

ILLINOIS SOCIETY OF ARCHITECTS

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THE JANUARY MEETING

The regular January meeting of the Illinois Society of Architects will be held at the Architects Club of Chicago on the evening of January 29.

Mr. William J. Miskella, Director of the Finishing Research Laboratories, Inc., will lecture on LEARNING NEW FACTS ABOUT PAINTS, VARNISHES, ENAMELS AND LACQUERS BY RESEARCH DEVELOPMENTS IN TESTING.

The National Tube Company, Department of Metallurgy and Research, will show a moving picture of the manufacture of Tubing which also includes the mining of the ore in the Mesaba Range, Minnesota.

AN IMPORTANT ANNOUNCEMENT

Members of the Illinois Society of Architects will be invited to attend the February meeting of the Chicago Chapter, A. I. A., which is to be a joint meeting of the Chicago Chapter and a regional meeting of the Producers Research Council, affiliated with the A. I. A. and the Chicago Chapter, A. I. A. This meeting will occur on the evening of February 12.

On account of the large number expected at this meeting, the meeting will probably be held in one of the large halls of a loop hotel. Each member of the Society, of course, will receive due notice of the place of the meeting, but it is suggested that every member of the Society reserves this date.

ARCHITECTURAL CORPORATIONS

Our members are earnestly urged to read the editorial appearing in another column which is quoted from the 1928 Handbook of the Society. It is probably true that many architects have been misled by their legal advisers as to the actual legal status of a corporation organized by professional men. Many attorneys obviously have failed to visualize what a profession actually is. The rendering of professional services is a much broader thing than the selling of copies of blueprints and copies of accompanying specifications. Undoubtedly, corporations may legally prepare and sell copies of blueprints and either typewritten or printed specifications if the corporation as such does not do anything more or does not attempt to render professional services in connection with the selling of blueprints and specifications, but the moment that the corporation attempts as such to render professional service, it is violating the law.

Attorneys will all agree that under certain circumstances a corporation as such may contract to furnish the professional services of a registered professional architect or engineer, in which event the corporation simply acts as a business manager for the professional man who must be the managing director and responsible head of the corporation, but all professional services rendered must be the individual personal service of the individual.

THE NEW HANDBOOK

The 1928 edition of the Handbook for Architects and Builders published by the Illinois Society of Architects is now in the mail. This issue is the thirty-first and will be found to be even more valuable than any previous issues. All amendments to the Chicago Building Code and all other ordinances affecting the building industry have been published, as well as all written special rulings of the Department of Buildings.

Early in the year the Publication Committee of the Society were hopeful that the proposed new building code for Chicago would be passed in time for publication in this issue, but it now appears probable that even assuming that the proposed code does not encounter serious opposition after submission to the City Council, that it will not be ready for publication until the copy for the thirty-second issue is prepared.

The Bulletin urges every architect in Illinois to read and study the editorial appearing on page 105 written by Editor Emery Stanford Hall. Mr. Hall discusses the legal right of corporations to attempt to practice architecture.

A MOST MAGNIFICENT GIFT

Charles S. Frost, who retired from active practice of his profession on December 31st, 1928, has presented to the Architects Club of Chicago his entire architectural library, which in points of value of the publications themselves and beauty of bindings is one of the finest architectural libraries in Chicago.

While Mr. Frost, owing to delicate health, has not been able to take any active interest in the Architects Club in the way of attending meetings, etc., he has always been profoundly interested in its advancement, as he has felt that it was capable of playing a much needed part in the higher developments of Chicago.

Mr. Frost has been for many years a Fellow of the Institute and always has contributed toward the advancement of the profession along the highest lines. His gift is the most valuable individual gift to the Architects Club, and

will be of incalculable advantage to the students of the Architects Sketch Club who always have the privilege of the Club libraries.

The Board of Directors of the Club, at its January meeting, voted to keep this library intact and it is to be known as the Charles S. Frost Section of the Library of the Architects Club of Chicago.

THE BUILDING SITUATION AS IS AND AS IT MAY BE

Of course, every architect is familiar with the present situation of the building industry and it would be useless to attempt to even sketchily record facts familiar to all. Nevertheless, the Editor has been requested to prophesy or predict what may reasonably be expected as to how the present factors affecting the building industry will react as affecting the volume of construction for the year 1929.

Undoubtedly, the factor that will have the greatest influence is the price of money. The price of money is governed by the same economic law that governs the price of any other commodity—the well-known law of supply and demand.

At present, but little money is available for building construction and what money is available demands a very high interest and commission rate. The public appears to be investing not only its surplus funds, but its working capital in the stock market and in order to keep up the gamble, the banks—or at least a large percentage of bankers, appear to be perfectly willing to loan the funds of their customers on stock market collateral at call loan rates, which for sometime has averaged higher than the legal rate of interest permissible on real estate mortgages.

So long as this situation continues, and it probably will continue until the stock market has been stabilized so that stocks and bonds are quoted at somewhat more nearly their real value based on their earning capacity, funds for real estate mortgages will remain exceedingly scarce and high priced. This factor alone will undoubtedly result in a much smaller volume of actual construction for the year 1929 than was actually built during the year 1928.

In the Chicago territory there is a surplus of building mechanics in all lines. Material costs are on an average lower than they have been for some years and any owner contemplating new construction, or even speculative work, who has the available funds or who can secure same, will find it quite largely to his financial advantage to proceed with the new construction early in 1929.

If the stock market clears up within a few weeks and a market is created for bond issues based on estate mortgages, then the probabilities are that the number of building projects that will be placed under contract will undoubtedly rapidly increase, but considering all of the factors, the Editor cannot conceive of the financial situation being cleared up in time to justify any prediction that the volume of construction for 1929 will even approximate that of 1928. If you don't like this prediction, write your own.

F. E. D.

A SORRY SPECTACLE

The recent disclosure of the literally hundreds of attorneys carried on the payrolls of the Sanitary District of Chicago would prompt a member of another profession to question the so-called ethics of the legal profession. In its broadest sense a professional man's first duty is to the public. Can the Bar Association justify the acts of so many of its members in subsisting at the public crib and giving little or nothing in return for the vast sums charged to the taxpayers as legal expense.

It has been alleged that it has cost the taxpayers of the Sanitary District of Chicago more money for legal services than the original estimate of the total construction cost of the entire Drainage Canal, including the condemnation of needed land; and if one is reminded of the fact that among all of the attorneys, legal counselors and other legal advisors of the Sanitary District, there did not appear to be a single individual having enough experience or legal training to draft a valid ordinance for a bond issue needed to complete certain improvements now under way, the query

would naturally be made "What are the taxpayers receiving for the vast sums of money so expended?"

There are many corporations having a larger payroll than the Sanitary District of Chicago and are actually spending more money than the District who are able to have all of their legal matters ably conducted by a single firm of attorneys who devote only a small portion of their time to the affairs of the corporation.

Is it not possible that the same utter waste of money disclosed in the legal department of the District may also be found in many other branches of this peculiar and supposedly needed branch of our local government? If one should examine closely the ultimate cause of such a condition as has been disclosed in the public press may not the ultimate cause be the peculiar method of nominating our public officials? Today, it is alleged that it costs many times the salary paid to any public office to win a nomination at the primaries and when the two great parties make a bi-partisan combination such as has been maintained in the Board of the Sanitary District for years when everyone has to be taken care of—and of course at the expense of the taxpayer—could any other situation than that found be expected to result?

