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City Planning for the Future of Chicago

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The Process of Planning

City Planning is the path from the present to the future. It is a method of approach to the solution of city problems, by foreseeing anticipated needs as indicated by past and present trends. It is a cooperative method pooling the ideas and resources and endeavors of many agencies, public and private, so that by their united efforts there may be one comprehensive plan for the city, rather than a multitude of separate, piece-meal and perhaps conflicting plans covering different types of facilities and unrelated neighborhoods.

There are two ways in which the Plan Commission could proceed with the making of a plan. In the first place it might divide the city into a large number of neighborhoods and then prepare detailed planning schemes to meet the needs of each, hoping that all these separate neighborhood plans could then be fitted together into a plan for the entire city. The second and better way is to make a general framework plan for the city as a whole with emphasis on the relationship of the parts to each other and to the structure of the entire city. The detailed planning of separate neighborhoods can then be done afterwards and fitted into this great framework. Actually, it is necessary to make some local or special studies coincidentally with the framework plan, in order to meet urgent needs.

City planning used to emphasize almost exclusively the provision of physical improvements. In modern practice, it gives equal stress to the broader problems of sociology and economics.

Today in Chicago and in other cities we are faced by many problems which are the inheritance of almost unbelievably rapid growth, plus too little consideration in the past for the expanding needs of the future, plus too little provision for changes in economic and social emphasis. Our cities have done those things which they ought not to have done. But now we are awakening to the role of the city in the national economy as it emerges with new emphasis in the light of the present defense emergency. We are mobilizing our resources of materials and man-power for national defense. After the defense emergency is over, we must be prepared to resist and turn back the tides of reaction, of internal decay and disintegration. Also, we must be ready to broaden the opportunities of our citizens. We must plan for great progress in the rebuilding of our cities and increased emphasis on dignifying the place which the average man and woman has in his community. The means of production, greatly expanded in the defense effort, will be available as never before for the constructive needs and purposes of peace. Planning must provide not merely a more beautiful city to look at but a better city to live in—better for all of its people.

The job of planning logically divides itself into four steps.

First, it is necessary to gather the facts about existing conditions in the present and recent past.

Second, these facts must be analyzed to find out what they mean in relation to the needs of the future.

Third, we must make sound plans for carrying out the results of our analysis.

Fourth, we put the plans into execution. In other words, the plan becomes a reality.

The Plan Commission is fortunate that so much of the necessary work of fact-gathering has already been done and done better, on the whole, than in any other city. The Land Use Survey, now approaching completion, is an example in point. The University of Chicago and Northwestern University have contributed very largely to the wealth of data and research analysis of Chicago's problems, notably in the fields of sociology, economics, and geography. Technical and engineering studies of great merit have been made by city and county agencies of government, also by the Chicago Park District and the Regional Planning Association. When a new agency like the reconstituted Chicago Plan Commission comes into the field and is charged with the duty of preparing a comprehensive plan, it is very refreshing and encouraging to find so much good work already done or in progress. It simplifies the task of the Commission and gives assurance that the resulting plan can grow logically from the long-term thinking of the many agencies involved. It is necessary to recognize at the outset that buildings—except the most monumental ones—do not last forever. They wear out or become obsolete. As they are replaced, the city itself is thus being rebuilt. The carrying out of plans is a long process because it is inseparably related to this gradual rebuilding of the city.

The Land Use Plan, Housing and Zoning

We find that we can divide Chicago into roughly five types of areas, and we call the map which shows the location of these a "Land Use Plan." The five types of areas are as follows:

Apartment Areas mostly not needing rebuilding within one generation except close to central business districts.

Old Built Up Areas of mixed residential type mostly needing rebuilding within one generation.

New Areas mostly single-family dwellings, not needing rebuilding within one generation.

Established Industrial Areas planned to continue as such for one generation or longer.

Vacant Areas that are not likely to develop within the next twenty-five years.

Some areas are so bad that they should be rebuilt as soon as possible. Others are so good that they should be conserved as long as possible. Looking ahead twenty-five years is the first step. Later, somewhat longer range plans need to be made.

As the city is rebuilt there must be adequate housing for all the people, regardless of their income group. We

have made a start on public housing, designed to provide dwellings for those who are unable to pay an economic rent for good homes. Much progress must also be made in providing better designed living quarters for people of medium and higher incomes. Certainly the apartment houses of today with their dark rooms and lack of any play space in their yards do not measure up to accepted modern standards of really good housing.

It is now agreed by all but the most short-sighted that the slums must be destroyed. In Chicago we have over forty square miles of area which is largely of blighted and slum character. In eliminating the slums we must not count on just one method of doing the job, but must utilize every possible method that can be brought to bear on the problem. Some areas will be taken for public housing projects. Other areas, where the buildings are bad, can be largely cleared by operation of the police power, as the buildings do not meet the legal standards for the health and safety of their occupants. Other areas may be taken for public improvements, such as parks and playgrounds and new school sites and the widening of thoroughfares. But we must not expect public enterprise and public money to do the whole job, nor would such a solution meet with popular favor. Most of the job will have to be done by private initiative. We believe that the "Neighborhood Redevelopment Corporation Act" holds considerable promise of being helpful in this task. It will enable private corporations, operating under judicious public regulation and control, to acquire large sites—true super blocks—for rebuilding in slum areas. The objective is to harness private initiative and private capital to clear the slum areas, which in itself is a public purpose. The new houses that are built would not generally be low-rent housing, but would charge an economic rental, sufficient to meet all fixed charges, operating expenses, and taxes.

In order to carry out a well conceived land use plan showing where the different types of activity—business, industry, and the various kinds of residence structures should best be located, we work through the medium of our zoning laws. Thus the plan is carried out by progressive changes in the zoning maps, which come more and more nearly like the land use plan.

Our present zoning has many defects, both in the text of the law, which fails to provide modern standards for building design, and in the zoning maps which fail to give sufficient protection to property owners against short-sightedness and mistakes which might be made by their neighbors. The work of bringing the law up-to-date and into conformity with present and future needs is now going forward under the leadership of Alderman Lindell, Chairman of the Council Subcommittee on Zoning.

