ILLINOIS SOCIETY OF ARCHITECTS MONTHLY BVLLETIN

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A number of Architects and Material Firms have called our office asking for information regarding The Illinois Architects Construction Service, Inc., a reporting service. They have become confused with the name and are under the impressions that the Illinois Society of Architects are sponsoring this service. An announcement appeared in previous issues of the Bulletin stating clearly that neither the Illinois Society of Architects nor any of its officers have any interest either financially or otherwise in this company.

A REVIVAL IN BUILDING CONSTRUCTION SEEN AS FINANCIAL CONDITIONS RETURN TO NORMAL

October last the bubble burst with the result that money is now turning to sounder channels and as real estate and building offer a higher degree of stability it is but natural that the financial world should again look upon real estate mortgages with high favor.

With the new year only a few weeks old figures for 1929 have been collected and they show average per capita building construction expenditures of $52.08, as compared to $60.60 in 1928, $59.86 in 1927, $64.28 in 1926 and $65.77 (the peak) in 1925. In fact, 1929 averaged only a little higher than 1923 and below 1924.

This general four-year decline has not been confined to any locality, but has been country-wide in its effects and business generally has suffered, for the construction industry is the backbone of business and when it is prosperous it is noticeable that other lines likewise enjoy prosperity.

During October and well into November the public saw the futility of expecting speculation and high money rates to be maintained to the detriment of business in general. Millions of dollars that changed hands in the fluctuations of the stock market might just as well have been invested in sound securities with the backing of real estate and buildings to insure a legitimate income, and it will be interesting to keep account of developments when the public, now looking more or less askance at any form of investments, turns to mortgage bonds, to home building and to other sound investments with little or no speculative attraction.

Money long withheld in the high speculative market will begin to find outlets and will return to fields of sound investments. The immediate reaction should favor the home builder and the owner builder as opposed to the speculative builder and land developer, for the latter must of necessity have larger blocks of loans under systematized methods of financing that the smaller borrower will not meet up with. Mortgage money that has been tight for more than a year will begin to reappear as it is released from speculation and the entire country will benefit, the construction industry being about the first group to feel the change.

While there may be no immediate improvement in the building activity of the country, at least none that will be outstanding, it is generally agreed that money will be more plentiful for legitimate loans, that large banks, trust companies and insurance companies will begin to turn to the mortgage field for an outlet for surpluses in their treasuries. Within four or five months this abundant money condition will become manifest to a marked degree. Some over-optimistic observers predict a quickening in the building field almost immediately, but this hardly seems possible in view of the present conservatism that may continue for some time.

CHICAGO BOARD OF EDUCATION ARCHITECT

The report made to a special committee of the Board of Education is published elsewhere in this issue. The Bulletin has been requested to supply information to several of our members about this report.

The Bulletin does not question the ability of the architects or engineers who were selected to act on this committee. We are unable to supply information to our readers as to why structural engineers should have the selection of an architect appointed to furnish the architectural design, planning and efficiency of a school building. We fail to find any engineers who have designed school buildings in Chicago or vicinity; in fact, such practice would be in defiance of the Architectural Registration Act.

Extract from the report states:

"We further unanimously believe that if possible the Architect of Schools should be removed from Civil Service rules and appointed by the Board of Education, without written examination, from a list nominated by the American Institute of Architects, Chicago Chapter, and the Western Society of Engineers."

We are wondering if it is the intention of the Western Society of Engineers to submit a list of architects or engineers. While we have the highest respect for the character and integrity of the membership of the Western Society of Engineers we question the wisdom of selecting such a body to recommend the appointment of an architect. We have been informed that considerably more than a majority of the membership of the Western Society of Engineers is made up of contractors and material manufacturers and dealers' representatives.

We could urge no serious objection to the **professional engineering members** of the Western Society of Engineers participating in the nomination of an architect, but we do urge most serious objection to contractors and material men participating in the nomination of an architect. It is unfair to any man to be placed in a judicial position with even a semblance of a personal obligation to those over whom he is to judge.

The Otis Law passed in 1917 does not permit an appointment to be made by the Board of Education in this manner.

It certainly seems that even though appointments could be made as suggested, that the Illinois Society of Architects should be considered as one of the organizations from which candidates could be selected. It numbers among its membership men who could qualify equally as well as those from

the Western Society of Engineers or the Chicago Chapter of the American Institute of Architects.

All school board architects since 1890, including architects such as Patton, Mundie and Perkins, have been members of the Illinois Society of Architects. The present incumbent is a member of the Society and has filled this position since October, 1928. He has as yet not had an opportunity to demonstrate his ability, as far as new schools are concerned, as no school designed under his supervision has yet been erected.

It might be well to hear something from the present school board architect on the subject.

The columns of the Bulletin are open to any reader for open and frank discussion of this report.

"THE ESSENTIAL PRINCIPLES OF MODERN ORNAMENT"

By Louis La Beaume, F. A. I. A.

The title of this paper was not of my own choosing. It was forced upon me; and like so many of my fellow men, most of them perhaps, certainly all architects, I find myself "in the fell clutch of circumstance." But I plaintively submit that my lot tonight is more than ordinarily painful. More painful than yours, a thousand fold, as you will presently agree. My first difficulty arises out of my total unfamiliarity with my subject. My second, with yours. And further terrifying traps have been set in the diabolical phrasing of the title itself. Four of its six words (the others don't count anyway) are loaded with the dynamite of controversy. Essential—Principles—Modern—Ornament.

God alone may put his finger on the tender core, which we think of when we use the word Essential. Men die for Principle, but ladies do not cease to be ornamental for lack of it. As for the word Modern, we may as well at once agree with the ladies that it covers a multitude of sins. And so we are brought face to face with the direst of these four words, the one most pregnant with delight, and at the same time freighted with the greatest possibilities of dismay, the word Ornament.

Apparently it is man only among all the lower animals who suffers from that curious aberration, which prevents him from letting well enough alone. From the beginning of time, he seems to have been hell-bent on adding some touch to God's handiwork or his own, fondly believing that thus its beauty might be enhanced. The vainest of all animals, boasting of his creation in the image of God, he has at the same time been intensely dissatisfied with his appearance. As a result of his chagrin he has tattooed his skin, stretched his ears, hung rings in his nose, frizzed his hair, scarred and painted his cheeks, invented the plug hat, the Prince Albert coat, plus fours, Ascot ties, and tried in a million other ways to decorate and ornament himself in an effort to make himself more irresistible than God made him. Whole libraries might be dedicated to the devices by which the ladies have sought to accentuate their charms. In the case of this more sensitive sex, however, it began to appear until quite recently, that all ornament might in time come to be considered superfluous, and that we might at last look upon woman as pure structure. We were all keyed up for an ocular demonstration of the poet's dictum that "Beauty unadorned's adorned the most" when the perversity of fashion once more thwarted the enternal schemes of nature.

It is a curious thing, this instinct so deeply implanted in men and women, which prompts them not only to smear and decorate themselves, but to paint the lily and to gild the rose.