The cost of maintaining our governmental agencies is growing so rapidly that a halt must be called and the principles of economic business administration adopted to be the conduct of governmental business.

In a recent report made by the Efficiency Engineer for the Board of County Commissioners for Cook County, it was disclosed that there is in existence in Cook County today 419 separate governments, all spending money above tax receipts. This is usually done by the issuing of tax anticipation warrants. The same report indicates that in 1927 the total tax levied on personal property was only 15% of the cost of government. The report further alleges that Federal government figures indicate that the \$4,500,000,000.00 on which the local government attempted to collect taxes is less than one-third of the property in the county and that of the \$229,000,000.00 of taxes extended for collection that at least \$30,000,000.00 will not be collected.

Can a more utterly wasteful and expensive method of conducting the public's business be imagined than for the taxpayers of Cook County to maintain 419 separate governments, and if all of these separate governments have been conducted in the same manner as it is evident that the affairs of the Sanitary District have been conducted, what percentage of the \$229,000,000.00 of taxes extended were actually expended for needful government maintenance?

THE ARCHITECTURAL PRESS

One of the best architectural journals reaching the Editor's desk is the "Architect and Engineer" published at San Francisco, and perhaps the most interesting column appearing in this publication is the column headed "The Architect's Viewpoint." The following short excerpts from this column in a recent issue are certainly worth republishing:

"An architect was heard to remark at an Institute meeting that even the architects themselves could not agree as to whether a certain design was good or not good. This is a state of mind that many architects are in, that is responsible for some of the lack of patronage and respect for the profession. The failure to applaud the leaders, and the failure to praise the best work in our own communities, and more distant places, can only be prompted by ignorance, or worse, jealousy. If all the architects are not of a single mind in recognition given the superlative in the building art, the layman cannot be expected to praise nor ask for the best.

"We are not interested in merely another 'job'; we want gracious and appreciative clients, but in order to achieve them we must first have gracious and appreciative architects.

* * * * *

"Although our most beloved architects have never been afflicted with the dread disease of 'arty-texturing,' its contagious germ has spread to an alarming extent. The malady has even begun to devastate the craftsmen so that they suggest to the architect that he allow them to demonstrate

their antics in creating an old world effect with new world materials. It is really growing difficult to find a mechanic who can do a good straightforward piece of work, and who suspicions that real skill has merit.

* * * * *

"If the same thought that is necessary to obtain the simulated effect of an old ruin could be turned into the real art of building—the architecture of adventure—what a renaissance we should have!

"There is so much that could be done by the concerted efforts of architect, craftsman, and manufacturer, and so much that should be done, that it seems 'antique-ing' receives far too much attention.

"Just a little thing that comes to mind—why aren't there some simple electric lamp sockets made, which would be both practical and of aesthetic appeal, without the adornment of trade marks and patent dates, with some decency of form, which could be incorporated into fixture designs without any necessity for masking them as candles, or protecting them from shame with a husk of some sort? It is said that such are made in England and France.

* * * * *

"No one who holds a genuine love for beauty can fail to be stirred by the romance of the turreted walls of Carcassonne. But Carcassonne belongs to history. Our crying need is for a living architecture; as real and vivid as radio and aeroplanes. The need has brought response all over the world; in Sweden and in Denmark, in Finland and in Germany, and in the United States. Yet this response is still weak when compared with what we may expect.

"So long as we build frame and stucco chimneys, from which smoke can never issue without a general alarm resulting; and if we construct frame walls three feet through and camouflage them as stucco on stone, and if we use wrought iron hinge straps (without the hinge) beaten out from Bethlehem shapes, and so on ad infinitum, a living architecture will die for lack of nourishment.

"This is a self-conscious age in all the Arts. We have traveled—we have felt the romance and beauty of a Carcassonne, and we want to possess these qualities. However, Carcassonne was not built just to look romantic, neither was a ship so designed, nor a plow.

"A few years ago the all-important questions were, what style and what period? If we could but take style for granted—that is, general style—for there will always be as many styles as there are men who design. Sir Christopher Wren thought he was designing Italian style buildings, but we do not know his work as Italian. His individuality could not be denied.

"All automobiles are the same in general style—the only difference in the various makes is in small details and dimensions—even though the makers might not admit the fact. Louis XIV did not realize that he was riding in a Louis XIV coach, but he no doubt regarded it with the same pride that we have for our latest model from Detroit.

"Among the papers left by the late Sir Ernest Newton, famous English architect, were some notes which he had made, evidently for some lecture or paper on Architecture. One statement was: 'Do not always be thinking you should work in a different manner—Paralysis. Just do it the way you can do it best.'

"Professor W. R. Lethaby of London, who was greatly admired by Bertram G. Goodhue, once said: 'When there is poetry in a people it will be expressed in their arts, but there is not the least bit of good in saying "Let us be poetic".'"

The Editor has often wondered why our architectural journals do not take advantage of the self-evident fact that in the architectural profession are many men possessing literary ability of a high order. As an illustration, the writer believes that in future years our own Louis Sullivan will be better known as the author of "The Birth of an Idea" than as a designer.

At the January meeting of the Chapter Mr. I. K. Pond, Past-President of the Institute, remarked that his early contributions to the architectural press had made him known to more architects than his work as an architect.

AN IMPORTANT DECISION

Notwithstanding the fact that most building contracts distinctly provide that all changes and alterations in work shall be made only on written instructions, yet, nevertheless, a late decision seems to indicate that under certain conditions an owner is responsible for the verbal instructions of his architect.

Rutherford vs. Kahler, 298 S. W. 9. This Court held that although a building contract distinctly specifies that agreements must be in writing between the architect and contractor, relative to changes and additions in the plans, nevertheless the owner is responsible if the architect verbally orders changes and the contractor acts in good faith and faithfully fulfills his part of the contract.

The contract provided that should the contractor be delayed in the prosecution or completion of the work by fault of the owner or architect, the 120 days fixed for the completion of the work should be extended for a period equivalent to the time lost, and that the extended period was to be determined by the architect, "but such allowance shall not be made unless the claim therefor is presented in writing to the architect within 48 hours of the occurrence of the delay."

The contract also gave the architect authority to make changes and additions in the plans providing he gave notice in writing to the contractor. During the work, many changes were made upon the verbal orders of the architect. The contractor failed to file a written request for extension of the contract time for completion of the work.

The owner did not deny that the work was completed in accordance with the plans and specifications, as changed by the architect, nor did he deny that the contractor was entitled to charge for the extras ordered by the architect.

The Court held the contractor not liable for payment of the liquidated damages for delay in completing the building, and entitled to payment for the extras.

"The Bricklayers, Masons and Plasterers International Union took official action on the question of restriction of output at the recent annual convention of that body. The resolution as passed read in part, 'Resolved, that we hereby officially declare in convention assembled that this organization neither orders nor tolerates any restriction of work or output as to the number of brick laid in a day, or in any other manner, whether it be in the method of using tools or in the handling of material. We further declare it to be our settled purpose and policy to welcome and promote increased efficiency in every direction for the purpose of securing better service for those who build, holding, however, that this must not be at the sole cost of those doing the work.'"

