



# ILLINOIS SOCIETY OF ARCHITECTS

## MONTHLY BULLETIN



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Vol. 14

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Nos. 6 and 7

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### THE JANUARY MEETING

The January meeting of the Illinois Society of Architects will be held at the Architects Club of Chicago on the evening of January 28th.

### THE NOVEMBER MEETING

The feature of the November meeting of the Society was a showing of pictures of the development of Washington—its past, present and future. Secretary of the United States Treasury, Honorable Andrew W. Mellon, sent to the Society a paper describing the historic development of the City of Washington, which was read by Mr. Howard L. Cheney, President of the Chicago Chapter, A. I. A.

### THE BUILDING SITUATION

Building Commissioner Paschen's annual report officially calls attention to the vast drop in the volume of building construction in the Chicago territory during the year 1929 as compared to 1928 and previous years.

The recent survey completed by Post Master Arthur C. Lueder discloses that in the Chicago territory there is a vacancy only of 4.7% in residential and store buildings.

Real estate men maintain that the 4.7% vacancy factor brings Chicago close to an actual building shortage when the normal increase in population is considered. Well informed real estate men allege that the only class of buildings for which there is a greater supply than normal demand is office buildings and apartment hotels and advise that the vacant office space is being absorbed at the rate of about a million square feet per year.

It must be remembered in connection with the alleged building shortage that the primary cause of the great recession in the volume of construction in the Chicago territory was brought about by the diversion of funds usually available for building loans to "bootleg" stock market loans.

Another important factor was the collapse of some of the well-known real estate bond houses who are alleged to have underwritten building loans in some cases for an amount in excess of the cost of the building and ground. The fact that the interest on the bonds so underwritten have in many cases been defaulted has resulted in literally scaring off investors in this class of securities.

For some months it has been exceedingly difficult and in some cases impossible to secure a reasonable building loan on most classes of construction. Banks and brokers who usually handle this class of business found it impossible to dispose of their securities and obviously, if real estate bonds or mortgages cannot be sold, they will not be underwritten.

Ex-Building Commissioner Henry Ericsson, in a recent issue of the American Contractor, forcibly calls attention to this fact. However, it is probable that the re-adjustment of the financial structure of our nation after the recent crash in the stock market may release considerable funds that may again be available for investment in building loans, and just as rapidly as these funds are released there will be a noticeable increase in the volume of building construction.

It is the Editor's belief, after a most mature study of the situation, that it will be some months before there will be apparent any very noticeable resumption of building in the Chicago territory. His opinion is that the year 1930 will produce a much smaller total volume of building construction than even the year 1929, and that not before the year 1931 will there be any general resumption of building activities. If, however, the total volume of all construction is considered—government work, state work, as well as the construction programs of the railroads and public utility corporations—the total volume of money invested in all construction for the year 1930 will probably approximate the total volume of similar construction during 1929.

There is one thing to be considered in connection with the present stagnation in the building industry and that is the fact that during the recent unprecedented advance in the selling price of stocks that there was no inflation in the cost of basic building materials or in commodity prices in general and it should be observed also that the recent so-called "bull" stock market was financed to a very large degree by what our banking friends term "Bootleg loans"—that is, loans that were made by private individuals or corporations not under the control of the federal reserve bank or the banking interests in general.

The Editor knows of a number of Chicago corporations who sent millions of their funds to New York to be invested in the call loan market knowing that at the then prevailing rates for call money that these funds would net them a larger return than if invested in legitimate business. However, the demand for this type of loans has now to a large extent been eliminated and it is probable that these funds and similar funds will find profitable investment either in plant enlargements or in improved plant equipment and some may even be available for real estate loans.

Our financial structure is so intricate and there are so many factors affecting the situation that it is most difficult for anyone to predict just what will occur. It has been predicted by eminent bankers that the recovery from the recent stock market crash will be much more rapid than the recovery from the period of inflation of a few years ago when commodity prices were advanced out of all proportion to the cost of production and when the period of inflation was financed to a large extent by bankers associated with the Federal Reserve system. This is alleged not to have been true in the recent "bull" market. Well informed bankers maintain that the money to finance the recent period of inflation was to a large extent furnished by private investors.

American manufacturers are now facing a most critical period, as in order to stimulate consumption, prices of commodities must be reduced and the only way that these prices may be reduced is by increasing efficiency in production, by the use of improved machinery and the increased



efficiency of labor. If consumers cannot be found, producers will not produce. The way to create a demand is to reduce prices and prices can only be reduced by cheapening production.

The stock market crash was much more than a re-adjustment of the selling prices of stock. The total shrinkage in the selling values of listed stocks amounted to practically 50% more than the entire cost to the United States in money of the World's War. But much more important than what it cost in money was the loss of time and energy that was turned from productive work. The moral effects of this universal gambling and the resulting economical demoralization has not added a single dollar to the actual wealth of our nation. In every sense, the entire bull market was a liability which must be liquidated by industry.

Many manufacturers temporarily closed their plants and there was a very general laying off of productive labor.

Well informed statisticians allege that at least ten million so-called "investors," but more properly gamblers, actually lost, and that the majority of these so-called "investors" actually spent their paper profits before the crash; which fact resulted in the creation of an unusual demand for practically all commodities. It is also alleged that a very large amount of the goods purchased by those dabbling in the market were secured on credit and by installment buying and that a very large share of this liability is yet to be liquidated.

Obviously, this buying demand was at once cut off and it is exceedingly probable that it will be many months before the buying power of our people will even approximate the vast sums actually spent for commodities of all classes during the extended period of the unprecedented inflation in stock prices. This fact must be borne in mind in connection with any analysis or any prediction of the future prosperity of our nation and particularly the prosperity of the building industry.

Well informed observers maintain that since the stock market crash "city" buying has dropped to a minimum, but that on the other hand, what statisticians term "farm" buying began to increase. So-called "farm" buying has been at a minimum for the past three or four years and business men hope that the increased prosperity of the farming communities, which, of course, has increased their buying power, may result in a measure to restore general business.

With reference to real estate investments and investments in new buildings, well informed real estate men have advised the Editor that today there is no demand for real estate investments. That even that class of investors who during the past few years have been buying the cheaper classes of homes are not now interested, but are making inquiry for medium priced apartments. It is thus evident that not until there is an actual shortage in any class of buildings that will automatically result in increasing rents, which in turn will attract investors, will there be any noticeable resumption in the building program for even the cheaper homes and apartments. The fact of the matter is that the buying power of the vast army of unemployed is of course merely nominal and until labor can be generally employed, business in general will not function normally.

Every effort should be made by those in control of money and credits to encourage building investments. Every building constructed adds to the wealth of the nation, adds to the taxable value of real estate, furnishes employment, thus putting money and credit into circulation and results in making our community a better place to live in.

