

Stoneleigh Court Most Pretentious Apartment Hotel in the Southwest

FORMAL OPENING TO BE HELD ON OCT. 18

NEW STRUCTURE LOCATED AT MAPLE AVENUE AND WOLF STREET.

11 STORIES IN HEIGHT

Cost of Building More Than One and One-Half Million Dollars.

Stoneleigh Court, the largest and most pretentious apartment hotel ever constructed in the Southwest, has reached that stage where the completion of only a few months more will make it ready for the formal opening scheduled for Oct. 18. This magnificent structure, located at Maple avenue and Wolfe street, was erected at a total cost of more than \$1,500,000.

The erection of a building of this character was under consideration of a number of business men and financiers for several years. The idea was first conceived by J. L. Kennick of Dallas and Los Angeles and in September, 1921, the Stoneleigh Apartment Corporation was organized to construct the building. Oct. 1922, the architect, J. B. McAuliffe of Atlanta and New York, through the Dallas representatives, East-Whitcomb company, secured the first mortgage bond issue, which was for \$1,500,000. This was distributed to the various stockholders in the west and in the East. The actual construction began six weeks later.

Not only is the structure a great step forward for Dallas real estate and building, but the fact that it was constructed almost wholly by Dallas labor, under the direction of Dallas architects and contractors, is evidence of the high quality of workmanship being produced by Dallas firms. General supervision of the construction was under the able hands of the "punch" and plan drawn by F. V. Woerner & Co. The foundation and the steel work were completed by the same firm.

The excavation was completed in time for the first floor poured in January. More than one floor of the concrete frame work was completed each day for the last day of May the building was under cover and more than half of the brick work completed. All the work remains to be finished, before it is turned over to the owners, is the finishing of the interior of the floors and connecting up the heating system. The apartments are completely furnished as follows:

The South's Finest Apartment Hotel is a five-story building which has three floors of apartments, one office and accessory building and the eleventh floor will be devoted to entertainment and service features for the guests. The building is entirely fireproof, with automatic fire extinguishers taken to safety of life and property. These fire escapes are as different as the building and service features for the guests. The building is entirely fireproof, with automatic fire extinguishers taken to safety of life and property. These fire escapes are as different as the building and service features for the guests.

More than 3,500 people have had an active part in the building of this great hotel, according to those in charge of the construction. This includes the masons, brick and iron workers, the laborers who excavated and poured the concrete, the electricians, steel workers, carpenters, painters, decorators, plasterers, electricians, plumbers, stone workers, builders of elevators and sheet metal workers; the representatives of the various trades, in addition to the architects, engineers and official staff of construction. The building has already been directly affected by the presence of the building in the city.

The "Court," as it is referred to by those to its head, contains 125 apartments, 125 private dining rooms, from one to five rooms each, with every modern convenience. Every apartment is equipped with a dressing closet, door bell, circulating hot water, circulating hot water, electric refrigerator, which is kept at a temperature below freezing, and the service system for the building.

Divided into classifications according to the size of apartments, the building has a high class of one room and bath; nine with living-room and kitchenette; nine with living-room and kitchenette; six with living-room, dining-room, and bathroom; and six with living-room, dining-room, and bathroom. Otto Herold, prominent Dallas business man, was selected from among the fifty or more qualified hotel and club managers of the country to direct the business of the building. After several weeks of negotiations and while on a vacation, he agreed to accept the position of general manager. Mr. Herold has gathered around him a staff of assistants chosen from the ranks of the largest hotels and clubs of the United States.

A. J. Harris, chief engineer, who was brought direct from a leading hotel in Paris. Paul Baskin, formerly maître d' hotel at the Adolphus, an owner of the Cafe de Paris and more recently manager of the City Club in the assistant manager; Charles Eason, a cuisine artist of well-known reputation in the theatre district; Jean Perous, head chef; Harry Roberts, chief clerk; Thomas E. Brice, chief accountant; Mrs. J. L. Brewer, superintendent of apartments; Jacques Branda, superintendent of maintenance; C. A. White, superintendent of garages; and W. H. Smith, chief electrician. His every department has been organized and more than 100 employees are employed in the maintenance of an institution of this character. The building is now in the possession of the Stoneleigh Apartment Corporation, a service for the

tenants which will be unequalled by any other hotel of its kind in the world. In every business of which it is a part, it has been an inflexible rule that helplessness, courtesy and deference are constantly in the mind of the management, and while this rule applies primarily to guests, it is no less strictly applied to the relations of employee.

One of the most interesting sections of the apartment is the bathroom, which is a masterpiece of modern design. It is a masterpiece of modern design. It is a masterpiece of modern design. It is a masterpiece of modern design.

