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ARCHITECT'S FEES

In this issue of The Bulletin are some interesting letters on the subject of Architect's Fees, inspired obviously by the recent meeting of the Chicago Chapter and its discussion of this subject. It is hoped by the Editors that the members will contribute a number of letters on the subject of Architect's Fees. These will be printed in succeeding numbers of The Bulletin.

A BUILDING CONGRESS

The movement to establish a Building Congress in Chicago is gaining momentum. This subject was thoroughly discussed at a recent meeting of the Board of Directors of the Society. It is hoped a strong movement can be started that will establish friendly relations between, and will coordinate the efforts of, architects, bankers, contractors, labor leaders, material dealers and realtors.

THE ANONYMITY OF ARCHITECTS

So far as memory serves, architects have been conspicuously anonymous since the beginning of time. The public has intended no slight, yet over and over again have architects received no recognition beyond that shared with bricklayers, plasterers, electricians and decorators. No one has cared; no one has so much as noticed the omission.

Now suddenly people are stirred about it, understanding that the man of first importance where a great building is concerned, the man on whose mental horizon has risen wondrously a vision of the completed whole, the man whose skill and ingenuity have surmounted obstacles undreamed of by the uninitiated, has been grossly neglected.

One day recently, Mason Ham, who conducts a column of personalities in the Boston Herald, remarked in print that he had seen for the first time, carved in stone just inside the main entrance of the Boston Art Museum, the inscription, "Guy Lowell, Architect, 1909." Upon the heels of that com-

ment has followed a general discussion of the anonymity of architects.

Other columnists took it up. Someone discovered a pertinent passage from a novel by Arnold Bennett; someone else, searching the recesses of memory, could recall only two novels which at all feature architects. It would seem that one knows right enough who wrote a book or made a statue or painted a picture, who designed a gown or a motorcar, perhaps even who quarried the marble which went into the Lincoln Memorial; but almost never the name of the author of the church or skyscraper or private mansion which one accepts gratefully as a contribution to his store of human beauty.

It might be worth while to invent a new sort of questionnaire: "Who designed what?" Who, for example, was the architect of the British Museum? Of the Escorial? Of the Boston State House? Even of the Empire State Building in New York City, still unfinished? It would be more amusing, far more drastic, than the game of Twenty Questions; and a pitiful few would emerge from the bout with any sense of flattering triumph. For one simply does not know about architects.—Editorial in Christian Science Monitor.

ILLINOIS SOCIETY OF ARCHITECTS MEETING HELD FEBRUARY 24, 1931

Regular meeting of the Illinois Society of Architects was held Tuesday evening, February 24, 1931, at the Architects Club.

President Robert C. Ostergren presiding. Minutes of the previous meeting read and approved.

Mr. Ferrenz reported for the special committee which had been appointed to investigate ways and means of combating the electrical racket, in which he stated that the committee had one meeting and had decided on an additional meeting before making an additional report to the Illinois Society.

The President requested Mr. Davidson to say a few words regarding the Annual Convention of the Michigan Society of Architects. Mr. Davidson stated that the convention was two days duration and that practically all the prominent offices were actively represented. The Society is working on a revision of the State Architects' Law. In Detroit the architects have formed a jury of three men, one of the three retiring each month and a new member appointed. This jury acts once a week to examine plans for which permits have been taken during the week. These plans are classified according to quality of plan and design and the information given to the newspapers. This has had a very beneficial result upon the quality of new buildings. The same scheme is being carried out in Washington and Cincinnati. Regarding publicity, the Michigan Society went on record that they believed a national publicity campaign should be carried on by the American Institute of Architects.

Mr. Davidson stated also that the Architects Society of Indiana has received \$150,000 to advertise the value of an architect's services. One statement made that Mr. Davidson emphasized was that by hiring an architect, the owner acquired the key which unlocks the field of competitive purchasing. He stated that there were 450 people at the annual dinner.

Mr. Richard E. Schmidt spoke of an article recently published in a national magazine, pointing out the abuses practiced in public work and the reasons why reputable contractors will not bid on same. Such items, he said, are news which interest the public.

Mr. Schmidt also spoke of a small book printed on competitive bidding entitled, "Get Your Money's Worth," which stresses the fact that whatever is bought, should be bought on a specification.

A discussion was had regarding the outer drive bridge. It was moved by Mr. Davidson, seconded by Mr. Ferrenz, and amended by Mr. Holsman, that the State Arts Committee

be instructed by the Society to take up with the Park Boards the question of employment of an architect to collaborate with the engineers in the design of the outer bridge across the Chicago River. Motion carried.

A telegram from the President to Honorable Martin R. Carlson endorsing his stand on the five-year exemption from taxes on new buildings, was read. It was moved by Mr. Davidson, seconded by Mr. Palmer, and carried: That Mr. Ostergren's telegram be approved.

A letter from Mr. Carlson in reply to above telegram was read, in which he requested that any information which might be obtained from other organizations regarding a period of exemption from taxes for new buildings be sent to him. It was moved by Mr. Davidson, seconded by Mr. Palmer, and carried: That the President be requested to address a letter to Mr. Robert Kohn requesting information on the above subject.

Meeting adjourned.

WALTER A. McDOUGALL, Secretary.

**ADDRESS BY HARRY B. WHEELOCK, F. A. I. A., BEFORE
THE CHICAGO MORTGAGE BANKERS ASSOCIATION
ON WAYS AND MEANS OF MAKING SAFE
BUILDING MORTGAGE LOANS**

Gentlemen:

I presume you gentlemen thoroughly understand that we architects are here to confer with you regarding the possibility of preparing ways and means of making safe building mortgage loans—a plan for building loans that can be adopted and actually be a strong factor in force when the demand arrives for such a transaction.

We are indeed highly favored by being invited to this conference and we trust that we visionary architects may be able to leave a thought that may lead to an inspiration on your part as to the creation of an organization that will not only tend to, but in reality be successful in accomplishing a movement to correct the evils of the past, bringing to us a bright and enduring order of financial building loans.