And, before attempting to discuss the essential principles of modern decorative Art or Ornament, it may be well to take a backward glance and discover if we can the motives underlying all attempts at decoration. As architects we are deeply involved in these mysteries; for mysteries they are to most of us, and mysteries they are likely to remain. In spite of our shrewdest speculations, we are apt to mistake the primitive motives, and sense only the superficial ones.

Tribal customs, caste, religious beliefs, sex appeal all must have had, as they still have, some influence on man's desire to decorate himself and the objects of his use and fancy. Some of these motives carried over into his architecture, and his awakening esthetic sense helped him to systemize and arrange his symbols. These symbols of his fear or pride he gradually organized, and conventionalized, and finally applied with an increasing sense of rhythm. He hung the trophies of the chase, human or otherwise, on the eaves of his rude hut to dry; to frighten evil spirits away or to impress his enemies. He blazoned his shields and weapons on his walls, or placed some effigy of his deity above the lintel of his door. He festooned his house, or his temple, with garlands of fruit or flowers; and having found delight in these displays, recalled them when he built in stone so that they became fixed elements of ornament—lion's heads regularly spaced along his cornice, skulls and shields in his metopes, heavy swags of stony leaves, and blossoms, in his frieze. Were he a Mohammedan and so forbidden on pain of offending Allah to reproduce the forms of living things, of buds, birds and beasts, he carved intricate arabesques of geometric design upon his walls, designs in which the complications of the rhythm attested his ingenuity and skill.

The varieties of architectural ornament are almost endless. Indian, Persian, Javanese, Egyptian, Chinese, Siamese, Mayan, Greek, Arab, Celt, all have evolved elaborate systems and all, so far as we may guess, spent quite a long time in evolving them. They all differ in many ways, but each was the result of ages of intense preoccupation with the eternal values of life as each people understood them. These systems of ornament were not then mere flippant or trivial attempts to embellish an already perfect form, but were patterns fraught with the meaning of life itself. In somewhat less degree may the ornament of the Roman Empire be so regarded in so far as it symbolized the pomp and power of a material civilization. It was an applied ornament as the Greek had been before it, but both in character and application far less beautifully significant than the Greek in its implications of Hellenistic Mythology and culture.

The development of Christian art in western Europe during the Middle Ages witnessed a recrudescence of ornament as an integral part of the structure; and both Romanesque and Gothic ornament is architectural as well as spiritual, in much the same sense that the older systems were.

As a result of the Renaissance, however, ornament lost much if not all of this character and became simply a device to tickle the eye; the eye which had become dulled from so long and so steadfast a straining toward eternity.

This may at first appear a rash statement, but when we think of the miles and miles of rinceaus, and rosettes, water leaves, graceful arabesques, and guioches, with which the artists of the fifteenth and sixteenth centuries embroidered their more or less classic cornices, entablatures and pilasters we become convinced of its truth. All of it was applied for the sheer delight which the flowing curves gave to a people set free from the serious contemplation of life. Much of it was beautiful in itself, but it became such a surfeit of sweetness that the wonder is men did not tire of it sooner.

In the first period of our own Renaissance from 1880 to 1910, we revived it; and perhaps being a light-minded people with no gods, or, maybe it would be better to say, with no devils, we had as much right to its use as any Italian in Sunny Italy, or any Frenchman in Sunny France. It had the great virtue of being meaningless, if that is a virtue, and did mitigate the gravity and solemnity of plain surfaces which have always caused architects to shrink.

But America, as everyone knows, is a land of progress and we could not be content to go on in this way interminably. The French in the late nineteenth century invented some rather coarse variants of these delicate Renaissance motifs. Among these variants may be singled out for especial mention that unique gob known as the cartouche. France had gone Republican and had no more use for heraldry than we, so out of the shield emblazoned with the arms of a noble house, I mean the noble occupants of a house, which of all Renaissance forms of decoration had most significance, was evolved that curious shell-like form, which was used as a means of accent and embellishment almost at will. It is only fair to say that we developed some very clever cartouche artists ourselves. But their popularity was comparatively short lived; and today if they still live they are probably mastering the mysteries of the new forms with which France again, Denmark, Sweden and Germany begin to intrigue us.

In the interim between the complete decay of the cartouche (if I may so express it) and our preoccupation with these newer forms of ornament we experimented a little with a system which is very old, but which at the same time so it seems to me, has something in common with the new, I mean of course the stiff, incised, archaic, carving derived from the Art we call Romanesque.

I do not wish to necessarily imply any immediate connection between our recent essays in the Romanesque or pseudo Romanesque, and our present dalliance with what for want of a better name, we call Modern, but it is at least interesting to note, that even before the modern fury burst upon us, we were becoming more temperate in the use of intoxicating ornament. We were timing, or rather spacing our drinks, so to speak; having discovered that thus they might produce the pleasantest effect.

There is nothing essentially new in this tendency toward moderation. It may in our case, like prohibition, be a reaction from excess, but the principle of moderation is older than Noah. It is not a sign of timidity, or even of economy, for Croesus still lives and might fret his facades with gems and mother of pearl if he so desired. Our present trend toward the more sparing and effective use of ornament results simply from the rediscovery of an age old principle, the principle of contrast.

Though the architect builds with opaque materials he uses light to paint his building by means of shadows, and in the composition of these lights and shadows, by means of buttresses and piers, voids and solids, wall surfaces and fenestration, and the details we call ornament, lurks the ultimate beauty of his design. Each element is as important as the other, and each must serve with the nicest tact to enhance the effect of the other, and to culminate in the harmony of the whole.

Ornament, then, is no extraneous or superfluous detail to be used, or abstained from, at will. It is as inevitable as my lady's eyebrow, and much more so than her necklace or the rouge on her lips, though these too, may at time aid in her conquests. Ornament has sometimes thus been used in the past integrally and discreetly. But not always, by any means. May we not agree, however, that, broadly speaking, ornament or any detail used for ornamental purposes, which may be cut off with a chisel or peeled away is not truly architectural ornament, however decorative in another sense it may be. If we do thus agree, we may have determined one, at least, of the essential principles of modern ornament; for in their essential principles all good schools of ornament are alike.

It would seem to follow that the first test to be applied in the consideration of any ornament or decorative feature is the test of necessity. We mean of course esthetic, not utilitarian, necessity. Would the building, or object, be less beautiful, more beautiful, or equally beautiful, without it? Ornament must blossom naturally, inevitably, at the right time and place. It must be what we call appropriate, in perfect harmony with the theme of the object out of which it grows. In this it is like God's work or nature's; and that is why we like to think of architecture, and all fine art as having some kinship with the great work, of divine creation.

Today there is a ferment going on in the minds of men all over the world, and artists are stirring uneasily with the desire to express the relation of their work to contemporary life. Thus the course of history is confirmed and the impulses which make history are repeating themselves. Our difficulty lies in the fact that we are witnessing the gropings, and are stung by the growing pains; our time of serenity and sureness has not yet come.

We are not certain of just what it is we are trying to express. We have broken with the older theologies and we have no great motivating ideal. We are not sun worshipers, of fire worshipers, and are not altogether sure about Aimee McPherson. We have invented no new creed, no new mythology. Our world is like a box of marvelous tools, a palette of myriad colors, a wardrobe full of beautiful old heirlooms. Tentatively we are experimenting with them, trying this and that, hoping to find some combination common to us all and expressive of our contemporaneous humanity.

