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READ PAGE 8**THE OCTOBER MEETING**

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

The regular meeting was postponed one week owing to the fact that many of our members have been invited and have accepted invitations to the Electric Association's banquet which is being held on the date of the regular society meeting, October 22.

THE SEPTEMBER MEETING

The September meeting of the Illinois Society of Architects was well attended.

Mr. Henry Penn, District Engineer of the American Institute of Steel Construction, discussed structural steel unit stresses and the design of fireproofing.

Mr. Penn was followed by Senator Harry W. Starr, who discussed the Sanitary District of Chicago.

Members of the Society who did not attend certainly missed hearing these two most interesting speakers.

Many Architects have called the office of the Illinois Society of Architects regarding a Reporting Service which has lately been organized. Neither the Illinois Society of Architects nor any of its officers have any interest either financial or otherwise in the new company.

The attached notice appearing in the Bulletin is again republished. Every member of the Society and every architect should be fully advised that neither the Illinois Society of Architects nor any of its officers have any interest whatsoever in any reporting service.

Every once in a while some Editor writes about something with which he is not familiar. If, however, his ignorance is clothed in smoothly flowing artistic expression, we accept the art and forgive the absence of fact; but when an Editor attempts to discuss a subject without knowledge of fact or smoothness of expression, it gives us a distinct pain.

In the September number of the "Western Architect" its absentee Editor flounders through a discussion of the subject "Height Restriction a Failure in Chicago." Ye Editor is mixed both in fact and expression. He should visit Chicago and New York once in a while. He might get exposed to something that would be helpful in discussion. He could even have copies of building ordinances and zoning commission proceedings forwarded to his retreat in Bradford Woods, Pennsylvania. These might inspire literary expression.

He is supposed to reflect the Western spirit in architecture, yet Pennsylvania is his western frontier. Brother McLean needs a whiff of Pennsylvania System smoke down about the Union Station, Chicago, to clarify his Pennsylvania Wood's atmosphere.

E. S. H.

THE ZONING CODE

The amendment to the Chicago Zoning Code that was passed recently permitting the construction of buildings rising 440 ft. from sidewalk without setbacks was again considered by the Zoning Committee of the City Council on September 30 and by unanimous vote the repeal of this amendment was recommended.

At the public hearing before the committee when the repeal of the amendment was being considered, among other organizations represented were the Illinois Society of Architects, represented by Alfred Granger, President; Chicago Chapter of the American Institute of Architects, represented by Howard Cheney, President; the Chicago Real Estate Board, represented by Clifton R. Bechtel, Chairman of its Zoning Committee; Building Managers' Association, represented by John T. Redmond, its President, and the Chicago Building Trades Council, represented by P. F. Sullivan.

There was a unanimous demand by all organizations for the repeal of the amendment excepting only the Chicago Building Trades Council who, through Mr. Sullivan, favored the removal of all restrictions on building heights.

BUILDING SLOWING DOWN

S. W. Straus & Company of New York, in a recent report of plans filed and permits issued in 557 principal cities and towns of the United States, calls attention to the fact that contemplated construction in August showed a loss of 18% from August one year ago and 11% from July of this year.

It might be noted that there has been some decline in the cost of some of the basic building materials. A number of cement mills have reduced their price from ten to thirty cents per barrel, and there have been some concessions made in other materials. The price of lumber, however, has been maintained by the simple curtailment of production.

An official of the Chicago Building Trades Council recently made the public statement that at present there are over thirty thousand building trades mechanics in Chicago out of employment.

THE BUILDING SITUATION

Our readers' attention is called to the editorial in the January issue of the Bulletin in which the Editor made a general prediction as to the volume of construction that might be expected for the year 1929.

During recent weeks there has been a general slowing up of contemplated improvements due in a very large measure to the impossibility of financing speculative projects. The investing public is in the stock market and apparently is not interested in real estate bonds, and of course the bankers cannot afford to carry real estate bonds with an interest rate from 6% to 6½%, as their surplus funds may be also invested in the call loan money market or otherwise that

will net a much larger return, as well as being invested in more liquid assets.

What is urgently needed in Chicago is a real estate bond exchange, similar to the exchange planned for New York City. At present the average net return on real estate investments is greater than the average return of even the best listed stock based upon present market prices. The difficulty is that real estate bonds are not liquid and there is no way in which these bonds may now be disposed of except by private sale.

The plan being developed in New York City will be watched with great interest by all interested in a continuation of prosperity in the building industry.

ANOTHER LEGAL OPINION

The Attorney General of Illinois recently rendered an opinion to the State Department of Registration and Education to the effect that all structures built in Illinois costing more than \$7,500.00 each must be planned by a licensed architect.

Recently the attention of the Attorney General was called to the fact that a certain contractor had been constructing homes on his own property and immediately offering these homes for sale; the contractor in this case having prepared his own plans for the houses so built and sold. According to the Attorney General he should have employed a licensed architect for every structure costing \$7,500.00 or more.

AMENDING THE CHICAGO BUILDING CODE

Notwithstanding recent news items in the metropolitan press to the effect that the proposed new Chicago Building Code would be ready for submission to the City Council by November 1, the Editor is advised by competent authorities that the code will not be ready for submission before sometime next spring; thus justifying the prediction made by the Editor in the May, 1928, issue of the Bulletin.

