

Harold A. Beam  
14200 Woodmount  
Detroit, Mich.



# WEEKLY BULLETIN

## MICHIGAN SOCIETY OF ARCHITECTS

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Vol. 6

DETROIT, MICH., OCTOBER 11th, 1932

No. 41

## ARCHITECTS' APPRAISALS

With the permission of the Detroit Real Estate Board we reprint in this issue a schedule of unit costs based on cubical contents of buildings. This table should be of interest to those architects who are doing appraisal work for insurance or other purposes. It is intended primarily for the purpose of estimating a fair valuation for building permits, but with the addition of experience and judgement it should be of use in obtaining reasonably accurate values.

In compiling the statistics contained in the table on page two the Detroit Real Estate Board acknowledges the assistance of Mr. Joseph P. Wolff, Commissioner of Buildings and Safety Engineering, City of Detroit.

Concerning the table the Real Estate Board says: "These values are presumed to represent the least cost, including architectural fees and contractors' profit, at which a fairly good building, of economic design, can be constructed under the most favorable conditions, in this district. The estimated cost to also cover all general details of construction and equipment including the plumbing and heating systems, elevators, etc., as well as the

provided costs are available on similar work recently built.

An appraisal might be anything, from an actual take-off with itemized prices, to a mere opinion on a cubic foot basis. Some where in between, it would seem, lies the most nearly correct solution. The first represented by the large appraisal companies, as much in detail as it might be, fails in its background of actual experience gained from letting contracts. Moreover, while a costly and voluminous itemized list is submitted to the owner, it is generally accompanied only by a lump-sum price. Each item, though separately mentioned, is not separately priced.

The appraisal companies who do appraisals only may be able to get quotations on all materials but they are not equipped to interpret local conditions, the personal equation of the contractor, his buying power, his methods, etc.

It would therefore appear that the accuracy of the estimate depends largely on the knowledge and experience of the appraiser. The final answer, the price arrived at, is the important thing, and any one who can back up his statistics with his own actual experience is in an excellent position to render the best sort of appraisal service at a minimum charge. Such a man is the architect.

As outlined in the last issue of the Bulletin, several architects in this section are beginning to do appraisal work, and it is with this in mind that we offer these suggestions.

A letter, covering the salient points of this service, addressed to your clients should bring results. Such a letter might call attention to the fact that a re-appraisal of his building would undoubtedly reveal that it was over-insured. In case of loss by fire he could collect only the replacement value, regardless of the amount of the premium. It should be made clear that the architect is in no way interested in the insurance itself, but in appraisal for re-adjustment. As to the fee to be charged a

(Continued on Page 3)

### Architects' Luncheon

32nd Floor, Union Guardian Building

Private Dining Room,

South West Corner

Tuesday, October 11th, 12:30 p. m.

painting and decorating, but does not include special apparatus or equipment such as incinerators, refrigerating apparatus, compressed air piping, etc., or any financing cost.

"It will be found in obtaining contractors' bids on any set of plans that there will be variation of from 20 to 50% in the bids, consequently one would expect that there will be considerable variation between the actual cost price of a building as erected by any one contractor and any estimate that one might make of this cost. Individual buildings will vary from values 10% below those given in this table to as much as 50% above, when buildings are very poorly and cheaply constructed, on one hand, or very well constructed, with numerous expensive and unusual features."

The architect's appraisal should not, of course, be based on such statistics alone. It is not, however, necessary to make actual take-offs of each job,