THE ARCHITECTS CLUB

Proprietary members of the Architects Club of Chicago will about February 1 receive checks for two dividends. This will be welcome news to all proprietary members of the club.

The annual meeting of the club will occur on the evening of January 25. The club is growing in influence and every Architect should become a member.

HAVE CORPORATIONS THE RIGHT TO PRACTICE ARCHITECTURE?

By Emery Stanford Hall

(From 1928 edition of Handbook for Architects and Builders published by the Illinois Society of Architects.)

The title of the "Illinois Architectural Act" states "an act to provide for the licensing of architects and to regulate the practice of architecture as a profession"—a profession is, according to Webster, "that of which one professes knowledge." A profession in the fundamental deals with two elements, and only two; they are person and knowledge. There can be no knowledge without person, but there may be person without knowledge. To make up a profession there must be person and person must have knowledge. Persons are a collection of individuals each with their separate and distinct knowledge. In a collection

of individuals each may profit by joint counsel, but even after counsel, each remains a separate entity. The removal of any one may destroy the efficiency of the group, therefore, if a contract is made for the wisdom of the group, the contract is invalidated by the removal or incapacity of any person composing the group, for since valid contracts are based on fixed considerations, anything which reduces the consideration contracted for makes void the contract.

The "Illinois Architectural Act" recognizes in Section 3 the personal character of the practice of architecture as a profession by saying "no corporation shall be licensed to practice architecture in this state or be granted a certificate of registration under this Act." This the Act says after it has first defined the practice of architecture as a profession under Section 2 as "anyone or any combination of the following practices by a person" (mind, it says person) "shall constitute the practice of architecture, namely the planning or supervision of the erection, enlargement or alteration of any building or buildings, or any parts thereof to be constructed for others." It should be carefully noted that the two professional acts mentioned are each essentially personal. Planning means, according to Webster, "to scheme, to devise, to contrive, to form in design," while supervision means "the act of overseeing, inspection, superintendence, oversight," all of which are personal elements of value only in proportion to personal ability, knowledge and integrity.

It requires no astute mind to see that since architecture does not deal in a material merchandise but wholly in mind value there is no such thing as architectural service unless there is a definite and distinct personnel and that any architectural service consideration to be fixed and definite as required to form a contract, must be by a fixed and definite personnel.

Some architects have evidently become confused by that portion of Section 3 of the Act which states "but it shall be lawful for a stock company or a corporation to prepare drawings, plans and specifications for buildings and structures as defined in this Act which are constructed, erected, built or their construction supervised by such stock company or corporation provided that the chief executive officer, or managing agent of such stock company or corporation in the State of Illinois shall be a registered architect under this Act, and provided further that the supervision of such buildings and structures shall be under the personal supervision of said registered architect, and that such drawings, plans and specifications shall be prepared under the personal direction and supervision of such registered architect and bear the stamp of his official seal."

The reading of this section of the Act seems to indicate an inconsistency with the title of same since it deals with material merchandise such as drawings, plans and specifications for buildings, while the title of the Act has to do only with the regulation of the practice of architecture as a profession. It is apparent, however, that the thing which the legislators really wished to accomplish was to allow corporations to hire architects to prepare drawings, plans and specifications for their own building (but it will be noted that the word others which appears so prominently in Section 2 of the Act in defining the practice of architecture as a profession, is scrupulously omitted from this Section of the Act).

What the legislators were trying to accomplish was to give corporations the right to arrange for the planning of their own buildings in any way which they might see fit provided only that the work was carried on under the controlling supervision of a registered architect. Note, the special provision which requires that in case a corporation prepares plans and specifications for a building that the supervision of the construction of such building shall be in person by the same architect who supervised the making of the plans and specifications, and that that architect shall have the complete authority or control over the work of a managing director. In other words, the legislature while throwing a sop to corporate greed in the matter of handling their own work were careful to see that the employees of such corporations should be protected in the safety of the buildings in which they were employed, by insisting that the preparation of plans and specifications for the build-

ing and the supervision of the construction of the building should be in the absolute control of a registered architect definitely responsible to the State for his acts. A person of demonstrated competency who could not set up the plea of ignorance as an excuse for jeopardy to the occupant by any building planned and supervised by him.

The law states with perfect clarity concerning the right to use the term Architect. This right is restricted absolutely and unequivocally to the regularly registered architect and no others. Since corporations cannot be registered they cannot legally use the term architect in connection with their corporate name. (See the Illinois Architectural Act, Section 16, page 105 of this publication.)

Recently there has seemed to have been a perfect mania on the part of architects to try to form corporations to practice the profession of architecture. To this end there has been much seeking of legal opinion and much advice given that seems to have been ill-considered. In this we must not condemn the lawyer as he is dependent on his client for an accurate statement of the situation.

There is a rather common public impression that prevails even among lawyers to the effect that architecture is a business and not a profession, that the business of architecture is the manufacture of plans and specifications. With this conception of architecture, there could be nothing fundamentally wrong in the organizing of a corporation to manufacture and merchandise plans and specifications. A legal opinion based on a conception of this sort to the effect that a corporation could be organized for the practice of architecture could be based on sound legal theory. It is incumbent upon the client when he submits a matter to his professional adviser to accurately premise his request for advice.

One thing that might be helpful as an introductory question when consulting a lawyer about the right of a corporation to practice architecture would be to ask the lawyer if it would be legal for a corporation to practice law or medicine. How would you like to be operated on by a corporation? There are plenty of doctors who would like to escape their professional responsibility under corporate organization. There are no doubt lawyers who feel the same way. The case of the doctor and lawyer is exactly parallel with the case of the architect.

Of course it is all wrong for corporations to attempt to practice law, but if it is wrong for corporations to practice law, it is equally wrong for corporations to attempt to practice medicine, architecture or theology. Of course, a corporation cannot do any one of these things. If a corporation cannot, in fact, practice a profession, then for any organization to advertise to do so, is to practice a fraud. Fraudulent practice is what it is, ugly, nasty, and mean. Sugar coating, gorgeous clothing, splendid housing cannot cover the rottenness within.

Why do people want to form corporations to practice professions? To get from under, to side step real responsibility, to secure the fees and not the blame. Poor deluded folk, it cannot be done. The State knows no one but the man who signs the papers as attorney, M. D. or architect. It is impossible to hide behind a corporation to escape responsibility for skill, care and integrity. If one has to take the responsibility, why not have a contract direct with the client and make remuneration reasonably sure? It is a grave question whether a corporation can legally collect fees for a service which it cannot render. Most of the court decisions seem to indicate that they cannot. All of the decisions that we have knowledge of indicate that the consideration in a contract for professional service is for a definite personnel and that even a change in personnel kills the contract at the time of such change. Corporations can act as managing agents for professional talent, but contracts must be signed by the personal talent to be effective.

Even if they have not discovered it before, clients usually insist when they are asked to pay a bill, that they do not want to pay, that the personnel that rendered the service is not the personnel that they wanted to have and contracted to have render the service and refuse to pay. If, in the professional service cases, there has been a change in actual personnel or a misrepresentation of the personnel

of the contracting parties, the courts have usually sustained the client's contention.

The principles involved in the whole matter may be summarized as follows:

Professional service is individual service. Its value is dependent on individual integrity, personal ability, training and experience.

