

ILLINOIS SOCIETY OF ARCHITECTS

MONTHLY BULLETIN

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THE PRESIDENT OF THE A. I. A.

The Illinois Society of Architects, as well as the Chapter, has been honored by the election of Charles Herrick Hammond to the presidency of the American Institute of Architects. Mr. Hammond was President of the Illinois Society of Architects during the year 1919-1920 and it is with justifiable pride that the Society now sees him elevated to the highest position the architectural profession in this country has to offer.

The following is a biographical sketch of Mr. Hammond: Charles Herrick Hammond was born in 1882 in Crown Point, New York.

Charles Herrick Hammond appeared on the Architectural horizon in 1905 when he won the "Traveling Scholarship in Architecture" of the Chicago Architectural Club. Returning to Chicago after a period of travel and study in Europe, he soon entered into the practice of architecture with Melville C. Chatten, an association which still continues, although changed February 15, 1927, to include Dwight H. Perkins under the firm name of Perkins, Chatten & Hammond.

Mr. Hammond was admitted to Institute Membership in 1911 and his advancement in the profession has been steady and consistent. Not only has the firm of which he is a member developed a business which has been successful in the finest sense, but Mr. Hammond has become an influence in Chicago for all of those ideals for which good citizens and professional men strive. Always unselfish of his time, energy and ability, Mr. Hammond has made a most outstanding contribution to the advancement of the Profession of Architecture.

As an officer of the Association of Commerce and as a member of many important civic bodies, he has attracted public attention to the value of the Architect's specialized

training, applied to the solution of public problems. As an Officer and Director of the A. I. A.; as President at one time or another of each of the Architectural Organizations in Chicago, Mr. Hammond has applied his energy and constructive thinking to the betterment of Architectural practice and the advancement of Professional ideals. Mr. Hammond is greatly respected by all and loved by those who know him—for his splendid character as a man, and for his great accomplishment as an Architect and Citizen.

Mr. Hammond was Chairman of a National Conference on Zoning for cities held in Chicago and as a result of this and other conferences, the Chicago Zoning Ordinance was passed and became one of the most comprehensive and logical pieces of legislation accomplished by an American City.

Mr. Hammond was chairman of the Semi-Centennial of the Chicago Fire and distinguished the Architectural Profession in his direction of this very important Civic Pageant.

Mr. Hammond's tireless work and great ability, exerted in the interest of Civic Betterment and better citizenship, have secured for the Architectural Profession a more favorable recognition by the Public and by Public Officials of the City, State and Nation.

Assistant Professor of Design, Chicago School of Architecture.

President—Chicago Chapter A. I. A.

President—Illinois Society of Architects.

President—Chicago Architectural Club.

Member of Board of Directors, A. I. A., three years.

Member of Executive Committee, A. I. A., four years.

Second Vice-President, A. I. A., two years.

Achievement in Public Service:

A member of Governor Lowden's Housing Commission, 1919.

Vice-Chairman of the "Street Traffic Committee," Chicago Association of Commerce, a public body studying this vitally important civic problem.

Vice-President, Committee of Fifteen.

Chairman Housing Committee, Chicago Association of Commerce.

Major in Air Service during the War.

Reserve Military Aviator.

Positions of Trust:

Vice-President, Chicago Association of Commerce, Chicago. Chairman, Civic Affairs, Chicago Association of Commerce, Chicago.

Vice-Chairman, Ways and Means Committee.

Member of Executive Committee and Senior Council, Chicago Association of Commerce.

One of the six architects selected to design the proposed fifteen million dollar Civic Auditorium for Chicago and Cook County.

A RESOLUTION BY THE CHAPTER

The following resolution was adopted at a meeting of the Chicago Chapter, A. I. A., on May 8th, 1928. The Executive Committee transmits a copy of this resolution to each member of the Chapter with the sincere hope that he will use his influence to remedy the conditions and practices referred to.

WHEREAS it has come to the attention of the Chicago Chapter, A. I. A., that certain branches of the building industry are offering to furnish complete engineering service free, including drawings and specifications, as an inducement to the sale of their commodity to prospective customers, thus eliminating free and unrestricted competition, resulting in greater building costs, and tending to limit the full functioning of the architect as professional adviser to

the Owner in connection with all departments of building, and

WHEREAS this practice if continued and followed out to its ultimate conclusion in all branches of the building industry would greatly restrict if not eliminate the architect and independent engineer in the performance of proper functions,

THEREFORE BE IT RESOLVED, That the Chicago Chapter, A. I. A., disapproves of the practice of furnishing and acceptance of free drawings and engineering service whether furnished to architects or to Owner, and that a copy of this resolution be sent to all members of the Chapter with the request that they express their disapproval in all cases of this nature which may come to their attention, and take such action as they may see fit toward discouraging the practice, also that copies be sent to all the offending parties as information regarding such practice by them may come to the attention of the Chapter Secretary.

Harry H. Bentley, Secretary.

CORRESPONDENCE

Illinois Society of Architects, May 15, 1928.
160 North La Salle Street,
Chicago, Illinois.

In re: Report and opinion, Mallinger case, 329 Ill. (Supreme) 629
Gentlemen:

The Supreme Court has just rendered its decision in the above case and has affirmed the finding of the Appellate Court as to the question of fact involved, but has wholly ignored the question of law involved, in the construction of Section 1 of the Mechanic's Lien Law, as applied to cases of this character, on the ground that an answer to the second question was unnecessary because of its decision on the question of fact.

The final holding of the Supreme Court in this case can be stated substantially as follows, to-wit:

"An Architect who files a cross-bill in a foreclosure proceeding to enforce a mechanic's lien filed by him for plans and specifications prepared for a contemplated apartment building which was never built is not entitled to a lien where the evidence shows that as part of his contract he was to secure a loan on the property and that his failure to do so resulted in the abandonment of the plans, and as the proceeding is in equity the question whether he has an action at law does not arise."