# COST PER CUBIC FOOT IN CENTS (Copyright, 1932 by Detroit Real Estate Board)

Classification of Buildings	Aug., 1915	Jan., 1921	Aug., 1921	April, 1922	Dec., 1922	Jan., 1924	Feb., 1925	Feb., 1926	Feb., 1927	Jan., 1928	Jan., 1929	Jan., 1930	Jan., 1931	Jan., 1932
<b>Factories and Warehouses:</b>														
Fireproof (Under 300,000 cu. ft.)	.14	.31½	.23	.18	.21½	.24	.23	.22½	.23	.22	.22	.22	.16½	.15
Fireproof (Over 300,000 cu. ft.)	.12½	.29	.21	.17	.19½	.23	.22	.21½	.22	.21	.21	.21	.16	.14½
Mill Construction	.10	.22½	.12	.12	.14	.16½	.16	.16	.16½	.15¾	.15¾	.15½	.11½	.11
Ordinary	.09	.21	.15	.12	.13½	.15	.14½	.14	.14½	.14	.14	.13½	.10	.09½
Frame	.07½	.17	.12	.10	.11½	.13	.11	.10½	.10½	.10	.10	.10	.07½	.07
<b>Stores:</b>														
Fireproof	.23	.52	.39	.31	.36	.41½	.40	.39	.39½	.38	.38	.38½	.30	.29½
Ordinary	.16½	.37½	.26½	.21	.24½	.28	.26½	.26	.26½	.25½	.25½	.25	.20	.19
Flats (Above Ordinary)	.22	.48½	.34	.27	.30½	.31	.29	.28	.28½	.27½	.27	.27	.22	.21
Ordinary without Basements	.....	.....	.....	.16¾	.18½	.21	.19	.18	.18	.17½	.17½	.17	.14¾	.14
<b>Churches and Theaters:</b>														
Fireproof	.18	.40½	.35	.28	.32½	.37½	.36	.35½	.36	.34¾	.34¾	.35	.27	.26
Ordinary	.15½	.35	.24½	.19	.22	.28½	.27½	.27	.27½	.26½	.26½	.26	.20½	.19½
<b>Office Buildings:</b>														
Fireproof	.30½	.68½	.54½	.44	.51	.54½	.52	.51	.51½	.49¾	.49¾	.50	.39	.37½
Ordinary	.22	.48½	.34	.27	.30½	.35	.33½	.32¾	.33¼	.32	.32	.32	.25	.24
<b>Hotels:</b>														
Fireproof	.33½	.75½	.58½	.45	.52	.59½	.57	.56	.57½	.55½	.55½	.56	.42¾	.42
Ordinary	.29½	.66½	.46½	.37	.43	.43	.34	.32	.32½	.31¼	.31¼	.31	.25½	.24
<b>Schools:</b>														
Fireproof	.22	.48½	.40½	.32	.37	.45½	.43½	.42	.43¼	.40	.40	.40	.32	.30
<b>Hospitals:</b>														
Fireproof	.32	.72	.54	.32	.37	.45½	.43½	.42	.43¼	.45	.45	.45	.32	.32
<b>All Steel Buildings:</b>														
Under 20,000 cu. ft.	.12	.25	.21	.17	.15	.19½	.14	.13½	.13½	.13	.13	.13	.11	.11
20,000 to 100,000 cu. ft.	.08	.18	.15	.12	.10	.14½	.12	.11	.11	.10½	.10½	.10½	.10	.10
Over 100,000 cu. ft.	.06½	.14	.13	.10	.08	.11½	.10	.09½	.09½	.09	.09	.09	.07	.07
<b>Apartments:</b>														
Fireproof	.35	.78	.54	.43	.36	.55	.52½	.51	.52	.50	.50	.50	.39	.37½
Protected	.29½	.66½	.46½	.37	.43	.48	.46	.45½	.46	.44¼	.44¼	.45	.34½	.34
Brick (Ordinary)	.28	.63	.43	.34	.39½	.32	.32	.30	.30½	.29½	.29½	.29	.24	.23
Brick (Veneer)	.24	.54	.37	.30	.34½	.32	.30	.29	.29	.28	.28	.28	.22½	.22
<b>Residences:</b>														
Brick	.30½	.68½	.48	.38	.45	.48	.46	.45	.45½	.44	.44	.44½	.34½	.33½
Brick (Veneer and Stucco)	.24	.54	.37	.30	.34½	.34	.32½	.32	.32	.30¾	.30¾	.30½	.24	.23
Frame	.21½	.48½	.34	.27	.30½	.30	.26½	.25	.25	.24	.24	.24	.19	.19
Frame (Not over 25,000 cu. ft.)	.....	.....	.....	.....	.....	.....	.....	.....	.....	.20	.20	.20	.15	.15
Cinder Concrete Block	.....	.....	.....	.....	.....	.41½	.39	.38	.38	.36¾	.36¾	.37	.29	.28
<b>Garages:</b>														
Fireproof	.....	.30	.23	.18	.17	.21	.23	.22½	.23	.22¼	.22¼	.23	.17	.17
Mill Construction	.....	.20	.15	.12	.11	.14	.15	.14	.14½	.14	.14	.13½	.11	.11
Ordinary	.....	.17	.14	.11	.10	.13	.13½	.12½	.13	.13	.13	.13	.10	.10
Frame	.....	.14	.12	.09	.08	.10½	.10	.09½	.09½	.09	.09	.09	.08	.07
<b>Sheds Without Heat:</b>														
Enclosed Without Floor (Frame)	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.04¾	.04½
Enclosed (Frame)	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.06	.06
Enclosed (Ordinary Construction)	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.09½	.09½
Enclosed Without Floor (Ordinary Construction)	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.09¼	.09
Enclosed (All Steel)	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.04½	.04½
Enclosed Without Floor (All Steel)	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.03½	.03½
Open Shelter (Frame Construction)	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.03	.03