Where this service involves the conservation of human life, it becomes the duty of the State, in the interests of its constituency to see that those offering this sort of service to the public shall be individuals that have demonstrated, in-so-far as is practical, their technical skill and moral qualifications, to discharge the duties which they offer to perform.

It likewise becomes the duty of the State in order to minimize the jeopardy of the life, health or property of its citizens to debar from further practice, those who are unfaithful, reckless or incompetent in the discharge of professional service.

A corporation, as such, cannot be held to possess either technical qualifications or moral responsibility and cannot suffer physical or mental punishment under the criminal code. Since corporations are not amenable to the criminal code but only under the civil code, adequate control cannot be exercised by the State over corporations.

Where corporations contract to render service through individuals, those individuals cannot consistently be held responsible to the public for the service which they render when their contract obligation is not to the public but to the corporation which they serve. Responsibility implies perfect freedom of action in the matter involved. Therefore even when corporations contract to furnish the service of individuals, those individuals whose service they contract to furnish are hampered in the free and untrammelled exercise of their professional judgment by their obligation to their direct employers. Public policy in the interest of both individual and common safety demands that professional opinion shall be expressed solely on the basis of known facts, experience, and the best established theory and without fear or favor.

It is therefore against public policy to permit corporations to contract to render professional service.

* * * * *

Tom and Bill

They both have the legal right to call themselves architects, but Tom is not Bill and Bill is not Tom. Tom and Bill are different.

Tom's dad and Bill's dad were as alike as twins, and yet they were not twins. One was born in Maine and the other was born in Vermont. They both went to M. I. T. Their tastes were alike, at least they seemed to be in everything but girls. Tom's dad liked a "Martha" girl and Bill's dad liked a "Mary" girl. They each had a way of getting what they liked. Maybe Mary and Martha had something to do with that. Anyway, they seemed to have achieved the desire of their hearts. Tom had Martha for a mother and Bill had Mary. They both had happy, delightful homes. In Bill's home it was unwise to look too much in the corners but then the pictures, and the books, the music on the rack and the hospitable atmosphere that pervaded the place kept one's eyes away from the corners. Mary fed the spiritual side of life, while Martha looked after the material side of life.

As a boy, Tom's clothes were always perfect. They fitted just right. He was raised according to the latest hygienic rules—regular exercise, light, air, hours for study, time for bed, exact financial allowance, perfect accounting. Bill often went with absent buttons, and sometimes there were grease spots on his clothes.

Tom's dad and Bill's dad were business partners in the practice of architecture. The darling idea of their ambition was that their sons would succeed them. Of course the boys were sent to M. I. T. Of course the boys were friends. They liked each other because they had been playmates from childhood, yet they were diametrically opposite in tastes. Bill made a perfect record in design, but never quite finished anything. Tom's work was precise and complete. He did passing well in design and equally well in engineering.

After finishing school their divergence of taste seemed to overcome their childhood friendship and they each went their separate way. In time each opened an office for the practice of his profession. Tom's aggressive spirit and systematic procedure soon pushed him to the front. He did a fine business from a financial standpoint. Men investigated his bank account and found that it was good and gave him more business. Tom's specifications were complete and exact. His contracts were drawn without a flaw. He never allowed his clients to plunge beyond their financial capacity. Tom was a wizard at figures and facts.

Soon after leaving college Bill won a competition for a great church. His solution of the problem was brilliant. The plans and specifications had to be put out, the thrust of arches computed, specifications compared, bids taken, contracts drawn and the work supervised. Bill had no taste for these things. Why clean the corners? Some way the project did not progress well. One of the low bidders proved to be a crook and did not pay his bills. One of the arches was not properly buttressed and failed. Bill's brilliancy was discredited.

Tom was ambitious politically and socially. He wanted to do some monumental work. He pulled the wires and he knew how to pull them. You know the rest. The job was a great memorial building. It was a monstrous engineering success without a spiritual element in it. The community was cursed with a memorial eye-sore.

Tom was sure that he did not need Bill. "Look at my success," he said, "I have buildings on every street corner. Dun and Bradstreet rate me high. My credit is A-1." Bill was equally sure that he did not need Tom. "Why," said he, "if I had done such awful things, I would go and hang myself." But Tom did need Bill and Bill did need Tom.

The world needs "Mary men" and "Martha men." "Martha men" have more power to do harm than "Mary men," but "Mary men" can do nothing without "Martha men." Which is the worst?

* * * * *

Sense Architectural

Architectural sense, what is it? Is it common or special? Natural or acquired?

Sense is something that is born in a man. It may not be created but it may be cultivated. No dead thing can be cultivated into life. In order to start cultivation there must be a living thing. Vacuums are abhorred of nature. If one has sense they have something, but something that will amount to nothing unless it is well trained. No architect has attained real architectural success without a well trained architectural sense.

Architectural sense is a complex sort of thing possessed by few but aspired to by too many. It is a useless waste to plant dead wood and expect to raise live trees. Why waste good fire wood? Roses are not grown even from live acorns. Rightly nurtured acorns produce trees. That is the thing to be expected. We must stick to the possible. It is only possible to produce an architect out of an endowment of architectural sense. Without such an endowment the task is hopeless. It is pitiful to see so many people striving with the impossible. The world is full of good jobs, why not do the thing that nature intended?

Let every would-be architect ask himself the question, "Have I the essential natural architectural sense?" If I take up architecture, can I be happy when working to the limit of physical endurance? Can I find joy in working when the financial returns are small and oft deferred?" If the answer to these queries is affirmative, then no labor of cultivation is too great; if negative, then any labor in preparation is wasted unless it prepares for something else.

Architectural sense is a composite of various senses. To succeed single handed in architecture one must be naturally endowed with a fine sense of proportion, a keen consciousness of color value, an instinctive feeling of force in structure, a strong sense of order in procedure, a nice feeling of functional fitness, social interpretation, and above all, a naturally judicial mind.

Proportion in architecture is that intangible something which, combined with the right use of color and texture, makes the distinction between good and bad taste. Because it is intangible, nobody has ever been able to define proportion. It is more illusive than the most obscure microbe with

which the scientist has had to contend. We know and understand something of the effect of proportion—some people have even been so bold as to try to define its habits. Vignola has been accused of attempting to state the laws of proportion by means of mathematical formula. We suspect that he has been falsely accused. Possibly he attempted to run a correspondence school of instruction in architectural design. Proportion is of the spirit, and since the spirit is invisible, it follows that proportion can be felt but its laws cannot be successfully analyzed.

Good design is by right fundamentally based on a correct interpretation of function in structural parts. To design intelligently, one must correctly feel force in structure. To assist the mind in visualizing force in structure, no study is so valuable as the graphic analysis of the forces which are brought to play in a building structure. A study of graphical statics is therefore a splendid method for helping the mind to more easily visualize force in structure, but unless there is an inherent sense in a man of these forces, no amount of training will ever make them as real as is necessary for intelligent design. It is like attempting to carry on an argument in an acquired language when one has not learned to think in that language.