We will not mention the proportion of the desired loan to the whole cost of an enterprise, preferring to leave that to your better judgment. But let us concentrate on a method or organization whose judgment cannot be questioned. When that can be created, public confidence will return, and we can all breathe more freely once more.

I don't doubt but that several of you gentlemen are raising the question in your minds—why sit here and listen to the architect's request for some definite understanding as to the future building construction loans, when the very mention of this subject causes nausea?

Some have said to me, "We are not interested at this time, there is no building going on and there is no cause for new buildings at this particular time." I'll grant this statement is true, but do you believe Chicago is dead? Do you not know that the building industry of this great city is bound to return?

My idea is that there is no time like the present to formulate a more secure method for building loans. I know of several wildcat schemes and your Mr. Cody has cited at least one to us. You certainly must acknowledge that past methods of mortgage loans is of a day gone by. It is now obligatory for us to study this problem with all the brains we can muster, for you may be sure there will not be a return of the building industry till a more equitable, sane and safe idea has been evolved.

The purchasers of building loan mortgages are through losing 50 per cent of their hard earnings and it will take some persuasion to win them back.

In California the general contractors are so alive to the necessity of having an entirely new basis of loan mortgages that they are massing together to try to establish a method of "control of construction volume of the nation," that it may "function in the same manner as the Federal Reserve Banking System." Possibly they have the right idea, but, gentlemen, I propose to talk to you today about an architect's vision of how you might consolidate and co-operate in a manner to really correct many of past errors and bring back public confidence in the purchasing of building bond issues. Banks consolidate. Corporations consolidate. Why not Mortgage Bankers? This, gentlemen, is a bankers' problem and not the architects' or contractors'.

For the want of a better name, I suggest we call the new organization a **Mortgage Bond Clearing House**. Your or-

ganization, I understand, includes some 40 or 50 of the best Mortgage Bankers in Chicago, and for the time being let us admit our thoughts to the creation of our new enterprise just for our city.

My suggestion is that you gentlemen could easily create a loaning organization that would practically control all building loans. Why not consolidate, and have your own bureau of inspectors? Why not do away with the many duplicities that now exist in your several banks and send all applications for loans to this clearing house? Which clearing house would have unified rules governing all loans. Why not come out frankly and say this or that loan can not be made, or if made the commission and preliminary money will be charged as per our agreed rules of procedure? Why not be bold enough to declare that this building has been improperly planned, or the design is too inferior, or the architect or contractor has no financial standing in our midst? Why not declare that this or that building must be properly supervised to the very end of construction? Why not forbid any excessive loan being made simply by the payment of an additional loan fee? Why not establish a systematic system of building inspection regardless of statement from architect or contractor?

Why not take unto yourselves the responsibility of making payments on loans to the contractor instead of leaving this to the will of the banker and thus avoid loss of time and trouble at the building due to no payment when same is actually due?

I believe the public will come back and buy building loans when they know that one single organization backed by the best group of Mortgage Bankers stands back of the loan, that they have reviewed the plans and that they favor the loan made.

You then would be in a position to economize in cost of your numerous experts as now exists and be able to give the owner the benefit which would still further tend to gain his confidence. I would not deprive any banker of his rightful commission on any loan he might bring to you, but simply relieve him of all responsibility and extra costs. You would have your own set of officers, directors, experts, and investigators. You would accomplish the following:

1. Make your own appraisals on land and building, though the loan would be made according to a standard system, giving the bond purchasers a safe investment.
2. You would name in like manner the commission due the banker, thus eliminate the crafty man who for a commission would be willing to over-loan, thus creating one of the reasons for present failures.
3. Name the payments, when due, and be responsible for obtaining from the banker, his money on time.
4. Properly and thoroughly supervise the building progress as a safety measure.
5. See that the registered architect or licensed engineer gives thorough supervision to the final completion of the building, doing away with slipshod methods.
6. Approve the plan, to safeguard the erection of a freak or building entirely inadequate for the location proposed. There is now a very strong movement on foot by the American Institute of Architects to create the formation throughout the country of Architects' Advisory Councils to pass on the design and appropriateness of new proposed buildings. Think what this would mean to our city, to our communities, to our subdividers, and last, but not least, to our Mortgage Bankers. Why not have this clearing house organization assume this authority and win the adoration of all cities? Washington, D. C., has established this idea, and as a result Washington is fast becoming the handsomest city in the United States.
7. Approve the architect that you may know you are entrusting your money to an honest, reliable and capable man.
8. Approve the contractor for the same reasons.
9. Approve by standard rules the amount of preliminary expenses required.
10. Approve standard time of refunding of loan—not to begin until the third year after completion so as not to overload his investment before he has had time to prepare to meet his obligations. And then give him at least 15 years to complete his amortization.

11. Avoid vicious loan operators by having standard rules to govern all transactions.
12. Avoid the street loan brokers by dealing only with reputable bankers who should be members of the Clearing House Association.
13. Economize for the benefit of owner by employing only a reserve number of expert valuers or supervisors instead of 150.
14. Do not charge interest until loan is actually paid.

These are only a few of the outstanding facts to be gleaned from such a central organization.

This type of consolidation and co-operation could have only one effect—that of creating absolute confidence on the part of the public and would certainly reduce our failures to a minimum.

If it were announced that such an organization was in the making, I believe it would cut off several wildcat schemes now in the making.

Gentlemen, when the building industry is broken down we have broken the backbone of national prosperity, and it behooves us to act quickly if we would save ourselves from absolute ruin. Many groups of business men scattered over the country are suddenly giving this question most serious thought and I beg of you, gentlemen, to study this plan and see if it be not practicable, and if your better judgment says no, shape up another one—only let's not sit idly by and make no effort to correct the evils of the day. Let bygones be bygones and create a new day.

Why not make it possible to have building construction bonds stamped in large print on the face of the bond—these words—"This bond is recommended by the Chicago Mortgage Bond Clearing House." I am thoroughly convinced that when the public knows that mortgage bonds are in the market that have this recommendation, that such bonds will be sought after and will not be a drug on the market.