We fancy ourselves very sophisticated, thoroughly disillusioned, unemotional, unsentimental, wide awake, hard-boiled. Are we? Maybe so. We live in a world of glass and iron, of whirring motors, clicking machines, laboriously created labor saving devices, elaborate systems of fool-proof efficiency.

We are crisp, curt, quick, clean, and, metaphorically speaking, we all come from Missouri.

Artists didn't always conform to this prescription, but the world does move, and it seems to be moving faster and faster all the time.

Are our buildings beginning to look something like machines? Is there something metallic about our ornament, something spiky, acrid, dry, laconic? Has the juice been pressed out of it, so that it will keep indefinitely and may be shipped to any distance without fear of deterioration? It does look a little that way doesn't it? It can be used in long lengths, as an edging or a braiding, or chopped up and arranged in panels. It is extremely impersonal, cosmopolitan, conventional and some of it is so delicately drawn or scratched as to be practically self-effacing. It is certainly not vulgar, and much of it resembles those strange sea anemones, crystals, shells and coral formations which might have enriched the caverns of Sinbad the Sailor. But it does make patterns, it greys the surface, some of it, it looks crisp and crinkly like lettuce, and though it is altogether and palpably synthetic it defies analysis.

The geometric efflorescence of Moorish ornament, the crystal combinations of the kaleidoscope, the jewel like multiplications of Bragdon, and the intricate interlacings of Louis Sullivan all unfold unendingly bursting into new combinations like fireworks; but modern ornament as I have observed it is too reticent for that. It is comparatively static. Although it may have started in Northern Europe, it has apparently stopped here.

It may in time become acclimated and Americanized, absorbed as our immigrants from Continental Europe are being absorbed, so that its French or Swedish or Danish features will be melted into our ideal E Pluribus Unum. If I have faintly hinted at a certain inhumanity inherent in the ornament itself I hope at least to have indicated some of its possibilities. Certainly, our eyes are destined to be dazzled by it for a long time to come. It is being stocked and catalogued, and its trade name is the "Style Moderne." Everybody will soon be doing it. In fact, our ladies as well as our buildings are wearing it; wearing it in the forms of aigrettes, breast plates, brooches, bracelets and show buckles. It is very smart, non-sectarian, and absolutely neutral, in that it recognizes no allegiance to any school of political thought, or deep philosophy of life. That it may not become too cheap—let us pray.

—An Address delivered by Mr. La Beaume at the Architects Club on January 14, 1930.

REPORT ON THE TACOMA BUILDING—PREPARED BY THE JOINT COMMITTEE ON MATERIALS AND METHODS

Illinois Society of Architects
Chicago Chapter, A. I. A.

Tirrell J. Ferrenz, Chairman
Nov. 29, 1929

The Passing of America's First Skyscraper

The investigation of the Tacoma Building by the Joint Committee on Materials and Methods during the demolition of this building in May and June of this year proved to be an extremely interesting and instructive assignment. Due to the fact that this building was claimed to be the first tall building of skeleton construction, there was a great deal of expectancy surrounding this work. From time to time vague questions had been raised regarding the deterioration of tall buildings and the possible effect on their stability. Consequently, building interests in general, as well as the investing public, were anxious to ascertain with some degree of finality whether or not such intimations were based on any degrees of fact.

Building in Good Condition

The committee placed a trained observer at the building and it is believed that few days passed during the progress of demolition when some member of the committee, or a duly assigned representative, was not present. A large amount of data and many samples of material were collected.

We are glad to report that the result of our investigation justifies the technique of tall building construction as developed by the architects and engineers responsible for this and similar structures. After having stood the strains of forty years, the metal framework was found to be in practically as good condition as when put together and still capable of carrying its load and resisting the same strains almost indefinitely. The building as a whole and most of the materials entering into its makeup were found to be in

good condition and able to render many more years of service.

Economic Usefulness Outlived

But great changes have come over business life since this building was erected. New standards of comfort and service have replaced the old, and what once was considered the ultimate in desirability is now no longer inviting. The elevators in the Tacoma Building were slow and of inadequate capacity, the plumbing was antiquated, physical conditions prevented flexibility of office arrangement, and the increase in land values was so great that an adequate return could not be obtained from such a small structure based on present day values. In short, the building had outlived its economic usefulness and accordingly the decision was made to tear it down to make way for the forty-nine story One North LaSalle Building.

History and Design

The Tacoma Building was designed during 1888 by Holabird and Roche, Architects, and opened for occupancy on May 1 of the following year. It was twelve stories in height and fronted 80 feet on La Salle Street and 101 feet on Madison Street with an open court approximately 28x48 feet on the inside corner. The building had a basement and there was also a large attic which was later finished as the thirteenth floor. The total cost was somewhat less than forty cents per cubic foot.

This building was the first skeleton constructed building ever built, although this distinction has been claimed by some for the Home Insurance Building which was designed by W. L. B. Jenney, Architect, and erected at Adams and La Salle Streets in 1885. The Tacoma Building was a true example of the skyscraper principle, however, in that the street walls were of skeleton construction while in the Home Insurance Building the street walls are more or less of masonry construction.

The structural design of the Tacoma Building was prepared by Wade & Purdy, Structural Engineers, and had some very interesting features. The two street walls were constructed of cast iron columns with cast iron spandrel lintels carrying the brick and terra cotta facing. The lot line walls were load-bearing walls constructed of solid brick masonry. There were also two load-bearing walls running at right angles to each other through the interior of the building, which performed the additional function of furnishing the necessary wind bracing. These walls increased in thickness from 13 inches at the top to 42 inches at the base.

The interior columns were of cast iron and presented a variety of different types, both round and square and even of rectangular shape with cored sections. The round columns ranged in size from 7 inches to 13 inches in diameter and in the lower stories were reinforced with two to four vertical lugs. The square columns were 6, 7 and 8 inches square, and rectangular columns varied from 8x10 to 12x32 inches. The thickness of metal ranged from ¾ to 2 inches.

The floor framing consisted of steel and wrought iron beams and girders arranged quite similar to modern practice. Connections to columns were bolted but intermediate connections were made by hand-driven rivets. The floor construction was made of flat tile arches. Wooden sleepers supported the maple finish flooring. Cinder concrete and plaster were both used for floor fill. The roof construction was of book tile on tees. Foundations for walls and columns consisted of I beam grillages on a mat of concrete.

Steel Versus Wrought Iron

Considerable controversy has developed over the question as to whether the floor beams were of steel or wrought iron. From all our information, including tests and measurements, we are convinced that both materials were used, although it is impossible to state the extent of either.

This building was erected at the time the transition from wrought iron to steel in building construction was taking place. It is known that the Illinois Steel Company rolled steel in 1888. This company furnished the steel beams which were used in the Science Hall at the University of Wisconsin in 1889 although the contract originally called for wrought iron. It is interesting to note here that the Rand McNally Building is supposed to be the first complete steel skeleton building to be erected. This structure was designed in 1889 and completed in 1890, the columns being of Z-bar sections in place of cast iron as used in the Tacoma Building.