THE FIVE DAY WEEK

The five day week for building mechanics is now being considered by representatives of the Chicago Building Trades Council and the Contractors' Associations. In view of the slowing up of construction operations in general and the economic tendencies of the times, the Editor predicts that labor unions will soon be agitating not for a five day but for a four day week, and that within a few months many will be glad to have an opportunity of working even three days per week.

MORE PUBLICITY FOR ARCHITECTURE

The Committee on Public Information of the Chicago Chapter, A. I. A., have completed arrangements with the Managing Editor of the Chicago Herald and Examiner for the publication in the Sunday edition of that newspaper of a series of especially prepared articles for the Chapter, each on an important, outstanding problem in architecture.

The publication of the series began on September 29 and will continue for sixteen weeks.

A WAR MEMORIAL COMPETITION

Mr. Earl H. Reed, Jr., Advisory Architect for an Architectural Competition for a War Memorial, advises that the time for the receipt of applications for programs is extended to November 1, 1929, and that Mr. Egerton Swartwout will serve on the Jury of Award in place of Mr. Harvey W. Corbett, who is obliged to be in Europe at the time of judgment.

A NEW MEMBER

The Board of Directors at the regular October meeting elected William F. McCaulley a member of the Society.

ARCHITECTS CLUB—SEASON OF 1929-1930

The Architects Club enters upon its fifth year of public service with renewed enthusiasm for the work before it. In its five years of existence the Architects Club has firmly

established itself as one of the outstanding factors in the development of Chicago. No other club in Chicago has, in so short a time, gotten on to so solid a financial basis. This is entirely due to the untiring efforts and sound judgment of F. E. Davidson who has acted as Treasurer since the foundation of the Club. There have been a number of resignations from the original membership due to an idea that the location of the Club House is too far from the heart of the city, but in spite of these resignations the membership is steadily increasing and this increase is made up of men who apply for membership because they know the Club and its work and want to be in it. Inside of five years Eighteenth Street will be downtown and in 1933, when the Chicago Centennial takes place, the Architects Club will occupy a very strategic position immediately flanking one of the main entrances to the Centennial. The proposed changes of the Illinois Central Railroad in connection with its new terminal in no way jeopardize the location of the Club House but rather increase its value.

During the months of the past summer the regular Thursday lunches were given up and in their stead numerous golf outings were held which were greatly enjoyed by the members who participated. These golf outings terminated in a grand field day which was held at the Medinah Country Club on Thursday, September 26th, and proved to be the most successful day the Club has ever had.

Now the Thursday lunches are being held and to make them worth while events the Program Committee, of which our efficient and enthusiastic Secretary, Carl Heimbrodt, is Chairman, has prepared a program of unusual interest and importance.

Several very prominent Chicago business and professional men have expressed a desire to cooperate with the Club and will be scheduled for talks at these Thursday luncheons. Also several notable civic leaders and military men will have an opportunity of addressing us on interesting subjects.

Some of the possible speakers are State's Attorney John A. Swanson, Frank Loersch, Robert Maynard Hutchins, President of the University of Chicago; Professor Provine, Dean of the School of Architecture of the University of Illinois; Col. Manus McClosky, U. S. A., and Captain Evers, U. S. N.

One of the members is a very good friend of Will Rogers and believes he could persuade the cowboy comedian to stop off and see us. Another member assures us that he may be able to interest Knute Rockne, football coach of Notre Dame, and Jack Dempsey, ex-heavyweight champion of the world.

The subjects which these gentlemen would submit are widely diversified and it is hoped will be supported by the Club members.

A very definite problem presents itself to the Program Committee each year and this year is no exception. This problem is the preparation of a series of programs that will be of especial interest to the majority of the Club members. The Program Committee has given this problem a great deal of thought and consideration and is ready to receive suggestions and constructive criticism.

Every member of the Club should make it a point to attend these Thursday lunches which are promptly adjourned at 1:45. With such a list of speakers as outlined above, each member should have a personal pride in giving these distinguished guests a rousing reception.

In addition to the Thursday lunches the Entertainment Committee under the chairmanship of Charley Haynes, who originated the golf tournaments, plans a series of evening parties which will be real get-together affairs where we are promised "excellent food, good music, unusual entertainment and ?." I quote the notice for the first of these parties which is set for Thursday, October 10th. Just what ? stands for I leave to each man's fertile imagination, feeling sure (such is my confidence in Charley and his associates) that it will be something worth while.

On its serious side, the Club has been and is working in close collaboration with the Chicago City Plan Commission, the Chicago Chapter, A. I. A., the Illinois Society of Architects and the South Park Board in all those activities which are making Chicago the wonder city of America. Let us all co-operate to carry on the good work and make this season the best the Club has thus far known.

ALFRED GRANGER, President.

THE CUNEO TOWER

The special right to construct a sixty-story building at Michigan Avenue and Randolph Street was recently carried into the courts of Cook County.

The attorneys for the objecting property owners allege that the amendment to the Chicago Zoning Ordinance under which the permit for this building was issued is invalid because it not only authorizes the construction of a building of a larger volume than is permitted by the general zoning law, but also alleges that the amendment discriminates against neighboring property owners without reasonable basis for distinction; that it fails to provide for substantial open spaces in requiring that the structure front on a park, as park dimensions are not limited; that it violates the state and federal constitutional provision forbidding the confiscation of property without due process of law; that it is vague, indefinite and unenforceable in that it does not locate the 100 foot street required thereunder; that it violates the city zoning code by opening the way for evasion by owners of property adjacent to favored sites who may erect 440 ft. annexes without setbacks.