Then when this occurs the Chamber of Commerce and other large civic organizations will extend their efforts to influence manufacturers to come to Chicago and build. Then will we have started a sound and reasonable return to prosperity.

ARCHITECTS COULD TELL PUBLIC HOW TO GET MOST FOR CONSTRUCTION DOLLAR

By E. J. Brunner, Editor, *Wolverine Builder*, Before Annual Convention Michigan Society of Architects at Grand Rapids, February 20, 21, 1931.

"Architects have been civically remiss in not informing the public how to make sure of getting real value for the dollar spent for construction.

"It probably would surprise many people to hear that the building industry is set up in such a way that it automatically protects the client on price PROVIDING THE CLIENT UNLOCKS THE PROPER DOOR OF RELATIONSHIPS WITH THE INDUSTRY. Experienced builders, of course, know the right way—but the percentage of experienced venturers in building is relatively small, because the majority of people build but once or twice in a lifetime.

"The public is not widely schooled in the functions of the industry, and the thought is prevalent that the architect is merely a drawer of plans and specifications—an added cost to building.

"That the architect is the key to cost protection has not been widely broadcast and certainly the public is entitled to this information.

"When a man about to build commissions an architect as his first step, he sets in motion the competitions of the construction industry which men in the industry know all too well results in a very economical price these days of bargains, and disillusionment about the possibilities of inflation.

"The architect thus employed or commissioned as the agent of the owner secures several bids from contractors all bidding on identically the same plans for the job. Each bidder knows he is in competition.

"Is this process carried on with good contact between the architect and the owner not conducive of getting the best price? Is it not a much surer way of obtaining such price than to rely upon comparisons of different plans from different sources?

"Why should the public not know that the architectural function extends beyond the drawing of pretty pictures, plans, and specifications? Why should the public not be

informed that the architect can and will perform as the AGENT of the owner, as the one who sees the job through to the hanging of drapes if that is wanted.

"The public apprised of this function of the architect never fails to catch the significance. But the public is a great changing quantity. There must be constant reiteration of these facts which to those in the profession seem so A. B. C.

"After all, it is the A. B. C.'s that we build upon. They are vastly important and no end to the number of cases of injury to the public do we hear because the victims had not been informed that there is in the construction industry an established function 'agent of the owner,' technical expert service, if you please, available.

"That is one part of the architect's service which it would pay the public to know about.

"Out of this same function as 'agent and technical advisor' for the man who would build, the architect is very valuable in another way which the public does not seem generally to know about. He is valuable as an insurer of the QUALITY which the owner would have incorporated in his building.

"While it is true that the construction industry through its competitions which are properly started by the employment of an architect does protect on price, it is not true that the industry automatically protects on quality.

"The architect employed as agent of the owner and being in conference with the owner as his technical advisor is in duty bound to the owner to secure the quality which he and the owner have agreed upon as being wanted.

"Suppose the architect confers with the owner and the decision has been reached by them that such and such quality and kind of interior trim or flooring is to be used. The architect utilizing his skill not only gets competitive bids on the quality wanted, but as the owner's agent will see that the owner gets what is specified and that it is built in the way specified. Without such an agent the owner is either to be advised by someone at random or to go without advice, leaving all to the mercy of someone who is not his agent for a fee, but who is doing the job to reap a profit on the job.

"When anyone proceeds to build any project, he desires protection on price and on quality. The architect can protect on both of these and at conservative cost. In fact his cost is very frequently more than saved. But the architect has never advertised these functions to the great public which approaches construction with fear and trembling, not knowing that there is a sure method of insuring price and quality protection. Is that not then a case of the architect being civically remiss?"

THE MICHIGAN SOCIETY

The 17th Annual Convention of the Michigan Society was held in Grand Rapids, Michigan, on February 20 and 21. Publicity methods for architects was the keynote of the convention program.

Mr. William H. Adams, member of the American Society of Civil Engineers, discussed individual publicity. Group advertising was discussed by Mr. Benjamin F. Betts of the American Architect, who in his address outlined in general the publicity campaign recently undertaken by the Indiana Society of Architects. Mr. F. E. Davidson told what had been attempted by the Illinois Society of Architects.

H. Augustus O'Dell of Detroit was elected President.

G. Frank Cordner of Detroit, First Vice President.

Frederick Beckbissinger of Saginaw, Second Vice President.

Christian Steketee of Grand Rapids, Third Vice President.

N. Chester Sorensen, Secretary.

Talmadge C. Hughes, Executive Secretary.

Andrew R. Morrison, Treasurer.

This convention was pronounced by all as being the most outstanding and successful ever held under the auspices of the Society.

VIENNA LETTER FROM PAST PRESIDENT GRANGER

February 8, 1931.

Dear Davy:

I have just finished reading the December-January Bulletin which reached me a couple of days ago. Your editorial, for so idealist, is fine and sane. I wish our people at home would be taught as a people to fairly face the facts of life and then really think out a solution of life's problems which

are the same everywhere. Such a state of mind would do more toward the present depression than all the propaganda and legislation now being suggested. What is now going on in our national Congress is a fair example of the futility of our methods. While Senators and Representatives are disputing over who shall spend and how shall be spent the vast sums of money already appropriated for building and other projects, nothing is actually done and distress grows daily greater.

We have now been in Vienna three months and I have learned much from contact with a very ancient civilization, which is trying to adapt itself to an entirely new world. There is much poverty and unemployment in Vienna, but the spirit with which these people meet such conditions is a lesson to us all.

I now speak German well enough to talk to anyone and have been fortunate enough to meet men and women in every walk of life. These people recognize the fact that the whole world is just now in a state of depression, but they do not pity themselves and ask for help, but each tries to do what he can for himself and his neighbors and never on the street does one see a sullen face. They believe that their little country, which was once the center of a great Empire, has still a service to perform for the world. Their government is a Socialist Republic, but their socialism is as far from the communism of Russia, or even our common idea of the word Socialism, as black is from white.