Highway and Transit Plans

Besides better places to live and to work, we need better means of getting from place to place, quickly and safely, so that all parts of the city may be readily accessible to each other. Chicago grew great because it was the crossroads of the nation, a natural meeting point for iron and coal and grain and manufactured goods and the people engaged in production. But within its own boundaries its very growth has tended to self-strangulation from inadequacy of facilities for internal communication. For the future, I envisage a framework of express highways spaced roughly three miles apart, interconnecting all principal work and residential centers. These express highways would have no traffic lights, no cross streets, and no purely local traffic. It would be possible to get on them only at fairly infrequent intervals, such as every half mile. The local traffic would be cared for on service roads and by the regular s[illegible] system.

A much improved framework of major streets wo[illegible] serve as feeders to the express highways. These ma[illegible] streets would be our present section line and half sect[illegible] line streets and main diagonals, but with many of th[illegible] present discontinuities removed. In order to carry ou[illegible] plan of express highways, it will be necessary to finance[illegible] very large capital cost. This should be done by the fair[illegible] and most sensible method there is, namely, by charging [illegible] people who ride on the express highways. It is not fair[illegible] tax the poor man who does not own a motor car, in or[illegible] to build superhighways. It does not make sense to r[illegible] entirely on gasoline taxes, because this means piece-m[illegible] building, spread out over too many years. So to be b[illegible] fair and sensible, these roads should be financed by to[illegible] The motorist pays as he rides, and if for any reason he l[illegible] objections to the principle of tolls, he can always [illegible] existing parallel streets, which will be far less congest[illegible] than they are now. He will thus benefit, whether he pa[illegible] to ride or chooses to ride free.

For the people who do not ride in automobiles—and [illegible] would not be sound planning to provide sufficient expr[illegible] highways and parking spaces so that everyone could r[illegible] to his work in a big city like Chicago—we must carry c[illegible] a plan for better and faster mass transportation. This mea[illegible] subways along the routes of principal traffic and a syst[illegible] of express busses on express highways and major streets [illegible] the secondary and feeder movements.

Park and Playground Plans

It is often said that Chicago has the finest park sys[illegible] in the world. It is a splendid system of large parks int[illegible] connected by continuous boulevards. The more detailed j[illegible] of providing sufficient small neighborhood parks and pla[illegible] grounds for young children is still far from finished. B[illegible] cause of the stringency of public finances and the hi[illegible] incidence of tax delinquency in many areas now lacki[illegible] small parks, it is evident as a matter of principle that t[illegible] new play areas should be acquired by foreclosure of t[illegible] delinquent properties, rather than by the more expensi[illegible] method of purchase or by eminent domain. It should [illegible] possible to carry out a comprehensive plan for small par[illegible] and playgrounds almost entirely by this means, except [illegible] areas now fully built up with good buildings that p[illegible] their taxes.

Conclusion

I have sought to touch on only a few of the maj[illegible] elements of the future plan. As the work of making th[illegible] plan proceeds by the joint efforts of the Chicago Plan Com[illegible] mission and all the public and private agencies which ca[illegible] contribute their knowledge and help, it is important to loo[illegible] forward and to see the city as a whole, not merely as th[illegible] arithmetic sum of its parts, but as a unified physica[illegible] economic and social structure. We must think our wa[illegible] forward, paying due regard to the accomplishments an[illegible] experience of the past, the conditions and knowledge of th[illegible] present, and the needs of the future. In these dark day[illegible] when as yet unmeasured forces of evil are loose in th[illegible] world, we must assume that order in the affairs of me[illegible] will at last prevail, and that higher and better and happie[illegible] standards of living will continue to be desired by the peopl[illegible] and will lie within their power to achieve. To make an[illegible] contrary assumption would be to plan, not for an ordere[illegible] future, but merely for the alleviation of chaos in the socia[illegible] and economic structure of our way of life.

The officers of the Illinois Society of Architects have given much thought and study to the possibility of making the public *Architect-minded* by familiarizing it with advantages to be obtained through proper architectural design and supervision of building projects. They are agreed that were the prospective builder fully familiar with the various services performed by the architect, beginning with counsel in the selection of a site and ending with the final payment on the completed project, he would employ an architect immediately upon deciding to build.

The ultimate result would be more practical and better designed buildings, use of materials of greater longevity, and influence towards superiority in later neighboring buildings. All these have an influence toward increasing the permanency of the investment. With these qualities appreciated, architects would profit by an increasing number of commissions.

The Illinois Society stressed publicity in carrying in the Chicago Daily News Saturday real estate page, weekly, and on Monday's financial page, advertisements of the above argument until the appropriation was exhausted.

The Illinois Society's officers seek answers from the members on the questions; first, did you or did you not see the advertisements in the paper; second, have they benefited you in any way; third, do you encourage your officers to continue such publicity; fourth, have you ideas on other forms of publicity advantageous to the architect?

Address your answers to the I. S. A. Board, care of Herman L. Palmer, 134 North LaSalle Street, Chicago, Illinois.

The Western Society of Engineers was founded in 1869, hence, it is more than seventy years old. The May 15 Bulletin of the Western Society reminds its readers that through eminent service it has won the loyal support of the membership and suggests that members remember the Society in their last will and testament, in other words, make bequests to the Society. There are four funds in existence with open hands: first, the general fund or surplus; second, an extraordinary expense capital fund; third, a special purpose bequest; and fourth, a betterment fund. The statement closes thus: "The prime purpose is to submit the thought that, through a modest bequest to the Western Society, an engineer may find a worthy medium for contribution to his profession and, through it, to his community."

This is very interesting and prompts the thought that such action by architects toward their local societies would be very commendable and helpful. The American Institute of Architects has, of course, such endowments established by bequests. The new administration building of the A.I.A., near completion in Washington, is built with funds from the Dan Waid bequest. Bequests are exceptional in state societies and chapters of the Institute. The Western Society of Engineers is setting a good example for architects' organizations to follow.