In my opinion, therefore, the Mallinger case has not affected which I consider to be the law in Illinois relative to the right of an architect to a mechanic's lien upon property when the architect prepares plans and specifications for a building which the owner contemplates erecting upon the premises, but which the owner does not in fact construct after the plans and specifications have been prepared and submitted by the architect.

Had the Appellate Court, in the Mallinger case, reversed the decision of the lower Court upon the question of fact involved, no question would have been raised in the Supreme Court nor in the public mind as to the right of an architect to a mechanic's lien claim in cases of this character. It will be recalled that the Appellate Court, after reversing the finding of fact of the lower Court, apparently felt that it should also go into the legal question of the right of an architect to a mechanic's lien; and, in the course of its opinion, it specifically stated that the cases of Freeman vs. Rinaker, 185 Ill. 172 and Nimmons vs. Lyon & Healy, 197 App. 376 (which were supposed previously to have correctly stated the law), had **not** decided the point involving the right of an architect to a mechanic's lien in this situation, but that these decisions were merely dicta.

The Appellate Court, in the Mallinger case, apparently made the same error which they charged the Supreme Court with making in the Freeman case; in other words, the statements made by the Appellate Court in the Mallinger case on this question were themselves obiter dicta, because the finding of fact made by the Appellate Court before it discussed the question of law was to the effect that the contract between the architect and the owner of the property in the Mallinger case, as a matter of fact, required the architect to prepare plans and specifications, supervise the

construction of the building, and procure a loan with which to erect the building before he would be entitled to any compensation whatever from the owner; and the decision was rested upon that state of facts. The Supreme Court affirmed the opinion of the Appellate Court on this question of fact; and while it is to be regretted that the Supreme Court did not specifically repudiate the observations made by the Appellate Court, it must have purposely avoided so doing either because

(1) such a discussion was unnecessary and, if this is true in the case of the Supreme Court, then the discussion of the Appellate Court was equally unnecessary and therefore the rule of law there laid down was not applicable to the case at bar;

or

(2) because the Supreme Court felt that the law applicable to the situation in which we are interested was already well settled in previous decisions.

It is my opinion, therefore, that the case of Freeman vs. Rinaker, 185 Ill. 186 and the case of Nimmons vs. Lyon & Healy, 197 App. 376, still represents the law in this state, and that the rule might be laid down as follows, to-wit:

"An Architect who executes a contract with the owner of an unimproved piece of property whereby the architect agrees to draw plans and specifications, under which he does in fact draw plans and specifications for a building to be placed on the land described, performs services 'for the purpose of improving the property' and is therefore entitled to a mechanic's lien on the property described, even though a building is not in fact subsequently erected on the land described through no fault of his own. In other words, when an architect under a contract draws plans and specifications for a building, even though he does not supervise its construction and even though a building is not in fact erected, he nevertheless performs services for the purpose of building it and is entitled to a mechanic's lien on the property."

The rule of course pre-supposes that the architect's contract of employment does not make the construction of a building a condition precedent to his right to compensation for architectural services rendered by him.

Respectfully submitted,

(Signed) Alexander H. Marshall.

Mr. F. E. Davidson,
53 West Jackson Blvd.,
Chicago, Illinois.

May 31, 1928.

My dear Mr. Davidson:

I have read with interest, in the Bulletin for May, 1928, the article entitled "The Suggested Uniform Mechanic's Lien Law" which contains Mr. Meyne's letter of May 15th asking for your protest against Article 5 of the proposed draft. He states also that the draft has been approved generally with the exception of Articles 5 and 6.

According to the information in my possession, the draft which has been approved generally, as indicated, entirely eliminates the architect's right to a mechanic's lien claim. In other words, the rights which the architect now has under the Illinois Mechanic's Lien Law would be utterly eliminated if this draft of the Uniform Mechanic's Lien Act were adopted. Sections 5 and 6, of course, have nothing to do with this question.

Your own comment, therefore, to the effect that "the architectural and engineering provisions, as such, do not seem to have received very much attention or protection in the proposed law" states the situation very mildly, to say the least.

Yours very truly,

MARSHALL & MARSHALL,
By Alexander H. Marshall.

June 6, 1928.

Mr. Chas. Herrick Hammond, President,
American Institute of Architects,
160 North La Salle Street,
Chicago, Illinois.

My dear Mr. Hammond:

Permit me to call your attention to the proposed National Lien Act and to the fact that the Institute representative on

the committee does not seem to have been alive to the desirability of seeing that all interests are equally protected if the protection of a lien act is to protect any.

As I read the proposed act, it is evident that the Architect is given no protection at all. I am wondering why the professional representative on the National Commission did not insist on providing for protection for the professional man, as well as the material interests.

Of course, but little could be expected from the engineer's representative, as it is well-known that at least 99% of all so-called professional engineers are salaried employees or are employed on a commission basis, and thus never encounter the proposition of attempting to collect a fee by law, but certainly the Architect who represents the A. I. A. should have been more active than it is apparent that he was.

I called the attention of the Octagon to this proposition a good many months ago and it has just occurred to me that possibly in the assignment of committees that it might be well in the interest of the profession to substitute a man who will more nearly represent the professional interest.

Very truly yours,

F. E. Davidson.

Rome, Italy, May 7, 1928.

Mr. Ralph C. Harris,
Secy. Illinois Society of Architects,
Chicago, Illinois, U. S. A.

Dear Mr. Harris:

I am spending more than a year in travel in Europe and thought that possibly that fact might serve as an item of news in the Monthly Bulletin of the Society. I am accompanied by my wife, my two children and my mother. We left home the first of last June and have been abroad since that time. First went to England where we spent two months (one in London and the other in the Cathedral Cities, the Shakespeare Country, and the seaside resort of Devon and Cornwall), then to France for five months (three of them in Paris and the other two in Normandy, Brittany, Touraine, Northern France, Provence and the Riviera), three weeks in Switzerland, two weeks in Belgium, a few days in Germany for a trip down the Rhine and a visit to a few of the neighboring cities, a month in Spain and Morocco (going as far inland in the latter as Fez), and so far have been seven weeks in Italy. We shall spend a month in Rome and will then go south to Naples, Sorrento, Amalfi, Sicily, etc.