We might also record the fact that the Corporation Counsel's office of the City of Chicago formerly advised the Zoning Committee of the City Council that the amendment was invalid. The outcome of the case will be watched with interest by all architects.

On September 25 the following resolution and ordinance was passed by the City Council of the City of Chicago:

"Whereas, There was issued by the Commissioner of Buildings on the 8th day of July, 1929, Building Permit No. B-33313 to John F. Cuneo for the construction of a building on the premises commonly known and described as 151-157 North Michigan Avenue, Chicago, Illinois; and

"Whereas, There is pending before the Committee on Buildings and Zoning of the City Council a certain hearing with reference to a certain proposed amendment to the zoning ordinance of the City of Chicago, having for its purpose the repeal of the amendatory ordinance of June 14, 1929, under which said permit was issued; and

"Whereas, Grave doubt exists as to the validity of the amendatory ordinance of June 14, 1929, under the terms and provisions of which the said permit was issued to the said John F. Cuneo, the Corporation Counsel of the City of Chicago in an opinion rendered on September 10, 1929, having held said amendatory ordinance to be invalid and beyond the powers conferred upon the City Council by the legislature of the State; and

"Whereas, The validity of the said ordinance will shortly be submitted to the courts for decision, and the best interests of the public will be subserved by the revocation of the said permit; now, therefore,

"Be it ordained by the City Council of the City of Chicago:

"Section 1. That the Commissioner of Buildings be and he hereby is ordered and directed to revoke Permit No. B-33313 issued on July 8, 1929, to John F. Cuneo for the construction of a building on the premises commonly known and described as 151-157 North Michigan Avenue, Chicago, Ill.

"Section 2. This ordinance shall be in full force and effect from and after its passage and approval."

ANONYMITY

"Architectural anonymity has its great advantages. It is often disguised as 'associates,' incorporated groups or otherwise. Anonymity is difficult to retain in these days, especially in architecture, and the responsible party is bound to receive praise or condemnation as the case may be. In the case of architectural anonymity under the guise of an association, however, the advantages are not to be denied. If the job turns out to be a 'dud' each 'associate' can pass the buck to others as responsible and no one is in fault.

"The designation 'ARCHITECT, Plaza Commission, Inc.' is attached to the illustrations of the new Civil Courts Building, St. Louis. This means nothing to us and we can ease our minds as to the culpability of cherished friends in St. Louis because we do not know who constitute 'Plaza Commission, Inc.' Should we learn, the friend can be excused on the ground of contributory negligence.

"Are advertisements read or rather noticed? They are when an illustration of a newcomer building is displayed. This is demonstrated by the comments about the Civil Courts, St. Louis. Unfortunately, advertisers do not censor their advertisements from the architectural aspect. The big contract they had is the big thing to them.

"Civil Courts appears to be a rectangular prison set on end, covered with a light stone facing. The walls are punctured with regularity and precision by rectangular windows, each one exactly like the others. A frieze around the top of the shaft has the inevitable diagonal barred openings like the gates in office railings. The entrance of several stories has the usual two Dromio Doric twins and entablature. Had the entrance been made absolutely plain, it would have been more impressive. The beauty of the Washington monument is that it starts 'cold' from the ground with no disturbing frills at its base.

"And above the hereinbefore mentioned frieze is a low basement story surmounted with a multi-story classical temple entirely surrounded by Ionic columns and entablature, topped out with an attic story and stepped pyramidal roof. It just had to be in America—but why? What ancient architect would so far forget himself as to hoist his temple to the top of a twelve-story building?

"The St. Louis Plaza held forth architectural opportunities seldom offered and they are to be solved, evidently, by a safe and sane triteness that belongs to the category of 'just another one of them things.' Why?"—Mr. A. T. North, in the "Passing Show", September Issue, The Western Architect.

SPECIFICATIONS AS A GUARANTEE

"During the past year numerous complaints have been voiced by contractors in various sections of the country against a class of architects whose methods of letting contracts are unethical according to the standards of their own profession, and unfair in that they often result in shoddy buildings where the owner expects something better. Their primary concern in letting a contract is to obtain the lowest possible figure without regard to the fitness of the contractor to construct a good building, and to rely on the plans and specifications as a guarantee to the owner that he will receive just as much value as would have been obtained by paying a higher price to a contractor with an established reputation for high grade construction. In beating the price down these architects frequently set up cut-throat competitive conditions that drive reputable contractors away from the work, and leave the field open for that class of builders who either do not expect to build well or who are unable to build well.

"This does not imply that every low-bid contract results in a poor building. A majority of architects, particularly those of long standing, accept bids only from those contractors who are known for their ability and desire to do good work. Even in open competition it very often happens that a capable and reliable operator can underbid his competitors and still construct a good building because he has a superior knowledge of job methods and organization. It also frequently happens that this same contractor can bid lower than even his cheap competitors, and put up a better building through having a knowledge of material and design costs that enables him to suggest changes to the architect which are accepted with a view to effecting economies without in any way detracting from the architectural or structural features of the project.

"That the architects, usually young men in sharp competition for business, who resort to the methods referred to above, are not interested in high class building construction, was reflected in the views of one of them recently, when he defended his methods before a contractor who took him to task for letting a contract to a man whom the architect admitted he knew to be unable to perform good work at the time the contract was awarded.

