

ILLINOIS SOCIETY OF ARCHITECTS

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THE JANUARY MEETING

The January meeting of the Illinois Society of Architects will be held in the club-rooms of the Architects Club of Chicago at 6:30 P. M., Tuesday, January 23.

This meeting will be an executive meeting of the Society and only members will be permitted to be present. Tickets will be issued to the members of the Society and only those presenting tickets at the door will be admitted.

Matters of the greatest importance to the profession and to the building industry are to be considered and acted upon. Every member of the Society interested in the welfare of his profession and in the future of the building industry should attend this most important meeting.

By order of the Board of Directors.

THE NOVEMBER MEETING

The November meeting of the Illinois Society of Architects held at the Architects Club was one of the best attended in recent months.

President Ostergren in opening the meeting stated in part:

"On behalf of the Illinois Society of Architects I bid you all welcome. We have with us tonight as paying guests members of the local chapter of the American Institute of Architects; members of the Architects Club, representatives from the Health Department, from the Master Plumbers, from the Journeymen Plumbers, from the Journeymen Steamfitters, and some manufacturers of Electrical Refrigerator Units and even the Press is represented.

"Every one present is interested in some way or other in the progress of the building industry. I look upon you as splendid aggregates of concrete for the foundation for a new structure.

"Mutual Understanding of the Building Interests."

"But before we can pour this concrete and lay this foundation let us test the cement without which the aggregates can not hold together. A cement which is well known but rare. I refer to 'Harmony within the ranks.' It behooves

the Architect as the Master Builder not to push you but lead you in this undertaking.

"I will entertain a motion to dispense with the reading of the minutes and that we proceed with the new and unfinished business for which we are here gathered."

During the meeting it was announced by the representatives of the Journeymen Plumbers' Association and the Chicago Master Plumbers' Association that in the future it would not be necessary for anyone to pay for the installation of refrigerator drains.

THE BUILDING SITUATION

In each January issue of our Bulletin the Editor has attempted to suggest what may reasonably be expected to be the general condition of the building industry in the Chicago territory for the calendar year.

In our January, 1930, issue the Editor, after calling attention to the utter stagnation then existing in the industry, made the prediction that it would be some months before there occurred any general resumption of building activities in this district and made the prediction that the volume of building construction in the Chicago territory for 1930 would be materially less than for many years.

This prediction of the Editor was more nearly accurate than the prophecies of any of the economic experts whose voluminous opinions occupied so much space in the daily press one year ago. As an illustration, the January Digest of Trade Conditions, published by the Central Trust Company of Illinois, and quoted in our January issue of 1930, closed its quite lengthy summary of the building situation at that time with the following statement: "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."

The facts are, as every architect knows, that in the Chicago territory at least 90 per cent of all the building work that was done during 1930 was the completion of structures that were under way in the fall of 1929 and the work incident to the various street widening projects in Chicago where the expenses were financed out of bond issues, and the work financed by state, county and city governmental agencies. The total volume of private construction that was planned by and supervised by architects was the smallest of any year since before the beginning of the World War.

Using the same yard-stick for measuring that we used one year ago, which was the volume of new construction being planned in the architects' offices in the metropolitan area of Chicago, it is our prediction that no improvement in the building situation will be observed for at least six months and that in all probability the total volume of all private construction for the year 1931 will be even less than the total volume of similar construction during 1930.

There is no need of theorizing as to why this condition will prevail. Every informed reader, of course, knows that in this age economic conditions that affect one nation affect the whole world and that the problems that America are now facing are no different than the problems of other nations, but with this exception—that the United States has a greater reserve power and will probably readjust its economic structure sooner than most other nations.

The average cost of commodities is very materially less than it was one year ago with all indications pointing to a further recession. Wages that are determined or fixed by collective bargaining will unquestionably be readjusted at a lower level than now prevails before there will be apparent any marked resumption in building activities, and this lowering of the wage scale, even though it may be theoretically undesirable, will be forced by the old economic law of supply and demand in spite of what those in control of the various agencies or associations entering into collective bargaining contracts may personally desire or wish.

The lowering of the buying power of the workers is reflected on the total volume of business. Men cannot live without eating, nor can they buy without money or credit, and with hundreds of thousands of mechanics now unemployed and unable to secure employment at any wage rate, to even think about an early resumption of business prosperity is an absurdity.

Today it is easier to finance the purchase of an expensive automobile than it is to purchase even the smallest structure that may be termed a home. Money for new construction apparently does not exist and practically the only new construction that will be proceeded with during 1931 will be the building projects financed by national, state or local governments, structures required by the expansion of public service corporations and some very few commercial projects that must be built as the result of the very marked trend toward mergers and consolidations of going concerns. Of course every merger results in increasing the number of unemployed.

As we have previously pointed out in our columns, there is today no source of money to finance housing projects of any kind as they were financed in previous years. Large mortgage loans is a thing of the past. The utter collapse of the real estate bond market in Chicago, due to the over-financing of housing projects, has brought about this condition. Literally thousands of foreclosure suits have been started and it has been predicted that when the thousands of investors in real estate receive their last disbursement that they will have realized only a very small percentage of their original investment. How, therefore, can anyone hope to finance any new construction through bond issues or mortgage loans?

The recent suggestion of a prominent contractor in Chicago that a corporation be formed to finance new construction whose stockholders in addition to general contractors will be contractors for the various sub-trades and the mechanics employed on the job who would all agree to take a part of their pay in the stock of the corporation, might work out if business were prosperous and a sufficient number of sub-contractors in the various trades could be found who could afford to advance the money necessary to finance their part of the project and if the building mechanics themselves could afford to take paper in lieu of cash as a return for their labor, or even if this kind of paper could be used for bank collateral, but as conditions exist, the whole scheme appears to be too fantastic and too unreal to even be considered seriously. It simply cannot be done for the simple reason that the various contractors for the sub-trades and even the mechanics themselves cannot afford to donate their labor and material, or their labor, in a speculative venture of this kind.

How new construction can be financed is still a problem which time alone will determine. If the millions that we daily read about in the propaganda now so unanimously issued in an attempt to stimulate business is actually expended, it will do something of course to better general conditions, but there is not very much work for an architect or a skilled craftsman in the construction of a concrete roadway.