Although this is my sixth trip over here I am enjoying it immensely and the past year has been one of much pleasure and instruction.

I trust that you and the Society have both had a prosperous year and that the prospects for the present year are good. Please give my best regards to Leon Stanhope, H. L. Palmer, John W. Weiss, F. E. Davidson and my other Chicago friends.

With best wishes, I am,

Sincerely yours,

Warren W. Day.

FIRST THINGS FIRSTLY

The **first thing** a man does when he thinks about building is to hunt out a competent trustworthy Architect. The first thing an Architect does when he is hunted up by a man is to go to work. The first thing a "wise guy" does when he finds, from the work of his Architect, how much his building scheme will cost, is to count up his coin, and see whether or not he can pay the contractors. The first thing a wise one does when he finds he cannot raise enough coin to pay the contractors is to decide not to build.

The **first thing** a wise "gazabo" determines to do, after he has counted up his coin, and finds that he cannot pay the contractors, if he contracts to build, is to resolve not to pay his Architect.

The **first thing** a smart man decides to do, after he has concluded not to pay his Architect is to consult a lawyer.

The **first thing** an astute lawyer does after he has been consulted by a dead beat client, is to advise that client that as he, the client, states the case, he seems to owe the Architect nothing, since he, the client, in his the client's wisdom, has decided not to build.

The **first law** for the astute lawyer is to tell the smart client what he, the smart client, wants to be told. This is the only way to keep him as a client. Lawyers have to eat, even if Architects do not. The first opinion "learned council" gives smart client is that his Architect is his agent, and as such must do exactly what he, the client, tells him to do—mind exactly.

The **first question** that crafty Council asks shrewd opinionated Client is "Did your Architect always do exactly what you told him to do, and exactly in the way you told him to do it?" The first answer that wise opinionated Client gives to the question of distinguished Council is "I should say not."

The first opinion that astute, clever Council gives anxious distinguished D-B Client is "An agent must always do exactly what his principal tells him to do. According to your statement, your Architect has disobeyed you; therefore, you owe him nothing. You seem to have a wonderful case, but first you will want to give us a retainer fee, then we will take up the evidence. The arduous task of telling you what you want to believe makes it important that I be fortified with financial care that is necessary in order that I may survive the terrible mental strain incident to handling a study of your difficult, complicated case. My regular fee is \$100.00 per day, this amount doubled for court attendance, plus incidental gratuities, plus stenographic service at \$1.00 per page, plus traveling, keep, and of course court costs. Shall I write you out a receipt for \$500.00 on account?"

The answer of placated, assured client to clever, self-serving lawyer is, "Oh! your advice is most encouraging; here is my check for \$500.00; let us get on with the case at once. Really I am astonished to think that a man of your learning would be willing to work for such a small price."

I will enumerate some of the incidents of disobedience and insubordination of which my Architect has been guilty. They are as follows:

(1) Insubordinate Architect refused and neglected to design a bank building with a better finished job than the Broadway Trust and Keepit Bank, with everything in it that I wanted and at the cost of not to exceed \$100,000.00, which he had the audacity to tell me was at the impossible rate of 25c per cu. ft. of volume required.

(2) He told me that I could not have the chimney on one side of the building on the ground floor and on the opposite side on the floor above.

(3) He told me when I did not want to believe it, that it would cost more to build fireproof than ordinary construction.

(4) He told me that easy communication and proper juxtaposition of departments was a prime consideration in planning an office. Can you imagine it? Juxtaposition! awful word to use ain't it?

(5) Imagine it, he said marble on top of wood was inappropriate design, etc., etc., etc., . . .

The **first thing** an Architect should do upon being called in on a piece of work should be to have prepared and have executed a written contract between himself and his client.

The form of contract between the Architect and Owner recommended by the Illinois Society of Architects contains clauses which we believe are important protection to Architects. They are reproduced as follows:

From Article 111 Note. "TOTAL COST, whenever herein used as a base for determining the ultimate fee due the Architect shall be interpreted as what would be the reasonable cost of all materials and labor necessary to complete the work required to be designed plus contractor's profits and expenses, as such cost would be if all materials were new and all labor fully paid at market prices current when the work was ordered.

"The Architect and Owner agree that the question of cost of executing designs for building is controlled by at least three factors, enumerated as follows: (1) Fluctuating market conditions of labor and material which are beyond the control of either the Owner, the Contractor or the Architect. (2) Quantity and elaboration of material and labor which is entirely within the control of the Owner with the advice of his Architect. (3) Purchasing skill which is largely in the hands of the Architect. It is therefore

mutually agreed that it shall be the duty of the Owner to choose between fixing limits on the character of design and quantity of materials or on ultimate cost; since at any time these two factors might be made incompatible by changing market conditions, or unforeseeable practical difficulties and if the Owner elects to fix an absolute limit on ultimate cost, the Architect shall always be at liberty to make such alteration in design, specification and size, or any of them, as shall make it possible to bring the cost within the restrictions imposed by the Owner prescribing ultimate cost."

From Article IV, Subparagraph (d): "Since by the terms and conditions of this agreement it is made the duty of the Architect to advise the Owner as to design, construction and methods of procedure, the Architect, during the preparation of preliminary studies, general drawings, specifications and details, shall not be considered as being guilty of insubordination or failure to carry out the instructions of the Owner if he submits design for approval or makes recommendations contrary to the Owner's previously expressed instructions, for it is mutually understood between them that it is the duty of the Architect to give the Owner the full benefit of his skill and experience."

We believe that a big share of Architects' troubles in collecting that which is due them is from failure to have a properly written contract.

E. S. Hall, Chairman Publications Committee.

MONTHLY MEETING OF THE ILLINOIS SOCIETY OF ARCHITECTS HELD MAY 22, 1928

Regular monthly meeting of the Illinois Society of Architects was held Tuesday evening, May 22, 1928 at the Architects' Club.