"This architect stated that the public is unwilling to pay the price for good buildings. That this argument is fallacious is evident, since the same public is willing to pay the price of quality for other commodities. The building public will be equally ready to pay the price for building quality if the architects will take it upon themselves to explain to their clients the impossibility of purchasing more than a dollar's worth of value for a dollar, and the hazards of owning and managing a shoddy building.

"It is recognized that competition is as keen among architects as it is in any business. The architect who can offer the most for the least money is successful. It is a misconception of what constitutes offering the most that leads this class of young architects to the mistake that must ultimately brand them as shysters in their profession. That the cost of a building does not end when the contract price has

been paid in full is a point that is evidently overlooked by them. In inducing a prospective client to retain them for architectural services on a building, they stress a low contract cost and the fallacy that an air-tight set of plans and specifications are a guarantee against shoddy workmanship and materials.

"Plausible as the argument may seem to a layman, it could not be more unsound in light of what actually does happen. The same public that buys building construction knows that in other fields bargains as a rule are myths. It has been educated to the fact that quality costs money, but that in the end it pays dividends, and that more often than not the higher initial cost means the ultimate bargain. Added to the initial cost of a building should be the ever present cost of repairs and general maintenance to determine the final or total cost. That inferior workmanship and materials result in rapid deterioration and decreased revenue or in higher maintenance and repair costs is incontestable. These are points that are not explained to the owner who is led to place his confidence in specifications.

"To defeat both the letter and the spirit of the tightest set of specifications ever drawn is so simple a matter that even the most experienced inspector can stop only a little of the activities of a contractor who deliberately sets himself to the task of skinning a job; and when an architect skins the price, it can be taken as a foregone conclusion that the contractor will skin the building—plans, specifications and inspection notwithstanding.

"The whole thing resolves itself into a matter of immature reasoning and inexperience, and the solution perhaps rests with the architects' associations, one of whose duties, in addition to formulating high ethical standards, is to educate its younger members in ways of conforming to these standards."—The American Contractor, October 5th.

The above editorial deserves the careful study of every architect.

"When we build, let us think of building—forever."—John Ruskin.

"The sentiment is noble, but is the sense good?

"Factory construction forty years ago was so different from modern standards that the old buildings are nearly worthless. Only the walls of apartments twenty-five years old have any value. To make them habitable, rentable, and economically valuable the interiors must be rebuilt. Even houses, a generation old, are inadequate and require extensive overhauling.

"An automobile, although built to last a lifetime, is a monstrosity in fifteen years. A ten-year-old dress suit, even if designed by a king's tailor, makes the wearer look like a character from a Dickens' novel. A woman's dress is unwearable in three years.

"Look at the pictures of the gay nineties. If the furniture, bric-a-brac and clothing, shown in a sketch, were offered for sale at auction, the highest bid would be less than \$10.

"What is the conclusion?

"With history warning us that change is as certain as the tides, is it wise to pretend that we are building our house for our great-grandchildren? Would such an attitude be foolish?"—The Latch String.

BUILDING HEIGHTS AND GROUND VALUES

"A research conducted for the American Institute for Steel Construction shows that the possible structural height of steel buildings is around 2000 feet, but the economic height is around 75 stories. On the basis of the cost of land being \$200 per foot the maximum return will be had from a 63-story building, while land selling at \$400 per foot requires a 75-story building to bring the maximum return.

"The committee conducting the research considered the following factors: Value of land; absorption of rental area by service factors, such as elevators, heating and other service facilities; operating cost of upper floors; construction costs of upper floors; and efficiency of architectural design and layout.

"Some of the things not considered by the committee, however, are traffic problems caused by a number of large buildings in a small area, and necessity caused by demand for space in a concentrated area. Certainly the former is a big problem which is being solved very slowly if at all. There does seem to be a tendency, particularly in New York City and in Chicago to get away from the established centers even for the erection of skyscrapers. This factor

means lower ground costs, hence requires less height to bring a fair return on the investment, and at the same time aids in solving the traffic problem.

"Nevertheless, the deciding factor in the height of buildings is the demand for space in a certain area, and since business is being educated to the fact that it is no longer necessary to be located in a given district in order to function properly, it will be quite some time before it is found necessary to build 75-story buildings as a common practice."—From the American Contractor, September 28, 1929.

ROOFING CONTRACTORS' ASSOCIATION

The Roofing Contractors' Association of Cook County have recently inaugurated an inspection service. The association will without cost or expense to any owner or architect check and certify to specifications and be responsible for application, provided the roofing contractor is on the association's list of authorized contractors.

"Commercial Roofs" not so certified will be outside of the jurisdiction of the association and the association advises that "deliveries" are likely to be of quantities and qualities which fit the contract price, and suggests that any roofing contractor who delivers or furnishes any more is simply putting himself out of business.

The Editor suggests that architects interested on good roofing investigate the plan of the Roofing Contractors' Association of Cook County.

AN INTERESTING DISTINCTION

A recent court decision makes a rather nice distinction between an alteration to an existing building and an addition thereto. In general, the court rules that an addition erected to a building to constitute a building within the meaning of the Mechanics' Lien Law must be a lateral addition and must occupy ground outside of the limits of the building to which it constitutes an addition.

The court defines an alteration to a building as an addition to its height or to the extent of its interior accommodations, but any addition made to the building outside of the outside walls of the original building must be classified as an addition and not an alteration.