In many senses, the biggest job that an architect has to do is to plan correctly. To plan correctly one must have an inherent sense of orderly procedure. If the building is a residence, the planner must have the power of visualizing the occupancy of the building. He must be able to see the occupants engaged in the performance of their various domestic tasks as well as in the enjoyment of relaxation and social intercourse. The planner must have that peculiar sensitiveness which will quickly detect any element causing waste of energy, discord in procedure, unnecessary social annoyances, or hindrance to needed relaxation. To accomplish these results, the building must be so planned as to conserve steps, place the more unsightly and disturbing functions in inconspicuous position, and place living rooms in position to take advantage of the best views.

None of these things can be taught unless there is an orderly natural sense on the part of the one to be taught. To diagnose a problem correctly the designer must have instinctive powers of observation together with an ability to weigh relative importance and design correctly. There is nothing more pitiful than a stumbling designer who in the course of his disorganized study accidentally hits on a correct plan scheme and then has not the judgment to recognize it, but instead picks from the various schemes which he himself has worked out the worst instead of the best scheme.

Defects in judicial capacity on the part of an architect are fraught with fearful consequences both from the spiritual and practical standpoint. Fine drawing is no more an evidence of artistic ability than is fine penmanship an evidence of literary ability. Both are convenient servants, nothing more. Many men are deceived in their estimate of themselves by their ability to make fine drawings. The architect as a master builder has other judicial functions to perform besides those involved in the selection of the right arrangement of plan, placement of same or the most pleasing proportion of mass. It is his duty to be an impartial judge of material and workmanship and a fair and impartial umpire in the matter of business controversy. He must be a big enough man to set himself up before the court of his own intellect and give himself a fair and impartial trial. Then, and then only, is he fitted to command.

AT LAST

At last an attempt is to be made to standardize plumbing equipment. The American Standardization Association has authorized this new project and has named the American Society of Sanitary Engineers and the American Society of Mechanical Engineers as joint sponsor bodies.

It is to be sincerely hoped that the new movement will result in the standardization of plumbing equipment, including materials, uniformity of roughing-in dimensions, efficiency of operation and other performances specifications.

SERVICE OF THE BUILDING MANAGERS' ASSOCIATION

By Earle Shultz

President Building Managers' Association of Chicago

In discussing this very general subject in connection with a meeting to consider the problems involved in the promotion of office buildings, it will, of course, be necessary to confine myself to those services of the Association that have a bearing on the general topic of the evening. To attempt even to outline the many services rendered by the Local and National Associations of Building Owners and Managers would take much more time than has been allotted to me, and much of the presentation would not be of definite interest to this audience.

Building Managers' Associations are composed of the men charged with the operation of office buildings after they have left the hands of the architects and builders and are serving the purpose for which they were created, that of providing offices for the businesses of a large city. They are thus in a position to learn what services and facilities their occupants require and what the factors are which contribute to the success of an office building. The other gentlemen on this program are discussing the "how" and the "why" of building promotion. From the viewpoint of the building manager, it seems pertinent for me to discuss the "what" and the "when." I shall, therefore, briefly summarize for you the conclusions along this line reached in several studies made by the Chicago and the National Associations of Building Owners and Managers.

The first of these studies is a report on "Merchandising of Offices" which was made by the National Association in co-operation with the Institute for Research in Land Economics of Northwestern University. In making this study, the Institute sent out inquiries and made personal calls on several hundred tenants in Chicago, Cleveland, New York and other cities to determine what these tenants wanted in the way of office accommodations and what were the reasons upon which they based their selection of the office building in which they were housed. I shall not attempt to analyze this report in detail or in its entirety, but will lay stress on some half dozen of the reasons brought out why tenants rent in particular buildings.

The most important of all reasons was the location of the building. By location is meant primarily nearness to clients with whom the tenant does business, whether in the immediate building or in those closely surrounding it. Other factors entering into location are nearness to courts, banks and mail facilities; also nearness to adequate transportation. Some tenants want to be near to the retail district or to hotels and clubs, but a big majority prefer contact with the financial district. This can be well understood when we realize that according to another study made by the Association, 22 per cent of all tenants are lawyers, 12 per cent investment houses, 10 per cent insurance companies, and 7 per cent real estate firms, all of whom find it essential to have close contact with the financial district and with the courts. These four groups of tenants comprise over 50 per cent of the occupants of office buildings. It is further emphasized by the fact that the financial district of a city practically never shifts its location after it is once established. The financial district is therefore the great center of office building developments, in which the greatest certainty of success is possible. Buildings going outside of this district must depend for tenants upon a miscellaneous assortment who do not need contact with the financial district and who are influenced by many different requirements as regards location. Some classes, such as advertising agencies, coal concerns, physicians, dentists and retail shops prefer contact with the shopping district; others are willing to occupy space not so conveniently located because of the cheaper rents available. Others go into buildings specialized to certain lines of tenants. As a matter of fact, the safest building development outside of the financial district is one catering to a special following, and in that way creating its own location of proximity to those with whom the tenants do business. As an illustration, the Builders Building is at this moment the most successful building on Wacker Drive, due to its housing a large number of concerns in the building industry. A tenant is only

interested in the present value of a location, not in its future possibilities.

The second factor which attracts tenants to a building is the individuality of the building. This individuality is composed of many things, but primarily of the publicity value accruing to a tenant through his occupancy of space in the building. This comes about through the building being generally known to the public, either because of its tremendous size, such as the Equitable Building; its being the highest building in the world, such as the Woolworth Building; through having an outstanding architectural design, such as the Tribune Tower; because of its occupying a very prominent site, such as the Wrigley Building; because it is the home of an outstanding institution, such as the Illinois Merchants Bank Building; because it is well advertised, such as the Fifth Avenue Building in New York; or because it has a distinctive and easily remembered name, such as the 333 North Michigan Avenue Building. Also, the character of the tenants in a building has a great bearing on its individuality and attractiveness for other tenants.

In addition to reputation, a building is also given an individuality through its modernness of construction and equipment. The newest building in a city, assuming that it is well located, always has for a little while an attraction for tenants. The greatest value of signal controlled elevators lies in the fact that they appeal to tenants as being the latest word in elevator service. A building recently erected in San Antonio, Texas, where they have a long hot season, installed a system of air cooling and conditioning throughout the entire building, and as a result is able to get 75 cents per square foot more for its space than its competitors. The McGraw-Hill Building in New York City, where intensive and scientifically laid out lighting was installed, enabled the occupants to materially increase both the quantity and quality of the work of their employees. The Furniture Mart, because of its special facilities for handling periodic furniture displays, thereby making itself a real part of the selling organization of its tenants, has proven itself an outstanding success. And so each new improvement adds to the building's value as a home for tenants.

May I recommend to you gentlemen a study of the equipment and service features of office buildings? The progress of the future will be along these lines. There is very little difference between a square foot of bare office space in one building and another, so that the competition between buildings and their success must depend upon the service which they are able to render to their tenants over and above floor area.

The next factor in the selection of office space is light and air. These are secured not only through having plenty of glass area on the surface of the building, but also in having as much of the space in the building as possible near to the windows; in other words, by avoiding deep offices. Any building manager will tell you that the easiest offices to rent at high prices are the shallow offices high up in the building, while the poorest offices are those lower down in the court, or having a large amount of dark space next to the corridors.