President requested all who had applications for new memberships to have them into the hands of the Secretary before the next Directors' meeting which would be the last for the year. The President's announcement provoked a discussion regarding new memberships in which Messrs. Davidson, Palmer, Jillson spoke.

President Leon E. Stanhope presided. Minutes of the previous meeting were read and approved.

The President appointed as Nominating Committee for the Administration:

Mr. Tirrell J. Ferrenz, Chairman
Mr. F. M. Bernham
Mr. Archie H. Hubbard

The President then requested nominations for the Members Nominating Committee:

Mr. Joseph T. Fortin was nominated by Mr. Ferrenz, seconded by Mr. Palmer.

Mr. Richard G. Pierce was nominated by Mr. Bannister, seconded by Mr. Jillson.

Mr. Paul Gerhardt, Jr., was nominated by Mr. Bernham, seconded by Mr. Urbain.

Mr. Palmer moved that the Secretary cast a ballot for the three men. This motion was seconded by Mr. Ferrenz, and carried.

The Secretary announced that the ballot had been cast for the committee named.

The President declared the Committee elected.

The President invited Mr. I. K. Pond to say a few words about the American Institute of Architects' Convention recently held in St. Louis. Mr. Pond told of a very fine paper read by Mr. Bergstrom on the Architects' Budget, and another paper, greatly appreciated, expressing a policy of cultivating in the general public an appreciation of good architecture, rather than educating the public. A dinner given by the St. Louis Chapter impressed Mr. Pond, who related one of the entertaining features of the program.

The President announced that Mr. C. Herrick Hammond of Chicago had been elected President of the American Institute of Architects.

Mr. Davidson spoke regarding the revision of the Chicago Building Ordinance, stating that on reliable information, it would be several years before this new ordinance could be completed, and asked if certain features of the new ordinance could not be put into effect at once. The President replied to the effect that the Building Commissioner is allowing the use of certain portions of the revised ordinance which have been passed by the Committee.

The President then introduced Dr. A. J. Pacini, who gave a very interesting and instructive talk on "Ultra-Violet Rays." Dr. Pacini was assisted by Mr. H. M. Meville of the Burdick Corporation, who had provided special Ultra-Violet Ray Apparatus.

Mr. Palmer moved that a vote of thanks be given Dr. Pacini and Mr. Melville, motion seconded by Mr. Pierce and carried.

The meeting was declared adjourned.

Walter A. McDougall, Secretary.

NEW MEMBERS

The following have been elected to membership in the Illinois Society of Architects:

John C. Bollenbacher
Wilfred W. Beach
Anker S. Graven
Arthur Guy Mayger

The resignations of the following members have been received and accepted:

John P. Hettinger

Joseph B. Lindquist

HOME OF ENGLAND'S PRIME MINISTERS DOOMED

Probably no private residence in all the world has been more and longer in the public eye than No. 10 Downing Street, London. For the better part of a century it has been the home of England's prime ministers and the magnet of international attention. Here many momentous conferences have been held. Here the destinies of nations have been determined.

England during the last century has consistently dominated European politics. Her interests have been worldwide. Her far flung possessions dot the globe and the Union Jack is encountered in the ports of all of the Seven Seas. On every continent her flag has flown and flies today over some territorial possession. She has been more than the ruler of the seas.

In the old days the kings were supreme in their authority and were wont more often than otherwise to flout and oftentimes to behead their most earnest advisers. In more recent years kinging has lost much of its authority and arrogance, and the right of decreeing death at will has become a memory. Today no one in government authority outsteps the prime minister.

Had walls ears in truth and could they but talk what a story these might tell!

Built of common brick in the days when creature comforts weren't so much considered as now, it has always lacked modern conveniences. Report has it that the old building is to be torn down to make way for a new one more in keeping with the dignity of the men it houses.

—"Building Economy."

THE LIFE OF APARTMENT BUILDINGS

During the past year several well-known architects have had public discussions as to the permanency and lasting value of buildings and their component parts as they are now being constructed, their figures seemingly hinging principally on the life of the steel beams. These estimates have ranged all the way from fifty to 100 years. However, it seems to many of us that details of pure mechanical construction are not those that will determine the life of any of our present buildings. Certainly, modern American science and ingenuity have devised many ways of multiplying the speed with which a building may be erected, as well as reducing the bulk of building in thickness of walls and the gross weight of materials. Owing to the result of scientific and mechanical research, there is no reason to believe that buildings as now constructed will not actually last longer than those built in former years, but rather points to a longer life in all respects.

It would seem that the life of these buildings will be determined not by their physical abilities, but by the trend of Real Estate and the varied needs of population. There is no reason to believe that the many tremendous changes that have occurred in the past ten years will not be duplicated or even far surpassed in the very near future.

Even as recently as twenty years ago builders did not install a bath for every bedroom, brass plumbing throughout, full tiled baths and kitchens and other such improvements which at that time were unthought of. Why then, isn't it possible that the future building will contain conveniences and equipment that not even our wildest dreams can now imagine? The front doors of the buildings may even be on the roofs for aeroplane use and our servants may be automats controlled by radio currents from our offices or pocketbooks.

In general, however, the newer apartment houses, particularly the co-operatives, are reaching levels of good planning and sound construction which will probably not be outmoded for generations. True, every year will see advances in equipment; but structurally the newer buildings are becoming dateless. For example, it is hard to conceive of a public demand for more than one bathroom for each chamber, as is being built now into the well constructed houses, and that might apply to many other details of design.

Somewhere in the neighborhood of seventy-five years, therefore, is our estimate of the structural usefulness of the honestly erected new apartment buildings, and that limit more especially for our changes in ideas than in the buildings themselves.

A. G. Walker in N. Y. Times.

All of which doesn't conform to ye editor's idea. In his short experience he has seen buildings, especially apartment buildings, become practically obsolete before their twentieth year. It is quite true that brick, concrete and steel will last a century but for practical (and "practical" so far as apartments are concerned means "rentable") purposes it seems to us that twenty to twenty-five years is about the limit.