Architects generally must face the prospects of several very lean months. A canvass of a large number of architects' offices in Chicago disclosed the fact that with the exception of three or four offices but few architects are now employed. They have nothing on the boards and but little in prospect, and it is of course obvious that the activities of the building industry in general, six months in advance of any period, may be accurately predicted from a canvass at any time of the work on the boards in architects' offices generally.

The Editor therefore reiterates the prediction made heretofore in this article that it will be some months before there is any general resumption of building activities in this district and that the volume of building construction in the Chicago territory for 1930 will be materially less than for many years.

F. E. D.

### AN OPTIMIST

In the January Digest of Trade Conditions published by the Central Trust Company of Illinois we note the following:

"Present programs for building and engineering projects call for an expenditure well over the average of seven billion dollars which has obtained for the last five years. The carrying out of 80% of the projects already set-up and planned for 1930 would make next year the banner year for new construction. The sentiment is general that a revival in building is already under way and no concern need be felt as to activities in that line during the coming year. It may well be that the greater danger will lie in the possibility of over-enthusiasm in the building field which could easily result in a building boom, with the usual unpleasant after-effects."

In our January issue for 1931 we will tell you which prediction was the more accurate, the Editor's or the Central Trust Company's.

### THE HANDBOOK GREET'S YOU

The Thirty-second Edition of the Handbook for Architects and Builders is again presented to the Architectural Profession. The work has been produced in its usual high standard and no time, effort or expense has been spared to give the Architect the information he requires in his daily practice.

Unfortunately, the new Building Code was not available for this issue of the Handbook and we hope to be able to have it for the next issue, as we are informed that the committee in charge of the work will complete their labors within the next six or seven months. The present building ordinance has been corrected and all amendments passed within the last year have been placed in the sections affected.

### OUR PUBLICITY CAMPAIGN

The Publicity Campaign of the Illinois Society of Architects is progressing according to schedule. With this issue of the Bulletin will be found a copy of the second circular prepared by the Publication Committee and issued by authority of the Board of Directors of the Society. A number of circulars have been prepared and will be issued at intervals. These circulars are being mailed to the following:

Banks in all cities of Illinois of over 10,000

All banks in Chicago suburban territory

Mortgage houses in cities of over 10,000

Realtors in cities over 25,000

States-Attorneys of 102 counties State of Illinois and the

Attorney-General with all of his assistants

Building Commissioners in towns over 5,000

Judges in all of the Courts in the State of Illinois

Lawyers, members of the Illinois State Bar Association except those included as Judges

All architects registered to practice in the State of Illinois who are not members of the Illinois Society of Architects

All members Illinois State Legislature.

The first circular was accompanied by a personal letter individually signed by either an officer of the Society or by the Chairman of a regular committee.

The Bulletin believes that it would be proper for the information of our members to publish herewith some of these personal letters simply to indicate the care that was taken by the Publication Committee in the preparation of these letters. It is no doubt true that the success of the entire campaign as evidenced by the letters of appreciation which have been received is due in a large measure to the personal touch of the letter accompanying the circular.

The letter to the bankers was as follows; this letter being signed in person by Mr. Alfred Granger, President of the Society:

"Naturally you are deeply interested in equity in building. Your position as a banker makes that interest imperative.

The foundation of earning power in buildings is based on judicious planning. The advertising value of a building is based on an artistic presentation; the structural and enduring safety is based on competent specification and unprejudiced supervision of construction.

Your only source for this service is the trustworthy and competent Architect. And we believe you will find the



enclosed folder helpful in setting forth just what the worth-while Architect does for his client.

The difference between valuable and valueless architectural service is a difference in integrity, natural ability, education, adequate experience, and alertness in supervision. It is not a difference in the number of sheets of drawings, or even in the size of bank account or office organization.

What you want to buy when you employ an architect is technically skilled service, backed up with unquestioned honesty of purpose.

Remember that professional pride and responsibility must govern every act of any professional man to whom you may safely entrust your affairs—either of health, law or building. It is up to you to see to it that these men have adequate remuneration on which to live. If you do not, you ought to know that no man can do his best when he is hungry, poorly clothed, or when his creditor is at the door."

The letter to the Attorney-General and the States-Attorneys was signed by Mr. Harry B. Wheelock, Chairman of the Committee on Public Action, and was as follows:

"As a prosecuting officer of this State, it is part of your duty to prosecute violators of the various State registration acts, including that of Architectural Registration.

"To perform this duty intelligently, you, of course, want to know just what constitutes proper architectural preparation and practice in order that you may be able to distinguish them from inadequate preparation and improper practice. We believe you will find the enclosed folder very helpful in this respect. Architectural registration is intended solely as an Act for public benefit. The profession, as represented by this Society, is fully aware of the fact that any incompetent, dishonest or reckless practice on the part of an Architect is a crime against the community and a reflection against the good name of our profession.

"And for this reason the Society offers you at all times the support of this Committee in the prosecution of any unfaithfulness on the part of Architects."

The letter to the Judges of the State was signed by President Granger and was as follows:

"In your judicial capacity, it frequently becomes your duty to review the evidence as to cases involving Architectural practice.

"In the discharge of this duty you may find yourself puzzled with conflicting evidence as to what constitutes proper and competent practice.

"It is with a purpose to help you in solving this problem that we present you herewith a statement as to what the profession believes to be the service, integrity and competence which an Architect should give to his client and to the public as it may be involved in the building problems over which he has supervision.

"Other folders dealing with present-day Architectural practice will be sent you from time to time. We hope you may find them helpful."

Secretary Walter A. McDougall signed the letter to the Real Estate men. This letter follows:

"Most of us agree that the value of real estate depends on its ability to produce a return on the investment, and that return is determined by the improvements. Vacant real estate, except for farm purposes, is a dead loss without productive improvements.

"Because we believe you will be interested in getting a clearer conception of the ways in which an Architect can help enhance the return from improvements, we are enclosing a folder which has just come from the press.

"This folder and others which will be sent you from time to time, indicate just what the worth-while Architect does for his client, and, incidentally, what the incompetent Architect does not do.

"You will find the services of a competent, trustworthy Architect an important guarantee of the success of your building projects. And you cannot afford to operate without his help. But you should select him with care.

"Engage no one that is not able and willing to fulfill the duties of an Architect as set forth in this folder. Remember, too, that the laborer is worthy of his hire; that no man can do his best work when he is inadequately paid."

The letter to all architects of the state who are not members of the Illinois Society was signed by Mr. H. L. Palmer, Chairman of the Membership Committee, and this letter follows:

"You think your public does not appreciate you? What can you do about it? Certainly you can accomplish nothing

alone, but co-operatively, your service may be the one connecting link that saves the day.

