ALS IK KAN

REAL ESTATE AND A HOME

WHETHER a man builds his home and plans his garden merely for himself and family or for future generations, he should always plan so carefully and construct so practically that if his home has to become real estate he will find it a valuable asset, having a significance beyond the merely sentimental one. No man can afford to put a great deal of time and energy and some money into a proposition that would not possess a marketable quality in case of emergency, and a house is no more yours, no nearer and dearer because you could not sell it if you wanted to and needed to.

Every wise man really wants respect for his home as well as admiration, and it does not mean that you are without poetry and romance if you decide to build the best kind of a house and produce the most practical as well as loveliest garden in the neighborhood. In fact, the better standard you have for your home in its architecture, fittings, grounds and garden, the more you will enjoy it yourself, the more you and your family will develop in producing it, and of course the better bargain it will become if Fate should ever turn her face from you.

Perhaps the best way would be always to build the kind of a home you would like to buy from a neighbor. You must make a careful study of the site in relation to sun and wind, the design in relation to comfort and economy, heating and ventilation in relation to health; for home-making today means more than shelter, it means a place in which you intend to grow and prosper. It is safe to make elimination the keynote of the whole theme, for extravagance is responsible in America today for the production of more unsightly architecture and uncomfortable homes than poverty is; a moderate income will often force people to a point of elimination that will result in real beauty. But if you possess money and wish to spend it in your home it is essential that you should make a special study of the art of leaving out the superfluous. The lack of money somehow seems to breed thought and the possession of it recklessness; and wise thought is the only inspiration for beautiful architecture.

Having decided to build your house for the real estate market, as well as for posterity, plan an intimate relation between your garden and your home. They must belong to one family and both to the landscape. Of course, you will want a great deal of help in this most important undertaking of your life, but in the main you must be your own head architect, builder and gardener. Talk with people who know the art of building and garden-making, read the best books on the subject, and make many plans for your home. After you have given a lot of time and study to the matter, then follow every step of the work as though you were the architect and contractor. It is impossible for any one else to develop for you your ideal of a home. They can only help you do it.

Since I built my own home at Craftsman Farms I have come to the conclusion that this is the most important step in a man's life. Nothing can mean more to him than the surroundings in which he is to live day after day—the hills that he is to see from his porch, the pasture that lies below the bedroom window, the glimpse of the vineyard through the south windows, his own fireside where he plans his life, the porch where he sleeps in the starlight. These things are more or less immutable, once established, and so you must know what you want before you begin to build, and then you must build intelligently to achieve it.

It is because these things are so overwhelmingly vital to me that every year I decide to devote two entire issues of the magazine to gardening and home-building. This year, as usual, the March number of THE CRAFTSMAN will be given up to gardens and the April number to home-building. Each issue of THE CRAFTSMAN publishes a certain number of articles on both building and gardening, but I feel that that is not enough. Once a year I want to crowd the magazine with the most practical and interesting material available for beginning and extending gardens, for planning and fitting houses.

In the March number for 1915 we shall have an article by Julian Burroughs, talking about the way he and John Burroughs, his father, make the gardens around their homes, and we shall have a portrait statue of John Burroughs himself by Sciarrino Caraino Pietro, sculptor. The most beautiful photographs of lotus blossoms ever published have come our way, and these will appear with an article about the grow-

ing of this Oriental plant in America. If you happen to live in a land where rocks abound you will find good material for the making of a rock landscape garden. New England wild flowers in their original habitat and transplanted into New England home gardens will be the theme of an article by Eloise Roorbach, illustrated by Charles Lincoln, who knows more about the wild flowers of New England than any other botanist we know of.

We shall have an American-Japanese garden from California, with picturesque photographs and the mysteries of the making of these wonderful gardens revealed. One of the most practical articles will be Vine-Clad Bowers, in which the beauty and the shade will be the important thing and not the architectural structure of the arbor. Every one owning a home should have gateways and summer houses and lattices covered with fragrant vines. A most unusual garden topic will be handled by Wilhelm Miller, the first editor of *Country Life in America*. It is called "Wild Gardening," and he will show our readers how to turn farm land and the adjacent woods into a beautiful garden, a thing not to be done by a professional gardener, but by the farmer, his boys and his neighbors. We have secured from Mr. Lincoln also four of the most remarkable flower photographs that we have ever seen. These will be published with a word about Mr. Lincoln, and his own garden, which is all New England. The fourth of the series of "Your Own Home" will take up the question of the relation between house and garden, planning and planting of the grounds, and outdoor architectural features. We find these articles on the building of homes are being widely read and much appreciated because they are written for the people who want beautiful homes at moderate prices. If you want to have your lawn filled with daffodils in the early days of May, THE CRAFTSMAN for March will also tell you how to do this, and will show you some lovely daffodils growing in the garden at Hampton Court. Of course, in addition to these very special articles we will have many on small gardens, on vegetable gardens, on practical and profitable little suburban gardens, all interestingly illustrated and of real value to the garden lover.

In the March number of THE CRAFTSMAN we will publish a detailed list of the table of contents for April, which will include the work of the best American architects, not only in public buildings, but in domestic architecture. We shall have all kinds of detail articles in regard to the finishing of homes, on lighting, plumbing, heating, etc. Modern porches and pergolas will be shown in beautiful pictures. William Price, one of the most poetical of all architects, will write us a foreword in regard to the American home, and Will Levington Comfort will tell us something about his own development through the building of his home. As usual, both magazines will be filled with pictures not only for the practical illustration of the articles, but to add to the beauty of the publication.

GARDENS VERSUS FACTORIES FOR CHILD WORKERS

A NEW experiment is on foot which should interest all who are concerned in the country life movement and in the abolition of child labor. The Welfare League, in Westchester County, New York, is planning to utilize vacant lots as gardens for children who would otherwise be in factories. The gardening is to be done under the direction of the schools.

"Practical work will begin about the first of February," announces Mrs. Walston Brown, "and will be in charge of former President Jarvis of the Connecticut School of Agriculture. There will be a survey of the land of the county, and vacant lots platted to ascertain which owners will be willing to allow the lots to be used.

"We believe that to abolish child labor we must do constructive work. It has been found by actual practice that *where children have taken up gardening they can earn more in a summer in that work than they can during an entire year in a factory.* The garden products of the children are used first for the family and the surplus is then marketed. . . . There are now one and a half million children in the factories and there are a million unemployed adults. When we are able to take the children from the factories we will leave their positions for the adults who are now idle. . . .

"It is estimated that by turning the force of the children of the country into gardening there can be an increase of $200,000,000 of wealth to the country. It is not only the factory children who will work, but others who will utilize their time out of school."