The rapid changes in style, in room sizes, in room arrangement and in mechanical and electrical conveniences that have come about during the last two decades, will certainly take place again within the next two. Five years ago electrical refrigeration was an experiment—today an apartment of even medium price cannot be rented without it. The same applies to dozens of other features.

If one will take the trouble to look at apartments (and other buildings as well) built twenty-five years ago he will find that the majority are passé. There are plenty of vacancies in these buildings—the present tenants are not what are considered the most desirable, and the income derived is just about enough to pay taxes and upkeep. Surely, the mere fact that the walls are standing does not mean that the "life" of the building has not ceased.

In our opinion the life of rentable buildings (excluding the more elaborate office building) is hardly twenty-five years. At the end of that time, they are either ready for the wrecker or must be reconditioned at a cost that makes wrecking and new construction a sounder proposition.

VIEUX CARRE

Any architect who has visited New Orleans has carried away with him a delightful memory of the old town. The history of a good portion of this old town is easily obtained, and a visit to Jackson Square will show the histories of St. Louis Cathedral, the Cabildo, and the Presbytere on the face of these buildings.

However, on the east and on the west side of this square are two long apartment and store buildings which always attract attention. The history of these two buildings is not so easily obtained, and the following account has been taken from "Building Economy" as being a tale that will interest any architect who has seen the buildings:

Flanking Jackson Square for its full length on two sides, north and south, their rosy red brick facades strung with balconies of ornamental iron so delicate in the elaborate intricacy of its design as to resemble a bit of rare old lace, and their architecture reflecting the influences of both another century and another country, are the Pontalba buildings, claimed by New Orleans to be the first distinctive apartments to be built in the United States. They were erected in 1849 by the Baroness Pontalba, famed to this day in the metropolis of the South as by far the most colorful

of her many beautiful and accomplished Creole daughters of ante-bellum days.

Jackson Square in the early days of Spanish dominion, when New Orleans was the seat of government, was the place de arms where the gaily accoutered Spanish cavaliers trained their soldiers in the essential arts of war. Here daily they marched and deployed and prepared themselves in mimic mass attack and singlehanded contest for the dangers of the field. And inside the walls of the Cabildo, at the head of the square, was the execution place to which condemned prisoners were marched from its dungeons to be shot. Its three-foot thick brick walls are still dotted with bullet marks.

Don Andres Almonaster y Roxas, father of the Baroness Pontalba, was one of the romantic adventurers of noble birth, so numerous in the heyday of Spanish conquest, who came to New Orleans in the early days of the Spanish occupation with an appointment as escribans publico, or notary public. This proved to be a position especially rich in perquisites and opportunities and Don Andres made the most of both. Within sixteen years he became one of the colony's richest men, alcade of the city, and bought himself a title, and sat in the sessions of the council. And then, in 1787, past sixty, he married the beautiful Louise de Laronde, one of the belles of the city.

The disastrous fire of 1788 wiped out almost half of the old French district and with it the little parish church in which Don Andres was married. This incident stirred within him a noble sentiment. With mingled generosity and devotion he rebuilt the church, now the St. Louis Cathedral, at a cost of \$50,000. He likewise rebuilt the school house which had been established in 1777 to teach the Spanish language. In turn he rebuilt the hospital, now the Charity Hospital of St. Charles, provided alongside the cathedral a convent for the Capuchins, the Presbytere, and built on its other side the Cabildo, or the government council house, concluding his program of benefactions with a chapel for The Ursuline convent.

Don Andres' daughter, christened in the new cathedral Micaela Leonarda Antonia, was born nine years after his marriage. Two years later he died, leaving his millions to the little one. Privately tutored and reared with all the discriminating care of the old Creole days, Micaela early developed the characteristics which later dominated her life. With all her willfulness, her vainness and her inclination to coquetry, she possessed rare judgment and an indomitable will.

Inheriting her mother's beauty along with her father's millions, an heiress without a peer in all the Spanish dominion, it would have been surprising had she not been somewhat affected by the adulation poured at her girlish feet. They will still tell you in New Orleans that she fell in love with a dashing young Irishman, but was not permitted to marry him, and how, thereupon, she vowed to amass even more millions than had Don Andres, and did. And of what a social event tradition holds her marriage, at the age of sixteen, to Joseph Xavier Celestin Delfair de Pontalba, son of the Baron de Pontalba, to have been.

Baron de Pontalba in the earlier days of French rule had been commandant at the Cote des Allemands and had lived at the corner of St. Peter street and the levee, this site now being covered by a part of the Pontalba apartments. Later he returned to France, lent his support to Napoleon, by whom he was ennobled, and is accredited with having influenced the emperor to regain for France this very desirable territory. Young Joseph, the baron's son, at the time of his marriage to Micaela, was a member of the royal household as page to Napoleon.

Immediately following their marriage in New Orleans, the young couple departed for Paris, where they lived in a style befitting Micaela's wealth and her husband's royal favor. There the Baroness' flair for dabbling in building first made itself apparent. The palace of the Duc de Maine, built by Louis XIV, was first purchased by her as a residence. Its 400 rooms, however, were more than she needed. Nothing daunted, she had it torn down and from the materials built a smaller chateau, more to her fancy and needs, which she later disposed of to one of the Rothschilds for five million francs. She was a true daughter of Don Andres.

That was a hectic period in the history of France. And willful, brilliant, a trifle flirtatious perhaps, but always wise and level headed to an exceptional degree, her life in Paris was gay and colorful and full of the excitement her ardent nature craved. She saw Napoleon's fall, the Restoration, Louis XVIII, Charles X, revolution once more, the second republic, the second empire, the German invasion and triumph, and at last, the third republic. And between times made occasional visits to New Orleans, where she still had extensive property interests.