Condition of Materials

A detailed statement of the condition of various materials follows:

Roof: The main roof covering had been maintained in good condition, although the tar and gravel roofing on the penthouse had been allowed to disintegrate to such an extent that the roof boards were exposed. The roof flashing was of copper; this had corroded somewhat but was still serving its purpose effectively; we are unable to state positively that this was the original flashing.

The galvanized sheet metal for the skylight over the toilet room was badly disintegrated. The glass used was 9/16 inch in thickness without wire. We understand that this skylight had been renewed about twelve years previously. Inasmuch as the other skylights were not so badly deteriorated, it would seem that fumes and moisture from the toilet room were largely responsible for this condition.

Floors: The tile arches were found to be in very good condition and practically no corrosion of the tie rods was noted. The maple flooring was supported directly on wooden sleepers; it was badly worn in many places and the renewal of a large portion had been necessary during previous years. Many of the marble stair treads had been worn down to half of their original thickness.

Brick Walls: In general the brick walls were in good condition. There were some spots in the parapet walls where the lime mortar had disintegrated and the brick become loosened. The interior load-bearing walls were quite solid, but in the outside walls the bond between the mortar and the brick was none too good although the mortar itself seemed hard. We were surprised to find many open vertical joints which had not been slushed full of mortar, thus indicating that the masons of forty years ago were almost as unruly in this respect as in this era of speculative apartment building.

Terra Cotta: This was made of a reddish colored clay without slip or glaze and was set in lime mortar colored red. The joints between the large washers were covered with rolled lap joints. In some cases the voids in back of the terra cotta were filled solidly with brick and lime mortar; in other cases they were left unfilled. Very little spalling of the surface was observed, the outline of ornament was still sharp, and in general the terra cotta seems to have been as good when the building was wrecked as when it was put up.

The strap anchors were made up of ⅛-inch material. The cornice anchors were made of 5/16x1¼-inch wrought iron bars. Where imbedded in masonry, these were found to be in good condition but in several cases the section of metal had been reduced by rust as much as one-fifth.

Rubble Stone: The rubble stone retaining wall under the sidewalks had stood up very well.

Framework: The metal framework of the building was protected with tile fireproofing and both metal and tile were in excellent condition. Some of the tees supporting the book tile roof construction showed a coating of scale while others were quite clean. Little rust was observed on the beams and girders until the first floor was reached where several girders were discovered with a bad coating of scale. Some pitting was also noticed on the beams immediately in front of the elevator hatch, probably due to the possibility of water from cleaning and scrubbing finding its way around the fascias of the shaft.

Especial attention was given to the column and girder connections in order to ascertain the result of the 2-inch settlement of the interior of the building. Practically no effect of any kind was discernible. Some of the bolts connecting girders to columns were slightly bent, but no threads were broken, nor was the section impaired in any way. Riveted connections were found to be tight.

Foundations: The I beam grillages showed some rusting but the section of metal was not especially reduced. Some of the pipe separators were badly eaten into.

The concrete slabs under the grillages were hard and sound, although the edges of some of these slabs showed signs of disintegration.

Mechanical Plant

Lighting: The original lighting fixtures were said to have been a combination gas and electric type. Two replacements had been made at different periods, and when the building was demolished an enclosed bowl type of fixture was being used.

The gas pipe was of black wrought iron and was found to be in good condition with only a small amount of rust present.

Samples of rigid conduit were inspected but these appeared so new that they were believed to have been of recent installation. Much channeling of plaster was noted where conduit had been installed and some rectangular conduit was run exposed. BX conduit was noted in the tile partitions; the deterioration of this was not excessive.

Plumbing: The water and vent pipes were of wrought iron and in general were in fair condition. Galvanizing was largely intact. One piece of 5-inch black vent pipe was found with a rusted exterior and the interior deeply pitted so that the wall thickness had been reduced considerably. In one nest of pipes, some of the pipes were badly corroded while others showed little signs of corrosion, the supposition being that this difference was due to leakage.

The gravel tank under the roof was badly rusted. This tank was made of ¼-inch steel and the metal had been entirely eaten through on the top.

Heating: The wrought iron steam pipes were found to be in excellent condition with only a small amount of corrosion noticeable. The radiators were made of a bank of vertical pipes fitted into a cast iron base and having a cast iron grille on top. Many of these grilles had been broken.

Life of Skyscrapers

In the very complete report on the obsolescence of the Tacoma Building, prepared by Mr. Paul E. Holcombe for the National Association of Building Owners and Managers, there is included an estimate of the useful life of the various parts of an office building due to depreciation. These periods range from 12 to 15 years for sheet metal and roofing, 15 to 30 years for toilet and electrical fixtures, 25 to 30 years for finished floors, and 40 years for radiators, plumbing piping, hydraulic elevators, hardware, interior partitions and the various structural items, such as steel framework, fireproofing, and floor construction. This last group of items were all listed at 40 years solely because this was the actual life of the building.

Our experience at the present time is insufficient to judge the total life that might be expected for modern skyscrapers based solely on considerations of depreciation and physical condition. The Tacoma Building was capable of resisting the ravage of age for many more years, and with proper attention to repairs and maintenance its life might easily have been doubled. However, economic considerations as set out in the fore part of this report dictated its demolition at the close of forty years. It is interesting to note that this period of life coincides with the conclusion previously determined upon by the committee on depreciation and obsolescence of the National Association of Real Estate Boards as the result of a study of the life expectancies of various types of buildings.

REPORT TO SPECIAL COMMITTEE BOARD OF EDUCATION

Chicago, Ill., January 7, 1930.

L. E. Myers, Chairman,
Special Committee, Board of Education,
Chicago.

Dear Sir: Your joint committee from the Western Society of Engineers and the American Institute of Architects, Chicago Chapter, appointed December 1, 1929, was directed by you "to investigate the present methods prevailing in the design, construction, and repair of school buildings in the City of Chicago and report their recommendations to the Board of Education for desirable changes in those methods."

As explained to your committee, the instructions involve two possible interpretations. A detailed investigation into design, construction and repairs of school buildings should involve a matter of professional engagement and would consume a considerable amount of time. Such an investigation is essential.

A second interpretation which was a matter of discussion at our conferences involves the broader matter of the policies of the Board of Education as applied to its building program and on which your committee has concentrated. Your committee feels that this in itself will require considerable time in order not only to form definite conclusions but to substantiate these conclusions with necessary information.

We have been asked to make a report to you at the present time. As this situation was not contemplated, it is possible only to make a progress report.

This progress report is therefore confined to policy. It must not be construed as relating to individuals in your present organization. It is apparent to this committee that the essential difficulties are the policies and practices of the Board and of Departments of the Board having to do with building planning and construction.

It is the opinion of this committee that a detailed study of the design, construction, operation and maintenance of school buildings should be undertaken. This committee is willing to advise and review such a study and add to it such suggestions as, in its judgment, are worthy of consideration.

The position of School Architect must involve full executive authority. It is of sufficient importance and the work is so vital to the interest of the schools that his position should be removed from under the Business Manager and placed directly in charge of the department with full authority and responsibility.