The Chicago Tribune says editorially, "It is probably well within the truth to say that the undertakers of this nation have done more for the preservation of fine examples of American domestic architecture than has been accomplished by the American Institute of Architects." The Tribune is right when it says that our living today has small use for mansions, and that the word mansions has almost disappeared from the contemporary vocabulary. They survive into our time chiefly to serve the dead, and, thanks to the undertakers, some of the best of our houses suggesting an era of peace, stability, and ease are still to be seen in all their dignity.

Unquestionably, these fine old houses are a problem. When converted to accommodate tourists, beauty parlors, or tea rooms they are generally unsatisfactory in appearance. But as funeral homes with lawns kept trimmed, porches and other trimmings well painted, the glass in the windows immaculately clean, and windows properly shaded and curtained, they can and do preserve the character originally given them. If only the conspicuous sign "funeral home" could be eliminated!

Black marks against the reputation of either an individual or an organization are hard to erase. The AFL Building Trades Council is experiencing the truth of this statement in its current attempts to make amends for its completely indefensible practice of charging non-union workmen fees to work alongside union men. Latest move is a promise to do away with such fees on future work, but the black mark is still there until the promise is implemented by widespread action.

Furthermore any action taken will have to be unequivocal. Charging a fee and giving only temporary membership in the union in return is no reform. Likewise keeping so-called legitimate fees at present high levels will hardly be construed as evidence of good faith. As a matter of fact, requiring a man to join a union at all as the price of getting a job is decidedly open to question as to its legality.

Contractors and government officers who became a party to the form of blackmail represented by fee collection, in the belief that it was an inevitable part of the drive to speed the defense program — which would be eliminated once it was brought to the attention of Congress—must be sadly disillusioned by the failure of Congress to act. Had they precipitated strikes by barring the high fees they might actually have advanced the national defense program.

The fee system was not a pretty picture no matter how you looked at it. If more honest conditions are going to prevail in the future, that is good news indeed.

—Editorial, April 10, Engineering News-Record

73d Convention, The American Institute of Architects

Standing in the Valley of the Yosemite and going over the experiences and delights of the journey westward, one could realize the perfection of the setting for the seventy-third Convention of the American Institute of Architects. The handiwork of the Great Architect in its most glorious aspect was an inspiration for all those with devotion for the creation of beautiful things. Imbued with such thoughts, one found it difficult to concentrate on the material business scheduled in the program.

The Secretary's call to order at the first session did bring us back to mundane things. Letters and telegrams from President Bergstrom, Vice-President MacCornack, and the War Department explained the necessity of the chief officers' presence in Washington, and hence their absence from the Convention, in the interest of the Defense Program. Thus at the outset of the Convention, the precedence of government for attention was vividly thrown into the limelight and may have moved the attendance at the Convention uncomfortably in that garden spot, Yosemite.

However, the Convention began its stride with the election of Clair Ditchy of Detroit, Director of Great Lakes District, as Chairman of the Convention. David J. Witmer of California read the dedication, pointing a goal of better and greater things. California's Governor was prevented from welcoming the architects through his duties as mediator in some existing strikes. The Governor was represented by a Mr. Stevenson. Like Mr. Witmer, Mr. Stevenson's appeal was to "dedicate our efforts, not to deeds of the past, but to a future service to all levels of our social life." Presidents of California and other West Coast chapters, as well as state association presidents, continued with welcoming speeches. Julian Clarence Levi of New York introduced two guests from Uraguay, one an architect, the other a sculptor. They come West on the Institute's special train from Chicago and were guests of the State Department.

At the discussion accompanying chapter presidents' luncheons, which occurred each day, regional directors reported on chapter activities in their respective territories. Most of the attention of these chapters seems to have been devoted to the Defense Program. Opinion prevailed that the larger offices got the public work while smaller ones did the homes for executives in defense operations. Cooperation with state organizations was urged. Renewed efforts to increase distribution of government commissions among private practitioners was recommended. Representation of A.I.A. associates in Institute affairs was asked for. Matthew W. del Gaudio of the Committee on Unification dwelt at length on this subject.

This question of unification comes up at each convention. Words multiply and apparently there is no action nor instruction to the Board of Directors to accomplish a change in representation in the immediate future.

Reports showed that registration or licensing of architects by individual states is on the increase. Speakers favored such regulatory measures for all states, and that drafting or amending of such laws be put into the hands of architects instead of lawyers. For constitutionality such bills must, of course, be submitted to lawyers' review.

It is axiomatic that the architect must inspire confidence in his client, but the architect must not stop with the client. He must project himself on to public boards, whose duty it is to advance public causes, regardless of whether the board serves with or without pay. The interest of the public must be held supreme. A program for educating the architect along these lines is needed. Public education follows naturally.

Federal Public Works were responsible for the spilling of many thousands of words touching the time-honored qualities that are expressed of the architect in the field of technics, business ability, honor, and integrity.

Daily afternoon round-table sessions were held on a variety of subjects, each of much interest to the profession. Publicizing the architect was the subject at one of these sessions. It was widely attended. Chicago Chapter President Loebl was heard from here on the subject of radio broadcasting locally and nationally. On this subject, Chairman Talmage C. Hughes said: "No one doubts that in this country we are on the verge of entirely new conditions, economically and socially. The situation is extremely critical for the architect, and if ever there was a time when we needed to tell the public what the architect is and what the architect does, this is that time. The Institute with its nation wide influence and opportunities, and the chapters and the architectural societies responsible locally for the well-being of the profession, should now give increased effort and funds—in-so-far as possible—for public information, if we are to maintain the standing and usefulness of our profession."

Thomas A. Holden spoke on post-war problems, dwelling on the importance of proper financing and showing that no real effort toward long-range financing has been made. Without a long-range plan, a confiscatory tax on real estate and incomes is inevitable.