Under their socialist government none of the treasures of the past have been destroyed. The various palaces, museums, parks, playgrounds and boulevards are better cared for and kept up than they were under the old monarchy. The only difference between then and now being that formerly all these things were reserved for the benefit of the nobility. Now they are open to all. The Gemeinder-bunten or community building, which I am studying in detail forms one of the most gigantic building projects ever carried out and they have been financed and completed by the poorest nation in Europe. Under the personal direction of Dr. Velter of the city hall, I have been seeing all of the great units. He is a Socialist and enthusiast in his work and like all enthusiasts sees only his side of the question. Having heard various criticisms of the way in which the money was raised for these projects, I determined before going out with Dr. Velter for another tour on Wednesday afternoon to learn something of how their money was really raised, so I called on Dr. Schober, the former Chancellor and now Vice-Chancellor and Secretary of Foreign Affairs, to get his angle on the economic side of the question. Schober is unquestionably the greatest man in Austria and one of the great statesmen of Europe, and at the same time a charming and intensely human personality whom I have learned to love and he talks with me very freely.

When I come home I will have photographs and plans of most of these buildings and shall be in a position to tell my Chicago brothers much about this great work now being done in Central Europe; a work which is of profound significance to the world.

For the past month I have been working upon a lecture on Modern Architecture in America, which I am to give next Tuesday before the National Association of Architects. My talk is to be illustrated and I have sixty slides made from pictures which I was able to get from home. As only a small percent of the Viennese architects speak English, on the advice of Dr. Velter I decided to give it in German. Instead of my usual manner of extempore talking, I first wrote it out in English and then with the help of my friend Fritz Willfoot, Secretary of the Architektenverein, have translated it into German and shall first read it in that language and speak extempore about my pictures. Am hoping it may prove a successful evening, but have my doubts.

Last night we went to the Kinstlerfest, which is really a Beaux Arts Ball given in the Kinstlerhaus where all modern art exhibits are held. I wish all my Chicago friends could have seen it, as for sheer beauty, gayety and charm we have never seen anything like it. The walls of the various galleries were decorated with tapestry, paintings and sculpture (all done with paper or cardboard) taking off famous works of art or famous people, all done by the best known architects in Vienna. These people are poor and have no money to throw away, but the costumes were lovely, some of real historic value, borrowed from museums, but most of them made from paper mache, or other cheap material, but beau-

tifully done, full of color and charm. It was like what I have read of ancient carnivals in Venice.

I have walked the streets day and night, have frequented coffee houses, bars and wine-rooms and attended all kinds of gatherings and not yet have I seen a drunken man or woman—a lesson for prohibition fanatics. When I see what I see here and read the report of the Wickersham Commission it makes my heart sick.

Faithfully yours,
ALFRED GRANGER.

CORRESPONDENCE

February 5, 1931.

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

Dear Mr. Davidson:

I am enclosing a letter received from one of the men to whom the Award was made on the 124th Field Artillery Building and it occurred to me that a reprint of this letter in your Bulletin would be very much worth while.

In addition to the evident appreciation, the man expresses himself very well and I think the architects should know that the men do appreciate these Awards.

Very sincerely yours,
R. N. BALL,

Architects Club, Craftsmanship Award.

Architects Club,
Builders Building,
Chicago, Ill.

January 22, 1931.

Gentlemen:

Allow me to express my thanks for the honor accorded me in the presentation of the Craftsmanship Award for the 124th Field Artillery. I was highly gratified that I should be chosen as the recipient of the Award over my co-workers. I am more than gratified, in fact, now that I have it in my possession since besides being a mark of distinction, it is also a highly decorative object.

Such Awards furnish an incentive toward finer workmanship and co-operation and you are to be congratulated upon donating them.

I regret my inability to attend the dedication of the Armory, especially since Governor Emmerson made the Awards, but my absence was unavoidable.

Again allow me to thank you and, if it is not too late, to wish you a successful New Year.

Very truly yours,
FRANK S. ROYER.

3424 Cortland St., Chicago, Ill.

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February 24, 1931.

Mr. C. L. Perkins,
Editor and Publisher, Real Estate Magazine,
211 W. Wacker Drive,
Chicago, Ill.

Dear Mr. Perkins:

Permit me to congratulate you on your Real Estate Magazine. Your publication is most constructive in its efforts to present the viewpoint of the Architect as well as the Realtor.

May I suggest that you endeavor to include in your field of operation the banking, contracting, labor and building material interests, somewhat similar to the program of the Building Congresses inaugurated by the American Institute of Architects and affiliated architectural societies, such as the Illinois Society of Architects.

The construction industry, as we all know, being second only to agriculture, is a vital force in the welfare of our country. The industry being divided into six major groups, comprising architecture, banking, contracting, labor, materials and real estate, to list them alphabetically. When the banker can see labor's point of view, and labor can in turn see the banker's we will have more liquid funds and fewer strikes; the industry will be stabilized and we will avoid the series of peaks and depressions.

The building industry as a whole should support your magazine in every way possible. Your effort will certainly create a greater appreciation on the part of the public towards real estate as an investment.

Very truly yours,
LEON E. STANHOPE,
Past Pres., Ill. Society of Architects.

Mr. F. E. Davidson,
Editor of Bulletin,
Chicago, Ill.

February 13, 1931.

Dear Mr. Davidson:

Pursuant to the discussion on the proper Architect's remuneration and the schedule of proper minimum charges, as set forth in Document No. 177, A. I. A., at the recent meeting of the Chicago Chapter, A. I. A., I present to you the following views, with the hope that you may somehow start a discussion in your valuable paper that may lead to some classification or revision of the standard practices of and remuneration for Architectural services.

It is my opinion that the remuneration stated in Document No. 177 is high enough for ordinary work, if the Architect would or could realize on Articles 1, 5 and 6 in full.

The statements in Article 1, 5 and 6 are psychologically, if not serially, backwards to the extent that the fee established in the minds of owners and the Architects and in the courts is 6 per cent as first mentioned in Article 1. Even when contracts are let to the several trades separately, as outlined in Article 6 for which the document provides 4 per cent more, or even when the Architect performs or pays for doing all the work in connection with engineering as recited in Article 5 for which the Architect is also to be remunerated in addition to the 6 per cent, according to the document.