In this territory many architects have closed their offices and undoubtedly many more will be forced to do so before there is again any demand for the work they love and for which they have spent many arduous years in the necessary preparation and training that would enable them to function as an architect.

Here is hoping that the Editor's prediction for 1931 will prove incorrect.

F. E. D.

Approximately \$500,000,000.00 worth of Chicago real estate was recently sold for taxes.

The continuous mounting of tax burden is a most serious problem. Today the local, state and the federal governments are spending approximately \$13,000,000.00 per year. Government today costs about three times as much per capita as it did in 1913. Fifteen years ago it spent one-twentieth of our income. Today it is spending one-seventh.

If expenditures for government purposes increase for another fifteen years as they have in the past, we will be devoting 20 per cent of our total income to taxes. No nation on earth ever spent that amount for such a purpose and was able to survive.

Perhaps, after all, this continued increasing in tax levels is only one of the penalties that must be paid for our form of government. Can anything be conceived of that is more

utterly absurd from the viewpoint of efficiency than to maintain 417 separate distinct governments vested with taxing power in Cook County, Illinois? These various governmental agencies overlap and in many cases duplicate the same or similar work and expenses.

Today real estate is practically the only property that is taxed and real estate taxes are now so burdensome as to discourage home ownership and home building, but so long as our government is maintained by party rule, what else may be expected?

Of course, a remedy can easily be found, but everyone knows that under our form of government proper reforms will probably never be wholly brought about. With the rapid increase in the number of those employed by governmental agencies of all kinds, it will be only a few years when everyone will be working for the government and then who will earn the incomes to pay the taxes?

AN IMPORTANT COURT DECISION

The Supreme Court of Illinois on December 18th last issued a decree that is of vital importance to every architect in the State of Illinois. The complete opinion of the Supreme Court in the case in question follows:

"Docket No. 19636—Agenda 2—December, 1929.

S. N. Crowen, Plaintiff in Error,
v.

Hyman Meyer et al., Defendants in Error.

PER CURIAM: Plaintiff in error filed in the circuit court of Cook county a bill seeking to establish a lien on two lots owned by defendants in error, for his services as an architect.

The bill sets out that Hyman Meyer and Rose Meyer are husband and wife and own the property upon which a lien is sought to be established; that Hyman Meyer on August 20, 1925, entered into a written agreement with plaintiff in error to prepare plans and specifications for, and to superintend the erection of, a laundry building to be located on lots 31 and 32, same being between Ninety-eighth and Ninety-ninth streets on the east side of South Michigan Avenue, in Chicago, for which services Meyer agreed to pay a sum equal to six per cent of the total cost of the building; that the contract was entered into with full knowledge and consent of one Charles J. Sopkin, who was the then owner of the two lots but who afterwards conveyed them to defendants in error. The bill alleges that the plans and specifications were completed in accordance with the provisions of the contract and were approved by Hyman Meyer; that Meyer thereafter requested certain changes in the plans, which were made; that plaintiff in error was then authorized to receive bids; that by reason of the services of plaintiff in error there became due to him the sum of \$1,923.60, of which he has received \$500, and that after the completion of the plans and specifications as changed, Meyer, who was to erect the building, refused to proceed. The bill alleges a demand for payment of the balance of \$1,423.60 and interest thereon, and that on January 23, 1926, plaintiff in error filed in the office of the registrar of titles a notice of lien. Attached to the bill as an exhibit is a statement of account between the plaintiff in error and Meyer, dated January 11, 1926. The total cost of the building is therein shown to be \$45,800; total architect's fee at six per cent, \$2,748; due Crowen, seven-tenths of six per cent, \$1,923.60, less \$500 received, or a total of \$1,423.60.

The answer of Hyman Meyer and Rose Meyer admits the execution of the contract and admits that on the 26th of April, 1926, they purchased from Sopkin the real estate described in the bill of complaint, but denies that complainant prepared the plans and specifications in accordance with the contract or that they authorized plaintiff in error to receive bids. The answer further states that plaintiff in error was told by Meyer that the latter desired a building costing approximately \$18,000 to \$19,000 and that the cost of the building planned by plaintiff in error greatly exceeded that amount. The answer admits that Meyer paid \$500, and alleges that that amount was to be in full payment of plaintiff in error's claim. Rose Meyer denied that she had ordered any work to be done or authorized anyone to order same for her.

The cause was referred to the master, who found that Hyman Meyer engaged the services of plaintiff in error as an architect in building a certain wet-wash laundry upon the premises described in the bill; that at the time of the execution of the contract Charles J. Sopkin was the owner of the premises described; that the contract between complainant and Meyer was entered into with full knowledge

and consent of, and the work was permitted to be done by, Sopkin; that thereafter, on the 26th of April, 1926, Sopkin and his wife conveyed the premises to the Meyers; that Meyer requested changes in the plans and specifications, and that when they were completed they were accepted by him; that the lowest bid on the building was \$45,800; that there became due to complainant \$1,923.60, of which \$500 had been paid; that on the 26th day of January, 1926, the complainant had filed his notice of lien with the registrar of titles of Cook county, and that all the work under the contract was completed by January 11, 1926.

The testimony of plaintiff in error is, that after receiving the contract signed by Hyman Meyer he proceeded to the preparation of plans and specifications in accordance therewith; that they were completed and accepted by Meyer, who signed each page thereof; that when the plans and specifications were first started the building was to be erected on two lots, the total frontage of which is fifty feet; that thereafter, at Meyer's request, the plans were changed to cover three lots, comprising a frontage of seventy-five feet; that after bids were received Meyer said he could not finance the building, and that witness arranged with a contractor who specialized in building and financing and prepared a contract, which the contractor signed, offering to finance and erect the building for the sum of \$45,800, and that thereafter Sopkin, who then owned the title to the two lots, met the witness and Meyer in his office and told the witness that they could not proceed with the building as they could not get title to the third lot. He testified that the American Institute of Architects and the Illinois Society of Architects had made a rule that an architect is entitled to seven-tenths of the entire fee for the plans and specifications and taking bids and three-tenths for superintending the construction.