"The Illinois Society of Architects has undertaken a statewide campaign for educating the public in an appreciation of the value of an Architect's service. They are doing this work for every Architect in this state. It is only fair, if you are to derive a benefit, that you share in the expense and give your moral support to this work. We feel sure that you will wish to join with us. We are enclosing an application blank for your membership in the Illinois Society of Architects.

"It is difficult and dangerous to sell a product to the public that is not up to the standard. The enclosed folder sets up the standard of service which the Society expects its members to maintain. If your service is not up to this standard, make it so. We want every Architect who is registered and engaged in the independent practice of architecture as a profession in the state of Illinois to be a member of this Society, but, much as we want members and influence, we do not want members who are unwilling to put their practice on a plane of service in accord with the spirit of this folder.

"This folder is being mailed individually with an appropriate personal letter of transmission to the following groups of people: Members of State Legislature, Governor, Lieutenant Governor, Attorney General, State's Attorneys, Judges, Bankers who make building loans, School Authorities, Real Estate Men, Architects not members of the Society, All Members of the Society.

"Other folders will be mailed direct by the Society, one each month to the above list during the next seven or eight months. In addition, we are asking each Architect in the State to agree to distribute these folders regularly to a selected list of his clients, prospective clients or friends.

"Your co-operation in this work is urgently solicited."

As being of particular interest to our members a very few of the acknowledgments of the receipt of these letters and circulars are published herewith:

Senator Richard J. Barr of Joliet wrote as follows:

December 9th, 1929.

Mr. Frank E. Davidson, Chairman,  
Legislative Committee,  
Dear Sir:

Your favor of the 5th enclosing folder, "Just what does an Architect do for his Client" duly received. I thank you very much for same. I am sure I will read it with interest.

Yours respectfully,

R. J. Barr.

Senator James P. Barbour of Chicago wrote:

Mr. Frank E. Davidson, Chairman  
Legislative Committee,  
Dear Sir:

Your letter of the 5th, enclosing folder "Just What Does an Architect Do For His Client" is at hand, and I thank you for the same.

It is an interesting exposition of the functions of an architect, and I assure you that I am glad to co-operate with the Illinois Society at all times in an endeavor to improve business conditions to the extent that it is proper to do so by legislation.

Yours very truly,

James J. Barbour.

Representative John C. Garriott, Jr. of the 13th Senatorial District wrote:

December 9th, 1929.

Mr. Frank E. Davidson,  
Dear Sir:

I received your favor of the 5th instant, enclosing folder, for which I wish to thank you.

Permit me to suggest that it might be more effective to mail these folders to the newly elected members of the Legislature about this time next year, as the next General Session will be 1931.

If there is anything that I can help you with, I shall be glad to do so.

Very truly yours,

John C. Garriott, Jr.



Circuit Court Judge Philip J. Finnegan wrote:

November 21st, 1929.

Mr. Alfred Granger, President

My dear Mr. Granger:

I am in receipt of your recent letter enclosing a statement on the professional objects of the membership of your society for which I am very thankful. The information contained in your statement is very instructive.

Very truly yours,  
Philip J. Finnegan.

The County Judge of Monroe County, Henry Schneider, Waterloo, Illinois, acknowledged the receipt of the circular with the following letter addressed to President Granger:

Mr. Alfred Granger,

Dear Sir:  
I received your "Just what does an Architect do for his client?" I am thanking you for same and certainly appreciate to receive any other instructive folders that you may send.

Respectfully yours,

Henry Schneider, County Judge, of Monroe County, Ill.

That the circular was well received by members of the legal profession is evidenced by the following letters received:

Frank J. Link of Chicago wrote:

December 2, 1929.

Illinois Society of Architects.

Dear Sirs:

I have your literature entitled, "Just What Does an Architect Do For His Client?" and find it very interesting and instructive to read.

Do you, in your organization, have a scale of prices which are generally charged in connection with the work that architects do? I appreciate the fact that the charges depend upon the actual facts and circumstances of the case, but I thought that perhaps you may have a general scale which would be applicable.

I would appreciate any information you might be able to give me on this subject.

Yours very truly,  
Frank J. Link.

A letter from John L. Shortall of Chicago follows:

November 29, 1929.

Illinois Society of Architects.

Attention of Mr. Walter A. McDougall, Secretary.

Gentlemen:

I received your very interesting circular letter of the 26th instant addressed to The Legal Profession, with the accompanying printed circular entitled, "Just What Does an Architect Do For His Client?" I am very much obliged to you.

If convenient, I would be very glad to receive two or three additional copies of the printed circular, as I would like to send them to young men, students of architecture, in the thought that it might prove interesting and of value to them. I would appreciate it very much if you could do this.

With best wishes,  
Sincerely yours,  
John L. Shortall.

William Reeda of Chicago:

Illinois Society of Architects.

Attention: Walter A. McDougall, Secretary.

Gentlemen:

I appreciate very much your letter of November 26th, disclosing the magnitude of building operations and the tremendous responsibility resting upon the architects and engineers in connection therewith.

All professions in their essence are personal. Men who have a proper perspective of their personal responsibilities to society as professional men would not desecrate that high calling by trying to invest an artificial being, a corporation, with the character of the individual. Brains are not a commodity that can be displayed in a show case nor vividly portrayed by the artist's brush nor depicted by the word painter's filigree of rhetoric in advertising copy. Of the truly great professional men, it can truly be said: "By your works, shall ye be known."

The Association is to be complimented upon the scholarly analysis of the question involved from its legal aspects by the attorney, Mr. Alexander Marshall, of the Public Action Committee.

My kind regards and respects.

Yours very truly,  
W. Reeda.

The letter of William Reeda of Chicago should be carefully studied by all of our readers and if our publicity campaign can educate the public to the fact that architecture is a profession, certainly our campaign will not have been in vain.

J. B. Oakleaf, Moline, Illinois, acknowledged receipt of the circular by the following letter:

November 27, 1929.

Illinois Society of Architects.

Gentlemen:

We are in receipt of your favor of the 26th inst., with enclosure as therein stated. We thank you for the courtesy shown us.

This firm has a great deal of respect for the architectural profession.

Yours very truly,  
J. B. & J. L. Oakleaf.  
By J. B. O.

David J. Cowan of Peoria also acknowledged the receipt of the circular by the following letter:

December 7, 1929.

Illinois Society of Architects.

Walter A. McDougall, Secretary.

Gentlemen:

I am pleased to acknowledge receipt of the circular issued by the Illinois Society of Architects giving information as to just what an Architect does for his client, for which please accept my thanks. The Circular is interesting and I appreciate it very much.

Yours very truly,  
David J. Cowan.

Emerson E. Schnepf of Greenville, Illinois, not only acknowledged the receipt of the circular, but requested that future issues be mailed to him.

