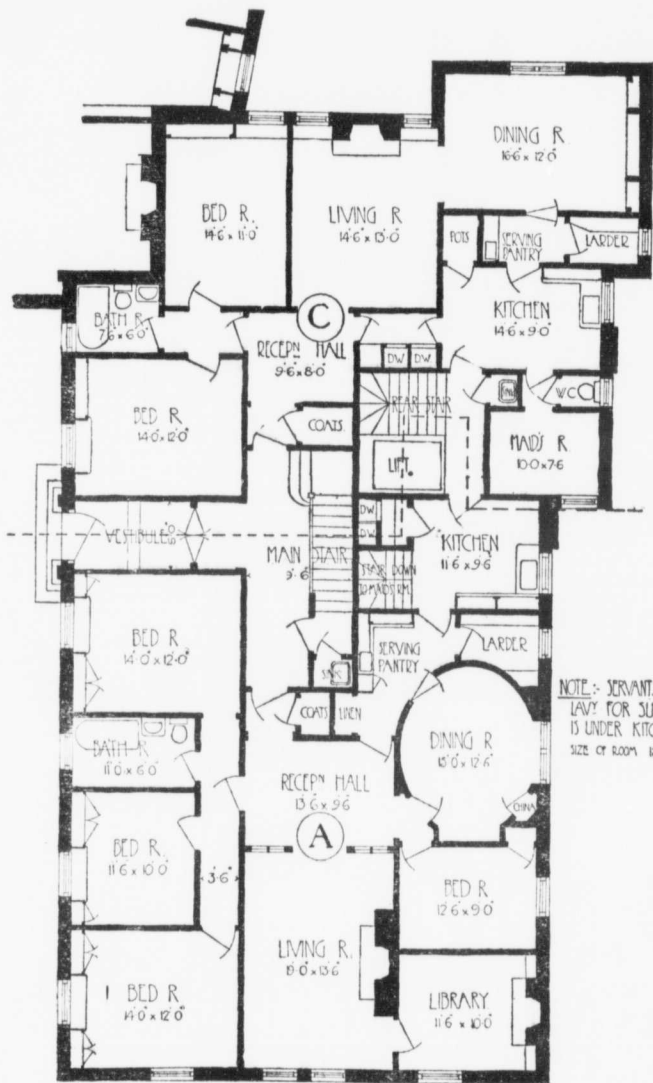
Very cordially yours,

SETH P. SHERLING,  
*Architect.*



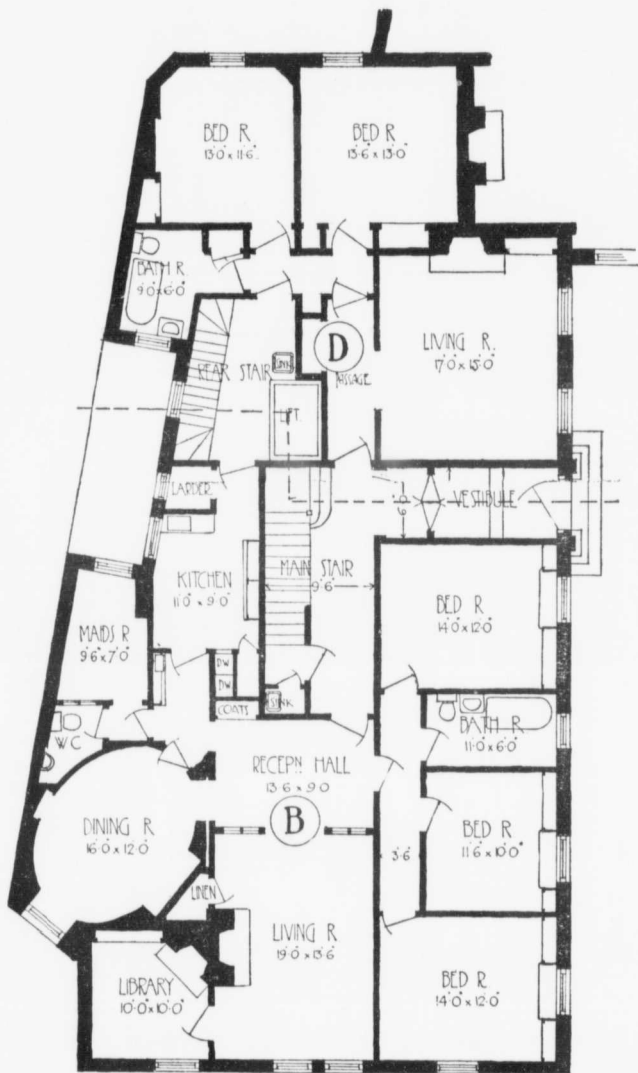


KEY PLAN OF SUITES



NOTE: SERVANTS RM &  
LAVY FOR SUITE A  
IS UNDER KITCHEN.  
SIZE OF ROOM 15'6" x 12'0"

PLAN OF SUITES "A" AND "C"



PLAN OF "B" AND "D"

PLAN OF SUITES "E" AND "F"





PLAN OF BACHELOR'S APARTMENTS AND JANITOR'S OFFICE