Another factor of interest to a tenant is the efficient layout of the space for his use and the possibility of getting more space as his business expands. This question of the efficient layout of space has also been given considerable study by the Association, and I will touch on it in more detail in a moment. Another point, in which the tenant is interested, is the possible publicity value he can get out of his location in the building, either from being in front of the elevators or through signs in the windows of lower floor offices.

Another factor, which is important but only becomes effective after the building is occupied, is adequate service. Tenants seem to want, first of all, good janitor service; next, adequate elevator service; and, finally, a sufficient amount of heat. Unfortunately, the provisions in a building for giving superior service are usually studied less than any other point about the building. When the building manager inquires where he is to house his janitor force and what equipment he is going to be given, he usually is informed that the janitors can be stuck away somewhere

in the basement or in some vacant space not otherwise used; while it is supposed that he can operate the building largely with brooms and dusters and very little other apparatus.

The tenant is also very much influenced by the quality of the management of the building, not only as to their efficiency in the actual operation of the building, but also as to their courtesy and helpfulness to the tenants. Fortunately owners of buildings are gradually coming to realize that special training is necessary and that a large building cannot be handled satisfactorily by a chief janitor or by some bright clerk in the owner's employ, who has no prior knowledge of building management. Some bond houses are influenced in their financing of projects by the experience and ability of the management which is to have charge of the building.

It is thus seen that, from the standpoint of the tenant, an office building, to be successful, must be well located; be distinctive and well known; equipped with the most modern service features; have light and airy offices, capable of efficient layouts; must be well served and managed primarily for its tenants.

The question of efficient layout of offices is one to which the Building Planning Service of the National Association has given a great deal of intensive thought. Some years ago its research engineer made a careful study of several hundred offices to determine what was the best width and depth of offices. As a result of its studies, it determined that the most efficient unit of office space was a two-window span 17 to 18 feet in width. The study showed that with such a unit, producing private offices about eight feet in width, over 95 per cent of the tenants could be efficiently accommodated. With rental rates as high as they are today, tenants will not pay for space which they cannot use. In other words, a private office ten feet wide has no greater value to the tenant than one eight feet wide, and he will therefore resist paying any greater monthly rental for it.

The depth of office space depends upon the size and kind of tenant that is to occupy the building. Studies made in several cities reveal the rather surprising fact that the average office tenant occupies less than 1000 square feet of space. A study of some 2900 tenants in the city of Detroit indicated that 2150 of these tenants, or 75 per cent, used from 300 to 750 square feet of space. They, therefore, used 40 per cent of the total amount of space used by the entire group. Six hundred and sixty tenants, comprising 23 per cent, occupied from 750 to 5000 square feet. These tenants used 43 per cent of all the space. Only 64 tenants, or 2 per cent, used more than 5000 square feet of space, and their total consumption was 18 per cent. In general, therefore, our Building Planning Service has reached the conclusion that 40 to 45 per cent of the space in a building should be twenty feet in depth; 40 to 45 per cent of the space 25 feet in depth; while the remaining 10 or 20 per cent should be 28 to 30 feet in depth.

An interesting sidelight on the question of depth of office space is that the greater the depth of space, the less rental per square foot can be obtained for it. For instance, if space 15 feet in depth will bring \$4.00 per square foot, space 30 feet, or twice as deep, would only be worth \$3.00 per square foot; while space 50 feet deep would only be worth \$2.00 per square foot. Most building managers feel that after you get 28 or 30 feet from the windows, additional depth of space adds very little to the monthly rental which the tenant is willing to pay. It is only in the case of very large tenants, who want big open working rooms, that deep space is usable.

Probably the study of vacancies conducted not only by the National Association, but by many of the local associations, will be of the greatest interest to this audience. In Chicago, as well as in most of the cities in which there are local associations, periodic vacancy surveys are made for the purpose of securing adequate information as to the probable rental market. In Chicago we make such surveys quarterly, our latest survey being October, 1928. There is in Chicago today 22,171,692 square feet of office space, of which 2,882,320 square feet are vacant, or 13 per cent of the total amount. This vacancy is about twice the normal vacancy in Chicago. There are definitely under construction

at the present time buildings that will have 3,500,000 square feet, thereby bringing the total amount of space available for rent within the next year to 6,151,275 square feet. This represents a vacancy of 25 per cent of the 25,700,000 square feet of space which will then be available.

The October 1st Rental Survey of the National Association, covering 1700 buildings in 40 cities, shows a vacancy of 15,500,000 square feet, amounting to 11.88 per cent. The amount of space under construction exceeds the vacancy, and consists of 90 new buildings having 17,200,000 square feet of space. With this space added to the present total of the survey, a possible vacancy of 20 per cent is indicated, or twice the normal amount.

The Chicago Association first started its vacancy surveys in 1922 and the series of them give a most interesting picture of the development of office space in Chicago since that time. In 1922 we had 13,633,000 square feet of space in Chicago, of which only 3 per cent was vacant. Since 1922 there has been built 8,116,000 square feet, not including the 3,500,000 square feet now under construction, which will bring the total up to 11,600,000 square feet. During the same period there has been absorbed 5,655,000 square feet of space, or less than half the amount built and under construction. In general, the production of space for the past six years has been at the rate of only 1,500,000 square feet per year, while the absorption has been at the rate of only 1,000,000 square feet per year. We now have a sufficient supply of space to take care of the growth of the city for at least six years. This does not take into consideration any of the many projects not definitely under way, such, for instance, as the Apparel Mart.

The statement that we have an average vacancy of 13 per cent does not mean that every building in Chicago has a vacancy of 13 per cent. It is the average of many buildings, some of them having no vacancies and others having as high as 75 per cent vacancies. A grouping of the buildings, according to the amount of vacancies in the buildings, gives the following information. Buildings having 10 per cent of the area in Chicago have no vacancies; 25 per cent of the buildings have an average vacancy of $2\frac{1}{2}$ per cent; 20 per cent of the buildings have a vacancy averaging $8\frac{1}{2}$ per cent; another 20 per cent average 13.6 per cent; while the remaining 25 per cent of the buildings have an average vacancy of 33 per cent. Or to state these same figures in a different way, 10 per cent of our buildings have no part of the total vacancy; 75 per cent of the buildings have 40 per cent of all the vacancies; 90 per cent of the buildings have 63 per cent of the vacancies; while the remaining 10 per cent of the buildings have 37 per cent of the vacancies. It is thus seen that a large part of the vacancies are confined to a comparatively small proportion of the buildings.

In order to determine what buildings have the larger part of the vacancies, two other studies were made. In the first, the buildings were grouped according to their ages and it was found that instead of most of the vacancies being in the older buildings, they were in the newer buildings. Forty-five per cent of the vacant space is in the buildings built in 1926, 1927 and 1928. The buildings built in 1926 are 14 per cent vacant; those in 1927 are 24 per cent vacant; and those in 1928 are 36 per cent vacant. The mere fact that a building is new does not enable it to draw tenants from the older structures.

The other study was an examination of the location of the buildings having no vacancies at all, and those having the highest percentage of vacancies. The buildings having no vacancies were nearly all centrally located in the heart of the financial district while those having the higher percentage of vacancies were those buildings erected on the fringe of the business district. These studies demonstrate very strikingly the importance of location in the success of an office building.