## ARCHITECT'S APPRAISALS

(Continued from Page 1)

fair basis is a part of the savings on the first premium, not to exceed the saving for one year. Even though a premium has just been paid it is an easy matter to cancel a part of it and get a rebate. Such an appraisal can also be used for tax reduction request, and other purposes. While most buildings will probably be found to be over-insured there may be some that are under-insured. The architect would also render a valuable service in bringing this out.

For those interested the office of the Bulletin has available sub-contract figures on apartment buildings of ordinary construction, residences of brick veneer, and store buildings of ordinary construction. The latter have been figured in all of the various combinations from a single store to a group of four, with and without basements, with and without flats above, both for interior and corner lots, in all 32 different unit prices for this type of building.

## JOINT MEETING

Wed., Oct. 19th, 3 P. M., Greenfield Village

Architects hereabouts, their families and friends are invited to attend a joint meeting of the Detroit Chapter and the Society Wednesday of next week. Starting at 3 P. M. a guide will conduct the guests through the village. Architects accompanied by their wives may remain for dinner at 6:30. A brief business meeting of the Chapter will follow. Full particulars will be given next week.

## BOWLERS' ATTENTION

Ed Brunner of the Builders' and Traders' Exchange is desirous of hearing from those who intend to enter the bowling league this winter. In case The Architects' Bowling League is not resumed this season Ed thinks there is a good possibility of their combining with the B. & T., as has been done in golf tournaments during the summer.

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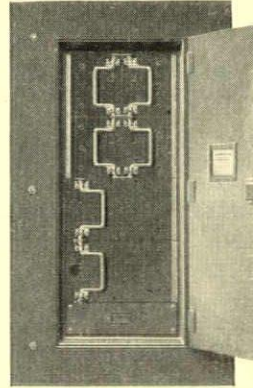
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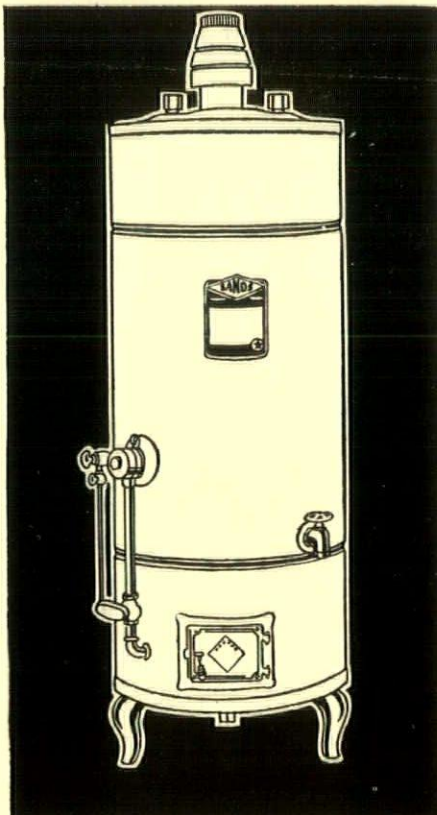
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14200 Woodmount  
Detroit, Mich.



# WEEKLY BULLETIN

## MICHIGAN SOCIETY OF ARCHITECTS

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Vol. 6

DETROIT, MICH., OCTOBER 18th, 1932

No. 42

## "BACKWARD, TURN BACKWARD, OH TIME IN THY FLIGHT"

*Joint Meeting, Wednesday October 19th.*

Everybody grows reminiscent in the Fall of the year. This is officially recognized in the great gastronomic get-together known as Thanksgiving Day on which we reflect upon the good things of Life which we have enjoyed and for the once dismiss our misfortunes and infirmities. Kids starting back to school, playing foot-ball in the vacant lots—out where we live they even go walnutting—recall for us those happy days when we were active participants and not merely dignified spectators on the sidelines. A cold snap and the old car falters when you try to start her in the morning, and your memory instantly reverts to these happy days when she responded so perfectly to your touch—just like they said she would in the ads.