Housing resolutions asked for by the Board of Directors were passed for transmission to the government. Amendments to the bylaws were passed. About three hundred attended the Convention. Some had to walk about a mile from their bedrooms to the Convention hall, but no outcries were heard.

Officers elected are: Richmond H. Shreve, New York, President; Walter R. MacCornack, Cambridge, Massachusetts, Vice-President; Charles T. Ingham, Pittsburgh, Pennsylvania, Secretary; John R. Fugard, Chicago, Illinois, Treasurer. The Convention adjourned to meet in Los Angeles May 21. Under the auspices of the Southern California Chapter and Producers' Council Club, trips to motion picture studios, to the College of Architecture, and to museums were arranged, ending up with a cocktail party at seven and the annual Convention dinner at nine P. M. Said H. Daland Chandler of Boston: "Art is long, life short, judgment difficult, opportunity transient, but the spirit giveth Life."

—R. J. McLaren.

Standardization and Mass Production

Standardization and mass production are all right for gadgets and tools, for washing machines and vehicles, but standardization of houses is something different. Useful in small quantities, standardization is annoying and tiresome in mass production on a scale of which speculative builders dream. It is not in the interest of the architect, and not to the benefit of architectural culture. The prefabricated and normalized house is the first step on a slope which finally makes the architect superfluous. We have already standardization of apartment houses, of stores and gasoline stations. Schools, railway stations, army camps, churches would be the next. Where such an enormous reservoir of creative ability is at hand, it would be wrong not to use it. The expenses for individual plans by architects are negligible compared with the economic advantages of a more even countrywide distribution of work.

—Konrad Wittman in Pencil Points.

Architecture of the Proletariat

The eclectic, cultured individual of the last hundred years may be supplanted by the uncultured and self-admiring proletariat.

This proletariat, demanding buildings in units of five hundred to be built by their chosen leaders, will be innocent of the refinements of the past. They will have contemporary desires. They will have desires of a mass production order. They will want a certain democratic uniformity. They will require the amusement of modern technological devices.

They have created standardized automobiles, standardized

kitchens, standardized clothes, standardized food, and surely and undeniably they will require a standardized architecture.

This combination, the desire of the masses to have all the mechanical novelties, their complete lack of classic culture, the practice of building structures in quantities and under the impersonal and tasteless supervision of groups, will undoubtedly create a national and intensified style. It is inevitable.

This style may be good. It should be a sincere reflection of our epoch. Its elements are already discernable. Its clearest characteristic will be an elimination of the past.

To achieve beauty in this new style will require positive genius; scholarship will not avail. A struggle will be created forcing design within very definite cultural limitations. And out of this struggle may emerge new masters and new masterpieces.

—William U. Taylor in The Pennsylvania Architect and Engineer.

Most Beautiful Steel Bridges

The American Institute of Steel Construction has announced the prize winners in its 13th annual competition for the most beautiful steel bridges erected during 1940.

Class A — Bridges costing $1,000,000 or more: Susquehanna River Bridge between Havre de Grace and Perryville, Maryland, prize winner, J. E. Greiner Co., engineers. Honorable mention for Ohio River Bridge at Owensboro, Kentucky, Modjeski and Masters, engineers. Honorable mention, Pennsylvania Avenue Bridge at Anascostia River, District of Columbia, Parsons, Klapp, Brinckerhoff & Douglas, engineers; McKim, Mead & White, architects.

Class B — For bridges costing between $250,000 and $1,000,000: for bridge on Pennsylvania Turnpike, prize winner, Parsons, Klapp, Brinckerhoff & Douglas, engineers. Honorable mention, Lakefront Road Viaduct, Cleveland, Ohio, John O. McWilliams, engineer.

Class C — For State Highway Bridge, Humbolt County, California; F. W. Panhorst, engineer. Honorable mention, Fort Littleton Interchange Bridge on Pennsylvania Turnpike at Fort Littleton, Interchange, Pa.; Turnpike Commission, engineers.

Class D — Movable bridges: Navesink River Bridge between Locust Point and Rumson, New Jersey, prize winner, Howard, Needles, Tammen & Bergendoff and Morris Goodkind, engineers. Honorable mention, Flatbush Avenue Bridge, Brooklyn, New York, Madigan-Hyland, engineers. Cambridge Creek Bridge, Cambridge, Maryland, Henry G. Perring Co., engineers. Honorable mention, Erie Avenue Bascule Bridge, Lorain, Ohio, J. W. Watson and Associates, engineers.

The jury of awards consisted of two professors of civil engineering, two architects, and one engineering editor.

Did You Know

Or have you ever reflected on the fact that a plate glass show window, when painted to reduce the area of transparency, particularly if it be opaque painting or of lacquer type, will very likely crack the glass when it has a south exposure? Covering the entire area of the glass with paint creates constancy in expansion and contraction. A painted valance running across the top of the window is likely to cause breakage, but most dangerous of all is painting a small section in from one edge of the window. Expose this show window to the east or the west and it is still likely to break. Expose it to the north where there is no direct sunlight, there is little or no danger from such breakage. Such breakage is caused by the sun failing to heat the entire area of glass uniformly. Painted parts absorb more heat than unpainted portions, therefore, contraction and expansion of the glass become unequal. This condition is aggravated when glass is held rigidly in its frame. This is the experience of the Pittsburgh Plate Glass Company.

Protection of steel standing in water should include: 1. removal of scale; 2. inhibitive treatment with phosphoric acid; 3. at least three coats of pigmented tung oil varnish. This prescription is based on the experience with the control gates of thirty-three Mississippi River dams after eight years.

Architecture in Old Chicago

Thomas E. Tallmadge was a good conversationalist and had a flair for writing. His words flowed easily and naturally, and his earlier books, "The Story of Architecture in America" and "The Story of England's Architecture" are successful forerunners of his book, "Architecture in Old Chicago," published posthumously by the University of Chicago Press in March, 1941.