They also bring out a point which is nearly always overlooked in estimating the financial return expected from a proposed new building. Any estimate of earnings must not only allow a proper percentage for continuous average vacancies, which is generally taken as ten per cent, but must also allow for much heavier vacancies during the early years of a building's life. For the first year there should be an allowance of at least 35 per cent for vacan-

cies; for the second year 25 per cent; for the third 15 per cent; and thereafter the average ten per cent. Some bond houses, I believe, recognize this situation by not starting the amortization of the bond issues for two or three years so as to give the building an opportunity to fill up.

Another study of the Association, that I will review as being of interest to those who are promoting new buildings is one that is regularly made every year of the income and operating costs of such buildings. The Experience Exchange of the National Association each year contains the actual figures of 200 or more buildings from all over the United States. Last year the report contained figures from 27 Chicago buildings, having a rentable area of approximately 4,500,000 square feet of space and thus covering 25 per cent of the office space in Chicago. This report showed that the average income of these buildings was \$2.91 per square foot, which includes income from stores and basement, as well as office space. While it is true that these figures include buildings of various types and consequently are an average of high rental and low rental buildings, the highest income reported by any building does not exceed \$3.60 per square foot. Regular operating costs were 78 cents per square foot; alterations, repairs and decorating, 17 cents; insurance and taxes, 62 cents; and depreciation, 20 cents; making a total of \$1.78. These figures do not include any items of ground rent, bond interest or dividends. It will be noticed that 61 per cent of the gross income is required to operate the building. Recently I have seen several set-ups for proposed buildings in which it was assumed that it would only require 25 per cent of the income to operate the building.

The studies in the Experience Exchange also indicate that the gross income is approximately 12 per cent of the full value of the property. On the basis of an average income of \$3.00 per square foot, therefore, this income would be 12 per cent on an investment of \$25.00 per square foot of rentable area in the building. Square foot investments in some of the buildings built in the last few years run as high as \$35.00 to \$40.00 per square foot, and would call for incomes of from \$4.20 to \$4.80 per square foot, which is considerably higher than the best income shown by any of the Chicago buildings reporting their figures.

The final service to which I would call your attention is the Building Planning Service of the National Association. For many years the Executive Office of the National Association was in constant receipt of inquiries from prospective builders not only for suggestions as to the plans of proposed buildings, but most particularly as to whether a site was being properly and adequately developed; whether the location was ripe for the project contemplated; whether the building should be 10 stories or 40 stories; and many other such economic problems. Naturally it was impossible to make any adequate reply to these questions by correspondence. Feeling that some method should be evolved of serving the members of our Association along this line, the Building Planning Service was devised. Through this service any owner contemplating a new building may secure a committee drawn from the hundreds of men owning and managing buildings throughout the United States to go over his project in great detail. The personnel of the committees differs for each assignment and is always composed of men having had the greatest experience in the particular type of building under consideration. The personnel of committees is also balanced with men of renting, operating and construction experience. These committees meet in the city where the building is to be erected, and spend two or three days in almost continuous session discussing all of the problems involved. The Service has two distinct and unique characteristics.

In the first place, it is not conducted as a private business with the principal object of making money. It is designed primarily to provide a means whereby prospective builders can receive the best experience and information of the leading men engaged in the operation of office buildings. It therefore has no sales or promotion organization and confines its activities to serving those who request it.

In the second place, it has no hired staff other than a secretary. The men who compose the committees are drawn from the membership of the Association and serve for a

very nominal compensation, both for the experience which they get out of the Service and because they realize that such service is of value to the entire profession of building management. Clients are therefore enabled to secure the advice of men from all over the country, having the widest possible fund of experience and information. It would be impossible to get together such a staff of men through any strictly commercial organization.

The Service has to date been used on nearly sixty buildings in thirty-three cities throughout the United States and Canada. Its first assignment was on the Straus Building in Chicago, and since that time it has served seven other Chicago buildings. In every case both the owners and architects have been more than satisfied with the results accomplished. This Service does not in any way infringe on the province of the architect or engineer, as it is concerned entirely with the problem of what the owner shall build, and not how.

Under a recent development, the Service has in some cases been divided into two parts. A preliminary session is held at which the desirability of the project, its type, etc., are considered. Often these meetings are held before any plans have been drawn by the architects in order to determine the general nature of the project. When this has been settled and preliminary plans are prepared, the final meeting is held, at which the plans are studied in great detail. In this way, when the project comes to the architect, it is much more definite and logical than it might otherwise have been.

The office building is one of the distinctive forces in the economic development of America. It not only gives our cities their majestic skylines, but makes possible that concentration of business on which the American standard of living is based. Those geniuses of architecture and construction—of whom your guest of the evening, Colonel Starrett, is one—whose thought and energy created the skyscraper, are truly builders of America, and without them the great strides of today would not have been possible. As building managers we are proud to co-operate with you architects and builders in every way possible, and I ask that you do not hesitate to call upon our associations for information or service at any time.

(The above is one of the several very remarkable addresses given before the Chicago Chapter, A. I. A., at its meeting on November 13, 1928.)

WORTH READING

In the December 20 issue of the American Architect appears an article by Mr. G. G. Wheat entitled "The Opportunity of the Architectural Profession." This article should be read by every architect.

CORRESPONDENCE

December 7, 1928.

Editorial Staff—Monthly Bulletin:

Dear Sirs:

Just got through digesting the bulletin.

There is much said about "professional ethics," but never yet do I remember having heard or read an article telling how to go about these things. For example:

A month ago one of my clients for whom I have built a large garage on Railroad Avenue, close to 71st Street, came in to see me about putting a second floor on this building of reinforced concrete, etc.

I told him that in order to give him a fairly close estimate, fairly accurate preliminary drawings would have to be made which would involve perhaps an initial expenditure of some \$225.00. This client said on account of not being sure whether he intended to go through with this deal or not, he did not feel like spending this sum; if I, however, would be willing to make these preliminary drawings at no cost to him and take a chance on the project going ahead, I could do so. I did not do this.

The other day this owner came in again and asked me to let him have a print of the original building.

He told me that some engineering and contracting concern down town had given him a flat price on the whole business and what seemed to impress him the most was that he would not have to bother about an architect at all.

They were handling the works, as he put it. Feeling that I could not argue the case with him satisfactorily, what does he care about our code of ethics or code of practice. I gave him the plans and wished him good luck.

What should I have done originally to keep this man from walking out of my office and going some other place?

Very truly yours,

J. J. KOCHER.

What would you do?

SATURDAYS OFF

It appears that the building trades, their hours and wage schedules will never stay put. The latest demand of over a hundred and twenty thousand building trades mechanics is for a five-day, forty-hour week.

Most outside observers of these constant revisions between labor and capital are inclined to view them with considerable temper which accomplishes nothing. Basically, the problem is economic. If general business and building demands warrant the increase the building trades will get their raise. If the price paid for labor of any sort is out of line with what the builder gets from his finished product stagnation and non-employment will soon result. Our post-war years and those of every country involved proved with their bread-lines and dole-dispensions that prices inflated by a crisis can not be maintained. Those who have money will simply sit on it and wait for labor to come to terms. With general prosperity now in force it is quite probable that the new schedule will finally prevail.