December 4, 1929.

Illinois Society of Architects.

Walter A. McDougall, Secretary.

My Dear Sirs:

I am in receipt of your enclosure, a folder, "Just What Does an Architect Do For His Client?", and for which I thank you very much. I shall be glad to receive other of your Informative Folders from time to time as you suggest. With best regards I am,

Very truly yours,  
Emerson E. Schnepf.

Sherwood Dixon of the firm of Dixon, Devine, Bracken & Dixon, Dixon, Illinois, wrote:

December 2, 1929.

Mr. Walter A. McDougall.

Dear Sir:

We thank you for your letter of November 26th, enclosing a folder explaining the nature and the extent of services rendered by architects. We have read your folder with considerable interest and expect to preserve it. It contains information which is both new and valuable, and we feel that your society is to be congratulated upon having taken the initiative in furnishing such information to the public.

Very truly yours,  
Dixon, Devine, Bracken & Dixon.  
By Sherwood Dixon.

Hobard P. Young, of the firm of Alden, Latham & Young, Chicago, wrote:

December 21, 1929.

Mr. Alfred Granger, President.

My dear Mr. Granger:

I received your letter of November 26th enclosing a folder entitled, "Just What Does an Architect Do For His Client?"

I was very much interested in reading this folder and want to say that it sets forth in a splendid manner the customs and practices in connection with an architect's work. The information contained is of a great value to the lawyer.

Sincerely yours,  
Hobard P. Young.

In addition to these acknowledgments the following letter from our own S. N. Crowen, Architect, is a sample of the number of letters received from members of the profession. Mr. Crowen's letter to Chairman Hall under date of October 25 is as follows:



October 25, 1929.

Mr. Emery Stanford Hall,  
My dear Hall:

The morning after the banquet, I received a publicity circular called "Just What Does an Architect Do For His Client?" and am very glad to say that after reading same over, if you will send me a few more, we will be glad to mail them to some of our clients.

I admit, based upon thirty-five years of actual practice, that we run across some smart, successful business men that are still ignorant and cannot distinguish between one architect and another, and between some architects and contractors.

We have had a recent case with owners for whom we built a building during the war, and to which we added an addition last winter. Recently the owners decided to let another addition, and a contractor who does architectural work for a big corporation had them practically sold and told them that he could save them money by dispensing with our services, and fortunately we learned of it and we had to educate the owner that if the contractor was able to do what he claimed, that the only way to ascertain would be to get us to make the plans and specifications and let the contract, taking bids from several contractors to check up on what he could do, and needless to say that on a \$130,000 factory job, this particular man was beaten by nearly \$15,000, whereas the Architect's fee is only 6 per cent of \$130,000.

I am writing this letter to you merely to illustrate the frequent occurrences showing that owners need education, as this particular client is a corporation running into millions of dollars and handled by good executives.

Yours very truly,  
S. N. Crown.

That our campaign is accomplishing a great deal of interest throughout the architectural profession of the entire United States is evidenced by the fact that our circular has either been copied in detail or in part by practically every architectural journal published in the United States, in addition to which the circular has been printed in full by many more strictly local architectural publications, amongst which we must give credit to the Bulletin of the Michigan Society of Architects and to "Quality Building," edited by Roger Allen, A. I. A., of Grand Rapids, Michigan; Plastering Craft, the official publication of the National Association of Plastering Contractors, also published it in display type.

Pencil Points wrote to Chairman Hall as follows:

October 25, 1929.

Mr. Emery Stanford Hall,  
Dear Mr. Hall:

Our hats are off to the Illinois Society! Your direct mail publicity campaign which has just been started will turn out to be, we are sure, a big step in the right direction, and we certainly hope that it will bring about a better understanding of the position of the architect in society and lead to more and better business for the practitioners of your group.

We would like to let the architectural world know what you are doing and intend, if possible, to reproduce your first folder in the December issue of PENCIL POINTS. Would it be possible for you to send us at our expense a set of electros of the matter printed in your folder—one for the red and one for the black—and if so, how soon could we have them? If we can secure your permission to do this we will reproduce the two type pages of the folder on two pages of PENCIL POINTS and will also devote our publisher's page in December to a discussion of what you are doing.

Yours most sincerely,  
Kenneth Reid,  
Associate Editor.

The Architect and Engineer, published in San Francisco, wrote to President Granger as follows:

December 16, 1929.

Alfred Granger, President,  
Illinois Society of Architects,  
My Dear Mr. Granger:

I hope you noticed that we thought so much of your initial article in the Monthly Bulletin on "Just What Does an Architect Do for His Clients?" this in connection with your latest educational program, that we reprinted same in full, pages 71 and 72, the December number of The Architect and Engineer. I want to say that this has already caused a

vast amount of interest here on the Pacific Coast and your campaign is not only bringing results in your own state, but in territory outside your domain. If you care to mention the fact in the Bulletin that we reprinted this article, same will be appreciated by us. We are looking forward to your next offering with anticipation.

Very truly yours,  
The Architect & Engineer, Inc.,  
F. W. Jones, Editor.

The American School Board Journal, published in Milwaukee, wrote Secretary McDougall as follows:

Milwaukee, Wis., Oct. 28, 1929.

Mr. Walter A. McDougall,  
Dear Sir:

May we ask the courtesy of ten copies of your circular, "Just What Does an Architect Do for His Clients?" We have from time to time inquiries from school boards on the employment of architects, and your circular will serve ideally in expressing briefly the functions and duties, as well as the relations of an architect.

Yours very truly,  
William C. Bruce, Editor.

Space will not permit the printing of additional letters received. We have simply published sufficient evidence to prove conclusively that in the opinion of the Publication Committee that our campaign is producing results and that the effect of this campaign will be cumulative and the Society will thus become of greater influence as time passes. Every member of the Society should cooperate to the utmost of his ability with the Publication Committee.

#### "WHAT PRICE" THE CONTRACTOR'S CHANCE?

Mr. Thomas Thorne Flagler, in his article in the September issue of Nations Business, entitled, "Give the Contractor a Chance," makes the statement—"I believe, of course, in free, fair competition." Competition! How many sins have been committed in thy name. Be it known by a constant observer that some of the conditions brought about by the producers of building materials make it no easier for the contractor, the architect, or the owner.

Tomorrow's market—might well be the name of the theme song to accompany the presentation of the following scenario. Some might be inclined to suggest a rendition of the "Anvil Chorus." However, be that as it may, we rise to opine that certain conditions that obtain today in the selling end of the building industry are **not** what might be termed "according to Hoyle."

Some economists have advanced the thought that advertising created mass demand—mass demand made possible mass production—mass production meant lowered costs—and overproduction followed.

But—was it lowered costs and the prospect of a vastly broadened market that brought about this apparent overproduction? Rather was it the failure of the machinery of distribution?