Herald I. Randby testified that he was employed by plaintiff in error and knew the work done in preparing the plans and specifications; that he knew the reasonable, usual and customary charge for the work done, and that he considered \$1,923.60 a fair and reasonable charge. Plaintiff in error was recalled and further testified that he submitted the plans, when completed, to Sopkin, then owner of the premises, who approved them, and told him he was interested with Meyer and would see that the witness got his money, and that it was at Sopkin's suggestion that Meyer gave him \$500 on account. Randby was recalled and testified that Sopkin told him that he had secured the third lot for Meyer and to go ahead and prepare the plans for the seventy-five-foot frontage and that he (Sopkin) was interested in the deal.

Defendants in error appear to have been represented in court by counsel, but no objections to testimony were offered, no cross-examination of the witnesses had, and at the close of plaintiff in error's case counsel announced they had no testimony to offer.

Objections were filed to the master's report, which stood as exceptions before the chancellor. The decree finds the existence of the contract, the ownership, at the time of the contract and the completion of the plans and specifications, in Sopkin, who had full knowledge of the contract and the work done by plaintiff in error, and who thereafter, on April 26, 1926, conveyed the premises to defendants in error. The decree approves the master's report, finds the sum of \$1,923.60, less a credit of \$500, to be due and owing to plaintiff in error, with interest, and finds that he is entitled to mechanic's lien therefor. On appeal to the Appellate Court the decree was reversed on the ground that the contract was entire in its nature and the compensation provided therein cannot be apportioned to the services called for so as to include those lienable and exclude those not lienable, and that it therefore cannot be ascertained what part of the contract price of six per cent could be made the basis of a lien on behalf of plaintiff in error.

Plaintiff in error argues that the judgment of the Appellate Court is erroneous for the reason that plaintiff in error's failure to fully perform the contract was due entirely to the refusal on the part of the Meyers to perform their part thereof and their abandonment of the project; that the title to the premises at the time of the making of the contract and the performance of the work was in Sopkin, and that the Meyers did not acquire their interest therein until after the completion of the plans and specifications by plaintiff in error and after the claim of lien had been filed for record.

Section 1 of the Mechanic's Lien act (Smith's Stat. 1929, p. 1812), provides: "That any person who shall by any con-

tract or contracts, express or implied, or partly expressed or implied, with the owner of a lot or tract of land, or with one whom such owner has authorized or knowingly permitted to contract for the improvement of, or to improve the same, * * * perform services as an architect or structural engineer, for any such purpose * * * shall be known under this act as a contractor, and shall have a lien upon the whole of such lot or tract of land and upon the adjoining or adjacent lot or tract of land of such owner constituting the same premises."

Defendants in error contend that no mechanic's lien can be established unless there was an actual improvement on the land to which the lien is sought to be attached, and that an architect is not entitled to a mechanic's lien for plans and specifications for a building that was not constructed or for an improvement that was not made, and they cite in support of this contention *Mallinger v. Shapiro*, 329 Ill. 629. In that case a lien was denied because the architect had failed to secure a loan on the property in accordance with his agreement so to do. Section 1 of the Mechanic's Lien act was not there construed. In *Freeman v. Rinaker*, 185 Ill. 172, it was held that the words in section 1, "perform services as an architect for any such purpose," refer to the previous words of section 1, "for the purpose of or in building any house," that being the language of section 1 of the act of 1895, the meaning of which is in no sense changed by the language of the present section 1 of the act, "for the improvement of or to improve the same." It was there also said that "the lien is given for services as architect not only in building any house but for the purpose of building any house. When an architect draws plans and specifications for a building, even though he does not superintend its construction, he performs services for the purpose of building it." The language of section 1 as it now stands gives to the architect a lien for services rendered for the purpose of improving property.

While mechanic's lien statutes are in derogation of the common law and should be strictly construed (*Armstrong v. Obucino*, 300 Ill. 140; *Cronin v. Tatge*, 281 id. 336); yet where, as here, the meaning of the language is clear, courts will construe the act in accordance with the clear intent of the legislature. Section 4 of the Mechanic's Lien act provides that when the owner of the land shall fail to pay the contractor moneys justly due him or fail to perform his part of the contract in any other manner, and if after such breach for a period of ten days the owner fails to comply with his contract, the contractor may abandon the work and in such case shall be entitled to enforce his lien for the value of what has been done, and the court before whom the hearing is had shall adjust his claim and allow him a lien accordingly. Section 1 of the act declares an architect to be a contractor. In this case it is not denied that Sopkin and Meyer refused to proceed with the contract, and under section 4 plaintiff in error was entitled to a lien for such an amount as the court, on hearing, should determine.

It is also urged by defendants in error that the proposed building as planned could not be erected on the two lots owned by Sopkin and later by the Meyers, and that therefore such a building could not be considered an improvement on those two lots, and since the title to the third lot was never obtained, plaintiff in error is not entitled to a lien on the two lots. The evidence shows that neither Sopkin nor Meyer had title to the third lot at the time of the making of the contract with plaintiff in error or at the time of the plans and specifications, and that thereafter Sopkin and Meyer refused to proceed with the contract because they said they were unable to procure the third lot. The evidence also shows that plaintiff in error's first prepared plans and specifications were for a building to cover two lots, which plans were approved by Meyer, and that the changes in the plans so as to construct a building on three lots were made at the request of Meyer. The validity of plaintiff in error's claim for a lien is not affected by the fact that he does not seek to establish it against all of the land to be covered by the improvement.

In *Springer v. Kroeschell*, 161 Ill. 358, it was held that a statement filed with the clerk which claimed a lien for labor and materials used in "a brick building" upon "lots 10 and 11" sufficiently complied with the provision of the statute requiring "a correct description of the property" (Laws of 1887, sec. 4, p. 219), even as against a purchaser, although the building mentioned covered seven and one-sixth feet of an adjoining lot in the same block. In that

case there were no other lots 10 and 11 in block 51 than those upon which the building, which covered lots 10 and 11 and the south seven and one-sixth feet of lot 7, stood. Section 1 of the act of 1874, which was in force in February, 1891, when the first petition was filed in that case, provided that the party entitled to a lien should have it upon the land and building, and it was held that it was quite manifest and a statement which claimed a lien upon the building situated on lots 10 and 11 in block 51 was sufficient to notify owners and purchasers that a lien was claimed upon the building which covered those two lots and the seven and one-sixth feet adjoining them, and that such description was not calculated to mislead subsequent purchasers and creditors and was sufficient to enable them to identify the premises intended to be described as the premises which were covered by the brick building referred to.