This book on Chicago covers 218 pages and is illustrated. It is sponsored by Joseph T. Ryerson and Charles West with John A. Holabird and Ralph Fletcher Seymour added for good measure. The introduction is by Charles Collins, Linemaster of the Chicago Tribune, who was an intimate friend of Tom's. The story is divided into four chapters: chapter one, The Birth of a City; chapter two, Childhood, 1830-1855; chapter three, Growing Pains, 1855-1880; chapter four, Romance, 1880-1893.

The beginning is with the early explorers, Father Marquette, La Salle, Father Pinet, the Indians, the first settlers, the building of the first Fort Dearborn and then the second, the reputation of the pioneer settlement, and the doings of such settlers as John Kinzie, Mark Beaubien, and Gurdon Hubbard. What is said in this chapter is, of course, culled from the records and expressed in Tom's words.

In chapter two, the author tells of the Illinois-Michigan Canal, the first surveys of Chicago as a city, the earlier hotels, the departure of the Indians, the early buildings in the city, and the stamp of the Greek Revival implanted upon these structures through such books as the *Country Builders' Assistant, The Practical House Carpenter,* and *Elements of Architecture.* Wood is the material for most of the buildings and balloon-frame construction is born in Chicago. Sawmills are established and Athens Stone from Joliet quarries is introduced. Steamboats supplement sailing vessels anchored in the Chicago Harbor. William B. Ogden comes here and brings with him John M. Van Osdel, a carpenter and builder, who develops into Chicago's first and foremost architect. The town is *urbs in horto.*

Chapter three recites the city's growing pains, architectural horrors, human energy unbridled causing fabulous growth of the city. European travelers are quoted on the rawness of Chicago in the earlier part of this epoch. In architecture the Greek Revival is left behind, many of its examples destroyed either by fire or replaced by larger structures. Victorian Gothic enters, as does Queen Anne, and a general eclecticism prevails with confusion worse confounded.

In chapter four, Henry Hobson Richardson, architect of Boston, turns public taste throughout the land to Romanesque architecture, leaving in our city such outstanding examples as the Marshall Field Wholesale and the Glessner House. The author gives an excellent word picture of the appearance of the city at this time and ends this chapter with a discussion of romanticism as exemplified by Louis Sullivan and classicism as presented by the architects designing the main structures of the World's Columbian Exposition of 1893. The development of the tall commercial building with solid masonry bearing walls, changing with increased height and number of stories to skeleton steel frame construction at the end of this period, is the climax of the book.

"Architecture in Old Chicago" is very readable, even chatty in places and should appeal to those interested not alone in Chicago's growth but in the growth of many American cities of that period. The book cannot claim to be one of great architectural scholarship, though it should find place in every architect's library in the Middle West.

Before a second printing of this book is undertaken, certain slips in proofreading should be rectified. To mention just two: on page 98, "Ten years ago the white beard, the silver mane and the bright eyes of Edward Baumann were familiar and welcome sights at every meeting of the Illinois Chapter . . ." The Edward should be changed to Frederick. On page 102, in citing the losses through the great Chicago Fire of 1871 the author says: "One hundred thousand people were rendered homeless." In the same paragraph on the facing page he says: "Ninety thousand persons were rendered homeless . . ."

—A. W.

Treated with zinc chloride by a new method evolved by government scientists, fence posts last ten to fifteen years longer than untreated posts.

Illinois Society April and May Meetings

Notwithstanding a numerical attendance somewhat less than customary, the monthly dinner and meeting of the Illinois Society of Architects, falling on April 29, was of decided interest to those attending. The absence both of Secretary Fairclough and his minute book prompted the President to refer the company to the report of the Society's March meeting in the April-May Bulletin.

President Gerhardt then gave his attention to forthcoming legislation in Springfield. Regarding amendments to the Architectural Act, he said the bill was up for third reading on April 29th. While architects were lackadaisical in contacting their representatives, lumber dealers in opposition to the bill were actively button-holing them. The Illinois Professional Engineers Act, introduced in the Legislature March 4, is objectionable to architects. In Michigan a similar bill was made into law and has seriously affected the practice of architects in that state according to Leo H. Pleins, Chairman of the Legislative Committee.

The President called on Program Committee Chairman Weissenborn for announcements of forthcoming programs. Mr. Weissenborn reported that for the May meeting there would be an expert to discuss the past and future of radiant heating, and also a moving picture in Kodachrome telling the story of the manufacture and uses of steel, man's servant. For the June meeting, Theodore T. McCrosky, town planner and engineer, Executive Director of the Chicago Plan Commission, will be the star performer. The President reminded the company that at the May meeting nominations to fill the offices of the Society during the coming year must be made.

The special speaker of the evening was Mr. F. B. Quackenboss, Manager, Engineering Department of Rollins Burdick Hunter Company. His subject was "Cooperation Between Architect and Fire Protection Engineer." In introducing his paper, Mr. Quackenboss referred to his thirty years contact with architects. He commented on the fact that Robert D. Kohn, past President, A.I.A. and past President, National Fire Protection Association, symbolized the contact occurring between architect and insurance engineer. In the course of his paper, he referred to industrial buildings metamorphosed years after the architect has finished his work, for a new type tenancy innocent of architect's services, having resulted in fire and water and explosion damage to the building; that the time has come when graduates of architectural schools should have at least some knowledge of the fundamentals of fire protection. The paper touched on many essential details of protection that in the interest of economy should be incorporated in the structure during erection.

Air conditioning equipment, a recent development through the introduction of ducts and drafts, has caused much concern to both underwriter and fire protection engineer. Sprinkler equipment was touched upon and roof anchorage was stressed. Wind forces were discussed and research paper number 301 of the Bureau of Standards was recommended for study of wind forces in three planes. Fires occurring in buildings under construction by reason of straw, salamanders, tarpaulins, wind, lack of constant inspection, such as occurred a few months ago in Evanston, were dwelt upon. In the state of Illinois alone, overturned heating devices used in buildings under construction account for fire losses of about one million dollars in but a few years.