This mood has apparently seized upon your Program Committee, for the October meeting will afford an unparalleled opportunity to indulge in retrospective delights. Most of us have been promising ourselves that some time soon we would take a trip to Henry Ford's Greenfield Village and

Inc., Architects, represented by Branson V. Gamber) we will visit Dearborn Inn (Albert Kahn, Architect). Here a buffet supper will be served to those who care to partake of it for \$1.00 per mouth. This, we might add, represents a substantial concession by the Inn-keeper from his regular rates.

Following the supper, members of the Detroit Chapter, A. I. A. will further reminisce by holding their Annual Meeting. Guests who wish to may attend this meeting, and for the diversion of the ladies, tables will be arranged in the Lounge where they may play contract (under A.I.A. General Conditions) or, more suitably, old-fashioned bridge, or pedro.

Please notify the Committee at once if you are coming. No other notice will be sent out to you. Our arrangements require that we know by Tuesday morning, October 18th,

- (1) how many will attend the Village, Museum and Inn tour.
- (2) how many will attend the supper.
- (3) how many ladies will play bridge.

Drop a card with this information to

Clair W. Ditchy  
703 Fisher Building  
Detroit.

Wirt C. Rowland, just returned from Chicago, will speak at this week's luncheon on his impressions of the 1933 World's Fair.

C. W. Ditchy, Austin A. Howe and George M. McConkey are architects named on the State Building Code Committee.

### Architects' Luncheon

32nd Floor, Union Guardian Building

Private Dining Room,

South West Corner

Tuesday, October 18th, 12:30 p. m.

revel in its atmosphere of yesteryear. Here is a chance to do it under the most auspicious circumstances. Note the directions carefully.

On Wednesday, October 19th, at 3 P. M. sharp, we meet at Airport Drive, Ford Airport. Guests are welcome. Ladies are especially invited. Have your car parked and be foot-loose by 3 P. M. We will then be escorted to carriages, and old Dobbin, Quaker, Black Beauty, Dan Patch et al will trot us over to the village. Here as the guests of Mr. Henry Ford we will be entertained for the rest of the afternoon. At the conclusion of our tour of the village and the Ford Museum (Robert O. Derrick,



## DESIGN OF SWIMMING POOLS

The Department of Health, City of Detroit, has prepared Proposed Regulations Governing Standards for Design and Equipment of Swimming Pools and other Bathing Places.

While there are only a limited number of copies of the original draft available, architects and others interested may secure copies by addressing the Department of Health at 3919 John R. St., Detroit.

Concerning the document Mr. William H. Carey, Jr., Assistant Sanitary Engineer says,

"In issuing our Proposed Regulations Governing the Design and Equipment of Swimming Pools and Other Bathing Places, we are requesting that you examine these rather carefully and criticize those portions which you feel are inadequate.

"It is our desire to have these regulations as nearly correct as possible before they are formally adopted by the Board of Health, and your interest in swimming pool problems leads us to feel that your criticisms would be valuable in making up the final draft.

"It is our desire to get these regulations into final form as soon as possible and we would appreciate it very much if your criticisms could reach our office by November 15."

## TUESDAY LUNCHEON

It's funny the things you see when you go out without a camera, particularly when walking down the avenue with a huge roll of plans under your arm. Everybody thinks you are an architect—with a job, and the whole building industry speaks to you. Of course, they don't know the plans are for a building done in 1929, the tenant is now in bankruptcy, and the receivers are about to sell his equipment, including the plumbing fixtures, and that you have been called in to reclaim at least the structural members. And, if that's architecture, I'll take vanilla.

But just a cross section of Woodward Avenue on the way to the luncheon brings out Jack Gay, N. J. Biddle, George Bissett and Albert Kahn. And there are lots of ways of making a living besides architecture and appraising—"City maps a dy-yum."

And at the luncheon we have as our guest Mr. Zurga of Belden-Stark Brick Co., who passes the cigars. His father was a plumbing and heating (Continued on Page 3)

## STATEMENT OF THE OWNERSHIP, MANAGEMENT, CIRCULATION, ETC., REQUIRED BY THE ACT OF CONGRESS OF AUGUST 24, 1912,

Of Weekly Bulletin, Michigan Society of Architects published weekly at Detroit, Michigan, for October 1, 1932.