In *Granquist v. Western Tube Co.*, 240 Ill. 132, it was held that where a building contract failed to describe the lots on which the building was to be erected and a claim for lien was filed by mistake against lots 1 and 2, but it was discovered after the time for filing claims had expired that the building was not on lot 1 but was partly on lot 2 and partly on lot 3, it was not error to decree a lien against lot 2 alone, and the conclusion was there reached that the omission, through mistake, to include all the land upon which the lien might have been perfected did not defeat the lien as against the lot properly described where the rights of no person other than the owner of the premises and the contractor were involved. In so holding the court said: "Our conclusion is that the court did not err in holding that the lien should be established against lot 2, but we think that this rule should be limited to cases falling strictly within the facts in this record." In the pending case there was no mistake of the facts, and plaintiff in error would not have been entitled, had the building been constructed, to a lien upon the third lot. Plaintiff in error knew, before performing the services, that neither Sopkin nor Meyer had title to the third lot but was informed that they could acquire such title. Rose Meyer was not a party to the contract, and so far as appears from the evidence had no knowledge of it, except such constructive notice as she might have had by reason of the filing of the claim with the registrar of titles.

The lien given by the statute will attach from the date of the contract, and whoever purchases the property after the contract is made purchases subject to the lien under that contract and is bound by it (*Clark v. Moore*, 64 Ill. 273), but it is a general rule that where the interests of such a purchaser are to be affected a stricter construction of the Lien law will be adhered to than is followed in cases arising between a mechanic or material-man and the original owner. (*Springer v. Kroeschell*, supra; *Nibbe v. Brauhn*, 24 Ill. 268.) In this case the lien filed with the registrar was for preparing plans, specifications and superintending construction of a building to be erected on lots 31 and 32, and plaintiff in error is not entitled to a lien for services rendered other than with reference to an improvement of these two lots. The evidence shows that at least a portion of the services rendered by plaintiff in error for the improvement of lots 31 and 32 is readily separable from the services rendered for the improvement of the third lot, and it is for such services, and for such services alone, that he is entitled to a decree for a lien in this case.

So far as the interest of Rose Meyer is concerned, it will be noted that plaintiff in error's claim for lien was filed with the registrar of titles, conformably to the statute, prior to the deed to the Meyers. She had at least constructive notice, at the time of taking title, of the filing of such claim and took title subject thereto. It matters not, therefore, whether she authorized her husband to negotiate the contract with plaintiff in error. She was required to take notice of the records of the registrar's office and is charged with knowledge of the contents of such records. (*Blake v. Blake*, 260 Ill. 70.) The decree, however, provided that "such decree for deficiency shall be a lien on all real estate and other property of Hyman Meyer and Rose Meyer, and each of them." There is no basis in the evidence for the rendition of a decree making Rose Meyer personally liable for any deficiency.

The judgment of the Appellate Court and the decree of the circuit court are reversed and the cause remanded to the circuit court for the hearing of further evidence as to the amount of the lien which plaintiff in error is entitled to for services rendered for the improvements of lots 31

and 32 so far as they are separable and the entry of a decree for the amount of the lien found due plaintiff in error in accordance with the views herein expressed."

REVERSED AND REMANDED, WITH DIRECTIONS

The Supreme court of Illinois has at last determined that "The language of section 1 as it now stands gives to the architect a lien for services rendered for the purpose of improving property." The court states that "the lien is given for services as architect not only in building any house but for the purpose of building any house. When an architect draws plans and specifications for a building, even though he does not superintend its construction, he performs services for the purpose of building it."

For the information of our members, we wish to officially record the connection of the Illinois Society of Architects with this test case. Our members will recall that based upon the Supreme Court decision in the Mallinger case that most attorneys and some of the lower courts were of the opinion that an architect had no lien for the preparation of plans and specifications if the building was not constructed.

A former president of the Society in the lower courts attempted, under the guidance of his attorney, to prepare a complete record upon which the Supreme Court would be asked to rule—especially on the architect's right to lien under the circumstances above mentioned.

Before this matter, however, was taken to the Appellate Court, the attention of the Board of Directors of the Society was called to the importance of having this matter positively decided on its merits in view of the uncertainty created by the Mallinger decision.

While the matter was pending in the Appellate Court, the Supreme Court of the State made a decision in the *Crowen vs. Meyer* case. Immediately the attorneys in the case petitioned the Supreme Court for a re-hearing, which was granted, and at that time by agreement with Mr. Crowen, the attorneys for the Illinois Society of Architects and the attorney for the past president who had interested himself in the matter, co-operated in the preparation and the handling of the *Crowen* matter in the Supreme Court.

It might be noted in the *Crowen* case that the Supreme Court reversed its first opinion and on motion granted a second re-hearing on the matters involved. Both sides of the case having been granted a re-hearing and the opinion as issued by the Supreme Court which we have published, being the unanimous opinion of the Supreme Court, must therefore be assumed to be the law of Illinois relating to the right of architects to maintain a lien for plans and specifications for structures whether actually constructed or not.

The attorneys representing Mr. S. N. Crowen was the firm of McKinley & Price. The attorney representing the Illinois Society of Architects was N. H. Pritchard of the firm of Montgomery, Hart, Pritchard and Herriott. The attorney representing the past president of the Society who interested himself in the matter was Walter S. Holden.

ECONOMIC LAW

Even the President and Congress of the United States are not able to repeal or to stay the workings of an economic law and unfortunately for industry as a whole they apparently are unable to profit by the experiences of similar attempts by other nations to stabilize the price of any commodity by government mandate or by the expenditure of unlimited millions.

President Hoover and Congress, however, have discovered that if they authorize the appointment of a commission and will appropriate for its use at least \$150,000,000.00, they can get commodity prices to rock bottom price.