We further unanimously believe that if possible the architect of schools should be removed from the Civil Service rules and appointed by the Board of Education, without written examination, from a list nominated by the American Institute of Architects, Chicago Chapter, and the Western Society of Engineers. Civil Service examinations are not, in our opinion, adapted to the selection of the highest type of executive where a combination of high qualifications of character and executive ability are the prime requirement. Such men are frequently too few to care to submit themselves to such conditions, knowing well such examinations are inadequate to bring out the necessary facts.

We would further remark in this connection, that having had much experience with Civil Service examinations, we consider them a "two edged tool." Properly conducted they undoubtedly tend to weed out the unfit in cases where situations must be open to all comers, and where there is competition for subordinate positions. On the other hand improperly conducted, Civil Service examinations become a means to induct and intrench unfit persons in positions of responsibility from which it is exceedingly difficult to remove them for the good of the service.

Because of the time limitation it has been impossible for this committee to make a comprehensive investigation of all unwilling to state what purport to be facts until all of the facts have been carefully verified. A casual study, however, of a list of employes of the Architectural Bureau and the payroll would lead us to believe that the cost of operation of the Bureau is disproportionate to the volume of building now being designed and constructed.

We therefore believe that our investigation should be continued to develop—

(a) Cost of operation of the Board's Architectural Bureau compared with similar costs of operation in other cities.
(b) The same cost of operation compared with professional architectural offices in private practice.
(c) The cost of school buildings in Chicago compared with similar cost in other cities, and
(d) The cost of the Board's school buildings compared with the cost of similar school buildings in private practice.

In conclusion we feel it a duty to say sympathetically that no administrative Board of unwieldly numbers, limited term of office and varied opinions, can ever hope to equal the business efficiency of a highly trained energetic and conscientious executive who is given a comparatively free hand to work with promptness and trained judgment. The first duty of the Chicago Board of Education if it wishes to remedy the chaotic conditions in this city, is in our opinion, to find means to retain highly experienced and conscientious executives, provide them with adequate compensation, proper powers, and full authority and responsibility, and then advise with them rather than direct them, in the battle for the highest possible efficiency in public expenditure. If the Board is not willing to do this, it cannot hope to perform the highest creditable public service.

Respectfully submitted,

(Signed) ELMER C. JENSEN, Chairman.
EDGAR S. NETHERCUT, Secy.
HOWARD L. CHENEY.
L. E. RITTER.
JOHN W. ALVORD.
N. MAX DUNNING.

INTERESTING LETTER FROM RALPH HARRIS

Chicago, January 18, 1930.

Mr. F. E. Davidson,
Editor, The Bulletin,
Illinois Society of Architects,
Chicago, Illinois.

Dear Mr. Davidson: A very interesting legal point has arisen, and as the circumstance which brought about this point is one which might easily arise in any architect's practice, I am sending the particulars on to you with the idea that the matter may be of sufficient interest for publication in the Bulletin.

About two years ago I was the architect for a rather large apartment hotel. During the construction of the building I made a lease with the owner for certain space in the building, accepting the lease as part payment of my fee. This lease was the ordinary real estate board form of lease and has since been pronounced correct in form by my attorneys.

This building was financed in the ordinary way, that is by means of a first mortgage bond issue underwritten by one of the local investment banks. After the building had been in operation for about a year it became necessary for the bank to assume management of the building for the protection of their bond issue, on which payments for interest and amortizations were in arrears. After having assumed control of the building the bank informed me that they could not recognize my lease and that I would have to pay rent for the apartment that I was occupying.

I immediately referred the matter to my attorneys and received the information that the position of the bank was correct according to law. It seems that there is a law in this state which permits the owner of any first mortgage on a building which is being operated by other parties and which building is in default to the first mortgage holder to declare any lease void if in the opinion of the mortgage holder his interests are jeopardized. It seems that any first mortgage holder upon foreclosing or assuming control of the building can vacate the entire building if he sees fit and believes that the leases previously made are not to his interests.

The holder of a lease in such a building has, of course, the right of action against the parties making the lease, but this action usually isn't worth much in view of the fact that the party making the lease on behalf of the building has already suffered a foreclosure or an assignment of rents.

As I stated before, this point is one which might easily come up in the practice of any architect and should be of interest. Needless to say, any architect leasing space under conditions similar to the one above should carefully protect his own interests so far as the lease is concerned. It would appear that the idea of the law is to put the burden of protection of interests on the holder of the lease, just as the lien law places the burden of keeping the property free from liens on the owner. In other words, if a lease is received as part payment of an architectural fee, then the bank underwriting the bond issue on the building should also sign the lease.

Very sincerely yours,
RALPH C. HARRIS.

MINUTES OF THE ILLINOIS SOCIETY MEETING

Regular monthly meeting of the Illinois Society of Architects was held Tuesday evening, January 28, 1930, at the Architects Club.

President Granger presiding.

Minutes of the November meeting read and approved.

After the usual correspondence, committee reports and new business was disposed of, the President introduced Dr. Gottfried Koehler, who spoke for Dr. Arnold H. Kegel. Dr. Koehler spoke on the various refrigerating systems which had been installed, gave the reasons for death occurring from leakage of certain refrigerant into small apartments and read a proposed ordinance controlling the installation of refrigerant apparatus.

Mr. Gerald Gearon, Deputy Boiler Inspector, spoke on the inspection of refrigerating plants and what had been done by the Boiler Inspection Department to prevent recurrence of deaths by leakage, explosion and fire. Mr. Gearon suggested that the Society cooperate with the various departments in formulating a new ordinance, stating that the Boiler Inspection Department had proposed an ordinance almost identical as the ordinance proposed by the Health Department.

Mr. John Aeberly of the Health Department spoke of the various ways proposed by the Health Department to control the dangers attending certain refrigerants used in direct expansion refrigerating systems. Mr. Aeberly illustrated by a number of large charts how various ideas along this line could be accomplished. He seconded Mr. Gearon's invitation of the Illinois Society of Architects to cooperate with the Departments in their endeavor to formulate a proper ordinance.

Many questions by the members were answered by Dr. Koehler and Mr. Aeberly, after which the President thanked the speaker on behalf of the Society and adjourned the meeting.

WALTER A. McDOUGALL, Secy.

Chicago, January 27, 1930.

Illinois Society of Architects,
Chicago, Illinois.

Gentlemen: It has been brought to our attention that the Journeymen Steamfitters are claiming the work of installing Zephyr or similar types of humidifiers and air washers.

Any apparatus that is primarily operated by direct water pressure and requiring a waste connection is plumbers' work and is claimed by the Journeymen Plumbers.

We are writing you this letter giving you this information in order that you might govern yourself accordingly, continuing to specify the Zephyr and similar type humidifiers in the plumbing specifications, and avoid the possibility of jurisdictional disputes.

Very respectfully yours,
Plumbing Contractors' Assn. of Chicago,
Rupert J. Weber, President.

Chicago, January 29, 1930.

Illinois Society of Architects,
Chicago, Illinois.