The speaker, on completion of the reading of his paper, invited questions. He answered these, stimulating other questions producing a decided interest and education in the listeners.

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To the quarters of the Chicago Bar Association at 29 South LaSalle Street came thirty-five men (thirty-two members and three guests) on May 27 to attend the meeting of the Illinois Society of Architects. There was a very good dinner, followed immediately by the business meeting which President Paul Gerhardt, Jr. opened with Secretary Fairclough reading his minutes of the April meeting. Robert McLaren was called upon to give a verbal report of the A.I.A. Convention in Yosemite Valley which he had attended. Mr. McLaren's written report appears elsewhere in this issue.

President Gerhardt spoke of the amended architect's license bill which is now before the State Senate at Springfield for passage. He urged every member to communicate with his legislative representatives in the interest of this bill. Nominations were made for two nominating committees to select candidates for the Society offices, which must be voted on by letter ballot and results announced at the June meeting of the Society. The President appointed B. F. Olson, Charles Urbanek, and Charles Rowe members for the regular ticket. Committeemen for the members ticket were proposed from the floor. They are Edward Rupinski, Robert McLaren, and Joseph Nadherny.

Since there was a full program, the President left no time for further general discussion, but introduced John K. Fairbairn, heating engineer of note on the Bell and Gossett staff, whose subject was "The Story of Radiant Heating". As every architect should know by now, this type of heating uses pipe coils in wall, floor, or ceiling, so that the heating process is mainly by radiation from wall, floor, or ceiling surfaces to the objects in the room. Using lantern and screen, the speaker showed that the principle of radiant heating was made use of in the Roman Empire in the days of Caesar, that applications of it are found in ruins in the Roman Colony of Britain, and the ducts and channels in ruined walls of foundations recently unearthed through airplane pictures. To be specific, the speaker showed such pictures from Folkestone and the Isle of Wight. Then he jumped suddenly to modern applications, referring to Liverpool Cathedral, a modern structure, and recent installations in homes in the Chicago territory. For floor coils imbedded in concrete he recommends wrought iron pipe; for ceiling coils imbedded in wire lath and plaster, his practice is to use seamless steel tubing. Questions came thick and fast which the speaker answered, but the President's time limit for this subject was all too short.

There came next the U. S. Steel Corporation's technicolor sound film, "Steel — Man's Servant". It was a fascinating story, beginning with steel shovels scooping out iron ore from open cuts. There was mining and blasting of ore, its transportation, its endless hoarding at the mills to cover the period of nonnavigation on the Great Lakes. The listener and seer is taken into the mills where he observes each move in the making of steel into endless products. The hot ingots moved about easily by overhead cranes, the rolling and pressing of the material into shape, the polishing of stainless steel —everything was paraded before the observer until suddenly at 9:30 the film stopped and the President of the United States was listened to over the radio. He talked on peace and war, commanding respectful silence throughout. On completion of Mr. Roosevelt's talk, "Steel — Man's Servant" was brought to a happy ending.

The Illinois Architectural Act

As a result of the coöperative efforts of numerous architects throughout the State, together with the legal assistance of Edward Morse and Henry Moser of the law firm of Sonnenschein, Berkson, Lautmann, Levinson and Morse, Senator Bidwill, who sponsored the act, was able to pass Senate Bill No. 120 amending the Illinois Architectural Act. It now must go before the House of Representatives for their approval.

It is necessary that the architects continue their efforts to assure passage of this bill through the Lower House by contacting their representatives urging them to vote favorably upon Senate Bill No. 120 when it is presented for consideration.

Perez on Quicksand

Lawrence Perez, director of the Soil Mechanics Laboratory at Cooper Union, says that quicksand is no particular type of material. Instead, it is a condition possible in granular soils where flowing water exists. The weight of the solid particles is balanced by the water pressure.

Mr. Perez says a man sinking in this material stops sinking when his weight equals that of the quicksand displaced; the quicksand will support the man twice as easily as water. If he keeps quiet and allows himself to go down feet first, his arms outstretched, he will soon find himself resting at a depth just below his armpits.

The toastmaster at the dinner of the New York Architectural League, preceding the preview of the exhibition of "40 Under 40" said, "The problems of 40 Under 40 include finding the elusive client who will have confidence in a younger man. We are the generation that did not build the New York Skyline, the Gothic dormitories in the colleges, or the Triangle in Washington. We were just getting out of school or into practice when the stockbrokers were jumping out of windows.

Chicago Chapter April and May Meetings

To the Chicago Chapter, A.I.A. dinner and meeting on April 15 at Normandy House in Tower Court came forty-two members and guests. They came primarily to talk over the characteristics and achievements of their late departed friend, Thomas E. Tallmadge. There were first cocktails and appetizers to dispel any frigidity that might have hung over from the past winter, and then came a good dinner. After the dinner, President Loebl suggested that it might be well on this occasion to dispense with all business. The meeting endorsed the President's suggestion.

However, newly-elected members were announced. The new corporate members are Richard J. Barr, Thomas E. Cooke, Harford Field, Noel L. Flint, Marvin G. Probst, Jules Urbain, and W. J. van der Meer. New associate members elected are John Demuth and Alfred L. Mell.

The President introduced Elmer C. Roberts, past Chapter President as toastmaster for the evening. Mr. Roberts made clear that the purpose was not to hold a funereal memorial meeting but rather to give the meeting a character of joy and satisfaction in the thought that we had had the pleasure and privilege of Tom Tallmadge's company through many years, and with that Sam Marx broke the ice by telling a couple of humorous stories on Tom.

Mr. Roberts called on Ralph Fletcher Seymour, etcher, publisher, and intimate friend of Tallmadge, as the first speaker and then successively on Arthur Woltersdorf, Earl H. Reed, John Drury, Richard E. Schmidt, ending the symposium with an address by Dean Gordon Laing of the University of Chicago.

Mr. Seymour spoke of Tallmadge as he appeared after business hours at his studio among friends, at Saugatuck where Tom was a leading member of a summer colony with an art school. The speaker dwelt on the genial and very human as well as humorous nature of his subject, leaving all discussion of Tallmadge as an architect and writer to other speakers.