Wheat selling at \$1.22 is now about one-half of this price. Cotton was selling at 18c and is now 10c. "The patient is dead, but the operation was a complete success." Anyway, the doctor got a good fee.

For the past fifteen months the phrase "Emergency Construction to Relieve Unemployment" has been very prominent in the daily press. We have read so much propaganda that it is about time that some one called attention to the fact that notwithstanding all of the promises made by all of the various governmental agencies in 1929 to increase the volume of government construction as an aid to unemployment, during 1930 the federal government during the entire year was only able to expand its expenditures in connection with the Federal Aid Highway Building by a trifle over \$19,000,000.00, a mere drop in the bucket.

If it were possible to put to work the same number of building trades mechanics and laborers that were employed during 1928, more would be accomplished in promoting purchasing power than anything all the governmental agencies of the United States, Federal, State and local could do.

The history of all nations has shown conclusively that the direct spending by government, either for commodities or labor, is best when it is kept at the absolute minimum.

A noted authority recently made the statement that in the United States today there was a shortage of only three classes of buildings—hospitals, insane asylums and penal institutions. What is the answer?

The brief reference in another article of this issue of a suggested corporation within the industry to finance new construction, by the issuing of preferred stock or other paper to contractors, sub-contractors, material men and mechanics in payment for their services, is only one of a number of similar schemes which have been recently suggested.

All of these schemes are uneconomically sound and therefore doomed to failure.

To expect contractors of the various sub-trades, material men, building mechanics and even the laborers to take their pay or a portion of their pay in scrip or other form of paper which cannot be instantly sold at par or used as bank collateral for loans, is unthinkable. Organized labor itself would never accept such payment for its services.

Is it not possible that all of these various schemes are the outgrowth of some shrewd plans by financial racketeers, who now, that the investing public have discovered that there must be something back of a bond other than the name of the broker issuing same, and are not now donating their funds under the guise of investments to the support of those who for years fattened on the building industry, must find another class of suckers, if this class of financiers are still to flourish?

Those guiding the destinies of organized labor will do well to analyze these various schemes before they endorse any project for the payment of their members with anything but the equivalent of dollars.

CRAFTSMEN HONORED

An impressive, but informal ceremony attended the Award of Craftsmanship Certificates and Gold Lapel Buttons to the mechanics on the Albany Park Lutheran Church, 5848 North Paulina Street, Monday evening, December 29th. This was the first time an award of this nature has been made upon a Chicago church building, although it is expected that many others will qualify for this Award during the next few years.

The ceremony was conducted under the sponsorship of the Architects Club of Chicago. The Acting President of the Club, R. J. McLaren, and its Secretary, Carl Heimbrodt, as representatives of the Craftsmanship Award Committee of the Club, were the principal guests. R. C. Ostergren, President of the Illinois Society of Architects and the architect for the new church building, acted as chairman.

The Reverend Herbert W. Linden, pastor of the church, spoke the invocation. Mr. McLaren welcomed the selected mechanics to the Honor Roll of Superior Craftsmen and expressed the hope they would continue to maintain this high standard of workmanship, both for their own benefit and as an example to their fellow workmen.

R. N. Ball, who has been the active spirit in creating the Award plan in Chicago, spoke on the "Pride of Craftsmanship"; enumerating those qualities which made a good workman; telling something of the Guild Spirit in Europe during the middle centuries and pointing out that Christ also was a building mechanic during the years prior to His pilgrimage. Mr. Ostergren spoke of the pride he took in the work as architect for the structure and praised the men on their standard of workmanship—as one superior craftsman to another—for he also had received his Award for this honor as a cabinet maker at the age of seventeen. Dr. Freedlun, Chairman of the Building Committee, expressed on behalf of the congregation thanks to Mr. Ostergren for his beautiful design, his painstaking supervision and his satisfactory achievement. To the mechanics on the building, he voiced appreciation for their enthusiastic willingness and their skillful execution which has made the church one of the finest of its size in Chicago.

The church was well filled with the mechanics and their families and members of the congregation. Refreshments were served in the Sunday School Assembly after the ceremony.

IMPRESSIVE CEREMONY ON CHICAGO DAILY NEWS BUILDING

Under the sponsorship of the Architects Club of Chicago, an award ceremony was held in the North Lounge of the Chicago Daily News Building, on the evening of January 12th, at which time forty-one mechanics were awarded certificates and medals for superior craftsmanship in the construction of this building. This is the third award to be given in Chicago by the Architects Club, and has definitely established the plan as a permanent feature of the better type of building construction. The architects have, for a long time, recognized the value of making suitable acknowledgment to the mechanics for fine workmanship but, until the past few months, have not had the facilities for the award ceremonies, with all the attendant detail. With the formation of the Committee on Craftsmanship Award, and the enthusiastic as well as continuous efforts of its members, this work gives promise to be one of the outstanding activities of the Architects Club. Owners of buildings under construction are learning the value of naming their building for nomination of Craftsmanship Award in that the friendly competitive spirit built up in the mechanics striving to attain that high standard of workmanship which will qualify them for selection and a place on the Honor Roll of the Guild, is certain to produce a splendidly built building.

When Walter A. Strong, publisher of the Chicago Daily News, called the meeting, there were about two hundred in the audience, composed of the prize winning mechanics, members of their families, and several members of the Architects Club. Mr. Strong introduced R. N. Ball, committee member and one of the active leaders in this work, as chairman. Mr. Ball spoke briefly on the appropriateness of the Award on the Daily News Building in that the Gold Medal of the Chicago Chapter of the American Institute of Architects for 1929 was awarded Holabird & Root for design. The chairman introduced Mr. R. J. McLaren, President of the Architects Club, who gave a fine talk on the history and purposes of the Architects Club and of Craftsmanship Award. He welcomed the forty-two artisans into the Honor Roll of the Guild of Superior Craftsmen and enjoined them to continue their fine work, not only for their own satisfaction and pleasure but because their high standard would be an example for fellow workmen to follow.

Colonel John A. Holabird, architect of the building, told the men that the owners, architect, general and sub-contractors were the ones to be complimented for having such splendid craftsmen on the job. He said he had long felt there should be a medium through which good workmanship might be rewarded, and that the plan of the Architects Club was a wonderful incentive to the men and to the owners and architects as well, in that the latter could now express in part their appreciation for work well done.