Subtle changes were beginning to be felt in New Orleans before the Baroness' return in 1848. Jackson Square, in her girlhood days, had been the vortex of the town's business. About it centered its social life. The old French quarter had long been the fashionable residence district. There yet lived the old aristocracy. But business was gradually moving toward Canal street. Perhaps it was to counteract this that the Baroness planned these elaborate structures with the elegant store rooms on the ground floor and the palatial apartments above. Certainly for a time thereafter Jackson Square was brilliant with the splendor of its shops, twelve to each building.

The apartments above each comprised two floors and an attic. Long wings extended in the rear for the accommodation of servants or slaves and each apartment had its individual courtyard or patio. It was in fact an early Americanized adaption of the French apartment hotel which the Baroness conceived and built, for she personally directed the designing of the buildings and is said to have supervised the construction. This probably accounts for the fact that no two of the apartments are exactly alike, a fact which would and doubtless did appeal to the tenants of even that day.

For herself the Baroness reserved the most palatial apartment of all, one which was surmounted by the gable on the St. Peter street side of the Square, directly facing the statue where General Jackson today, astride his rearing steed, lifts his hat to the windows the Baroness once graced, for she lived there quite a time, just how long none seems now to know. The entire second floor is devoted to a massive drawing room whose four windows look out upon the square, and a dining room, reached through great folding doors, which look out upon the patio. Here, too, the rooms in the wing behind are larger than elsewhere and the servants' quarters are in the attic. The sleeping rooms were on the third floor.

Doubtless the drawing room was furnished in the style most dear to the Creole heart. Dark mahogany furniture of the Empire period upholstered in a brocade somewhat darker than the crimson of the draperies, with an ornate crystal chandelier suspended from the center of the ceiling which is still decorated with an elaborate plaster ornament, and myriad pier glass mirrors about the walls to reflect its sparkling beauty. Over the beautiful black marble mantel at the end of the room one of these mirrors certainly was suspended, for the spikes are still there. And just as surely another faced it from the opposite wall while the spaces between the windows overlooking the square offer opportunities no Creole could resist, for this was an especial weakness.

For a number of years following their completion the apartments were occupied chiefly by Creole families of wealth and social prominence who, like the Baroness, were loyal to the early traditions of the old city and sought to perpetuate its glory. But long before the Baroness' death in 1874 the inevitable had happened. The tide was flowing backward from the river and the glory of Jackson Square was but a memory. Later the Pontalba apartments degenerated into tenements and worse. But lately a movement is on to revive its popularity. A syndicate headed by Alfred Danziger bought the building in which the Baroness once lived. Both the apartments and the storerooms beneath were repaired and restored at considerable cost. Today something of the old glamour is there.

William Ratcliffe Irby, a leading banker, purchased the building on the opposite side of the Square. With him it was a matter of sentiment. He wanted it preserved to the city as one of its most interesting landmarks. Nearly two years ago he died and left it to the Louisiana State Museum, creating the Pontalba Trust with the museum board of

Curators as administrators, and specifying that the building was never to leave the museum ownership nor be changed in its general architectural lines. The Museum accepted it and since has had it thoroughly overhauled, repaired and restored as nearly as possible to its former condition. Interior trim and decoration are the same and the modern conveniences of plumbing, electricity, gas, etc., have been added. Once more it is attracting tenants of the class for which the Baroness intended it.

And who knows but what Jackson Square in another decade will again be the playground of the smart set and the Mecca of the tourists and winter visitors. Around it are scattered most of the historic points of interest, the houses with romantic histories, the glamour of early day romance and adventure, scenes of history making at its best.

ANNUAL REPORT OF SECRETARY

There have been nine (9) regular meetings. At the monthly meetings there has been an average attendance of forty-three (43). The September and October meetings were held at the Bismarck Hotel on account of alterations being made at the Club House. All other meetings were held at the Architects' Club, 1801 Prairie Avenue.

The membership of the Society is four hundred twenty-one (421), three of whom are honorary members.

During the year there have been seven new members added, eight resignations, and two deaths, making a net loss of three.

It is with regret that the Society records the death of Mr. Christian A. Eckstrom and Mr. Walter E. Perry.

The following is a brief list of some of the more important actions taken by the Organization during the past year:

A. The Society recommended the passage of the McSweeney-McNary Bill, a legislative and fiscal plan for forestry research.

B. It endorsed the action of the Chicago Home Economic Council to create an all year renting season.

C. It provided legal advice to Mr. Bowen F. Schumacher, Corporation Counsel for the City of Highland Park in regard to the issuance of building permits.

D. Through the Public Action Committee and the attorneys for the Society several legal cases have been given assistance. One noteworthy point was brought out by the Court ruling in the case of Mallinger vs. Schapiro, in which the Court ruled that the Architect has a right of lien.

E. The various committee reports indicate other work done by the Society.

It is fitting at this time to record the fact that the President, Mr. Leon E. Stanhope, has been particularly active and efficient in the conduct of his office, giving much of his time for the benefit of the Society and its members. Also, that the Board of Directors, all of the Standing Committees, Special Committees and the two Editors of the Bulletin have been faithful to their various tasks and have worked in harmony throughout the year.

The Board of Directors has held thirteen (13) regular meetings, one special meeting, and one joint meeting with the Directors of the Chicago Chapter, American Institute of Architects. Of the twelve (12) members composing the Board of Directors, there has been an average attendance of nine (9).

The Board of Directors has carried on the regular business of the Society in the Directors Meetings, and through its various committees, concerning litigations, legislation matters of dispute between members of the Society, the publication of the Hand Book, the Bulletin and many architectural documents.

The Society has representation in the Architects' Exhibition League, the General Committee for the Chicago Second World's Fair, the Home Economics Council, the National Council of Architectural Registration Boards, American Society of Testing Materials, and the Chicago Building Code Committee.

In accordance with the custom of recent years, the Society paid one-third of the traveling scholarship prize given each year in the Architectural Sketch Club.

Walter A. McDougall, Secretary.

COMMITTEE REPORTS

Year 1927-28

Committee on Education:

The Committee on Education of the Illinois Society of Architects has during the past year been in close touch with the Committee on Education of the Chicago Chapter A. I. A., so ably headed by Earl H. Reed.