State of Michigan  
County of Wayne ss.

Before me, a Notary Public in and for the State and county aforesaid, personally appeared Talmage C. Hughes, who, having been duly sworn according to law, deposes and says that he is the Editor and publisher of the Weekly Bulletin, Michigan Society of Architects, and that the following is, to the best of his knowledge and belief, a true statement of the ownership, management (and if a daily paper, the circulation), etc., of the aforesaid publication for the date shown in the above caption, required by the Act of August 24, 1912, embodied in section 411, Postal Laws and Regulations, printed on the reverse of this form, to wit:

1. That the names and addresses of the publisher, editor, managing editor, and business managers are: Publisher Talmage C. Hughes, 120 Madison Avenue Editor Talmage C. Hughes, 120 Madison Avenue Managing Editor—None

Business Managers, E. B. Fauquier, 120 Madison Avenue.

2. That the owner is: (If owned by a corporation, its name and address must be stated and also immediately thereunder the names and addresses of stockholders owning or holding one per cent or more of total amount of stock. If not owned by a corporation, the names and addresses of the individual owners must be given. If owned by a firm, company, or other unincorporated concern, its name and address, as well as those of each individual member, must be given.)

Michigan Society of Architects, a Michigan corporation, 120 Madison Avenue, Detroit, Michigan.

3. That the known bondholders, mortgagees, and other security holders owning or holding 1 per cent or more of total amount of bonds, mortgages, or other securities are: (If are none, so state.) None.

4. That the two paragraphs next above, giving the names of the owners, stockholders, and security holders, if any, contain not only the list of stockholders and security holders as they appear upon the books of the company but also, in cases where the stockholder or security holder appears upon the books of the company as trustee or in any other fiduciary relation, the name of the person or cor-

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5. That the average number of copies of each issue of this publication sold or distributed, through the mails or otherwise, to paid subscribers during the six months preceding the date shown above is (This information is required from daily publications only.)

Talmage C. Hughes, Editor

Sworn to and subscribed before me this 3rd day of October, 1932.

(Seal.)

Dirvine T. Gouin

(My commission expires Jan. 20, 1933.)

## TUESDAY LUNCHEON

(Continued from Page 2)

contractor and the mention of his name brings up many pleasant recollections. W. G. Malcomson with his blue suit and Frank Wright with his blue tie and hankie, Clair Ditchy, "Joint Program Committee." Branson Gamber, "contrary minded?" We hear that Art Hyde has written an excellent report of a meeting of the Board of Directors of the Chapter held in Windsor and Herb Wenzell has written a reply. Al Harley as Sergeant at Arms admits Bill Cuthbert from Ann Arbor and friend Linden, and gets the dickens for it. The twins, Mildner & Eisen, Al Leone has a house job—the lucky fellow. Gus Balle's party for the architects at his newly completed Tuttle & Clark job looks like a certainty for the near future.

Gamber calls our attention to the fact that the Institute is still very much interested in our Public Works Bill, requiring local architects and contractors on federal buildings.

Al Herman suggests that we should not forget our friend Clarence J. McLeod, Member of Congress, Thirteenth District of Michigan, and candidate for re-election. Frank Eurich has told us how splendidly he challenged our cause with respect to this bill. I am sure I cannot write a political speech as good as Roger Allen or Chris Steketee, but the architects and the Detroit Building Congress with its 42 member organizations should support the man who has so ably supported us.

You know, Al is treasurer of the Chapter, so you had better agree with him. Andrew Morison has made no public utterances, but Andy is a modest fellow and so I will make them for him.

Bill Stratton has also come into the limelight politically. A Letter from John Holabird places Bill on the National Hoover-Curtis architects' Committee, as Vice-President in charge of Michigan. Harvey Wiley Corbett is President and Cass Gilbert Honorary President. Members of the Executive Committee are D. Everette Waid, R. H. Shreve, S. F. Voorhees, Albert Kahn and William B. Ittner. Stratton has named the following on his State

Committee: Howard F. Young, Kalamazoo; Harold S. Ellington, Detroit; William D. Cuthbert, Ann Arbor; George L. Harvey, Port Huron; Clarence Cowles, Saginaw; Harry L. Mead, Grand Rapids.