The problems of creating and meeting demand have been studied and perhaps solved, but the problem of maintaining an even flow of goods into consumption remains a big stumbling block.

How can outlets be held and how can the amount of goods sold through them be increased?

Is price the **only** answer? If it is not, why is it that almost every impossible and unfair practice in the first steps of distribution is simply a disguised form of price-cutting?

In the past year or so we have observed at close range the battle going on within the ranks of an industry producing one of the finest building materials. We have seen material interests submit tenders that have allowed a fair profit after deducting labor and raw material costs, that have been under bid through unscrupulous firms by amounts to as much as 50% reduction. We have seen contractors and material interests submit subsequent proposals after bids have been received, cutting prices with double take-offs and other than original bids.

Even this condition could be tolerated were we sure that the product would retain its quality. To hope for this is impossible as we have been able to ascertain that the lowest production figure at which these jobs could be produced would not allow for a penny of profit and in many cases at a considerable loss.

Now we rise to inquire if there is anybody who really believes that the prosperity of this industry depends upon



secret price cutting? How can the prosperity of any industry depend upon such a flimsy and uneconomic practice?

Some low prices are too high at **any low figure!** For example:

It happened at a village Sunday School picnic. Two little boys had lemonade stands—one on either side of the entrance. The pastor came along and going up to George, said:

"Well, my little man, how much do you charge for your lemonade?"

"Five cents a glass," said George.

"And how much do you charge?" he asked, turning to Harry, who ran the competing stand.

"Two cents a glass," replied Harry.

The pastor cast a censorious eye upon George and said to Harry, "I'll try a glass of yours, my boy."

As he quaffed the fluid, he smacked his lips and said, "That's good, I'll have another glass," and he smiled when he thought he was getting two glasses at less than George asked for one.

"Tell me, my little man," he said to Harry, "how can you afford to sell your lemonade for two cents a glass when George is asking five cents?"

"You see," said Harry, "the cat fell in my pail."

#### HERE'S THE MORAL

When the price is cut there is usually a reason. The lemonade tasted good to the pastor until he learned the reason for the cut; then any price would have seemed high.

It's a strange thing that a man who sees the justice and wisdom of asking a fair price for the things he sells often fails to see the justice and wisdom of paying a fair price for the things he buys.

The point we make is this—The merger and combination has yet to prove its claims as being the best method to meet the conditions of production and distribution. We have no quarrel with "big business." We are trying to bring out the fact that large combinations and the cut price together invariably cause the production of an **inferior** grade of material which in the eyes of an architect is fatal to a job as it means everything from delay in completion to the complete failure of the project.

True, a manufacturer has a right to reduce the cost of production. However, if he does and brings it to a point where it embarrasses his competitors, then his troubles begin, rather than end. His competitors begin to think of new methods. There is no way to make a man think so effectively as to bring him to the poor house door.

In these few words we have endeavored to talk plainly about the conflict of interests in the building industry and point out how valid they are—how much must we give in to them? How many of them must we destroy? And how can we transform them into constructive influences of real cooperation?

O. H. Cheney, prominent economist and New York banker, sums it up as follows:

"The only way to stop unfair practices is to **stop** them."

These practices which have developed from the newer trends of concentration are questions of **economics** and not of **ethics**. If any system of distribution cuts the cost of distribution in a proven way, then the savings should be fairly divided between the manufacturer, distributor, and consumer. But that does not mean that the division should be performed in a dark corner or with brass knuckles where groups of manufacturers combine to squeeze out fair competition.

The relations between the different factors and factions in the industry have been so exciting that the consumer has been forgotten.

After all who is the consumer any way? Only the one who pays the bills and can say nothing. And yet, saying nothing, the consumer is going to answer the question of where the industry is going.

The development of larger and larger corporations carries with it a greater and greater responsibility. The basic responsibility is to the consumer—the responsibility means quality material, truthfully labeled, **honestly** sold, in full measure.

If at any time, the stress of competition tempts any manufacturer, big or little, to deviate in the slightest degree from this basic responsibility, then the whole industry is endangered. The very size of the big companies makes them bigger targets for public opinion—they cannot hide.

No better resolution can be made for the new year by any business man than a sincere desire to maintain prices.

A recent issue of the Standard Oil Bulletin summarized its opinion of unfair price-cutting as follows:

The price-cutter is worse than a criminal.

He is a fool.

He not only pulls down the standing of his goods; he not only pulls down his competitors; he pulls down himself and his whole trade.

He scuttles the ship in which he himself is afloat.

Nothing is so easy as to cut prices; and nothing is so hard as to get them back when once they have been pulled down.

Any child can throw a glass of water on the floor; but all the greatest and wisest scientists in the world can't pick up the water.

The man who cuts prices unfairly, puts up the sign:

"This way to the Junk Heap."

He brands himself as a hitter-below-the-belt.

There comes the time when you see this sign on most price-cutters' windows: "Going out of business."

And even this is a lie. How can he go out when he never was in?

BYRON H. JILLSON.

#### THOMAS JEFFERSON ARCHITECT

A newspaper in Tennessee recently referred to Thomas Jefferson as a "Dilettante" Architect and was taken to task by another publication which states that the phrase "belittles the third President's professional attainments as an Architect," and points out "If dilettante is used in its original connotation of a lover of the fine arts, well and good. But if the modern sense of a dabbler and an amateur, Jefferson was far too good an Architect to deserve that designation."

With this we are in hearty agreement.

If Thomas Jefferson had never written the Declaration of Independence, if he had never drafted the statute for religious liberty in Virginia, had he never been President of the United States, had he established no reputation as one of the foremost writers on the philosophy of government, had he never founded the University of Virginia, his fame as an Architect would have assured him immortality.

There is no finer architecture to be found in this country than that of the University of Virginia. Jefferson not only founded this great educational institution, but he designed and supervised the erection of buildings that give him a right to first place among the architects of the English-speaking people. The remarkable thing about his achievements as an Architect is that it was a sort of sideline to this many sided man. Nor does his fame as a lover of the fine arts rest upon the matchless beauty and majestic lines of the buildings at the University of Virginia. His home at Monticello alone entitles him to lasting fame in this field, to say nothing of the beautiful Capitol at Richmond. There is no public building in America more ornate or more beautiful than the Capitol of his native State. One cannot enter this historic structure, with the realization that Thomas Jefferson designed it and escape a deeper impression of the genius of one of the most remarkable men of his or any other age.