This Committee has been active in suggestions to the various high schools and other boards along the lines of architectural education with the idea of inculcating in the minds of the young boys and girls some real appreciation and understanding of the meaning of architecture.

Alfred Granger, Chairman.

Valuation Committee:

The Building Valuation Committee of the Illinois Society of Architects had no inquiries for service during the past year.

The Chairman has at no time deemed it necessary to call a meeting of this Committee as no funds were available for advertising.

Robert C. Ostergren, Chairman.

Credentials Committee:

The Committee on Credentials reports that during the past year they have been in close co-operation with the Committee of the National Council of Registration of Architects, and have promptly assisted said Association whenever called upon.

H. B. Wheelock, Chairman,

H. L. Palmer,

Walter A. McDougall.

Committee on Publicity and Promotion:

In the early part of the year 1927-28, after the committees had been appointed, it appeared that the publicity and promotion committee might have a great deal of work throughout the year. There were two or three items of interest both to the public and to the profession at large that were under consideration, but due to certain angles that developed, it was found advisable not to make any mention from a publicity standpoint at the present time. Consequently the publicity and promotion committee on the surface has made no apparent progress.

There is one item of interest to all concerned that should be given considerable publicity the coming year. At the present time the chairman of your committee is not in a position to disclose the matter in question. Nevertheless, this committee will turn over to the new committee sufficient data with which to proceed the coming year.

Byron H. Jillson, Chairman

Tirrell J. Ferrenz

Nathaniel Koenigsberg

Ivar Viehe-Naess

Arthur Woltersdorf

Meyer J. Sturm

Legislative Committee:

The work of the Legislative Committee during the past year was confined chiefly to the proposed changing of the Chicago Building Ordinance and to the proposed Uniform Mechanics' Lien Act.

The Building Commissioner, Mr. Paschen, appointed at the beginning of the year an "Architects' Committee on Building Ordinances" and your Chairman is still of the opinion that Mr. Paschen is anxious to have the Chicago Ordinance changed to comply with our modern needs and up-to-date methods of construction.

Your Committee has offered its co-operation to the Commissioner of Buildings also to Mr. F. M. Carroll, Chairman of the Committee appointed by Mr. Paschen and has forwarded fifteen letters of recommendation prepared by Chicago Architects to said Committee.

Your Chairman has not been requested to sit in with the above mentioned "Architects' Committee on Building Ordinances" so he is not familiar with the progress made by that Committee. He only knows that the Ordinance has not been changed.

In April 1928, the Department of Commerce, Washington, D. C., published a supplement to the Second Tentative Draft of a Uniform Mechanics' Lien Act. Your Committee finds by reading this Draft that the Architects' Lien Right is practically eliminated.

Robert C. Ostergren, Chairman.

Committee of Co-operation:

Your Chairman begs to report that during the past term of office, there has been no call of action for this Committee and therefore recommends that this Committee be discharged.

John W. Weiss, Chairman.

Public Action Committee:

The following members compose this Committee: M. C. Chatten, Chairman; Ralph C. Harris, Vice-Chairman; Meyer J. Sturm; Albert P. Dippold; John Eberson; George H. Helmle; William H. Schulzke; Warren W. Day; Walter A. McDougall; Frank A. Carpenter.

The activities of this Committee for the past year have been devoted chiefly to investigating the following matters referred by the Board of Directors to the Committee for action:

(15) cases of practicing architecture without a license.

(3) cases against members of the Society accused of unprofessional practice.

(1) case in the Courts to determine an Architect's right to a lien on property for which drawings were prepared, but the building was not erected.

(1) case where a Contractor charged an architectural firm with unfairness in arbitration.

(2) cases called to the attention of Dodge Corporation for giving title of "Architect" in Dodge Reports to persons not licensed to practice.

(1) case where license to practice was revoked because of alleged gross incompetency after three years of effort on the part of the Society. The Architect was later reinstated, on certiorari proceedings in the Circuit Court because Judge Rush ruled that while there was incompetency shown, the evidence did not show gross incompetency that would warrant the revoking of license to practice.

Your Committee has, in every case investigated, made an earnest effort to secure as complete information as possible and the final action of the Committee was taken only after giving each case most careful consideration.

Your Committee recommends to the incoming Committee that a determined effort be made to prevent the practice of architecture in Illinois by those unlicensed to practice, because of the large number of cases of this kind called to our attention.

It is often difficult to secure sufficient information to warrant presenting a case to the Department of Registration and Education, a shortage of inspectors in the Department prevents complaints being followed up promptly and efficiently so that convictions and fines are difficult to secure.

Your Committee believes that a State Building Code should be adopted that will require each Building Commissioner to have plans stamped to show that they were prepared by someone licensed to practice.

The Illinois Society of Architects should be statewide in its activities, and the Society needs statewide co-operation by the Authorities to bring about an enforcement of the license law.

Your Committee believes that a carefully prepared opinion regarding the State License Law prepared by the Attorney for the Society and sent to the Building Commissioners throughout the State, requesting their co-operation with the Society, would aid in preventing the practice of architecture in the State by those unlicensed to practice.

Your Committee wishes to express appreciation of the conscientious and efficient effort on the part of our Attorney, Mr. Alexander H. Marshall, to promptly follow up cases brought to his attention.

M. C. Chatten, Chairman.

Municipal Arts Committee:

Your Committee has, during the past year, approved the designs of four Chicago River Bridges.

Your Committee has further been in communication with the corresponding Committee of the American Institute of Architects in regard to work being done by the Lincoln Park Board, particularly as to the Bridges at North Avenue and along the outer drive North. The Committee of the American Institute of Architects expressed itself as being in full accord with us in condemning the designs for these Bridges. This has resulted in the American Institute of

Architects, at their last meeting, passing a resolution and directing that the same be sent to the President of the Lincoln Park Board.