AN ARCHITECTURAL DILEMMA

"Charles Kyson, Consulting Architect for a large building and loan corporation in California, has observed that only 3 per cent of all the buildings upon which his organization loans money have been planned by certified architects. Anticipating some of the comment on this report he writes in Pencil Points, "This might be easily met by the criticism that a very large percentage of these buildings are only small houses and in consequence are not worth the time or the attention of the architect. It is well, however, not to lose sight of the fact that many of the builders and owners of small houses rise to larger fields of constructional activities and the standards, habits and practices of their small-house days are carried into larger building endeavors. Under this system the architectural profession has left no impression in the minds of these people that the architect is at all necessary, and so in their larger work he is not employed. Then, too, the architectural taste of the public is greatly influenced by the artistry or its lack as seen in the small house. It is worth the time of the architectural profession to determine some method by which it can be of assistance to the builder of the small home—to assist him somehow and so impress upon him the value of trained architectural service."

As to his own contribution to the discussion, Mr. Kyson says, "It seems to us that the architectural profession has a problem of advertising and publicity on its hands and that an intelligent, consistent, and continuous advertising and publicity campaign over a period of years would do much to win back the lost ground. Apparently some of the gentlemen of the profession differ with this point of view and consider it to be unethical and beneath the code of ethics and professional dignity. These gentlemen may be right and, then again, they may not. We have seen other professions and businesses turn aside from the timeworn paths of tradition and by accepting and facing conditions as they are, they have advanced the standing and repute of their profession to a truly remarkable degree."

SOMETHING TO THINK ABOUT

"Wage workers have more than trebled the value of their individual production during the last thirty years, according to a statement by Ralph F. Couch, a Washington statistician in his syndicated graph published in the daily newspapers. In other words, the per capita production of the workers has increased from \$2,460 in 1899 to \$7,500 in 1929.

The increased output per worker seems to have been a steady and even gain, the per capita production having reached the \$5,000 mark in 1914, and continuing at approximately the same ratio until the present time.

According to the 1920 United States Census report 12,818,524 of the 41,614,248 gainfully employed were engaged in the manufacturing industries.

On the basis of a trebled output in the thirty years following 1914, it would require less than 5,000,000 workers to produce all needed manufactures.

What do we as a nation propose to do with the nearly 8,000,000 now engaged in manufacturing industries, who will then no longer be required?

Were this condition to apply solely to manufactures, it would be serious enough in itself; but as the same condition exists in agriculture, railroads, Federal service, etc., it seems but reasonable to assume that, by reason of the growing efficiency of our workers, the great problem for statesmen and economists, in the near future, will be how to find employment for our population.

Under our present complex system of production, it is virtually impossible for workers to employ themselves. They must depend on a few for employment, and under existing conditions, this means, for their very existence.

How then, to insure employment for our people, in the near future, is indeed a very serious problem, which, if not adequately solved, threatens to mar, if not to destroy, our prosperity.

Means must be found which will enable all who are willing to work to satisfactorily employ themselves."

AN ELEVATED BOULEVARD FOR THE WEST SIDE

The West Park district is to have an elevated boulevard extending from the western city limits to the heart of the city, if the voters say yes at the election November 5th. At that time a bond issue of \$20,000,000 is to be submitted for public approval. The route selected for this improvement is one of the superhighway routes recommended by the Chicago Plan Commission's Committee on West Side Street Improvements, of which Col. Albert A. Sprague is chairman. The plans for the improvement are those which have been prepared by the technical staff of the Plan Commission, and which have been approved by the West Chicago Park Commissioners, Dr. John Dill Robertson, President. The boulevard is to follow along the northern right-of-way line of the Chicago and Northwestern Railroad in Austin Street and in Kinzie Street.

The proposed elevated boulevard will extend from Austin Boulevard, the western city limits east to the heart of the city. The eastern approach will begin in a broad plaza at the intersection of Canal, Milwaukee and Lake Streets. The roadway will rise on a gradual incline from that point to an upper level at Fulton Street; then will extend north in Canal Street to Austin Avenue on viaduct construction, similar to that in Michigan Avenue. It is planned that both the North Bank Drive and the proposed elevated structure in Illinois Street shall connect with the Austin-Kinzie Boulevard, thus giving traffic on that boulevard a choice of three routes at the eastern end of the proposed improvement.

Austin Avenue today is 80 feet wide, and the improvement will follow that street, at that width, from Canal Street to Ogden Avenue. It will cross over low-level railroad tracks between North Water Street and Jefferson Street, and will pass beneath the elevated railroad structure in the block between Jefferson Street and Desplaines Street. The section of the improvement between Canal Street and Green Street will consist of viaduct construction similar to that in Michigan Avenue between Lake Street and Grand Avenue. From Green Street to Ogden Avenue the elevated roadway will be carried on a fill.

Between Ogden Avenue and Austin Boulevard, the western city limits, the improvement for the most part will be constructed in Kinzie Street. Between Ogden Avenue and Oakley Boulevard the roadway will be carried on a fill 80 feet wide, and it will be located adjacent to and parallel with

the north right-of-way line of the Chicago and Northwestern Railway. Continuing west from Oakley Boulevard, the structure will have a width of 80 feet, and will consist of viaduct construction to Sacramento Boulevard, this section crossing the large railroad yards west of Western Avenue.

From Sacramento Boulevard to Springfield Avenue the boulevard will consist of a fill, 80 feet wide, placed between retaining walls and constructed adjacent to and parallel with the railroad right-of-way. From the east line of Springfield Avenue to North Kenton Avenue the structure will have a width of 80 feet, and will consist of viaduct construction, this section crossing the large railroad yards west of Crawford Avenue.