Jefferson's genius is well nigh incomprehensible to the ordinary mortal who realizes his own limitations. It is almost inconceivable that a single mind could have been so richly endowed in so many widely separated fields of thought as was that of Jefferson. He holds first rank as political philosopher, as executive, as Architect, landscape gardener and diplomat. He achieved outstanding success in so many fields of endeavor that one is overwhelmed when he stands in the presence of any number of enduring memorials that he designed and planned and the erection of which he personally supervised. The Jefferson architecture is coming more and more to be appreciated by lovers of the fine arts throughout the world. Only recently a commission of Architects from England visited the University of Virginia to study what they called very appropriately the Jefferson architecture.—From a recent issue of the Weekly Bulletin of the Michigan Society of Architects.

"One wonders sometimes why anyone in his senses wants to be an architect anyway. He enters a career of life long study, hard work and longer hours than any medical practitioner would think of putting up with. But the urge apparently comes to enough men to keep the profession going and in the end the satisfaction of seeing the result of mental stress envolved into concrete form gives comfort



and pride. Homer's use of the word "architectos," derived from "archestectos," the chief fabricator, has, in the mind of the frivolous, a double meaning, especially when related to preliminary estimates. Aside from this, what does the public in general think of architects and are people learning to appreciate good architecture?

"In any structure of even modest pretensions there is architectural work to be performed. Somebody must do it and the client must pay for it. If the structure is done by the speculator-builder or the carpenter-architect, there is an architectural cost which, in the end, is paid for by the purchaser or client, even though that cost is merged into other costs and the client is told that he is "saved the expense of an architect." The intelligent public knows this and is influenced accordingly. The wise client would not think of having the architectural work done thus anonymously. He knows that he needs an architect of professional standing to guard his interests and see that he gets what he is paying for. Usually he is willing to pay an architect instead of a carpenter for this service.

"On the whole the public in general has a growing appreciation of the work and activities of the professional architect. This is shown to some extent by the increasing number of laymen who subscribe to the architectural journals.

"Few laymen attain the heights of architectural wisdom and understanding of such men as Dr. George Ellery Hale, who contributed a beautiful essay to the Bertram Grosvenor Goodhue Book, published by the American Institute of Architects, but sound appreciation for good architecture is certainly increasing. For proof of this one has only to look about and observe the constantly improving quality of new architectural work. Without the lay clients' co-operation, this improvement would be impossible.—Carleton Monroe Winslow, A. I. A., Los Angeles, Calif." From October issue, The Architect and Engineer.

#### ADDING TO THE COST OF BUILDING CONSTRUCTION

The City Council of the City of Chicago on October 21, 1929, amended the Building Code as relating to the cost of building permits. The ordinance as amended adds quite materially to the already burdensome cost of construction. Evidently the City Council believes that the way to encourage building construction is to add to the cost.

#### AN INTERESTING BOOKLET

The Southern Pine Association recently issued a booklet entitled "A Now Dry Lumber." This booklet contains many tables of particular interest to architects and builders interested in the securing of timber having the maximum strength and lasting qualities.

#### FLUSH VALVES

Commissioner of Health of the City of Chicago in a recent circular letter alleges that serious contamination of the water supply is possible by the use of many flush valves now on the market.

#### CORRESPONDENCE

November 27, 1929.

Mr. H. L. Palmer,  
160 No. La Salle St.,  
Chicago, Ill.

My dear Mr. Palmer:

I wish to thank you for the wonderful evening arranged for us at the Architect's Club last night when we saw pictures of Washington.

I wish to take this opportunity of inviting you and all the Architects and associates, members of the Architects' Club and Sketch Club, and all affiliated members, to visit our plant for the purpose of inspecting the Louis H. Sullivan memorial, designed by Mr. Tallmadge and completed in our Chicago plant, which will undoubtedly be one of the most unique, artistic and distinctive memorials of its kind in any cemetery in the United States. It is particularly appropriate to the great man in whose memory it is being erected.

There is also a great amount of fine carving being done in our shops at this time, which will undoubtedly prove interesting to the architects. Such beautiful memorials as

the Edwin Denby, Gold Star Mothers' Memorial, parts of the Grunow Mausoleum and many other fine pieces of granite and marble work may be inspected.

It is probable the architects of Chicago are not aware that the most modern and most complete granite cutting plant, outside of the quarry districts, is located in Chicago, namely, our plant at 1000 East 67th Street.

With sincere good wishes and kind regards, I am

Yours most sincerely,  
Chas. G. Blake Company,  
Chas. E. Blake, President.

\* \* \* \*

October 23, 1929.

Mr. L. E. Stanhope,  
55 E. Washington St.,  
Chicago.

Dear Mr. Stanhope:

Referring to your note concerning a certain article appearing in the Nation's Business and a reply to same, I have more than I can do just at present and cannot possibly take time to do anything in the matter.

Whatever the contractors can say about the architects can be said quite as forcefully about the contractors by the architects. I think both of these classes of men, on the average, are far short of what they ought to be, but we get nowhere by giving tit for tat, and I think the real remedy lies in the architect's endeavor to view his profession in a much broader way and consider that if he meets all that is required of him he must be a business man and a builder as well as a designer. This, I think, would be a very hard thing under the present conditions for anybody to do.

Yours truly,  
J. C. Llewellyn.

\* \* \* \*

December 12, 1929.

Illinois Society of Architects,  
160 No. La Salle St.,  
Chicago, Ill.  
Gentlemen:

I think we can all be very much elated over the decision of Chief Justice Taylor, Jr., of the Circuit Court in the Cuneo case.

The Illinois Society of Architects is again to be commended upon its efforts in this connection, which were really instrumental in exposing the entire scheme.

Cordially yours,  
Alexander H. Marshall.

\* \* \* \*

December 11, 1929.

Mr. F. E. Davidson,  
53 W. Jackson Blvd.,  
Chicago, Ill.

Dear Sir:

We have received a number of complaints lately from members of our association regarding the excessive cost to which they have been subjected in the matter of roof tanks and mechanical equipment on new buildings.

It was formerly the custom of the steel erectors to take this equipment up at a cost of \$25.00 per hoist, but recently for some reason or other is costing the plumbing contractor as high as \$250.00 per hoist in addition to a charge from the machinery movers for arranging the rigging, which would bring it up approximately \$500.00 per hoist.

Unless these conditions be changed it will be necessary for the plumbing contractor to include this additional cost in the estimate he submits to the architect or engineer.

As a means of adjusting this matter and avoiding an unnecessary expense on the building, we would respectfully request that all hoisting of mechanical equipment, especially roof tanks on new buildings, be placed by the architects and engineers in the specifications of the steel erectors.

Trusting we may receive your co-operation in this matter, we remain

Yours very truly,  
Plumbing Contractors' Assn. of Chicago.  
John J. Calnan, President.

The above letter was referred to the Committee on Materials and Methods and their report dated January 3, addressed to the Secretary of the Society, is published herewith for the information of our members.



January 3, 1930.