Cordner wonders what's happened to Dick Marr lately and Louis Kamper accuses Gus O'Dell of singing high notes at the Exchange Club luncheon at the Book on Monday. This must be a mistake as Gus claims he never sings on Mondays. Wine, women and song, he declares, have been held up to him as being very bad for the young man, so he has decided to forego singing. It wouldn't be very dignified for a judge, anyway.

After gathering all this information the hour was growing late, so we decided to stay over for the laying of the corner stone on the postoffice. 1500 were present, 750 were camera men. No wonder we couldn't find a camera. Chester Sorensen, the man who has seen his duty and done it. Lancelot Sukert and Dave Williams hanging on the rail. And so back to our court cases.

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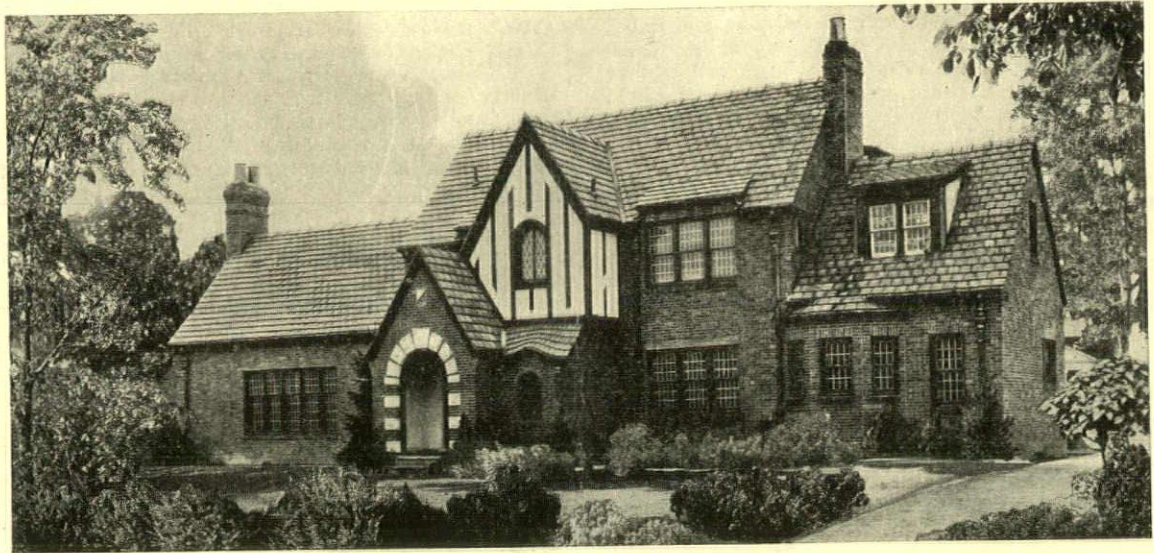
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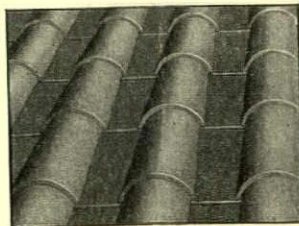


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Vol. 6

DETROIT, MICH., OCTOBER 25th, 1932

No. 43

## RECLAIMING BLIGHTED AREAS

By Lewis E. Stevens '33A

From the Michigan Technic

We were particularly fortunate to hear that eminent City-planning Architect, Mr. Henry Wright, lecture to a group of faculty, students, and townspeople, on a subject of vital social, economic, civic, and architectural significance; namely that of reclaiming and rehabilitating the acres of blighted areas in our larger cities. That such a move is essential to healthful environment, the present economic situation, and to truly modern American communities cannot be denied.

Mr. Lewis Mumford has made a thorough analysis of housing in these blighted areas in which he points out that the increased number of mechanical and standardized devices—refrigerators, bath-tubs, toilets, steam-heating, radio connections—all of which have led to the industrialization of architecture, now represent ninety per cent of the total cost of the average dwelling, and that precious little is left for Architectural Refinement. The result is distressingly obvious: finding the schemes presented by the architect prohibitive in cost, the industrial and clerical workers turned to the carpenter-contractor, the "jerry-builder" and the in-

would not be greatly reduced, and even if it were cut in half the cost of sewers and sewage disposal, water mains, rent of land, and streets, would average in to show a saving of barely ten per cent. Land, manufactured utilities, site improvements, and finance call for a greater share of cost than the building and labor, and the mass-production house cannot help this. It appears then that the free standing house is the stumbling block. Its individuality is already lost, newly-wed subdivisions with last vestiges of romantic Norman, Cotswold, or Tudor, feebly attempt to cover up the essential standardization that have taken place, and the conclusion that the isolated domestic unit cannot be made sound, beautiful and efficient except at a prohibitive cost is true.