Most professional men will sympathize with the Saturday feature for many of them take the day off themselves. A great many architects' offices close on Saturdays in summer and we know of several which do the year round. More and more business executives pull down the old roll-top at five o'clock on Friday and call it a week. The pace of American development which has killed many a man long before his time is beginning to slacken, not much, it is true, but slightly. In our opinion, it would be a blessed thing if all work which is not of necessity continuous could knock off for two days out of every seven. It is not surprising to find labor following the example of its employers nor can we find it in our heart to chide them.

—The Architect.

CUBIC CONTENTS OF BUILDINGS—A STANDARD METHOD OF CALCULATION AND FORM OF STATEMENT

Issued by the American Institute of Architects, The Octagon House, Washington, D. C., as A. I. A. Doc. No. 234.

DEFINITION OF "STANDARD CUBIC CONTENTS":

The cubic contents (cube or cubage) of a building is the actual cubic space enclosed within the outer surfaces of the outside or enclosing walls and contained between the outer surfaces of the roof and the finished surfaces of the lowest floors.

INTERPRETATION:

The above definition requires the cube of dormers, pent houses, vaults, pits, enclosed porches and other enclosed appendages to be included as a part of the cube of the building. It does not include the cube of courts or light shafts, open at the top, or the cube of outside steps, cornices, parapets, or open porches or loggias.

SUPPLEMENTARY INFORMATION:

The following items shall be listed separately:

(a) Cube of enclosed courts or light shafts open at top, measured from outside face of enclosing walls and from six inches below the finished floor or paving to top of enclosing walls.

(b) Cube of open porches measured from outside face of wall, outside face of columns, finished floor and finished roof.

It is recommended that the following items also be listed separately:

(a) Square foot area of all stoops, balconies and terraces.

(b) Memoranda, or brief description, of caissons, piling, special foundations, or features, if any.

EXPLANATION:

The above specification of "Standard Cubic Contents" is adopted as a method of conveying exact basic facts about

a given building to all interested so that they may be subject to verification without misunderstanding. The basic facts should be the same to all. Each will use the figure in his own way. Valuations per cubic foot will vary with classification of the building, with quality as specified or executed, according to the judgment and purpose of the individual appraiser.

THUMB NAIL SKETCHES

"We believe in professionalism; it gives the amateurs a better chance."

"Man is the only animal with a chronic longing for the unattainable."

Real Estate Agent: "Well, what do you think of our little city?"

Prospect: "I'll tell you, brother, this is the first cemetery I ever saw with lights."

The driver used to wrap the lines around the whip and go to sleep for a few minutes. Now a driver wraps his car around a telephone pole and goes to sleep permanently.

Members of the Society who failed to receive the December issue of the Bulletin at the usual time will note that this issue is a combined December-January issue. The delay was occasioned by one of the Editors having a rather severe attack of the flu, and as the editorial staff has no understudies, when the staff is incapacitated, the work stops.

The Proposed Chicago Building Code

Commissioner Paschen in a circular dated December 22, 1928, predicts that the proposed Building Code will be completed about April, 1929. The Commissioner always was an optimist.

"Yes, Madelyn, we agree that the successful Architect is the one who has married into the wealthiest family in the city who hold most of the unimproved property and wield a tremendous influence over the remaining owners in the community."

Eliza Crosses the Ice

"I'm safe until I pass that tree. . . . It's beginning to snow; I should have started sooner, but I needed some rest. How dark it is! . . . But I can see the other side. . . . and the danger that lies between. It is quiet now. . . . Shall I run? No, there are lights in the distance. . . . They'll be here in a moment, seeking my life! I must be brave—but I'm afraid—afraid. If I can just reach the other side. It's all black and slippery ahead, and here they come—the hellhounds with their fiery eyes! It saps my courage to stand here and dread it. I must think of the blessed reward on the other side—shelter, warmth, food. I need food, but to be murdered and left in the dark, with no one to care—I shall go mad if I think about it. I must make the effort! . . .

"There, it's done! I'm safe! Once more I've crossed traffic alive, and in five minutes I shall reach the cafeteria and have my dinner!"

A contractor received an inquiry from a surgeon who wanted preliminary bids on several different sketches, with alternates for all kinds of materials and finishes. The contractor wrote back: "Am in the market for one operation for appendicitis, one, two, or five-inch incision with or without ether; also with or without nurse. Quotations must include putting appendix back and cancelling the order if found sound. Successful bidder is expected to hold incision open for sixty days, as I expect to be in the market for an operation for gall stones, and I want to save the extra cost of cutting."

Success?

"Many men who win what they go after are like Bismarck after he had beaten Austria. His nerves were shattered and his strength was gone. He collapsed in an inn and had to lie on a sofa far away from home. After the victory he had planned had been won, just when the nation was ready to shower congratulations upon him, his health broke down. For a time, his biographer tells us, he was fit for nothing but to turn over the pages of illustrated books. As we've said before, it is possible for a man to pay too high a price for what the world calls success."

"It is probably true that all of us get satisfaction out of life in proportion to our ability to dominate the minds of others.

Dominate may be the wrong word. Lead, direct, sway or influence will do just as well.

Our worldly position is determined by our success in communicating our thoughts and our point of view, lucidly and coherently. The aim of a writer is to make contact with others, and, speaking generally, the more minds he can reach the greater his power and satisfaction. If he is a poet, the writer's effort may be the expression of a mood or an emotion. If a philosopher, he may hope to sway opinion about such a fundamental concept as the purpose of government. If an advertising man, his mission may be to turn our preference from chewing gum to chocolate candy bars.

When we speak of self-expression what we really mean is that we wish to make ourselves understood. Often those who talk most about self-expression will hotly deny that they have any such motive, but search for a different motive will be futile. Nobody writes for the wastebasket or the furnace. Manuscript may find its way there, but the initial motive when pen was put to paper was to convey ideas to other minds.

The reason why we struggle to make contact with others is our unconquerable sense of loneliness. All of us entertain individual thoughts and feelings. To express these thoughts and feelings so clearly and vividly that others can grasp them and perhaps approve of them is the function of art whether the medium is writing, painting, music, acting, or sculpture. When we say that we want to express ourselves we mean that we want to let others know how we think and feel. If we reach thousands or millions we may actually be no happier than Crusoe on a desert island but it's the prospect and not the realization of happiness that keeps us struggling to make our voices heard."

WHY?

Chicago, Jan. 7.—Anent your editorials on "Pet Chicago Atrocities," permit me to state that I am a man of moderate tastes and of modest expectations in this life.

Less than one hundred years of industrial development in Chicago has produced a great many atrocities in art as you point out, but I have always looked on these as a fair beginning towards a greater Chicago. In consequence, I never expected, at least in this decade, that our Grant Park would be transformed into a Place de la Concorde, nor did I expect any Rodins to be strung along Michigan avenue, nor a Tier Garten out of Lincoln Park. The few atrocities you mention have never been sufficient to upset me very much but that I could swallow a dose of bromides and feel as good as new again.

As I peer into the future, however, I can see the greatest of all atrocities gradually coming into existence; one which I fear nothing but a change in environment will quiet my nerves. That atrocity will be The Tribune Tower with its contemplated additions.—Samuel Wolf, M. D.

A letter to the Chicago Tribune appearing in the January 10 issue.

If the learned M. D. considers the Tribune Tower an atrocity, the Bulletin would be interested in being advised of his opinion of the Tribune Tower's next-door neighbor to the north.