Mr. Walter A. McDougall, Secretary,  
Illinois Society of Architects,  
350 No. Clark St.,  
Chicago, Ill.

Dear Mr. McDougall:

The joint Committee on Materials and Methods has considered the matter of hoisting roof tanks, which was referred to the committee by your letter under date of December 12, 1929, and wishes to report as follows:

The following facts have been given consideration in this connection:

1. An increasing number of tall buildings up to sixteen stories in height, and some higher than this, are now being constructed of reinforced concrete and there is consequently no steel erector on the job, thus making necessary the employment of a machinery mover.

2. In steel structures it frequently occurs that the tanks are set on a concrete slab which is usually not poured until after the steel erector's equipment has been removed, thus making necessary the employment of a machinery mover.

3. In steel frame structures the difficulty complained of might be avoided and the cost reduced if the tanks were included in the structural steel contract. Many fabricators, however, are averse to furnishing tanks, which are not strictly a part of their work.

4. In cases where the tanks are being furnished by the plumbing contractor, there is frequently difficulty in getting the tanks to the job in time to be erected by the structural steel erector, inasmuch as it is not often possible to award the plumbing contract early enough. Architects can help by speeding up the letting of such contracts as much as possible.

The same thing might be said to be the case in regard to sprinkler tanks.

5. In writing specifications, it should be kept in mind that the primary consideration in allocating the various items of labor and material should be to maintain the continuity of work and the responsibility of each contractor for the proper functioning of his own work.

6. We recognize that the steel erector or the general contractor, if so inclined, can levy a considerable tribute from the plumbing contractor for hoisting tanks, just as it is also within his power to assess an unjust amount for the use of hoists and other equipment.

In view of the above considerations, we feel that the furnishing, hoisting, setting and connecting of roof tanks should continue to be included in the plumbing contract as is customary at present, and that the solution of the difficulties encountered should be determined upon by an understanding between the Plumbing Contractors' Association and the steel erectors and general contractors, whereby a reasonable scale of charges could be determined upon as a guide.

Respectfully submitted,  
Joint Committee on Materials and Methods,  
Tirrell J. Ferrenz, Chairman.

#### SEES RECORD REALTY MARKET FOR NEXT YEAR

A record real estate market during 1930 was predicted by Harry H. Culver, President of the National Association of Real Estate Boards, in a speech delivered recently before the Suburban Council of Real Estate Boards at the Carleton hotel, Oak Park.

"Real estate travels in seven-year cycles," said Mr. Culver, "and next year should usher in an unprecedented demand for real estate. Real estate, despite the commercial poker game now going on, is the best investment in the world today."

#### THUMB NAIL SKETCHES

Nobody is very pleasant when he's hungry.

All improvement begins with self-improvement.

"If your harvest is a failure remember you selected the seed."

"Genius begins great works, labor alone finishes them."

"Anyway, nobody has ever gone over Niagara Falls on skates."

"Then there was the modest old maid who wouldn't undress with the Christian Observer in the room."

The troubles of others are interesting because we like to compare them with our own.

"We are an idealistic people and we'll make any sacrifice for a cause that won't hurt business."

"The dictaphone is a valuable asset in any office. It never takes a man's mind off his work by crossing its knees."

"Saloons can never come back to their place on every corner until they dislodge the gas stations therefrom."

"We don't know much about Einstein's laws, but we know this: They'll never be able to enforce them."

"The high cost of living wouldn't be such a problem if the luxuries of yesterday had not become the necessities of today."

"Even in these callous, selfish days, there is no man so heartless as not to think occasionally of the poor devil who bought the car from him."

#### LIFE'S REAL MYSTERY

"Instead of wasting time trying to discover where we came from and where we're going, why don't the scientists find out where we are—which is more important."

"The cricket is on the hearth, dear,  
There's your pipe and a book that's new;  
Your slippers are by the fire, dear—  
But where in hell are you?"

#### LAW IS A GAME OF CHANCE

An eminent lawyer says: "As all lawyers know, law is the merriest game of chance in the world, for nobody has any idea what the law is in the first place, or how a judge will apply it in the second, or thirdly, what the jury will do."

Ernest L. Stouffer, a member of the Society, who has maintained an office in the City of Streator for the past twenty years, has recently accepted an appointment with the University of Illinois and offers his private practice and business for sale. Any young architect interested should correspond with Mr. Stouffer at 256 Administration Building, Urbana, Ill.

"A diplomat is a gentleman who can tell a lie in such a manner to another gentleman (who is also a diplomat) that the second gentleman is compelled to let on that he really believes the first gentleman, although he knows that the first gentleman is a liar, who knows that the second gentleman does not believe him. Both let on that each believes the other, while both know that both are liars."

#### PERSISTENCE

Nothing in the world will take the place of persistence.

Talent will not: nothing is more common than unsuccessful men of talent.

Genius will not: unrewarded genius is almost a proverb.

Education will not: the world is full of educated men who are failures.

Determination alone is omnipotent. "Press on" has solved and always will solve the problems of the human race.

When you buy only on price, you can never be sure.

It's unwise to pay too much, but it is worse to pay too little.

When you pay too much, you lose a little money—that's all.

But when you pay too little, you sometimes lose everything, because the thing you bought was incapable of doing the thing it was bought to do.

The common law of business balance prohibits paying a little and getting a lot. It can't be done.

If you deal with the lowest bidder 'tis well to add something for the risk you run—and if you do that, you will have enough to buy quality.



## SECOND EXHIBITION OF ARCHITECTS' AND CRAFTSMEN'S WORK

The first exhibition of this character held by the Architects Club of Chicago in April, 1928, was so successful that several months ago a second one was contemplated provided that enough people showed an interest in this work.

As great interest has been shown by architects, contractors, manufacturers and material dealers plans are now under way for the second exhibition. The general scheme will be the same as last year; that is a combination of everything that goes into the building from the architectural sketches to the finished job.

This year in addition to the architects work and materials, student work will also be shown. This will include the University of Illinois, Armour Institute of Technology, the Architectural Sketch Club of Chicago and The Lake Forest Foundation School for Architecture and Landscape Architecture.

In order to make the exhibition more representative non-members have been invited to exhibit as well as members of the club. Any member of the Illinois Society of Architects, who is not a club member may exhibit. Entries will be closed January 16th and exhibits must be ready for hanging February 1st.

It is planned to have the informal opening of the exhibition February 11. The formal opening will occur about one week later. The Illinois Society of Architects are cordially invited to attend these openings. The exhibition will last about one month and will be open to the public free of charge.

The Exhibition Committee of the Architects Club of Chicago hope that in addition to the attendance of the Illinois Society members and their families that all of the employees of the Illinois Society of Architects members will be given an opportunity to view the exhibition.