Carl Ferguson of Hegeman & Harris, general contractors, complimented the men to receive the award and added his company would like to recognize all of the mechanics who worked on this building because all of the trades had done fine work.

Walter A. Strong, in a delightful and sympathetic talk, won his audience and gave complete evidence as to why he has attained his high position in the publishing field and the civic affairs of Chicago. He told in simple words his early start in life selling the Daily News on the west side, his tutelage under the late Victor Lawson and his dream of creating a building, not as a show place but as a spirit of the growing Chicago. He went on to tell of his interest in the work from the time the first shovel bit into the dirt, the sinking of the caissons, the erecting of the steel columns and the setting of the Indiana limestone, stone upon stone until the last piece of cornice was in place—of his daily visits and his tour up and down the back stairs until every phase of the work was familiar to him. Then he spoke to them on the spirit of craftsmanship, whether it be in the building industry or in any other field of effort, and emphasized the pleasure which came to a man for having done his work honestly and well. He concluded with the words: "I voice, therefore, my simple thanks for your effort and my approval of the method adopted by the Architects Club to recognize that effort."

In the absence of John Donlin, vice-president of the American Federation of Labor, the certificates were presented by R. J. McLaren.

NEWS FROM PAST PRESIDENT GRANGER

Hotel Bristol, Wien,
November 12, 1930.

Dear Davy:

We have been in Vienna just one week, but begin to feel quite at home. Our crossing on the Statendam was smooth and delightful. I got off at Plymouth; spent nine days in England visiting Liverpool to see Sir Giles Gilbert Scott's great cathedral, which, when finished, will be much the largest church of England's cathedrals in Great Britain.

Its situation is superb and the plan original and most interesting, but I was disappointed in the ornament, because to me it seemed greatly out of scale.

London, as always, interested me greatly. I was blessed with beautiful weather all the time I was there and I walked miles and miles each day noting the changes that have taken place since my last visit. There is an imperial grandeur about London that no other city possesses and its modernization is so much more dignified and harmonious than what is being done in Paris. With its many trees, squares and gardens it always impresses me as a friendly home loving city. Not violent like New York.

Was only in Paris one week, and it poured rain all the time. Paris is being Americanized in the worst American manner and today the Champs Elysees looks at night like Broadway and is given over to automobile sales-rooms. On the left bank of the river Paris still is French and beautiful.

LeCorbusier was not in town when I called, but I met his partner, Jeanneret, saw some of his houses and his scheme for tearing down vast sections of the city, wiping out all the old landmarks and rebuilding in the modern manner. One can only hope and pray it may never be done. There is a great idea back of what these men are doing, but these developments should be carried out on the outskirts of the city, as is done in Vienna, and not wipe out the past. None of the modern work of Paris can in any way compare with what is being done in Chicago.

We left Paris the night of November 3, reaching here the next night. The ride through Switzerland and Austria was so beautiful one had no desire to read a word. It was enough to look out of the windows, enjoying God-made beauty.

Since reaching here we have been busy looking for winter quarters and getting one of our grandsons settled in school for the winter. The beauty of Vienna grows on us daily. I know no other city which has so many large open spaces for air and sunlight all over the city.

This afternoon in the company of Mr. Nagels, a Viennese architect who visited Albert Eisemann in Chicago in September, we made a tour of the apartment houses for the poor, which the municipality has built since the war. They are on the southern edge of the city and are the most beautiful modern buildings I have ever seen. In each are garden courts with trees, flowers and fountains and plenty of places for children to play without any risk from passing automobiles.

We went to one group called "Sandstein" because it is built entirely of concrete.

Later I am to meet the architects of all these buildings and expect to visit them many times to study their plans and learn about their costs. All of them face on streets as broad as Michigan Avenue and all are as clean as our finest boulevards and here is where the laboring classes live and bring up their families in wholly healthful surroundings.

Then we went through the slum district, but there are no slums. Mrs. Granger is most impressed with the cleanliness and wholesomeness of everything. She plans to study the methods of public education in schools and kindergartens while I study plans and buildings.

Since landing in Europe I think I have walked over fifty miles just absorbing streets and buildings.

At home we are apt to think and speak of the 19th Century rather contemptuously, but did it ever occur to you (it never before did to me) that the art of city planning originated in and belonged to the 19th century?

Excepting only Wren's plan for the rebuilding of London after the great fire, and which was never carried out, the first city to be built according to a carefully prepared

plan in the whole world was our own city of Washington and I firmly believe that inside of fifty years it will be recognized as the most beautiful capital in the world.

In 1850 they began to tear down the old fortifications of Vienna and develop the famous Ring and all the parks and great thoroughfares. Paris was a hodge podge of dirty narrow streets with a few great squares, widely scattered, and the private gardens of the nobility until Napoleon III in the 1860's commissioned Baron Haussman to make a plan of the city as it now is; and the great thoroughfares of London connecting the parks and public buildings began in the reign of Victoria. In our country Daniel Burnham started intelligent planning and his influence was worldwide.

We owe this great idea, which is as yet in its infancy, to the much derided 19th Century.

You asked me, my dear Davy, to write you from time to time my impressions. If you want them for the Bulletin they are yours to use and in the future I will try not to be so wordy. Please remember me to my dear friends in the Club, the Chapter and the Society. I think of them constantly and know I shall come home full of new ideas, but prouder than ever of Chicago.

With all best wishes,

Faithfully yours,

ALFRED GRANGER.

(This will be my address for the next few months.)

FROM OUR TRAVELING SCHOLAR

Florence, Italy,

October 28, 1930.

My dear Mr. Hall:

My last letter being from Frankfort, Germany, I think it will be best if I continue a description of our trip just as we made it, to the present. The itinerary you saw in Chicago has been a life saver and we found it best to follow it to a "T".

Frankfort proved a most interesting city in that it contained fine examples of both old and new architecture. This city, evidently a prosperous one, is making great strides in architecture, especially in housing developments. However, I think we in America shall solve this problem far better than the Germans. Though they seem to be creating a new mode of living, they still lack that sense of comfort, so essential in all American dwellings.