Between North Kenton Avenue and Pine Avenue the structure will have the same width of 80 feet, and will consist of a fill between retaining walls, the improvement lying adjacent to and parallel with the railroad right-of-way. Between Pine Avenue and Waller Avenue, the boulevard will consist of viaduct construction, still 80 feet in width; and from Waller Avenue the roadway will be carried on an inclined approach built on fill between retaining walls parallel with the railroad, descending to the normal ground level at North Menard Avenue.

In the studies made by the Plan Commission's technical staff, and in the recommendation approved by the Committee on West Side Street Improvements, inclined connections, or ramps, between the boulevard level and the normal street level were suggested at the more important north-and-south streets, such as Halsted, Racine, Ogden, Ashland, Damen, Oakley, Sacramento, Kedzie, Central Park, Hamlin, Crawford, Cicero, Laramie and Central Avenues. In the areas where ramps are provided, the structure is to have a width of 109 feet, in order to provide room for the ramps. The exact location of these ramps is yet to be determined by the West Chicago Park Commissioners, but the plan is to have the ramps so placed that traffic will leave the important cross streets and enter the elevated boulevard directly; but boulevard traffic instead of being delivered into the important cross streets at the same points where the up-ramps are located will be delivered into the next cross street in order to avoid confusion and congestion.

The viaduct section of the structure will consist of steel construction, encased in concrete, supporting reinforced concrete deck slab, on which the roadway pavement will be placed directly. The average overall width of 80 feet will provide for a 60-foot roadway, a 6-foot walk extending along the south side of the structure, and a 14-foot walk along the north side of the boulevard. The sections of the improvement constructed on fill will have the same dimensions and provision for walks as provided for on the viaduct sections. It is proposed to divide the 60-foot roadway into three sections, two sections for moving traffic and one for parked vehicles serving the buildings which undoubtedly will be erected along the northern edge of the boulevard improvement.

The total estimated cost of the improvement complete is \$22,862,000, which includes \$1,393,000 for land taken, \$4,228,000 for buildings damaged, and \$17,241,000 for construction. The length of the structure as planned is 6.67 miles, of which 2.4 miles, or 36% of the distance, consists of viaduct construction, and 4.27 miles, or 64%, consists of a fill.

The difference between the amount of the bond issue, \$20,000,000, and the total estimated cost of the improvement, \$22,862,000, it is the expectation of the West Chicago Park Commissioners will be taken care of by Cook County out of the gasoline tax receipts, which seems logical and proper, inasmuch as this proposed Austin-Kinzie elevated boulevard will actually become an extension of Lake Street, which is State Route No. 5. HUGH E. YOUNG, Chief Engineer, Chicago Plan Commission.

CORRESPONDENCE

September 30, 1929.

Illinois Society of Architects.

Gentlemen: It was a great source of satisfaction, as well as encouragement, to me to note the recent article, entitled "Dangerous Buildings" in the last issue of the Illinois Society of Architects' Monthly Bulletin.

I believe we will all admit some wonderful progress has been made in the last few months along this particular line. To date about 800 old, delapidated, unsightly and unsafe buildings have been removed and we still have between 200 or 300 more on our list.

I wish the publishers of the Bulletin to know that I am grateful for the expression of appreciation to me for my efforts along this line, and I shall be glad for any suggestions that will help toward the beautifying of our City.

Very truly yours,

CHRISTIAN P. PASCHEN,
Commissioner of Buildings.

September 24, 1929.

My Dear Granger:

I enclose a clipping from the "London Observer" which I am very fond of reading. It is the outstanding paper to aid one who cares to keep in touch with European affairs.

I have been heartily in sympathy with the splendid stand of the Chapter on the "Cuneo" attack on our Zoning ordinance. This article may be of some interest to the Editorial Committee of the Monthly Bulletin.

Very truly yours,

W. B. MUNDIE.

The clipping follows:

DREAMS OF A NEW PARIS

"The interest which Parisians are taking in the development of their city is being shown in all sorts of ways. Recently the 'Journal,' one of the most important of the daily papers, organized a congress on the extension of Paris. Afterwards, that enterprising weekly review, 'L'Europe Nouvelle,' devoted a special number to the subject, and books on one or another aspect of it are constantly coming out.

"The problem is indeed a double one—what to do to prevent the overcrowding and congestion of the centre of Paris, and what to do to develop its outlying and constantly increasing circumference in a rational manner.

"The latest contribution to the first part of the problem is contained in some articles which have been written by several architects and appear as a little volume. What is wanted, they all agree, is boldly to cut open spaces out of the centre of Paris. M. Henri Mazet would like to see an area at least as wide as the Tuileries Gardens created all along the right bank of the Seine, by sweeping away everything between the north side of the rue de Rivoli and the quays, and leaving only the Louvre and the Hotel de Ville and the church of St. German l'Auxerrois standing as monuments in a broad riverside garden, which would extend from the Gare de Lyon to the suburbs beyond Passy.

Offices of Glass

"This may sound like a pretty idea quite impossible of realization in view of the proprietary rights to be bought out, but M. Le Corbusier, one of the ablest and most enterprising of younger French architects, is quite prepared to show how the thing could be done to the satisfaction of property owners and the profit of the community. He would not be satisfied with gardens along the banks of the river, but contemplates a new Paris, in which only five per cent of the area would be covered with buildings and the remainder laid out as roads and open spaces. Nowadays, he says, we can build ten times as high as we could before, and consequently we could construct a Paris of enormous pyramids of buildings, which would give the same accommodation as today on a tenth of the area.