Arthur Woltersdorf dwelt on Tom as an architect and writer on architecture, ending with a short resume of "Architecture in Old Chicago."

Earl H. Reed spoke of the Historic American Buildings Survey in Northern Illinois and of Tallmadge's very live interest in recording, by means of measured drawings, early monuments in this state. Tallmadge had been Chairman of the Advisory Committee while Earl Reed was District Officer, directing the measuring and drafting.

John Drury, a feature writer on the Chicago Daily News, who has completed a series of some ninety articles on old Chicago houses which were published in the Chicago Daily News and now are coming out in book form, testified to the interest aroused in him in architecture by Tallmadge's books.

Richard E. Schmidt, a student of Chicago architecture and building from the city's earliest days, talked of how Chicago must have appeared when offices and banks had their main floor eight feet above the sidewalk with stores below whose floors were three to four feet below the sidewalk, approached by area steps from the sidewalk down. He told, too, of raising the grade in city streets by the city's building of continuous curb walls and filling in for the street between walls, leaving sidewalk raising to time and circumstances. The immediate result, however, was a continuous climbing and descending sidewalk steps to approach stores and building entrances. Exercise for the pedestrians out of doors until all sidewalks were raised!

But the masterpiece in speech-making came with the address of Dean Laing, who dwelt upon Tallmadge as he appeared in Lake Zurich Golf Club, first as golfer, then fisherman, then hunter. "As player of international bridge," said the speaker, "Tom's interest could never be aroused." The address was brilliantly humorous and human.

Before adjournment, the Chairman called on W. K. Jordan, John A. Holabird, Jerrold Loebl, and Leo Weissenborn who each added a few words.

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In the absence of Chapter officers at the A.I.A. Convention (Secretary Lindsay Suter was dutifully on the job), the Chapter's "40 Under 40" took over the meeting of May 20 in Normandy House. It was a warm evening and men straggled in carelessly, took a drink, forgot time, so that instead of beginning at 6:30 it was sometime after seven. There were twenty-four in attendance and proceedings opened with a dinner. So far precedent was followed. Secretary Suter was excused from reading minutes and this is not unprecedented. The Chairman, L. Morgan Yost, billed as one "who has been practicing since his early youth because he could never get another architect to hire him" presided.

Chairman Yost sprung a new star—that is, to this reporter—one Ralph Rapson, introduced as the winner of scholarships, a product of Cranbrook Academy, with experience under Paul Schweikher and Fred Keck. Chairman Yost propounded questions to the young man that he thought were in the minds of the auditors, all revolving around the subject of housing. Rapson's thoughts were on small houses, either singly or in groups, and he answered accordingly. He has a social worker's complex and holds the ambition to solve the housing problems for the families on North Wells and North Clark Streets. Others began to put questions, among them Benedict, Suter, and Rodgers of Illinois Tech. The architect in competition with the social worker and city planner was discussed, and the old old story of the speculative builder using an architect of obscurity to stamp his plans. Other subjects touched upon were getting business, cooperative group building, who or what is the architect in his community outside of his profession; but nothing new was brought out.

Finally, one man got up and said, "Well, so what—what is all the shooting about!" One saw individual figures silently steal away into the night. Your reporter was one of these. For further information regarding time of adjournment consult W. Lindsay Suter, Chapter Secretary.

Photography Versus Architecture

I am again forced to consider the danger of a new kind of paper architecture—the architecture of photographs. Sometimes it seems to me as though the development of modern photography, and especially the discovery and invention of the color screen, have been disastrous things for modern architecture. These dark skies, these brilliant flashing walls, come from a world that never was on land or sea. Again and again there is in the photographs a purely specious aesthetic appeal, which not only has nothing to do with architecture itself but frequently also confuses it by bringing in all kinds of false emphases of value and concealing the real effect of materials. Occasionally it seems as though architects had begun to think almost unconsciously in terms of these brilliant and dramatic photos, and to design elements to produce them.

—Talbot F. Hamlin in April Pencil Points.

Prefabricated Demountable Houses

The Bulletin culls from the pages of The Architectural Forum the following list of prefabricated demountable houses contracted for by the Public Buildings Administration. The contracts include erection.

1. E. F. Hauserman Company of Cleveland, twenty houses at $3,008 per unit, total $61,760.

2. Standard Houses Corporation of Chicago, fifty houses at $2,831 per unit, total $141,550.

3. Home Building Corporation of Kansas City, fifty houses at $2,540 per unit, total $127,000.

4. Allied Housing Associates, Incorporated, of Langhorn, Pennsylvania, fifty houses at $2,692 per unit, total $134,600.

5. National Homes Corporation of Lafayette, Indiana, fifty houses at $2,998 per unit, total $149,900.

6. Tennessee Coal, Iron and Railroad Company of Birmingham, Ala., fifty houses at $2,778 per unit, total $139,900.

The P.B.A. contract carries a clause giving the government the option of ordering additional houses from the prefabricators at the same unit prices.

A new Swedish method of impregnating timber with arsenic is believed satisfactory for making spruce wood resistant to decay and insects.

The Cahokia Court House

The old Court House of Cahokia stands again on its original foundation stones, restored to its former appearance. This venerable structure is a remnant of our French and Territorial eras and its usefulness covered a period of 167 years.

To fully understand its importance we must go back to the days of the "Illinois Country" in the early years of the 18th Century. The French at that time had two points of contact with North America, the mouths of the St. Lawrence and the Mississippi Rivers. The hardships of the north drove many southward, while the hot and sultry climate of the Gulf forced others up the Mississippi to the north.