There are housed the service facilities, linen room, dressing room for the help, an incinerator, a refrigerator, a plan, commissary and two large storage rooms for the help, a linen closet, which is really a complete and up-to-date grocery store and perfect combination of modern high-grade groceries at moderate low prices.

Located in the extreme portion of the seventh floor, with a view of the city, the apartment is a masterpiece of modern design. It is a masterpiece of modern design. It is a masterpiece of modern design. It is a masterpiece of modern design.

Some of the tenants who have already moved into the building are: Mrs. W. H. Rector, Mrs. Emma Starr, J. P. Stephenson, Mrs. J. E. Schuchter, Mrs. H. I. Smith, Mrs. M. B. Remington, E. D. Shuter, Mrs. E. J. Barton, Mrs. Elizabeth Austin, Mrs. M. L. Martin, Leon G. Clay, E. Terrell and G. G. Miller.

A visit to the Orient, the furniture and carpet markets and the big hotels and apartment hotels of the United States and Canada by the owners, with the view to selecting furnishings for Stoneleigh Court, has resulted in a wonderfully handsome quantity now to be enjoyed by the tenants. Various furniture factories set up samples from which to select, and while all designs were carefully inspected and thoughtfully considered, the quantity bought were considered in every way advisable from the standpoint of durability, comfort and particularly from the point of service and dependability.

Every living room in the building is furnished with five high-backed chairs, two sofas, a large dining table, floor and table lamps, mirrors, side tables, pictures and drawings, and a large wardrobe, with very fine Alexander chairs, heavily padded. Many mirrors adorn the walls.

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rely a contrary attitude or an obstreperous way that will not stay permanent.

The kitchen is also located on this floor, being in an advantageous position to supply food and to receive the garbage. The equipment of the latest types that can be secured, including stoves, refrigerators, coffee percolators and a sink, is a masterpiece of modern design.

A fireproof garage with a storage capacity of 150 cars is located in the basement of the building. It is a masterpiece of modern design. It is a masterpiece of modern design. It is a masterpiece of modern design.

When the owners of Stoneleigh Court decided to build a modern hotel in the Southwest they made careful research and went to many cities, but after thoughtful consideration decided that Dallas offered the best prospects for the future.

Managed by some of the most capable hotel men in America and with a staff of experienced people in all departments the long gap between the individual home and the hustling, bustling, noisy hotel will be completely bridged. Before many months it will be classed as one of the most useful assets of the Southwest and a place that can really be called home by the hundreds of tenants fortunate enough to secure leases.

It required 3,500 men almost a year to erect this large structure. There were more than 250 men regularly employed on the work for one year. If a building of this character should be erected each year it would be equal to a large factory in the community.

In the construction work alone \$1,250,000 were spent for materials. The furnishings cost over \$250,000, making a total investment of \$1,500,000. More than 35,000 pieces of china and glassware, the building in addition to twice that many com-

mon brick and interlocking tile. To fasten these together and to connect them with the concrete form required 6,000 barrels of 34,000 sacks of cement, 22,000 cubic yards of sand and gravel and more than 250,000 barrels of water. There is approximately 141,000 cubic feet of concrete form, of enough to build a road eight feet wide and seven miles long.

Seven hundred thousand board feet of lumber were used in the concrete form work and more than 400 tons of reinforcing steel bars were used. It has been estimated that the building complete will weigh over 12,500 tons.

There are 150,000 square feet of a little over four acres of floor area in the building and from the roof to the ground it is 134 feet. The building is so constructed as to obviate the need for artificial lighting during the daylight hours, for there are 115 windows with approximately 10,000 window panes. Not including the passageways in the apartments themselves, there are partitioned only by draperies or portiers there are nearly 2,000 doors. To cover the windows with screen wire necessitated the use of about 25,000 square feet.

The "court" contains 135 apartments of from one to five rooms each, equipped with every modern convenience, with a total of 248 rooms. In these rooms are more than 3,500 individual pieces of furniture, which include 1,155 chairs, twenty cars, or a trainload of furniture. Of this there are 57 beds, 1,423 electric light fixtures, with more than 4,000 electric outlets, including the base plugs, etc. It requires 5,000 electric lamp bulbs to light the entire building.

There is enough linen, silverware, glassware and china to furnish 200 ordinary rooms, for it requires approximately 70,000 pieces of silverware, 12,000 pieces of china and glassware. As much water, gas and electric-

'COURT' REQUIRED VAST LOT MATERIAL

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ity are used in the building as for the average town of 7,500 population. The monthly inventory of the apartment will average between \$1,000 and \$10,000—much more than the average cost of general store either in town or city.