Most architectural work now involves mechanical, electric and structural engineering. The college trained Architect is now prepared to practice the elements of these professions in most of the simple buildings, and trained professional engineers are apparently available to perform these services professionally.

Much modern mechanical and structural engineering must be given now to even simple building construction. At the time this Document No. 177 was first promulgated in 1908, these services were generally regarded as part of the service of contractors for plumbing, heating, electric and structural work. These services should now be rendered by the Architect professionally or be obtained from professional engineers, and the owner should pay for these professional services directly for the same reason that he should pay for purely architectural services directly.

Therefore, I recommend that the fees contemplated in the schedule Document No. 177 be not raised, but only re-stated so as to show in separating what the several items of Architects' services are in general practice and what the proper minimum fee should be for the Architect when these items of service are properly rendered by the Architect.

Since the best execution of architectural building work obtains when the Architect collaborates directly with the several trades and crafts and allied professionals, therefore I think it best to state the proper fee for work done through contracts directly with the trades first though at the same rate as contemplated in Article 6 of the schedule.

I have computed the average cost of mechanical engineering and structural engineering from my records on several of my own jobs and I find that, in general work, mechanical engineering (heating, ventilating, plumbing and electric) should cost the owner about 1 per cent, and structural engineering should cost about 1 per cent of the total cost of the building. Therefore, it seems to me expedient that Article 1, Document No. 177, be revised as follows:

"1. The Architect's professional services consist of the necessary conferences, the preparation of (a) preliminary studies (b) working drawings (c) specifications (d) large scale and (e) full size detailed drawings (f) obtaining proposals and (g) drafting contracts directly with all the several trades for execution of the work (h) supervision of the work and the issuance of certificates of payment (i) the keeping of accounts and the general administration of the business for which, except as hereinafter mentioned, the proper minimum charge based upon the total cost of the work complete, is 12 per cent.

Should the owner determine to have the principal portion of the work done by a general contractor (not broker) who will perform the services of items (f), (g) and (h), in connection with the several trades (except the mechanical trades, plumbing, heating and electric) the proper minimum charge should be reduced by 4 per cent.

If the owner will engage professional engineers to perform, in collaboration with the Architect, the items

(b) to (h), inclusive, in respect to the mechanical trades, the proper minimum charge should be reduced by 1 per cent.

If the owner engages professional engineers to perform, in collaboration with the Architect, the items (b) to (h), inclusive, in respect to the structural engineering, the proper minimum charge should be reduced by 1 per cent."

This change in the Document would necessitate revision of Article 5 by omitting reference to the cost of services of heating, ventilating, mechanical and electrical engineering and the necessity of striking out of Article 6 all reference to the increase of the rate by 4 per cent if the owner elects to have the Architect let contracts to the several trades directly, making Article 6 read as follows:

"The rate of percentage arises from Article 1 and 2 hereof, i. e., the basic rate, applies to the total cost of the work, exclusive, of fees paid to the Architect and collaborating engineers."

The rest of the Document should remain unaltered except possibly that reference to Article 9 which, in the first paragraph might add "Article 6" before "7" and "8" and exclude the reference to Article 6 in the third paragraph.

It will be seen that this revision of Document No. 177 leaves the fee for architectural work proper when the building is executed by a general contractor in the manner contemplated by the Document itself as is, i. e., 6 per cent, but clearly recognizes that if the Architect does the other things which he should do on most of the ordinary and not too complicated buildings, he should be compensated for them accordingly. This revision if made and promulgated will, in my judgment, (a) gradually lead the client to see the advantage of detailed trade contracts and (b) leave the established customary fee of 6 per cent, with the "proper additions," stated as it appears in the several clauses of Document No. 177 when construed together as they normally would be construed by the courts, and be of no little value, suggest to the client that payment of the extra cost for a general contractor (often now a mere broker) is of a certain definite advantage or disadvantage, as the case may be in his judgment.

You are at liberty to use this letter in any way you see fit to promote the general good of the architectural profession.

Very truly yours,

HENRY K. HOLSMAN.

* * * *

March 4, 1931.

Mr. Leon E. Stanhope, Editor,
Bulletin, Illinois Society of Architects,
55 East Washington Street,
Chicago, Illinois.

Dear Mr. Stanhope:

With reference to the question of fees recently discussed at the meeting of the Chicago Chapter of the A. I. A., it is my opinion that the schedule of charges as it now stands will serve all practical purposes, being a recommended minimum rate and not a mandatory one.

There is no reason why an architect cannot make his own fee in his individual practice except where he may be competing with others for a client, in which case he is expected not to reduce fees below the minimum rate to cut others in order to secure work. There is no reason, as I see it, why an architect cannot determine the amount of his fee in any way he chooses and make it as much as he pleases, provided he can convince a client his service is worth the price asked.

If this view is correct, then it would seem advisable for the architect to think a great deal about the quality of the service he renders his clients. An architect's service includes the business of coordinating trades, when making drawings and specifications for the guidance of contractors, quite as much as it does the art of designing an acceptable exterior or interior, and also requires some knowledge of materials and craftsmanship in order to judge the quality of the contractor's work. Likewise there are some types of every day ordinary business which somehow creeps into the situation and must be taken care of in order to round out a worth while service to the client.

No method of computing a fee, granting that you earn one, can give assurance that you will make the same rate of profit on all jobs. The profit will depend partially on your cost of drafting of course, but quite as much on attention to details pertaining to the execution of the work during construction with a view to avoiding delay and securing

timely completion of the work. Jobs vary in that some go through quickly and others will not do so in spite of you for a variety of causes, all of which have an influence on profit no matter what the fee or how determined.

It is not a difficult matter to ascertain at any time whether the fee will include a profit or not and to at least make some effort to limit costs by speeding up production in case the check-up is not satisfactory. But if one is not inclined to check up and is content to take things as they come and wait until the end of the year to find he has little or nothing to show for his work, the trouble is largely of his own making.

Of one thing we may be sure, the remedy does not lie in the method of computing fees. The present schedule of charges of the Institute has become fairly well established and on the larger classes of building the fees thus obtained are fairly remunerative. On smaller buildings a larger fee is provided and there is no prescribed limit to its amount. That depends on the individual architect, the quality of his service backed by his ability in selling himself.