Gentlemen: The enclosed is a copy of a letter written to the Plumbing Contractors' Association of Chicago, which is self-explanatory. If you are in receipt of any communications from the Plumbing Contractors' Association bearing on the question of jurisdiction, we ask that you communicate with us before publishing same, so that we might pass our opinion as to whether their claims are correct, and in accordance with the 1913 Agreement and the Decision of the National Jurisdictional Committee.

Yours very truly,
Steamfitters' Protective Association,
Charles M. Rau, Business Mgr.

Chicago, January 29, 1930.

Plumbing Contractors' Association of Chicago,
Rupert J. Weber, Pres.,
170 W. Adams St., Chicago, Ill.

Dear Sir: It has been brought to our attention that your Association has written letters to Architects laying claim to certain work which in our opinion is contrary to the policy that should be assumed by your Association.

We believe that no good can come from the procedure of writing letters laying claim to piping, which might in your opinion be considered plumbing.

We again call your attention that the United Association of Plumbers and Steam Fitters at its convention in September, 1928, authorized the appointment of a national committee consisting of three plumbers and three steam fitters, who met in Washington, D. C., and rendered a decision under date of May 21, 1929. This decision upheld the 1913 agreement which clearly defines the work of the steam fitter.

We therefore request that you adopt a neutral position in the future and should any further interpretation or decision on jurisdiction be required, we believe that the United Association is the proper council or court to render such decision or interpretation.

Yours very truly,
Steam Fitters' Protective Association.

EXTRA! EXTRA!

SECOND ANNUAL REGIONAL MEETING, CHICAGO CLUB OF THE PRODUCERS COUNCIL

On Tuesday evening, February 25, 1930, in the Red Lacquer Room of the Palmer House, the Chicago Club of The Producers Council will hold a second annual regional meeting in conjunction with the Illinois Society of Architects.

Dr. John M. Greis, Chief of the Division of Public Construction, Department of Commerce, will discuss for us President Hoover's National Building Program for 1930.

Dr. Greis is now in charge of all the construction activities of the conferences held at the White House the early part of last December.

Mr. Ernest J. Russell, F. A. I. A., member of the firm of Mauran, Russell & Crowell, of St. Louis, Mo. will be the second speaker on the Council Program.

Last year at the first regional meeting of this kind there was an attendance of 385 persons divided about two to one in favor of the architects. This year we expect the attendance to be even greater.

Remember the date is February 25th and the place is the Red Lacquer Room of the Palmer House.

LETTER FROM JUDGE BURKE

Chicago, January 11, 1930.

Mr. Alfred Granger,
President, Illinois Society of Architects,
160 N. La Salle St., Chicago, Ill.

My dear Mr. Granger: I wish to give myself the pleasure of thanking you for the statement on the matter of the service, integrity and competence an architect should give to his client and to the public. I took pleasure in reading the same, which is very instructive. Assuring you of my appreciation, I remain,

Yours very truly,
JOSEPH BURKE.

LETTER FROM STATES ATTORNEY KNIGHT

Rockford, Ill., January 10, 1930.

Mr. H. B. Wheelock,
Chairman, Committee on Public Action,
Illinois Society of Architects,
64 W. Randolph St., Chicago, Ill.

Dear Mr. Wheelock: Your form letter addressed to me as state's attorney came several weeks ago. I intended to acknowledge this at the time, but for some reason it was overlooked. I was very glad to receive the information contained, and I shall be glad to receive any other information you have from time to time. If there is any time that the state's attorney of Winnebago County can assist your organization, I hope that you will call upon him.

Very truly yours,
(Signed) WILLIAM D. KNIGHT.

January 30, 1930.

Mr. H. B. Wheelock,
Chairman, Public Action Committee,
Illinois Society of Architects,
64 W. Randolph St., Chicago, Ill.

In re: Charles M. Lewis, Violation Architect, Act, No. 12028.

My dear Mr. Wheelock: I am in receipt of the following report from the state's attorney at Danville, to-wit:

"Mr. Lewis entered a plea of guilty to the information filed against him in the above case. He was assessed the fine of $25.00 and costs which he has paid. Very truly yours, Elmer O. Furrow, State's Attorney."

This closes our file in the matter. I am of the opinion that this should have a salutary effect.

Yours very truly,
MARSHALL & MARSHALL.

THE ROCKFORD SOCIETY OF ARCHITECTS

The attention of your Editor has been directed to a local organization of architects, some eight in number, recently formed in Rockford and named the Rockford Society of Architects. Our Publication Committee on December 7th received a letter from Arthur G. Eliel, President of the Rockford Society, expressing interest in the Illinois Society of Architects' Campaign of Education and requesting some two hundred additional folders. Chairman Hall of the Publication Committee has the proposition under consideration and there is no doubt that full cooperation will be extended to the Rockford Society of Architects.

The Bulletin believes in encouraging the organization of local groups of Illinois Society members to function in strictly local affairs and we welcome to our ranks every architect in the State of Illinois who is worthy of the title of "Architect." The Illinois Society of Architects will be glad to furnish additional folders for conscientious distribution among clients and prospective clients of the members of these local groups. We suggest that Secretaries of such local groups of architects communicate with Financial Secretary Palmer, of the Illinois Society of Architects.

PUBLICITY COMMITTEE

Chairman Emery S. Hall of Publicity Committee says "the Publicity Campaign is taking well." He calls attention to the fact that the last issue of Pencil Points published all letters that had been sent out accompanying the circulars. Mr. Hall also states that additional circulars are ready for distribution, which will be mailed on the 15th of each month—February, March and May.

According to Harry Lauder "a man's best reading is his own bank book." Some architects, however, will look forward to a little heavier reading matter than is at present available for them.

MATERIALS AND METHODS COMMITTEE

Chairman Tirrell Ferrenz of Materials and Methods Committee says that specifications for lumber have recently been completed and they have been published and distributed by the Southern Pine Association. The report on hoisting of tanks has been published in the Bulletin. The committee is now working on wiring specifications for small houses.

Our hat is off to Tirrell on his Tacoma Building report.

NEW MEMBERS

Howard S. Muesse, 925-926 American Bank Bldg., Davenport, Iowa.

Carl T. Meyer, 104 N. 6th St., Springfield, Ill.

INTERVIEW WITH ALLISTER G. MacDONALD, LONDON ARCHITECT, ON AMERICAN ARCHITECTURE

A young London architect named Alister G. MacDonald landed in Gotham the other day. In the canyons of lower Broadway, he looked up eagerly at the tall buildings. He was not expecting the shower of ticker tape that had greeted his father and sister a few months before; he was studying American skyscrapers.

In fact, instead of staying at a swank New York hotel, he moved over to the Henry Street Settlement House on the tawdry East Side. There he was a guest of Miss Lillian Wald, prominent social worker, who extensively entertained his father and sister during their recent American visit.

In London he is what he styles a "practicing architect," has built several factories, a welfare center in Edinburgh, and has commissions to build some motion picture studios.

Hollywood studios will be objects of special attention from him, for he expects to learn much from American designs.

"America is the place to study new trends in architecture," he said, "because they are developing so rapidly here. Conservative England has so many traditions that it takes a long time to adopt new styles.

"I think England never will become a nation of skyscrapers. The people would resent them. Even the American people should call a halt on the height of their buildings, or they will face an unpleasant sociological problem.