"Of course, it would only be office accommodation, for no one will live in the centre in the Paris of the future. The enormous profits of the rebuilding would be used to lay out beautiful garden cities as far from what is now Paris as Mantes, on the Seine, or Lagny, on the Marne. The pyramid buildings would contain only offices, but what offices! Every room would have not windows, but a whole side entirely of glass, which could also be entirely opened to give air. Viewed from without, the pyramid building would not show a single stone, only tiers upon tiers of shimmering glass and wide openings.

"The vast constructions would be so far from one another that there would be a Métro station in the basement of each, with public lifts running to the many floors. The Métro would, of course, go out to the far suburbs, and every line serving these would go right through Paris, instead of

having a terminus station at a point within it. The only terminus stations would be those of the main long-distance lines.

Far Afield

"Of course, this centralization of business in Paris would involve the decentralization, not only of residence, but of much else as well. Paris is at present the centre of many things besides government. The Polytechnique and the Ecole Militaire might go as far as Metz, though that is further than Woolwich. The University could go to Sceaux, though that is nearer than Oxford or Cambridge, while the Academy of Medicine could be sent to Montpellier and the Conservatoire of Music and Declamation to Toulouse. Those are the destinations which M. Funck-Brentano, the historian, who also contributes to the volume, assigns to them. As for the Chambers, he would send them to Versailles, and the Government offices to Bourges. After all, they were all moved further still during the war, and nobody was much the worse.

"While these rather far-flung plans are being developed by unofficial persons for the centre of Paris, official action of a practical kind is being taken about the town-planning of Greater Paris. One of the difficulties about co-ordinating the work is that the legislators, with a curious lack of foresight, passed a law as recently as 1919, which gave each commune an independent right to draw up its own town-planning scheme, and there are now seventy-nine communes, which are already included in what is generally accepted to be the Paris area. In 1919, however, the fortifications, though already doomed, were still in existence, and nobody conceived a Paris which could extend beyond them, or a Métro line which could have its outer terminus further than at one of the City gates. Now the fortifications are destroyed, or nearly so, the Métro is already pushing out into the suburban wilds, and Greater Paris has become an entity.

Regulation of Town-Planning

"It is in sympathy with this new conception that the bill which M. Tardieu will shortly bring before the Chamber has been prepared. In future town-planning will be by 'regions,' and not by communes, and the plan for the Paris 'region' will include, not only the Department of the Seine, but a large part of those of Seine-et-Oise and Seine-et-Marne, all of whose communes will have to make their local projects conform to a larger scheme. There will thus be less chance of the repetition of the incident of a municipal council which insisted that a main-road extension should pass, not up the main street, but by a circuitous route, along which all the members of the council had suddenly become landowners. It may be added that as they could not push the matter through before the local elections, they were replaced by a council whose ideas about the line to be followed were not the same.

"This true story gives point to another and very important provision in M. Tardieu's bill. It establishes the principle that a public authority, in carrying out an improvement, has a right, not only to acquire compulsorily the land necessary for the improvement at the price which it could command before the improvement was contemplated, but to associate the public in the increased value, and the profits which will accrue to private owners of adjoining property as a result of the improvement."—London Observer, September 1, 1929.

THE "STOCK PLAN" HOUSE CAN NEVER HAVE A SOUL

Recent issues of several magazines contain an advertisement inserted by a well established manufacturer of materials used in buildings. It is stated that the plans and specifications of the house illustrated in the advertisement may be obtained for fifteen dollars. This manufacturer is not alone in the field for there are many magazines, newspapers, "plan factory" catalogs, building supply dealers and manufacturers who have entered into this movement to supply the public with plans and specifications. It is barely possible that they believe they are rendering a public service.

The purchaser of stock plans rarely obtain the house as designed, for changes are usually made by the owner. Relatives, well meaning friends and even the carpenter and mason offer many suggestions that are thoughtlessly

accepted without realizing their effect on the design. Architectural supervision that would safeguard the owner against the pitfalls of building, is not included in the price of stock plans, a fact overlooked by the purchaser.

Experience has shown that no two families require exactly the same type of house. Individuals and personalities do not admit of standardization in a matter that affects their welfare and environment. Standardization can be carried to the point that all houses in a community are exactly alike with the well known result of a monotonous, uninteresting, soulless place in which no one would willingly want to live.

Architects perform a public service to the individual and the community that it is impossible for the sellers of mass production plans to give. It is fact and not theory that environment has an important bearing on individuals and their personalities. The house is the foundation of American home life, American independence, happiness and liberty. Environment conducive to this, must be kept intact for the individual and the community at large. The architectural profession can and is contributing to this public service.

Under the direction of capable architects, houses are designed in correct relation to their place and importance in the community. Due consideration is given to the immediate surroundings of the neighborhood and site. Rooms are so placed that they receive adequate sunlight and pleasant views are preserved for the most important rooms. The house designed to express the owner's personality, often arouses within him through the right environment, the desire for the better things in life. Children are reared in an atmosphere, in which the house plays no small part, to become good citizens and to prize the integrity of honest living. The architect, after studying the owner's family, designs a house in which it is convenient to live and one that furthers American ideals.

It is only through personal contact and study of the individual family that a house suited to its needs can be built to serve it. This is a function of the architect. Its importance cannot be disputed. It can never be sold as a part of a "stock plan."

BENJAMIN F. BETTS,
The American Architect,
October, 1929.