Your Committee would suggest that a similar resolution be introduced in the Illinois Society of Architects at the next meeting.

Howard J. White, Chairman.

Allen B. Pond. Charles L. Morgan.

The State Building Code Committee:

Nothing has been done regarding drafting of a new Act for the regulation of the construction of buildings in the State of Illinois, since several legal and legislative authorities advised that Senate Bill No. 117 of the 55th General Assembly would not be constitutional, and, furthermore, that apparently nothing could be done to further the passage of a Bill before the next session of the General Assembly in January 1929.

However, your Committee has assurance from the Associated Building Contractors of Illinois, the Chicago Chapter A. I. A., for funds, which with the appropriation of \$200.00 made by the Society will pay for competent legal services to draft the Bill, which it is proposed to have in readiness in Fall.

Permit us to call attention to the necessity of selecting willing and virile workers for the new Committee, especially for the coming year, for which fluent and convincing speakers will be required to present the necessity of regulating building construction in Illinois, outside of the cities which have building ordinances, inspecting organizations, to legislative committees. Richard E. Schmidt, Chairman.

Materials and Methods Committee:

During the year the Committee has made a detailed study of the following subjects:

1. Moisture Content of Lumber.
2. Method of Handling Plaster Patching.
3. Standardization of Ornamental Iron Details.
4. McSweeney-McNary Bill for Forestry Research.

Other matters which have received consideration in varying degrees are:

1. Jurisdiction for placing furring for metal lath, steel domes with metal lath attached, bar joists, and similar items.
2. Desirability of separating heating and ventilating contracts.
3. Setting of metal toilet cases.
4. Standardization of coves in different materials.
5. The three-coat plaster ruling.
6. The union ruling on painting of California stucco.

In addition to the above items, the Committee is co-operating with the Department of Commerce in the preparation of the proposed manual on "The Economics of Wood Utilization in Construction."

It is not believed that many of our members are fully conversant with the large amount of work which most of the Societies' officers and Committees are handling. While the Materials and Methods Committee is not unusual in this respect, we might mention the frequent necessity of receiving calls from representatives or delegations from trade associations, labor organizations and material concerns. During April Mr. Hall appeared on the program of the convention of the Millwork Cost Bureau in discussing the mutual problems of the architect and millman, thus indicating a type of work which the Chairman is often called upon to undertake.

Tirrell J. Ferrenz.

Entertainment Committee:

The Entertainment Committee of the Illinois Society of Architects begs leave to report that during the year beginning with the September 1927 meeting the following meetings took place:

September 27, 1927:

Illustrated lecture by Col. H. C. Boyden, former Dean College of Engineering, Ohio Northern University. Subject: The Use of Diatomaceous Silica in Concrete.

October 25, 1927:

Lecture by John G. Gamber, State Fire Marshal. Subject: The enactment of a Law to Create a Building Regulation Commission. Also Dana Pierce, President of the Underwriters Laboratories. Subject: How the Underwriters Laboratories Affects the Architect.

November 22, 1927:

Mr. Edward H. Nordlie, Chief Plan Examiner of the Building Department of the City of Chicago. Subject: Valuable Information Regarding Plans. Open Forum in which troubles of the Architect were discussed.

January 24, 1928:

Building Commissioners' Night. Christian Paschen, Building Commissioner, guest of honor and speaker of the evening. Athletic Exhibition.

February 28, 1928:

Mr. Oliver S. Turner, Chairman of the Chicago Homes Economic Council. Subject: The Architect's place in the Removal of Peak Load Rental Periods as proposed by the Chicago Homes Economic Council.

March 27, 1928:

Professor Thomas E. O'Donnell of the University of Illinois. Subject: Early Architecture, Illinois, Ohio and the Northwest.

April 24, 1928:

Mr. Emery Stanford Hall, Chairman, Material and Methods Committee, A. I. A., and I. S. A. Subject: Illustrated Lecture on Specification Structure.

May 22, 1928:

Speaker, Dr. A. J. Pacini, Director, Pacini Laboratories. Subject: Ultra Violet Rays and their relation to the Architect including Mechanical Demonstration.

The Entertainment Committee has tried to secure speakers and subjects that should be of interest to the practicing architect. We have at nearly every meeting requested the co-operation of the members as to suggestions, but have received very little support. It is the earnest request of the retiring Entertainment Committee that the members communicate with the new Entertainment Committee and assist them in the selection of entertainment so that our meetings will be better attended and that they will be both entertaining and instructive.

H. L. Palmer, Chairman.
Louis C. Bouchard.
Tirrell J. Ferrenz.
Leon F. Urbain.
John Reed Fugard.

REPRESENTATIVE TO THE AMERICAN SOCIETY FOR TESTING MATERIALS

Several Committees of the American Society for Testing Materials are now carrying on interesting investigations in many of which our Society is actively participating through its representative.

The Committee on Brick is submitting new specifications for the manufacture of concrete brick and sand-lime brick. The present specifications for building brick and paving brick are being revised. A comprehensive program has been outlined for the study of the very important subject of the weathering properties of brick.

The Committee on Gypsum has approved a program of tests to determine the working stresses in gypsum fibre concrete. Several very interesting reports were received on investigations covering the value of gypsum anhydrite mixes as a retarder in Portland cement.

The Committee on Lime has given thought to the desirability of formulating specifications for lime plastering and it is now proposed to form a joint committee to develop specifications for lime, gypsum and cement plastering.

The Committee on Hollow Masonry Building Units is revising the present specifications and tests for hollow burned-clay load-bearing wall tile. It is also proposed that very hard tile and tile having an absorption of less than 6% should not be used for fire walls, but these tile, however, are satisfactory for outside walls.

The Committee on Preservation Coatings for Structural Materials has proposed methods of test for nitro-cellulose lacquers.

Your representative is actively assigned to the following Committees:

1. Floor Tile.
2. Weathering of Brick.
3. Fire Tests of Hollow Building Units.
4. Insulation and Acoustics of Tile (as Chairman).

Tirrell J. Ferrenz, Representative.