Yours very truly,

J. C. LLEWELLYN.

* * *

January 20, 1931.

Chicago Real Estate Magazine Co.,
211 W. Wacker Drive,
Chicago, Ill.

Attention of Mr. C. L. Perkins.

Gentlemen:

Your magazine should prove of real worth and if through the instrumentality of your magazine or any other interest you can stimulate home ownership and home building, you will have accomplished something worth while.

I think that if in your next issue you would run a story of what the building and loan associations of Oklahoma City have done to raise the quality of construction in small homes through control of financing, with a strong editorial on this entire subject, that you might at least start some of our mortgage bankers to thinking.

Briefly, the plan formulated by the building loan associations of Oklahoma City about one year ago was to organize a Better Home Construction Bureau and announced that no new construction would be financed which had not been supervised and inspected by this Bureau. The Bureau made three classifications of houses—Class A permitted loans up to 75 per cent of the appraised value. Class B 50 per cent and Class C 30 per cent. In less than four months the operation Class A increased from 6 per cent to 33 per cent. Class B increased from 17 per cent to 49 per cent and Class C decreased from 16 per cent to 1 per cent.

The success of the plan was so instant that I am advised that it is now impossible to secure a loan on houses anywhere in the territory of Oklahoma City, the construction of which is not supervised by the Bureau.

Incidentally, the confidence in mortgage loans has been restored in Oklahoma City, and if it were possible to bring about such a state of affairs in Chicago where a construction bureau could be organized with competent architects in charge and employed by it to supervise and inspect the construction of every home financed by any of the members of an association that might be organized, it would very soon again be possible to secure building loans and to finance construction in the Chicago territory.

I will read your magazine with interest and will watch its developments.

Very truly yours,

F. E. DAVIDSON.

* * *

March 7, 1931.

Mr. Leon E. Stanhope,
Editor Bulletin Illinois Society of Architects,
Chicago, Illinois.

Dear Mr. Stanhope:—

There seems to be some alarm, resulting in a good deal of debate on the part of architects, with respect to the relative position or function of the architect and engineer in construction projects. This is not entirely confined to architect versus engineer, as there are others not included technically under either head, who are functioning as architects, regardless of what they call themselves. Incidentally, it should be borne in mind that it is not so much use of the name architect, as it is the function that is important. Some have suggested uniform registration laws, which will define

the relative function or province of the architect and engineer. Other ideas have been suggested, among these that the architectural and engineering societies should get together and agree on some regulations or boundaries. These ideas may be well enough, but they suggest "jurisdictional awards" and mild sympathetic strikes. We are inclined to argue, I think with sound ground, that labor unions should not attempt to dictate who shall do what. If a builder desires to employ a roofer to build concrete foundations, he should be permitted to do so as long as he does not endanger other people's life and property in so doing. Give him rope enough and he will hang himself, or learn better in time from experience. Where his foolish procedure affects the lives of people or their property, the law should protect, and licensing and building laws are the usual methods of correcting such difficulties. We question, however, whether the trouble under consideration can be greatly corrected by uniform registration laws even if such were practical, which is doubted.

Whether he be architect, engineer, "designing contractor" or what not, the man will get the job who in the opinion of his employer gives the most and best service, and who from such service has a reputation for giving it. Influence, whether due to reputation for service, or to political or social connections, has a bearing on the subject which cannot be remedied by the methods proposed, if at all. Service it should be remembered is furnishing that which the employer wants, and not simply what the architect thinks he should furnish. It is suggested that it is to that end that the architect should direct his attention, in the solution of the problem.

VICTOR A. MATTESON.

* * *

January 21, 1931.

Illinois Society of Architects,
160 North La Salle Street,
Chicago, Ill.

Gentlemen:

The writer has read with considerable gratification the opinion of the Illinois Supreme Court in the case of Crowen vs. Meyer, reported in 342 Ill., page 46 (opinion filed December 18, 1930), which I understand you intend to publish in full in the Bulletin.

You will recall that the position which we took when we filed an intervening petition on behalf of the Illinois Society of Architects in the case of Mallinger vs. Shapiro to the October, 1927, term of the Illinois Supreme Court coincides with the conclusions reached by the Illinois Supreme Court in the Crowen case.

The opinion in the case of Crowen vs. Meyer is also in direct line with the conclusions contained in the writer's opinion submitted to the Society under date of May 2, 1928, covering the final disposition of the Mallinger case; in which opinion the writer pointed out that the court had in that case ignored the question of law involved in the construction of Section 1 of the Mechanic's Lien Law and in which I went on to state that in my opinion the Mallinger case had not affected what I considered to be the law regarding the right of an architect to a mechanic's lien upon the premises of the owner of the property when the architect prepares plans and specifications for a building the owner contemplates erecting upon the premises but which the owner does not in fact construct after the plans and specifications have been prepared and submitted by the architect. In the same opinion I reiterated that we still considered the case of Freeman vs. Rinaker and the case of Nimmons vs. Lyon & Healy to be the law on the subject in Illinois, adding, by way of qualification, that it was assumed that the architect's contract of employment did not make the actual construction of the building a condition precedent to his right to compensation for the services to be rendered by him.

It would be a good thing for every member of the Society to read this opinion through from beginning to end, noting carefully the limitations referred to by the court; and if any member desires to discuss any phase of this opinion with the writer regarding its application to any concrete problem which he may have before him, I shall be very glad indeed to have him call upon me. The situation is one which is constantly arising in the experience of practically every architect.

I wish again to reiterate, however, the importance of the architect obtaining a written contract in every case in

which he is employed, preferably upon the standard forms of the Illinois Society of Architects or of the American Institute of Architects.

Cordially yours,
A. H. MARSHALL,
Counsel for Public Action Committee of
Illinois Society of Architects.

* * *

Paris, France, February 23, 1931.

My dear Mr. Hall:

We have been in Paris a fortnight now and are beginning to get into the spirit of the city. Living here is quite a change from the calm and peaceful life we led in Italy, but I find it quite interesting and different.