"After all, we are human beings, not ants. There is a limit to the jamming and packing we can and will stand. It gives me a distinctly unpleasant sensation to step out

into the street and be in a cavern of stone and brick. I don't believe it is a natural development."—M. S. A. Bulletin.

REPORT FROM ALBERT EISEMAN

January 16, 1930.

Mr. E. S. Hall,
175 W. Jackson Blvd., Chicago.

Dear Mr. Hall: I have decided to devote the first part of this letter—or rather, this report—to an explanation of "why the people in Europe build these atrocious modern houses and community housing developments" and sincerely hope that the following few paragraphs may be of interest to everyone who reads them and may help to enlighten them a little on the present-day European building problems.

May I begin by saying that I am absolutely in sympathy with the European housing ideas of the present day—I mean to say, they are three-thirds right. True it is that tastes in the adornment of their facades does not appeal to us as Americans but why criticize the details when in reality we should thank them for conceiving the big idea and gaining the perfect parti, because after all, they have shown us how it should be done.

Germany and Austria were faced with a terrific problem after the war. As you will note in the following paragraphs, the people were living under very unhealthy conditions, many times four children or more in one room. They had to provide healthier and more homes for their people and had no money. Naturally, private capital was not going to build apartment buildings if they couldn't realize a profit on them.

Through the courtesy and with the help of Stadtbandirector Nursil, Zivil Architekt Dirnhuber and Engineer Leo Nagel, I was able to get the following paragraphs of statistical information which I hope will prove of interest.

All the sources of information open to us afford proof that housing difficulties, and indeed terrible misery due to bad housing, were always prevalent in Vienna. On April 12, 1917, there were counted 554,545 dwellings. Of these, 405,991, i. e., 73.21 per cent, fell into the category of small dwellings, consisting of a room and a small room at the most. Workmen and employers often had to pay out about a fifth of their income for a dwelling inadequate for even the most elementary needs of health. The enormously high rent forced many tenants of small dwellings to take in subtenants and lodgers. These housing evils were regarded by those in authority impassively, in spite of the fact that the pre-war City Council drew the greatest portion (two-thirds in the year 1913) of its revenue from the rates and taxes on houses.

In spite of the fact that since 1913 the population of Vienna has decreased from 2,100,000 to 1,860,000, the number of household establishments has risen by more than 40,000. This increase in the number of establishments can be accounted for by the number of marriages (1910-1913, on an average of about 19,000 annually, 1919-1924, 25,000 annually) as well as by the fact that during the war and afterwards the number of households grew by immigration, whereas in the most cases only single persons emigrated. In consequence of the low scale of rents afforded by the Rent Protection Act, the number of sub-tenants has enormously decreased and the density of inhabitation has been reduced.

Owing to the difficulties arising from the supply of building materials, which were felt especially keenly in the first years after the war, and considering the limited means, only 4,700 dwellings could be finished in the time from 1919-1923. On February 1, 1923, the general rent-charge introduced on May 1, 1922, was replaced by the more productive housing-tax. On September 21, 1923, the Vienna City Council passed the resolution concerning the erection of 25,000 dwellings. This great program was fulfilled with energy. Until 1932, altogether 64,000 dwellings will be finished. Whereas out of every 1,000 small dwellings constructed previous to 1919 only 847 were equipped with kitchens and only 62 with entrance halls; only 607 dwellings had an attic and only 700 had cellar space; in 232 of these dwellings was electric light, gas or both laid on, in 953 water supply and in 921 the W. C. was placed outside the area of the dwelling; now, in all the new post-war buildings erected by the Municipality every dwelling is furnished with all these accommodations and auxiliary appliances. As to the question if 60,000 dwellings should be erected in either high or flat building, it must be stated that the Municipality of Vienna were fully aware of the advantages of garden cities. Above all, there were no adequate Municipal grounds and sites as to permit such a large number of dwellings being provided in the form of one-family houses. Besides the opening of such areas together with the drainage and sewerage system, water supply, connection for laying on gas and electricity, would have required an excessively high amount of money, quite apart from the erection of new schools and other public buildings.

In the Municipal buildings, on principle, at least 50 per cent of the site is left unbuilt upon in the form of a garden-yard provided with a playground for children.

What an achievement this means to the health of the tenants may only be realized when comparing the new garden-yards with the extremely small yards and light shafts of private speculation buildings, having but a few dozen square-metres area. Many of the dwelling houses include also stone paddling-pools, which serve as skating rinks in winter. All rooms have direct lighting. At the most four dwellings are placed in every story to one staircase. The kitchens are often partly planned as kitchen-living rooms, but they always are provided with a gas cooker and water supply.

Municipal blocks covering more than 300 dwellings possess a steam wash-house with the best modern arrangements. The housewife is thus enabled to get the whole of the washing done and fully dried and ironed within three or four hours. For a smaller set of dwellings several wash-houses of the ordinary kind have been built in and the tenants have the use of drying lofts.

Very frequently kindergartens and day nurseries are provided and also public libraries, centers for maternal advice and welfare quarters for tuberculosis, halls for social gatherings, shops, etc., have been taken up. An extensive set of dwellings representing the type of "central kitchen building" was also erected.

Thirty-three thousand dwellings have been set up by the Municipality of Vienna in the years 1919-1928. The following statement offers a survey over sizes of dwellings last in use and the distribution of the separate dwellings.

(a) 14% of all dwellings are built a..	22	sq. ft. entrance hall
	11	w. c.
area of 215 sq. ft. (single rooms)..	183	rooms
	22	entr. h.
	11	w. c.
	97	kitchen
(b) 55% with an area of 430 sq. ft....	194	room
	108	small room
	22	sq. ft. entrance hall
(c) 25% with an area of 516 sq. ft.....	11	w. c.
	75	kitchen
	215	2 small rooms
	2	entrance hall
(d) 6% with an area of 603 sq. ft.....	11	w. c.
	75	kitchen
	387	2 rooms
	108	small room

Austrian industry is dependent upon export trade. It stands in competition with the industries of the rest of the world, organized on a better scale, technically splendidly equipped, assisted by a favorable traffic position, rich in raw produce, as well as supported by cheap credit, whose existence, moreover, is secured by a great protected home market. Austria as an inland country has to import besides iron and wood nearly all raw produce and, to a great extent, also foodstuffs. These difficulties can only be partly balanced by low wages. Yet this scanty wage-standard is only possible on the basis of an insignificant outlay for lodging.

A rise in rents would mean struggles for higher wages and the consequence would be the loss of selling markets and an increase in unemployment. The continuance of rent control and low rents is in the Austria of today an economic necessity and a social commandment.

The Municipality of Vienna does not put any interest on the capital invested in the houses. Thus it is not possible to take up loans for these buildings which do not yield interest and sinking fund on these investments. Such are the reasons for which the Municipality erected the dwellings from the proceeds of the housing tax and other sources of

taxation. When the construction of the building is completed, the capital outlay is already reckoned at zero. Accordingly, the Municipality can confine itself strictly to levying from its tenants the mere costs of upkeep and repair.

The housing tax in a worker's dwelling amounts to a little more than one Austrian shilling (14 cents) per month and on a modest middle-class home, a few shillings per month. Large apartments and business premises, however, are more severely taxed.