It was our luck to live the life of an average German family in Worms, an old Romanesque town on the Rhine, and with this city as our headquarters we made several delightful excursions through the Rhine country from Mannheim to Koblenz. This seems to be an extremely wealthy part of a wealthy country (this in spite of a great many lamentations on the part of the natives). We stayed here three weeks before we took up our travels again and landed in Stuttgart, a city similar to Frankfort in spirit, but with a much more beautiful situation. Here again I was impressed with the amount of building, all in the new and German style, the most interesting of these buildings being the large central station built of stone, and several housing groups outside the city.

We could have enjoyed Stuttgart for a longer time, but thought it best to push on to Munich by way of several picturesque and interesting old towns which it is hard to describe since their chief appeal lies in seeing them.

Munich is one of the great cities of Germany though I can't say for architecture, since its buildings are largely copies and ugly Baroque things. It contains, however, many fine technical exhibits and galleries and best of all the Bavarian to me the most pleasant race of Germans, all this together with that great Deutsches Museum of Technology made Munich easily worth the visit.

I had intended meeting Mr. Granger in Vienna some time in November, but after giving it some thought decided that it would be better to continue as per our itinerary, probably spurred on by the Mozart Music Festival in Salzburg which I didn't want to miss. It was really worth while and together with a fine Monastery by Peter Behrens made Salzburg a charming place to break our trip to Vienna. I can see now why Mr. Granger wished to spend so much time in Vienna. This city, while it apparently lacks the spirit and glory of former periods, is still a royal city. I enjoyed it thoroughly, especially its fine galleries and rich collections of art, not to mention such historic old places as Schönbrunn Palace and others equal to it. We spent two weeks here and certainly hated to leave it.

We entered Italy by way of Trieste, interesting only for its position as a leading seaport. However, it was a colorful town and gave us our first taste of Italy, which is, as far as I can see, the most marvelous country in Europe. Here people really built things for beauty and have succeeded in making a sort of large garden spot in Europe with so many sparkling cities that it is impossible to tell you all.

Venice and all the northern cities have left a tremendous impression on my mind and will always serve to stimulate my imagination.

We find ourselves now in Florence where we are living in a delightful pension in which there are at present nine or ten architects or students, some of them on various fellowships and other students at the Academy in Rome. You see this atmosphere is conducive to sketching so I have started making water colors, some of which I think are presentable.

There is little else to tell you at present only that I shall continue on to Rome and very likely Sicily. I am anxious to hear from you and would appreciate a letter if it is not too much trouble.

Hoping this letter finds you in the best of health, I am

Yours sincerely,

(Signed) ALEXANDER H. BACCI.

Rome, Italy,
December 10, 1930.

My dear Mr. Hall:

Perhaps this letter will convey a clearer impression of Italy, since I have seen much more of the country than when I wrote my previous letter. Two months in Florence and the surrounding country have made me an enthusiast of Italy, and have shown me how intense and colorful life here must have been during the rich period of the Renaissance.

Florence, more than any other city in Italy, retains an atmosphere of the Middle Ages but is at the same time quite modern and up to date, as is all Italy which, under the government of their great leader, seems to be rapidly modernizing.

We have slowly made our way down to Rome by way of the hill towns of Tuscany and Umbria. This is a very fascinating country and all these mountain towns have an indescribable charm. To me Perugia and San Gimignano had the most appeal as they are both cities with many different periods of architecture still existing. San Gimignano was once a city with many towers, but only about twelve of them are still remaining. However, these are enough to give the town a slightly American skyline.

We are now living in Rome with a very charming Italian family and like it very much, as it gives us an opportunity to improve our Italian.

I have met Kenneth Johnston and several other fellows from the American Academy and they are showing us around quite a bit. As you know, Ken Johnston is a Chicago fellow and last year's Rome prize man.

Rome is really a marvelous place to look at and to study architecture, but hardly to practice it. It would be difficult to imagine a forty-five story skyscraper next to the wonderful Dome of St. Peter's. However, the Pantheon and most of the other old buildings seem to have lost none of their past glory, and I am amazed at the structural knowledge those ancient architects must have had. Rome is trying to become modern, but there doesn't seem to be much chance with the present government spending huge sums of money to unearth new sections of the city.

There isn't much else to tell you at present, since I have just started to explore Rome. Within the next month I shall have seen much more of interest and will try to describe it later.

I sincerely hope this letter finds you in the best of health.

Yours very truly,

ALEXANDER BACCI.

From the records of the courts of Cook County, we learn that some time ago a prominent architect in Chicago employed a water color artist to prepare a perspective for a contemplated building. It appears from the court records that the price for the artist's services were agreed upon. A partial payment was made on account, when the artist started suit for a fee of 2 per cent on the cost of the work, maintaining that he had been employed as a consulting architect. This water color artist, however, had

neglected to qualify under the laws of the state as a registered architect and the case was promptly thrown out of court by the presiding judge.

The attorneys for the artist made the point in their pleadings that "One who renders services to an architect who is licensed by the state does not come under provisions of the License law," but the court ruled otherwise.

COMMITTEE REPORTS

The special committee appointed by the Society to consider and report upon the Building Congress idea presented the following report at the November meeting of the Society:

The Building Congress Idea

A building enterprise, to be a success in the fullest measure, must be a co-operative and co-laborative effort.

The modern building has become so mammoth in its unit size, so complex in its requirements of financing, construction, and the installation of its equipment for utility, comfort and economy of time and space that the most complete understanding and spirit of co-operation should exist between all of the elements entering into its construction.

The interests involved in the Construction Industry are so important to the well regulated growth of prosperity for Chicago and for the nation, and the elements entering into it so varied in the performance of their particular function, that it seems that the mutual problems can only be intelligently considered, or at least can best be considered, by the organization of the whole local group into a Building Congress along the lines developed in New York City, Boston, Philadelphia, Indianapolis and many cities on the Pacific coast.

In this Congress would be the qualified spokesmen for the Owner, Banker, Realtor, Architect, Engineer, General Contractor, Sub-Contractor, the Producer and Seller of Materials and Labor.