The answer to the question—How shall the fundamental requisites of domestic life be embodied in a modern community program?—is: establish an integral architecture, beginning with the community first, and treating the problems of economics, community planning, technics and architecture as one, seeking a solution not in terms of the individual "cell" but in terms of the larger unit. In brief then Mr. Mumford has shown us that the single house fails to achieve economy, utility, individuality, as well as communal relationship, that mass-production housing could not be a solution, and further that an integral architecture, such as that conceived of by Mr. Henry Wright, is a much more desirable scheme, using these factors as a measure.

The aim of integral architecture is to effect an economy which will raise and spread the standards of the modern house, by endeavoring to secure, through site planning, and site development through orientation to sunlight and wind, a result that can otherwise be obtained only through an expensive

(Continued on Page 2)

### Architects' Luncheon

32nd Floor, Union Guardian Building

Private Dining Room,

South-Center

Tuesday, October 25th, 12:30 p. m.

evitable cheapening of materials and workmanship; hence our blighted areas.

The mass-production house turned out by the machine, designed by a corps of experts, sanitary engineers, heating engineers, hygienists, and domestic science professors, according to Mr. Mumford, would rationalize the modern house, and in the place of the charm of good building, of the mason's or carpenter's feeling for his work, there would appear the austere clarity of good machinery; in short it would constitute a real improvement over the actual quarters in which a great part of the population now live. In spite of these apparent advantages, however, the mass-house would not be a solution to the housing problem because its cost



## ARCHITECTS AND PRODUCERS JOINT MEETING

Following the general practise of other cities wherein Chapters and Producers' Council Clubs hold forth, one joint meeting is held annually and November 10th has been selected for the first annual meeting in Detroit.

The Producers' Council Club of Detroit was organized last January and is an active club for its age.

The main object of the first annual meeting is to get all architects of both societies personally acquainted with the Producers' Club members—there are 28 in all.

With this in view the two programme committees with Mr. Winert and Mr. Ditchey as Chairmen are whipping into shape a programme that none will want to miss.

The meeting is to be held in the form of a smoker, Mr. F. W. Morse, the National President of the Producers' Council has promised to be with us, an outside speaker will have something very interesting to tell us and you know Claire's ability as a playwright. The entrance fee within the reach of everyone, but we must not tell you all, more will be given in our coming issues.

Place red ring around the date—Thursday, November 10th and November 11th, being a holiday you can nurse a possible headache but it will be your own fault.

## RECLAIMING BLIGHTED AREAS

(Continued from Page 1)

mechanical contrivance. The chief factors in achieving it are interest rates, wage scales, availability of water and electricity, the topography and the character of the soil, and the community plan itself; each of these having a great control over the design and type of building material or the method of construction. The right political and economic form for modern community building is perhaps one of the most important social questions that architecture must face. Intelligent selection of the site, the design of the street and road system, and here the distinction between domestic areas and industrial as well as commercial areas must be made permanent for the prevention of speculative inflation.

Out of an acute awareness to this situation, and a devotion to the cause of more beautiful cities,

Mr. Henry Wright developed the following scheme. Two possibilities presented themselves, the first being the garden apartment which promised to replace the existing tenement areas. This, however, like the mass-house, introduced increased mechanical equipment, services, and excessive land values and became prohibitive in cost to those people for whom it was intended as a relief; the second was Group Row Housing and it offers a real solution. Mr. Wright's clear and unclouded concept of social aspects of community planning along with his imaginative solutions of the mass plans are two attributes of his genius which have annihilated blighted areas in his own work at Radburn, Pittsburgh and St. Louis and the Sunnyside development on Long Island. The specific beauty of Mr. Wright's scheme lies in the fact that it does not require a complete revolution of our ideas of city building and land ownership. He points out that there have been built, recently, sixty per cent multi-family dwellings as against forty per cent single-family dwellings, and that both New York and Chicago are illustrating the apartment house trend by definitely merging from a period of bad small-unit multi-family dwellings to a more promising (though far from ideal) standard of large apartment buildings. The actual preference by many people for the multi-family dwelling, the economy which places it within the means of an increasing number of people, and the preference of loaning institutions, which have found that under present conditions, the more elastic equity of the multi-family is to be preferred, are the effective causes of this new situation; however, some of these smaller flats are badly planned and thoroughly unlivable and rentals have been expanded to meet extravagant financing costs.