The rents for the majority of all dwellings in the new Municipal buildings vary between 15 and 20 Groschen a month per square metre (—10¾ sq. ft.). Thus a dwelling of 38 (409) sq. ft. comes to 5 Austrian shillings, 70 Groschen and with the housing tax, to about 7 shillings or one American dollar. The rents for business premises, too, range between similarly modest limits.

Compared with pre-war time, costs of building are not far short of double and also the interest expected today from invested capital is by some 50 per cent higher than the rates of pre-war time. It is therefore no exaggeration to affirm that for small dwellings put up by private enterprise rents would be demanded equivalent to about 60 per cent of a workman's wages at the present time. This explains why private capital, clearly realizing the impossibility of such rents, has not resolved on the erection of small dwellings, in spite of the overwhelming demand for them.

Financial support of co-operative building activity (single house settlements) by the Municipality is very generous. About 650 single family houses per year are erected. The site area measures about 200 square metres (2152 sq. ft.), the area built upon, about 41 sq. metres (441 sq. ft.) and in the case of the small type, 30 sq. metres (323 sq. ft.). The dwellings are designed in two stories and the actual habitable space consists of roundabout 62 sq. metres (667 sq. ft.), or 45 sq. metres (484 sq. ft.). All houses are furnished with cellar space and water from the main springs, gas and electric current. There are also a gas cooked and a power driven washing machine in each house. The houses are arranged in rows and groups as well as in the form of a garden city with detached houses.

There are also one-family houses, likewise built on city ground, allocated to individuals on a building lease until the year 2000, the lessees having to pay only 25 per cent of the costs of the house, whilst to meet the remaining costs, a loan at 4 per cent annual interest is granted, which has to be repaid by monthly installments within 15 years.

Large portions of land were bought by the Munciipality after the war and so the city ground has become considerably enlarged. The whole of the building materials is provided on a large scale and supplied to the building contractor by the Municipality.

Many leading Vienna architects besides the architects of the Municipal Building Department were entrusted with the conception of the plans. The foremost sculptors are commissioned with the adornment of the new buildings. The building management is carried out exclusively by the City Building Office. The Municipality also takes charge of the administration, technical supervision and maintenance of the houses. The provision of homes has become a permanent task for the Vienna Municipality.

Now, would you like to hear a little more about life in Vienna?

First of all, the ideas of living here and their idea of what is necessary to existence is far different than any preconception I had of them. To begin with, the Republic of Austria is divided into twelve states, of which Vienna is one. Eleven of the states are Republican Nationalists politically, while Vienna is Communistic. In Vienna, the working man is paid in 16 monthly payments. They are paid to him in this manner: thirteen of the payments come once every four weeks. Then at Christmas he must receive an extra month's salary and four months later a month's salary which is supposed to be used for buying new clothes. Then at another stretch of four months, he again receives his third extra bonus which provides a vacation in the mountains for himself and his family. For vacations with pay he has five weeks a year, three weeks in the summer and two weeks at Christmas. For example, I have an appointment with Zivil Architekt Dirnhuber on Saturday morning. He is going to take me through a big block of houses which he has just finished for the Municipality. I dropped in on him yesterday and it was at 10 o'clock in the morning. He was all alone in the office working on a competition he has entered. When I asked where the office force was he replied, "Christmas vacation—two weeks."

The average salary is 300 shillings a month. If a man can exist on that amount here he is doing well. Still every afternoon the trams and railroad stations are alive with crowds all dressed in the latest style sport outfits and packing their skiis. So, another revelation—they must at all costs be able to go skiing.

The theatres, the opera and the bars are always having capacity crowds and the coffee houses are full of people from 8 in the morning until 2 in the morning. The coffee house or cafe here is a very nice thing. In Vienna, if you go out for lunch, for instance, you get everything but coffee or tea. The restaurants do not serve coffee. Then one goes to a coffee house. When you sit down the head waiter immediately brings all the latest newspapers and magazines to you. Then you can order a coffee with schlag-obers, which is very fine whipped cream, and you are served marvelous rolls and pastry.

The Viennese, on Sunday afternoon, go to the coffee houses at 2 in the afternoon, have one cup of coffee and roll—which all, tips and everything included, will cost about 1½ shillings, the equivalent to 22 cents. Then they sit and read all afternoon long. Where can one do that in America? That is one cheap and pleasant amusement here.

Well, the office employe gets to his place of business at 9 o'clock. At 10:30 he goes out for 15 minutes and drinks a glass of beer. Then at 12:30 he has lunch and goes later to his favorite coffee house. He gets back at 2:30 and works until 4 o'clock. Then until 4:30 he has coffee again and works until 6 o'clock. For Christmas—well, on Christmas Eve I wanted to cash my scholarship check. I have to cash it at the Wiener Bank. I found they were closed all day and wouldn't re-open until Friday. That's Tuesday, Wednesday and Thursday off for Christmas.

Taking it all in all, Vienna is entirely different from what I expected. In spite of the fact that they have to pay for the war here and in Germany, the things which they consider dire necessities—and we consider luxuries or amusements—are enjoyed by even the poorest people. They live a slower and healthier life, and perhaps enjoy it a great deal more, than we do.

I am leaving Vienna on Sunday, the 29th of December. I am going with my Herr Professor to Paris. He personally does not come back here now until March 1st and while I could do a lot of work here while he is gone, I think that now is the time to shove off and do some traveling and return to school here later on. I have discussed it all with him and the weather has influenced me to a great extent. It is so cold now that it is impossible even to be outside for any length of time. Yesterday it was 27 below zero—today a little warmer. But I'll tell you this much—a Chicago blizzard isn't much compared to one here blowing down from the Carpathians. Italy is out of the question at this time on account of the poor weather they are having. Also, the boss thought even as I do—that a couple of months' niggering in Paris would do no harm. Then I can make France, travel southward, and Sicily and Italy and come back up to Vienna. For the present I haven't exactly figured it all out or scheduled it yet, but I'll write you about the itinerary of my travels when I get established in Paris and find out what I can do there.

Thanks very kindly for the letters I've received from Mr. Granger and Mr. Hall. Hope I'll get some more letters—lots of them. It feels pretty good to get letters from Chicago, you know.

Thank goodness, I'm feeling tip-top now, so I haven't that to worry me or think about any more. So I'll say good-bye until my next letter.

My best to you all.

As ever,

ALBERT EISEMAN.

IN MEMORIAM

LOUIS LEHLE

January 14, 1930.

To the Members of the
Illinois Society of Architects.

Gentlemen: Salutations.

What is it that lawyers and physicians sell, often for large fees, and architects give away liberally, gratis?

ADVICE

The public cannot be expected to pay more than the asking price for a service or an article of merchandise.

Make your advice of so much value that you will be remunerated in like manner.

Your Publication Committee believes the nine good reasons why you ought to seek the services of an Architect and be guided throughout by his judgment outlined in the third folder of our series, entitled "ADVICE—WHY TAKE IT," which is being mailed to the selected list of 11,000 key men throughout the State of Illinois will help you to better evaluate your advice.

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.

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