The ideal location for both seemed to be the "Illinois Country", that fertile strip along the east bank of the Mississippi between the mouths of the Illinois and the Kaskaskia Rivers (Alton to Chester). Cahokia at the north was established in 1699 and Kaskaskia at the southern tip of this area soon became the largest city west of the Alleghenies. Rich soil and good trapping caused other settlements to spring up and in a short time it was a thriving community, a veritable Utopia. They employed skilled artisans and their homes were well built. They retained their fine furniture, and many had slaves to do their work. Blooded horses were purchased from the Spanish in the South for riding and drawing their two-wheeled carts. They were happy, paid no taxes, and had no Government. The priest was their only judge. He received their dues and in return watched over his flock without abuse.

It appears now that our little building in Cahokia was at first a home, erected by an unknown builder about 1737. Later in 1763 it was bought by Captain Jean Baptiste Saucier, a military engineer who previously had supervised the construction of Fort Chartres a few miles to the south. At that time, his purchase was described as "an elegant home." French control in Illinois came to an end in 1765 when the English took over Fort Chartres as a condition of the Treaty of Paris signed two years previously.

About this time, Saucier's son Francois was born, who later in 1793 sold the home to the newly formed St. Clair County, a part of George Rogers Clark's Northwest Territory. Cahokia had been made the county seat and the building was to be used as a prison and court house. In 1814 the seat of Government was moved to Belleville and its twenty-one years of public service ended. It reverted to private hands and served successively as a saloon, meeting hall, and store house. It became a home again from 1860 to 1904 when it was dismantled, condensed in size, and set up at the Fair at St. Louis as a commercial attraction. At the close of the Exposition it found its way to Jackson Park in Chicago where it remained until it was restored to its original site in 1939.

At first we sought for prototypes in Canada, but later found that the "architecture" in the "Illinois Country" was largely influenced by the structures of Louisiana as a result of the extensive Southern commerce. We learned how faithfully the French had transplanted their customs and traditions. It was a revelation to find that our structure originally had its interior walls plastered on split lath. Other refinements included casements with glass panes, shutters, beautiful wrought iron hardware, beaded beams and ingenious roof trusses. The site was thoroughly excavated and every cubic foot of soil was sifted and examined for cultural materials. These objects were cleaned, marked, and catalogued and many are now on display within the restoration. The *galerie* posts were uncovered and the sturdy foundation was still intact after 200 years. The French called this type of house *poteaux sur sole*. Heavy squared timbers were set vertically on stone and hollowed on facing surfaces to receive stone rubble called *pierrotage*. The system was a combination of homeland half timber traditions and local natural resources.

We were able to assemble several old drawings and photographs of its later period. One of the photographs, with a figure included, was reduced to plan, section, and elevation by establishing vanishing points, a perspective plan and measuring planes. Then a grid was drawn over the perspective plan from the dimensions established by the excavations and thus the architect's knowledge of perspective was made to work backwards producing exact widths, lengths and heights.

The interior had four rooms and an attic. A chimney was placed at each end and a gallery surrounded the whole. Many new wall logs were required and the existing ones had to be lengthened. The material used was walnut matching the originals. Hardware and even the nails, were made to match excavated specimens. Framing methods imitate existing contemporary local examples. Other details are similar to Louisiana structures of the period. Great care was exercised throughout and those interested in our early history will be delighted with this remaining example of our early French and Territorial periods. Exhibits describing the restoration are attractively mounted in one of the rooms. Modern Cahokia is a cross roads village just south of East St. Louis on Route 3.

—Joseph F. Booten, Chief of Design
Division of Architecture and Engineering, State of Illinois.

Changes in Chicago Building Code

Section Number	Action	Date	Council Journal Page
9-6, 9-10, 9-11, 9-12, 13-1	Amendment	1/27/41	4051
9-7	Repealed	1/27/41	4051
13-7.1	New Section	1/27/41	4051
	By the above sections the Division of Plumbing and New Buildings in the Board of Health is abolished and the duties thereof transferred to the Department of Buildings.		
36-38	Amendment	2/5/41	4268
	Allows the use of barbed wire on fences over six feet in height.		
42-4	Repealed	4/2/41	4549
43-30	Amendment	3/5/41	4397
51-10	Amendment	2/26/41	4337
	Amends the regulations governing safety clearances for above ground oil storage tanks.		
59-9	Amendment	1/27/41	4180
	Alters boundaries of the districts in which public garages are prohibited under certain circumstances.		
64-62	Amendment	2/26/41	4337
	Regulates projection over public ways of fire escape stairways on existing buildings.		
79.1-1 to 79.1-12	New Chapter	4/2/41	4544
	Regulates the installation, maintenance and equipment of warm air heating plants.		
80-14 to 80-19	Repealed	4/2/41	4549
82-3, 82-6, 82-7, 82-13, 82-119, 82-127		1/27/41	4051
	These amendments transfer duties of Division of Plumbing and New Buildings in the Board of Health to the Department of Buildings.		
82-109	Amendment	3/5/41	4397
	Establishes the width of 5 feet in lieu of 7 feet for walls of outside grease catchbasins.		
89-2, 89-2, 89-2, 89-3, 89-3, 89-3			
	These sections exclude or include or amend or complete transfers of territory in the fire limits.		
136-6	New Section	1/27/41	4147
	Eliminates a requirement for the filing of frontage consents for the construction of certain "homes" in residential blocks.		
156-18	Amendment	1/27/41	4180
	Alters boundaries of the districts in which the location of public garages is prohibited under certain circumstances.		
193-14	New Section	2/5/41	4268
	Amends the regulations governing the use of spikes on fences, barriers, etc.		

Albin J. Lawrence, architect of the firm Hall, Lawrence & Ratcliffe, architects, died at his home in Chicago, April 29, age 50. He was associated with the works of Cook County Jail, Juvenile Detention Home, and South Shore Athletic Club.

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W. A. Foster, associate professor of rural architecture at the University of Illinois, died April 11, in McKinley Hospital, Urbana. Prof. Foster was a member of the American Society of Agricultural Engineers; American Institute of Architects; Ohio Society of Architects. He was joint author of two textbooks, "Farm Buildings" and "Home Architecture," as well as being widely known for the bulletins and circulars and magazine articles published during his career.