## OUR ZONING LAW

The Supreme Court of Illinois in a very recent case has rendered a most important decision as affecting the authority of Zoning Boards of Appeal. Document 19259—Agenda 81—April, 1929, Maude W. Welton, et al., Appellants, vs. Eva H. Hamilton, et al., Appellees, was passed on by the Supreme Court.

We quote in part from the opinion as follows:

"The first zoning act in Illinois was enacted in 1919. The succeeding General Assembly repealed this act and substituted in its place the act of 1921 (Laws of 1921, page 180), which was held in *City of Aurora v. Burns*, 319 Ill. 84, to be a valid enactment as against the constitutional objections made in that case, and as amended in 1923 is still in force. (Laws of 1923, page 268.) It is the power which section 3, as amended in 1923 attempts to confer on the city council to create a board of appeals which the appellants attack as unconstitutional.—

"The appellant's constitutional objections that this statute attempts to confer on the board of appeals the power to vary or modify the application of any of the regulations or provisions of the ordinance relating to the use, construction or alteration of buildings or structures or the use of land whenever in the opinion of the board there are practical difficulties or unnecessary hardship in the way of carrying out the provisions of the ordinance but provides no rule or standard for the guidance of the board other than its own uncontrolled discretion must be sustained, in accordance with the principles announced and consistently adhered to in our decisions in the cases which have been cited. That part of section 3 which purports to confer upon the board of appeals authority to vary or modify the application of the provisions of the ordinance where there are practical difficulties or unnecessary hardship in carrying out the letter of the ordinance is an unconstitutional delegation of legislative authority. The statute gives no direction, furnishes no rule and provides no standard for determining what are practical difficulties or unnecessary hardships which justify setting aside the provisions of the ordinance and varying or modifying their application but leaves those questions to be determined by the unguided and unlimited discretion of the board. "Practical difficulties" and "unnecessary hardships" are not well defined and understood terms having a specific meaning which would enable an average person of ordinary intelligence to apply the tests of "practical difficulty" and "unnecessary hardship" to any particular case.

Practical difficulties and unnecessary hardships, under this statute, are whatever conditions the board of appeals

decides to be such difficulties and hardships. In this particular case the board of appeals did not make any attempt to state what the difficulty or hardship was in the way of carrying out the strict letter of the ordinance or in what respect the spirit of the zoning ordinance might be observed, the public safety and welfare secured and substantial justice done by permitting the erection of the proposed building. The board simply made the general finding that there is unnecessary hardship, etc., and ordered the issue of the permit, and the only thing decided is that the board of appeals thought a permit ought to issue in this case in accordance with the plans submitted and in violation of the express provisions of the ordinance but with no indication of the reason why. The ordinance had been in existence for years before the 40 East Oak Street Building Corporation bought the lot in question with full knowledge that it could not lawfully construct on that lot the building it is now proposing to construct there. The commissioner of buildings refused a permit for the construction of the building and could not lawfully have done otherwise, and the only difficulty or hardship appearing in the record in the way of carrying out the strict letter of the zoning ordinance is, that if the corporation is compelled to comply with the provisions of the ordinance which restricts the height of its building on the alley to 72 feet, it will be unable to have as many or as large rooms or as many square feet of renting space in its building as it could have if permitted to erect the building on the alley to the height of 214 feet without set-backs, as required by the ordinance, and will therefore be unable to make as much money on its investment as it otherwise would. It cannot be supposed that this is the kind of difficulty or hardship which the legislature had in mind when in the exercise of its police power, for the benefit of the safety, health and general welfare of the inhabitants of the city, it enacted the statute conferring additional powers upon city councils concerning buildings and structures, the intensity of use of lot areas, the classification of trades, industries, buildings and structures with respect to location and regulation, the creation of districts of different classes, and the establishment of regulations or restrictions applicable thereto. The mere fact that the owner of a particular parcel of property in a certain district acquired long after it was classified under the zoning ordinance, can make more money out of it if permitted to disregard the ordinance instead of required to comply with it, is neither a difficulty nor a hardship authorizing the board of appeals to permit such owner to disregard the ordinance so far as it interferes with his plans for a more profitable use, and the legislature was without power to authorize an administrative board to grant such permission."

The part of section 3 which purports to authorize the board of appeals to vary or modify the application of any of the regulations or provisions of the zoning ordinance relating to the use, construction or alteration of buildings or structures or the use of land is arbitrary and unconstitutional because it is a delegation to an administrative body of the general power of legislation, which can be exercised by the General Assembly alone. Other provisions of the section are not questioned. The provisions of the ordinance based on this part of the section are also unconstitutional, and while the creation of the board of appeals is not shown to be invalid, it is without authority to vary or modify the regulations or provisions of the ordinance.—

"The board of appeals is not a court but an administrative board which has no judicial powers and the hearing before it is not a judicial proceeding."

"The constitutional provision here in question is not one intended for the protection of the property rights of individuals and does involve a question of public policy. The constitutional provision is that which vests the entire legislative power of the State in the General Assembly. The object of that provision was not the protection of property rights but to declare the depositary of the legislative power, and the question of public policy lies at the foundation of government under our American Constitutions and is the division of governmental powers into the legislative, executive and judicial departments and each department's independence of the other two. Such governmental power cannot be conferred by agreement of individuals.

The decree is reversed and final judgment will be entered in this court reversing the order of the board of appeals and affirming the order of the building commissioner with costs against the appellees other than the board of appeals. Judgment reversed."



*To the Members of the  
Illinois Society of Architects.*

Gentlemen: Each of You in Particular:

Wasn't it Eddie Cantor who recently predicted: "Stocks will come back all right—but not to the same owners."

A somewhat similar situation exists today with regard to Architects. Due to a growing confusion in the minds of the public as to the functions of the Architect and the Contractor, much of the work which belongs in our offices is being side-tracked to others.

Your Publication Committee believes that the best way to counteract this critical situation is to give the public the facts. And so we are mailing the folder, "Are both the ARCHITECT and the CONTRACTOR necessary?" this month to a selected list of 11,000 key men throughout the State of Illinois.

This folder sets forth clearly and tersely the different functions and abilities of the Architect and the Contractor. It drives home the point that both men are necessary to a thoroughly satisfactory building. We think it is a good mailing piece.

But whether or not it gets the story across in your locality, to your clients, and to your profit depends entirely on the way in which you co-operate.

Will you make it a point to obtain from our society office, 160 North La Salle Street, as many copies of this circular, and the preceding one, as you can and will personally distribute to your clients and prospective clients? Also use the telephone or write a note to those whom you cannot call upon conveniently in person. Let us all give this educational activity our complete support.

#### COMMITTEE ON PUBLICATION.

FRANK E. DAVIDSON

JOHN REED FUGARD

LEON E. STANHOPE

EMERY STANFORD HALL, Chairman.