Matches, soap, letter heads and envelopes are bought in million lots. The house is electrically swept and thoroughly cleaned every twenty-four hours. It will cost an average of \$100,000 to replenish the light bulbs. Sixteen thousand rubber bands and 200,000 paper clips will be required each year to "keep things together." There are more than 100 employees on the pay roll, many of whom will never be seen by the tenants.

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CONGRESSIONAL PARTY RETURNS FROM RUSSIA.

LONDON, Oct. 13.—The congressional party consisting of United States Senators Lead of North Dakota and King of Utah, Representative Fear of Wisconsin; A. A. Johnson and Frank Conner, which spent two months in Russia, called for home Tuesday on the Levantian.

Members of the party were greatly impressed by Russia's progress toward economic recovery following the Russian revolution, which said the "waves of Russian life are bearing with telling effect against the walls of the abnormal conditions that have existed under the Soviet regime."

Russia is certain to figure prominently in the forthcoming session of Congress, according to Senator King, but Senator Lead's party has not yet decided upon any definite program for securing the establishment of relations with Russia.

CLAIMS RECORD, RAISES 25 1/2 POUND BELL.

By The Associated Press. JOHN LORRY, a farmer near here, is claiming the world's record for

selling to effect their division. Mr. Lee is the widow of Colonel Robert L. Lee, a grandson of General George Washington, who was killed at the Battle of Fairfax, Virginia, in 1781. She is the custodian of a trunk containing letters.

By The Associated Press. SAN PEDRO, Cal., Oct. 13.—Direction of a tank farm at Wilmington about three miles north of here, with a three-quarter million barrels capacity, the installation of pipe lines from three oil fields near here and the maintenance of an export station on the coast are being planned on the harbor is being fronted by the White Star Oil Refining Company according to S. A. Hatfield, its president.

By The Associated Press. BERLIN, Oct. 13.—Street car fares in Berlin were advanced by 4,000,000 marks to 10,000,000 marks Oct. 10. The fare, however, probably again will be advanced, as ten million marks of the charge fixed when the mark was quoted at five million marks. The dollar quotation today almost reached the billion mark.

By The Associated Press. MOSCOW, Oct. 12.—The Soviet government is encouraging export by a subsidy. It has announced that four kopeks gold standard (about two cents) per annum (averaging 100 rubles) will be returned to exporters of cotton goods to Persia.

By The Associated Press. PHILADELPHIA, Pa., Oct. 13.—Decision to raise \$750,000 for the founding at San Francisco of a hospital for Chinese in the United States was reached Monday by the P. P. Sing Laborers and Mercantile Association in annual convention here. Each State and Alaska were represented by a delegate and each pledged his district to raise \$15,000.

By The Associated Press. WASHINGTON, Oct. 13.—Families and widows of George Washington and Robert L. Lee, Civil War commander of the Confederate forces, were mentioned Tuesday in the District of Columbia supreme court when Mrs. M. Lee of Fairfax County, Virginia, filed a petition to effect their division.

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What the Stoneleigh Court Did







THE Stoneleigh Court Apartment structure was financed by the issue of **\$700,000 Miller First Mortgage Bonds**. It takes its place among the numerous other buildings, some of which are here pictured, which Miller Bonds have made possible. Every time a work of this kind is undertaken and completed, four things happen:

- 1. The South Gets a New Structure**
Southern cities, yearly increasing in population, demand modern housing facilities. Compact apartment buildings and apartment hotels are rising in the midst of fine residential districts. Large amounts of money are needed to erect one of these big structures. Miller Bonds, sold throughout the United States, furnish the money.
- 2. Labor Gets Employment**
Workers with brain and muscle feel the impulse of a quickened prosperity because their services are required in planning and building. Leading financial authorities assert that the activity in Southern building in the last two years was one of the principal causes of this region's prosperity.
- 3. The South Gets "New Money"**
The millions of dollars that pour into the South each year from the sale of Miller Bonds are "new money"—that is, these dollars are not borrowed from the banks, but gathered together out of the actual savings of investors. Every dollar of this money, when deposited in a Southern bank, enables the bank to lend an additional ten dollars.
- 4. Everybody Gets a Good Investment**
Miller Bonds are nationally known as a safe and desirable investment. Their popularity in all parts of the United States is rapidly increasing. The reason is simple—they earn for their owners the liberal Southern rate of interest, up to 7%, with never a dollar's loss. Everybody knows they are Southern bonds, and they are creating a good impression of the South throughout the nation.

If you are a builder or property owner and are thinking of erecting an income-earning structure, we will be glad to discuss financing with you.

If you are interested in a safe investment for your funds, you should know more about Miller Bonds. Will you get in touch with us today?



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