S. O. S.—HELP! HELP! HELP!

Several matters of tremendous importance to the architectural fraternity in Michigan are now at a critical stage. Already a great amount of time and attention has been spent upon these by the old dependables, that small half dozen members who always respond when called upon and who, therefore, are always called upon in time of need. This small group is now veritably swamped with Society work, so overburdened that help is needed, willing help which can be depended upon to take the active initiative and to give a certain amount of time and work to the problems at hand. The officers and directors are giving so much of their time and attention—and so much more is needed than they can give, that they must have help.

The profession is in a most critical situation, perhaps the most critical in its history. The great majority of Architects in this State are suffering from lack of work and are barely able to struggle along. Several of the small offices have closed their doors, several more will have to shortly.

We have made a noble effort to strengthen our stand. We fought tooth and nail at Lansing to obtain more favorable legislation. We carried the fight to the last ditch, only to be beaten by an unexpected and unlooked-for adversary.

We are now fighting to hold our own in the new Detroit Building Code. While this Code permits the speculative builders to do just what 95 per cent of them have always been doing in the past, they are fighting it with every means they can muster. Men who have, in the past, come to us for help have now turned against us. We must have help and lots of it.

There are other matters of critical importance. At a time when we appear to be weakest the contractors are strengthening their position by entering our own field and attempting to wipe out the Architect by offering to do architectural services gratis.

Charles Bowles, candidate for Mayor of Detroit, announces in his platform his intended establishment of a City Architect's office to wipe out the "excessive fees" paid for Architect's service!!!!

We are up against a big fight. This fight belongs to all Architects. If you expect to go on doing business you must do more than to sit by complacently, or give us an occasional pat on the back. We need cash. Many of you haven't even paid your back dues. God knows they are small enough.

We need the help of the bigger offices. Most of them have been content to rest on their oars, satisfied that their own momentum will carry them through. They let us know that they are with us—just as do most of the others, but what we need is ACTIVE help.

In the last issue of the "Nation's Business," published by the "American Chamber of Commerce" at Washington, a big contractor takes a crack at the Architects that no red-blooded Architect can read without wanting to do murder.

Because we have worked so hard to protect our clients we have not taken time to see what is going on around us. The world at large does not know who we are. We are frugal in spending money to let the world know who we are or to protect our own interests. We seem willing only to applaud while a few try to fight for our mutual salvation.

This organization was formed to take care of the business side of architectural practice, but your officers and directors cannot do it single handed. We need your help. We need the active personal help of the larger and better known men just as much as we need the help of the smaller offices.

Thursday evening, September 26, the first regular fall meeting of the Society will be held at the Scarab Club. For your own, as well as the general good, be sure to come out, hear the details of these important topics, and volunteer to lend your assistance. We are counting on you.

LANCELOT SUKERT, President,

In September 24 Weekly Bulletin.

Michigan Society of Architects.

[The Architectural problems in Michigan are the same as in Illinois.—Editor.]

THUMBNAIL SKETCHES

"Don't kick a man when he is down—he may get up."

"A good deal of room at the top is made by gentlemen who have gone to sleep there and fallen off."

The new offices of the Society have been moved to Suite 1013-1015, 160 North LaSalle Street, which is the same building.

"A recently invented clock assumes the usual duties of a responsible housekeeper. At any time desired, the timepiece turns the lights in the home on or off. Besides showing the time of day, it has two additional hands to indicate the day and the month.

"Outwardly resembling an ordinary clock, the new device contains a built-in electric motor that takes its supply from the house current. Accidentally deprived of this power source, it will still run for four days without winding. When the current is again turned on, it will 'pick up' the lost windings."

"Very few men wake up to find themselves famous. They generally dream they're famous and then wake up."

The Architects Club of Chicago held the Annual Golf Tournament, September 26, at the Medinah Country Club. The prizes were numerous and beautiful. Architect Albin Lawrence won the Club Trophy, a beautiful silver cup. He had the low score for architects which won the electric refrigerator donated by R. Cooper, Jr., Inc. There were about forty architects and about sixty other members who took part in the Tournament and the entire day was one of enjoyment. It was pronounced by all the best party that was ever given by the Architects Club of Chicago. Those who did not attend certainly missed a glorious day.

A MESSAGE OF SUPREME IMPORTANCE!!!

Dear Member:

You will remember what Mark Twain said about the weather—everyone forever grumbling about it, but he'd never seen anyone *do* anything about it.

And, for years, we've been complaining about the ignorance of the public—how little they understand about the need and the value of architectural service, etcetra, etcetra. But no one, up to the present, has done very much about it.

Now the Illinois Society of Architects has launched a carefully planned, state-wide program of education.

The enclosed folder, "Just What Does an Architect Do for His Client?", is the first of a series of informative pieces to be mailed to a selected list of 10,000 throughout the State of Illinois.

Each of these folders will set forth the major functions of an architect or tell of the specialized training, natural ability, integrity and other qualities of a recognized architect. They will stress the fact that an architect is entitled to a fee commensurate with the value of the service he renders.

We are counting on you to lend this educational program your support in every way possible. We have a few extra copies of this first folder available. If you can use them judiciously please let us know about it.

Sincerely yours,

PUBLICATION COMMITTEE,
ILLINOIS SOCIETY OF ARCHITECTS.

F. E. DAVIDSON.

JOHN REED FUGARD.

LEON E. STANHOPE.

E. S. HALL, Chairman.