

**PINE HILLS FACES MANY PROBLEMS**

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dition to planning service, he must build the hotel itself and create the little world surrounding it, a universe, furthermore, that must be the solar system of many hundred private homes and a business district in a thriving community.

Other resort hotels on the coast are near to the sizeable cities— theaters, amusements, stores and railroad stations. There are restaurants close by to which guests can go for an occasional meal by way of variety without thinking any the worse of the hotel itself.

But Pine Hills is eight miles from the coast, amid a forest upon its own beach. Eight miles is nothing from an accessibility standpoint, with the automobile and the concrete highways that are being built; but eight miles would be a serious factor if the guests did not find there

the things they want, the diversions and the facilities.

Hal Thompson, in addition to building a hotel, is therefore creating an entire world of amusement. And it's a man-sized problem to know exactly what it is that the people want.

For instance, the swimming pool, which will be 25 by 50 feet, tiled, surrounded by a 15-foot tiled promenade, glassed in, with provisions to heat and to warm the water. This is primarily a winter feature, but will be of course, as popular in the summer, to those who don't care for the open-water bathing and swimming along the beaches in front of the hotel.

Should this pool be salt water or fresh? That is a problem on which Mr. Thompson is now engaged. If the majority wants fresh water, the problem will be answered by the big artesian well that will be bored. If salt, then Thompson will have to salt it artificially, buying salt by the carload and improvising an arrangement by which this running water can be kept at the proper degree of saltness. As most of the guests will be from the interior, where there is more or less fresh water bathing, the obvious assumption is that salt wa-

ter would be preferred; but then, the bay in front is salt, and there are other considerations that enter into the general psychology of the thing.

Golf, there already is—one of the best links in the South that has been in play for two years, with another course alongside partially developed. But as for the other diversions—fishing, boating, hunting, polo. What facilities should be created for these? What percentage will prefer boating, and what percentage will prefer polo? Both need expensive equipment. If too much is given, there is a loss in investment. If too little, then there is a loss in guest-satisfaction. And the motion picture performances—that is a problem in itself. Not only does a motion picture theater have to be provided, but the programs carefully planned.

Furthermore, there is this fact to be taken into consideration: Some thousands of residential sites are being sold in Pine Hills, which totals some 2500 acres and has a frontage on the bay of three and a half miles. Homes will soon begin to rise there. The Pine Hills management must supply the material needs of these homes. The problem of supplying wa-

ter, electricity, telephones and drainage are simple ones of engineering; but the problems of washing, marketing, etc., are not so easy.

The Pine Hills hotel in planning its bakery ordered an equipment that would be able to supply this entire community, when it is built up, with bread and pastry. In planning its laundry, it has ordered equipment that would be able to serve Pass Christian and Bay St. Louis put together, so as to assure the thousands who will soon be building that their washing will be done in the same style to which they have been accustomed in the largest cities. So, too, with ice.

In time, there will be stores of all sorts in the Pine Hills development, for provision is made, in laying off the subdivision, which will really be a little city, for a business district. But at first, in the early pioneering days, so to speak, these stores—groceries, markets, dress goods, furnishings and clothing—will not be there; and for the benefit of the first builders of the Pine Hills hotel will have to make extraordinary provision.

**PASS CHRISTIAN ISLES KEEP BEAUTY**

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homesites that are being created. Pass Christian Isles is going to be a tufted wilderness—take it from Allen Johnson.

"Nothing adds so much to the beauty and comfort and value of a resort section so much as trees," said Mr. Johnson. "The great forests of our fathers' days are gone, so the developers of the future must supply the trees of which Nature has been robbed. Pass Christian Isles is singularly fortunate in the amount of standing timber it contains; so much that we will have to sacrifice many fine trees to the needs of road building; but for every tree we take down we are going to plant at least two more. We are going to put them wherever we can—live oaks principally, but also a bountiful supply of the flowering trees and shrubs that

are such a bright color-note in the Southern landscape."

The heavy work of creation at Pass Christian Isles will start within the next few days. This includes the building of the seawall, the dredging of the boat harbor and lagoons, and the filling of low sections to an elevation of about six feet above extreme storm tide. Two dredges have been engaged and are coming on the job as fast as they can travel, two dredges of the greatest capacity possible for this character of work, that will make a quick job of the dredging and filling.

The seawall will be so designed that it will not interfere with the sloping white beach that Nature has placed on this property. It will so run up a hard-packed slope of sand instead of breaking against a solid-face wall.

As soon as the preliminary work is finished, which should be by fall, says Mr. Johnson, the streets and boulevards will be laid out and the tree planting begun.

**SYNDICATE FORMS FOR BETTER HOMES**

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and Harris; a firm from the building trades; a contractor; a tile concern, a plumbing company and a lawyer. The lawyer, Richard Bland Logan, is the president.

Their contention is that they can build better homes, each home absolutely distinctive for less money, by closely co-operating and being contented with a small margin of profit on each home built. Then again they will be strong where the average wholesale builder is weak. In order to sell his homes for less, the average mass builder, puts up a long row of houses alike as so many peas in a pod. There are not many of these in New Orleans but those who know Baltimore and Philadelphia know the type, long rows of houses whose sameness makes them monotonous to the eye and kills all

distinction and much of the pride of ownership. The architect members of the firm are going to make every home different.

The first home, the experiment, which if it proves a success will mean hundreds of others will be in Derby Place, the new subdivision just opened by Young and Harris, adjoining the Fair Grounds. It is going to be a model single bungalow with every time and labor saving convenience known to the finest modern homes in the city and it is planned to have this home retail for around \$12,000 and make it so that competitors will have hard work equaling it under \$20,000. They explain that they are not going to have to hire anybody, no architect, no mason, no supply, trim, lumber or tile men, no attorney to pass title and no agent to sell it. Individual members of the syndicate are going to do all these things themselves and let the profit go until after the home is built and sold and then split it up.

A woman in this country has made a business of suggesting suitable names for babies.

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