We left Rome shortly after the holidays and started on a long journey which included Sardegna, part of the North African Coast, and through Sicily to Naples, then north, entering France by way of the French and Italian Riviera. Needless to say it was quite the most interesting part of our trip as we were blessed with beautiful weather and were able to enjoy not only seeing many different architectural examples but some of the most beautiful natural scenery as well.

Amongst the many beautiful buildings we visited were several Arabian Mosques in Tripoli. They were beautiful not only for their interesting exteriors, but more so for the delicate ornamentation of the interiors and the simplicity of the plans. We saw more of this Arabic influence in some of the old churches in and around Palermo and it was with some regret that we could not stay longer on this beautiful Island of Sicily.

I am quite impressed with the beauty of Paris as a city but I am also a trifle disappointed in the modernization which is taking place. The buildings which are now being constructed seem to show very poor taste and do not compare with what is being done in Chicago.

Tomorrow I am going to visit the grounds of the forthcoming French Colonial Exposition and I shall no doubt find some interesting building there, as it is going to be an important fair, with nearly every country being represented. I have already visited several current decorative and industrial arts exhibits but these proved inferior to those I saw in Germany.

There is little else to tell you at present as my future plans are undecided. I shall probably stay in and about Paris for the next month as I am trying to stretch my stay abroad as long as possible.

I also wish to thank you and all the other members of the donors committee for the balance of the amount due me on my scholarship.

I have received all payments in full and will never be able to thank these societies for the splendid opportunity they have given me to fulfill a long cherished desire.

I hope I have profited by this and I know I shall do my best to further and support any such architectural activities in connection with Chicago.

Yours very truly,
ALEXANDER H. BACCI.



WORLD'S FAIR ARCHITECTURE

Evanston, Ill., Feb. 14.—What nonsense is babbled over the modernistic type of architecture of the 1933 World's Fair, as exemplified by the administration building, a picture of which you show. To my mind, instead of being honest, sincere, or original, it displays utter incapacity for beauty and originality. Practical, it is true, but ugly; its effect, I fear, will be the same as the dismal but less coarse and crude Wembley exposition buildings in London in arousing a conscious or an unconscious repulsion in beholders.

This day, especially in America, has no soul for architecture or for any other fine art. Science, by its materialism and overintellectualization, has killed soul in the age, the folk, and the artists.

What a contrast between these harsh, stony, "original" hulks of 1933 and those unoriginal adaptations of classic grace which made the Columbian exposition of 1893 a joy forever! Visitors, even though they know nothing of true art, can feel these harsh edges, angles, and masses of this "sincere" style beating at them and hacking at their eyes, and will hate them.

LOREN H. B. KNOX.

NO! THIS IS NOT CHICAGO Building Commissioner

When it appeared that the newly elected mayor might decide to appoint a new building commissioner, the secretary of one of the contractors' organizations called together the representatives of each of the fifteen major groups of the local building industry, including representatives from the architectural organizations, for the purpose of selecting the names of two or three candidates whom they could recommend for appointment. It is a most interesting fact that the Architects were invited to have representatives present! It is more interesting that, of the three names finally selected (an engineer, an architect and a former contractor), the architect should be given first choice. And finally, an architect was chosen as chairman of the committee which was selected to present the names to the mayor! How times have changed! It is our frank belief that such acting could never have occurred, had not we been willing and anxious to serve—to help whenever and however we could! We can count upon those fifteen various contracting groups as our friends.—M. C. A. Bulletin, referring to Detroit.

MORE AND BETTER HOMES NEEDED

That hard times are caused by over production in all lines is the contention of many well informed statesmen and near statesmen. But a look around any community (even Oak Park and River Forest) reveals that there is a woeful lack of production in a number of lines.

For instance, there is one thing that many here are denied which is necessary to health and happiness. We mean room for living. In this day of science and productive machinery every person, even a little child, should have a room of his own where he may have his own chattels and upon which he would have a chance to put the imprint of his personality.

A family of father, mother and three children past six years of age should have at least five private rooms. Each member of the family should be able at some period of the day to close the door on all other members of the household and the world at large and do as he pleases within the limits of his quarters, unseen and unmolested.

In crowded prisons where two or more men occupy one cell, guards are on the alert constantly to keep prisoners from tearing one another to pieces. Men in the cells grow to hate their cell mates with a greater and more bitter hate than they feel for their guards.

Something like this occurs when people, even members of the same family, are crowded into a small habitation and no one has any chance of privacy, something precious to human life and very likely absolutely necessary to the flowering of personality into its best and most charming possibility.

Where we refer to "persons" in this discussion we include mothers. A woman who is a mother needs a private room as greatly as any other man or woman or her children. In fact, a mother cannot do her best for her children unless she is able, at frequent intervals, to escape from the little dears and all other members of the household.

So we could well use all the craftsmen and all available building materials to construct enough rooms to provide at least one private room for every person in the republic. The time has arrived for real American homes. We have the men, the skill, the materials and the money. The need is pointed out by all noted neurologists. A private room for every person in the country should be part of the creed of Americanism. This means 75,000 private rooms in this community. It is probable that at present we have less than 30,000.—An editorial from Oak Leaves, Oak Park.

CHICAGO BUILDING PERMITS DURING LAST DECADE

Year	
1920	79,102,650
1921	125,004,510
1922	227,842,010

1923	329,604,317
1924	296,893,985
1925	360,794,050

Total for five years—1921-1925.....\$1,340,138,872

1926	\$ 366,586,400
1927	352,936,400
1928	315,800,000
1929	202,286,800
1930	79,613,400

Total for five years—1926-1930.....\$1,317,223,000

Total for ten years—1921-1930.....\$2,657,361,872
\$265,736,187—Average per year.

Volume of permits in 1930 was only 30 per cent of average year; and only 20 per cent of peak year of 1926.

The following is a list of the candidates who successfully passed the November, 1930, Illinois Architectural Examination:

BECKSTROM, M. R.—1703 10th St., Moline, Ill. University of Illinois, '30.