In this analysis of the place of the apartment in the community it is found that the larger elevator types are seeking the most favored areas, best served by streets and traffic facilities, bordering on parks and lake fronts and accessible to every sort of public improvement and social advantage. But these more desirable sites are still relatively few, and the problem of the hinter land is still unsolved. This new trend has not replaced the smaller two-story four-family or three-story six-family flat. This latter type usually has a forty-foot street frontage, elongating itself backwards with about a four-foot passage way between it and the next building. This is the typical situation in the blighted areas and the one Mr. Wright has defeated by his solution. Zoning has segregated this undesirable type, but has done nothing to exterminate it.

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nate it or improve its form. Heating is done by each tenant, grass disappears in favor of concrete, and the view, if not down on a muchly trafficked street, is confined to a few square feet of white-washed wall.

Realizing that there was enough wasted space in the average American neighborhood to provide it with an adequate park, Mr. Wright demonstrated this fact to be true and effectively embodied it in his plan of Radburn. The group row house in the quadrangle plan reduces the cost of heating, refrigeration, and taxation per family since the length of street utilities is reduced as well as the actual paving. Moreover, the use for additional service streets and alleys does not exist in this scheme, where heat comes in through a pipe, light over a wire, and garbage vanishes as smoke through the chimney. Not only has this architect achieved a more beautiful and effective architectural unit as well as a more healthful environment for those people now existing in the blighted areas, but he is also able to show those land owners a profit of about one and a half per cent more per year on their present holdings. Exclusive of the economy of centralized heat, and refrigeration is the added one due to the fact that the houses are continuous, fifty per cent more tenants can be housed on the same area with an atmosphere of much greater freedom; each tenant has approximately twenty-five square feet of earth on which to plant his own specific type of flowers, the central portion being maintained by the land owners.

Realizing that mere aestheticism as the only virtue of any scheme to better environment under the present system of land ownership was ineffectual, because land owners pick up their ears not at the mention of how much more healthful their tenants will become, how much more attractive will their property become, how much more virtuous they will have become, but only at how much more remunerative will their investment have become, Mr. Wright has, by dint of his genius, struck home a far-reaching and deeply felt blow to a problem that has for a long time driven weaker men to complete resignation.

### TO ED FROM KI

Oh Ed, with joy I read my pome  
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The Muses surge within my breast  
To pour forth with untrammelled zest  
Their gratitude.

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Unfelt by others. Human eye  
May on your pages now descry  
My handwrote, thus made public by  
Your attitude.

Oh Tal Mahaj Hughes modern fame  
I like to link with well-known name  
(In my poor halty faulty rhyme  
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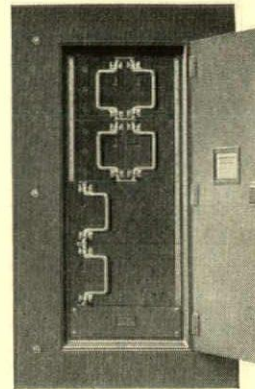
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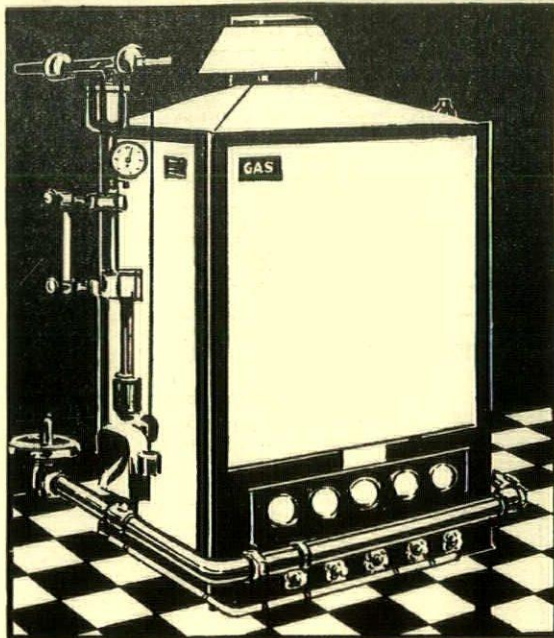
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