To the solution of the problems relating to the entire industry, or to any of the individual groups, would be applied the points of view and the collective experience of the entire group. In this way the best interests of each element in the industry can be co-ordinated with the best interests of the industry as a whole.

In these days of rapid development in the invention and use of new materials and devices and in the introduction of machinery and vastly more scientific methods to building construction, new problems of jurisdiction among the building trades are constantly arising that must be adjusted fairly in the interests of all. Skilled craftsmen in all the trades must be encouraged to constantly strive to improve the quality of workmanship, and the great importance of this contribution to the success of the building enterprise must be recognized. The great importance of intelligent, constructive labor leadership in meeting and dealing with new problems as they arise must also be recognized.

The equitable relationship that must exist between the general contractor, sub-contractor and the producer of materials in order that the efforts of each may be synchronized and co-ordinated can best be developed through such an agency as a Building Congress.

In an organization such as a Building Congress, where each unit of the organization has an equal representation and vote with every other unit, a piece of legislative machinery is set up with great power for the settlement of differences that may arise, and for charting the path of progress for the building industry. But a greater power lies in the fact that the personal and human element is introduced and that men with varied interests and points of view get together, learn each other's language, discuss each other's problems and come to know and understand each other better.

It is only by the application of science to the methods of building and by friendly, sympathetic co-operation on the part of all of the elements entering into the production of buildings, that changing economic conditions can be met and higher standards of living be maintained.

The initiative in launching such a movement should properly lie with the architectural profession because of the responsibility they owe to the public as professional men.

The committee just appointed, representing the three architectural organizations, is at this stage only a fact finding and organizing committee.

As a general rule there are far too many organizations, there is a serious overlapping of objective and authority. Before launching another organization it should be very clear in the minds of all, first that there is a real need in

Chicago for such an organization, second that it will properly function, and third that the effort put forth will bring about the harmony and intelligent progress that we all desire.

When this is clear, the present committee will be expanded, with the authority and approval of the parent organizations, and other groups will be brought into the picture.

Respectfully submitted,

N. MAX DUNNING.

The committee, which is a joint committee of the Chicago Chapter, A. I. A., the Architects Club of Chicago and the Illinois Society of Architects, is composed of the following men:

Chicago Chapter—N. Max Dunning, George C. Nimmons.

Illinois Society of Architects—Walter McDougall, John C. Bollenbacher.

Architects Club of Chicago—Tirrell J. Ferrenz, William J. Smith.

Past President Alfred Granger, who is now residing in Vienna, was recently elected an Honorary Member of the Oesterreichs Ingenieur Un Arkitekten Verein. This organization is comparable to the A. I. A. in the United States.

In February next Mr. Granger is to deliver a lecture on modern architecture in America before this society.

Mr. Granger writes that the president of what we would call the City Plan Commission is personally seeing to it that he personally has an opportunity of examining in detail all of the municipal housing buildings in Vienna, which are the wonder of the world. He states that he has access to all of the records and plans of these buildings and has secured many pictures which he plans to show at the Architects Club upon his return to America next fall.

NEW MEMBERS

At the November meeting of the Board of Directors the following were elected members of the Illinois Society of Architects:

Joe Minder Deal, I. O. O. F. Building, Lincoln, Illinois.

Burnhard A. Mueller, 209 Arcade Building, East St. Louis, Illinois.

Ernest Lawrence Stouffer, 256 Administration Building, Urbana, Illinois.

WANTED!

Copies of the several early reports of the former State Board of Examiners for Architects. Anyone having a copy of any of these reports will confer a favor by calling Mr. Harry B. Wheelock, Central 5058.

THUMB NAIL SKETCHES

"If you want to improve your lot in life, improve your life a lot."

"Following the lines of least resistance is what makes men and rivers crooked."

"Business will put away encouraging profits when it does away with discouraging prophets."

"The clever architect anticipates his client's thoughts; the great architect dictates them."

"Even the very best architecture is the difference between an architect's desire and his ability."

"The architect who considers himself a failure is always amazed when the world concurs in his opinion."

"There was a time when an architect had a hundred ideas. Today one idea serves a hundred architects."

"Rags make paper, paper makes money, money makes banks, banks make loans, loans make poverty, poverty makes rags."

The resignation of C. J. Aschauer as a member of the Illinois Society of Architects was accepted by the Board of Directors at their November meeting.

Will Rogers says: "Every paper every morning tells of a big gathering and prominent men who have spoken on 'better times.' If chambers of commerce give some worker a job instead of some speaker a dinner there would be no unemployment.

"There has been more 'optimism' talked and less practiced than at any time during our history. Every millionaire we have has offered a speech instead of keeping still and offering a job.

"Our optimism is all at a banquet table, where everybody there has more than he can eat."

Governor Emmerson Awards Architects Club Certificates.

Presentation of Craftsmanship Award.

Features Dedication New Armory.

The new Armory Building of the 124th Field Artillery was officially dedicated on Saturday evening, January 17th, 1931, with impressive ceremonies. Governor Louis E. Emmerson not only made the dedication speech, but personally presented the certificates and congratulated the twenty mechanics whose superior craftsmanship in the construction of the new building won for them a place on the Honor Roll of the Guild of Superior Craftsmen.

Col. H. B. Hackett, best known to the Middle West as the peer of football officials and a member of the architectural firm of Holabird and Root, as war-time commander of the 124th Field Artillery, was Master of Ceremonies. He and succeeding speakers complimented C. Herrick Hammond, whose firm, Perkins, Chatten and Hammond, designed the building. It stands today as the largest and most modern of any Armory in the United States.

Governor Emmerson turned the building over to General Roy D. Keehn, who in turn passed it on to Col. Thomas Hammond, Regimental Commander. President E. J. Kelly and Senator Igoe of the South Park Board, expressed their pleasure that the new Armory was part of the Park and voiced their appreciation of the fine architecture of the building.

Col. Hackett, in a fine tribute to the mechanics, said they had as much part as the architects in making the building the finest of its kind in the country. That in appreciation of their work, the State and Armory officials, together with the Architects Club of Chicago, wished to recognize the high standard of workmanship and presented the certificates and gold buttons of the Club. As the men's names were called, they came forward to the speakers' platform and received their gift from the Governor in person.