BEHRENSMEYER, Charles Frederick A.—425 S. 14th St., Quincy, Ill. University of Illinois, '30.

DICK, Temple Charles—4731 Beacon St., Chicago, Ill. University of Illinois, '30.

GROESSE, Paul—100 N. La Salle St., Chicago, Ill. Yale University, '30.

PEREIRA, William L.—537 Brompton Place, Chicago, Ill. University of Illinois, '30.

THOMPSON, Louis Kylan—1507 N. Dearborn St., Chicago, Ill. Iowa State College, '27.

HUNT, Melvin B.—1427 Leland Ave., Chicago, Ill. University of Illinois, '29.

PALMER, Michael—4828 Melville Ave., Chicago, Ill. Armour Institute, '28.

HARMAN, Harry Jones—7540 South Shore Drive, Chicago, Ill. University of Illinois, '30.

BURNS, John J.—1517 Chase Ave., Chicago, Ill.

McCOY, William Raymond—35 Third National Bank Bldg., Mt. Vernon, Ill.

MULLIN, Wilbur—19 South La Salle St., Room 1016, Chicago, Ill. Armour Institute, '29.

CHEATLE, Edwin L.—2308 S. 109th St., Chicago, Ill.

EDHOLM, W. L.—1920 Morse Ave., Chicago, Ill. University of Illinois, '26.

FISCHMAN, Oscar—3510 Dickens Ave., Chicago, Ill. University of Illinois, '27.

HILL, Edgar A.—45 Lakewood Road, Glencoe, Ill. Harvard University, '29.

KARLIN, Irving Meyer—1296 Ashland Ave., Columbus, O. KLEINMAN, Maurice Warner—532 Addison St., Chicago, Ill. University of Illinois, '29.

LARSON, Harry Ivan—6234 S. Karlov Ave., Chicago, Ill. PICKENS, Buford L.—228 E. Huron St., Chicago, Ill. University of Illinois, '30.

PIROLA, Louis—4714 Beacon St., Chicago, Ill. SEE, Walter C.—106½ E. Chalmers St., Champaign, Ill. University of Illinois, '29.

SOLOMON, L.—1145 N. Sacramento Blvd., Chicago, Ill. University of Illinois, '30.

YERETSKY, Norman M.—8851 Dante Ave., Chicago, Ill. GALLION, Arthur B.—256 Administration Bldg., Urbana, Ill. University of Illinois, '24.

WILDERMUTH, Joe Henry—By reciprocal transfer from the state of Indiana to Illinois.

COMPETITIONS HOPELESS

"Competitions are hopeless as far as getting the best work of an Architect is concerned or a true expression of a community. The Architect does not do his best work for a competition. He tries to produce what will please the committee. Naturally, the best work submitted will look queer and the worst work will be obvious. Both are eliminated. From the mediocre material which is left, the choice is made and it is usually the worst of the lot."—Frank Lloyd Wright.

"I have found all the world over that if two men, whatever may be their nationality, get together and talk 'horse,' any rigidity that may have existed between them is very quickly disposed of."—Prince of Wales.

MISTREATING THE INANIMATES

One of the things difficult to understand is why a man will pay anywhere from a thousand to three thousand dollars for an automobile and forthwith proceed to house it in a garage which cost him perhaps as little as \$150. And yet expect the machine to look like a million dollars.

Twenty-five years ago when that same man was a gay young blood who paid as much as \$250 for a saddle horse you can bet your last sou markee that he didn't stable it in any \$150 shack. And expect it to continue to make a mile over a country road in four minutes.

When the average man starts out to market for a garage he looks for the cheapest one to be had. He doesn't consider the service it will give, or how long it will continue so to do. He doesn't much consider appearance. He wants shelter while the nickel still continues to shine. The garages prove this.

This country spends more annually for garages than it does for school buildings, and does so with a disregard for values received that is wellnigh criminal.

Look around your neighborhood. Check up the number of real worthwhile garages against those that are cheaply built, flimsy, merely temporary in fact.

You'll be surprised at the showing.

A SOILED AND DOG-EARED RECOMMENDATION IS WORSE THAN NONE

The appalling frequency of automobile accidents prompts the editor of "Hygeia" to recommend a first-aid kit as standard equipment. He suggests that the kit contain a liberal supply of sterilized bandages; an antiseptic, such as mercurchrome or tincture of iodine; enough adhesive tape to cover an entire arm or a back or a leg; a tourniquet to stop the flow of blood; scissors for the removal of soiled garments and for cutting bandages and tape; some safety pins; and perhaps some spirits of ammonia for help in stimulation and restoration of consciousness to the injured.

The only items lacking in the list are crutches and a stretcher.

SKYSCRAPER ORIGINATOR DIES

Leroy S. Buffington, known as the "Father of the Skyscrapers," died February 16 at Minneapolis at the age of 83. Mr. Buffington is credited with conceiving the plan of tall steel frameworks filled in with stone. In 1882 he drew up a perspective of a 28-story structure, which was in those days scoffed at as impossible.

A wad some power the giftie gie us
To see oursel's as ithers see us.

—Burns.

OPPORTUNITY

They do me wrong who say I come no more,
When once I knock and fail to find you in;
For every day I stand outside your door
And bid you wake, and rise to fight and win.

Wail not for precious chances past away,
Weep not for golden ages on the wane!
Each night I burn the records of the day—
At sunrise every soul is born again!

Laugh like a boy at splendors that have sped,
To vanished joys be blind and deaf and dumb;
My judgments seal the dead past with its dead,
But never bind a moment yet to come.

Though deep in mire, wring not your hands and weep;
I lend my arm to all who say "I can!"
No shame-faced outcast ever sank so deep
But yet might rise and be a man!

Dost thou behold thy lost youth all aghast?
Dost reel from righteous Retribution's blow?
Then turn from blotted archives of the past
And find the future's pages white as snow.

Art thou a mourner? Rouse thee from thy spell;
Art thou a sinner? Sins may be forgiven;
Each morning gives thee wings to flee from hell,
Each night a star to guide thy feet to heaven.

—Walter Malone.