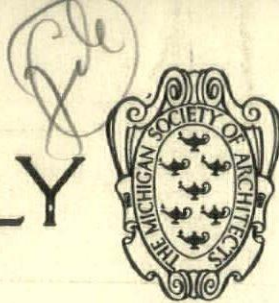


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WEEKLY BULLETIN

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Vol. 10

DETROIT, MICH., JANUARY 7, 1936

No. 1

ACQUIRING A HOME AN IMPORTANT TRANSACTION

By Clair W. Ditchy

Of all the purchases which the average individual makes during his entire life-time, none is more important nor involves a greater financial expenditure than the purchase of a home; none is required to fulfill such an important and varied mission or to offer such an extended period of usefulness. A man may wear a suit of clothes for several seasons and sometimes he may find it necessary to drive the same car for a number of years. But in both of these instances of rather serious expenditures, although the owner is aware of the brevity of their terms of service, yet he concerns himself greatly with their durability. If he thought the suit would soon show signs of wear, would lose its shape, would bag at the knees and elbows, fray at the cuffs of the coat or trousers, he certainly would not buy that suit.

And similarly, he would avoid the car whose chassis was flimsily built, whose springs were weak and whose engine performance was faulty.

If in the purchase of these more or less transitory possessions he feels the necessity of assuring himself of quality in material and construction, what greater importance he must attach to the nature of the construction of his home, the shelter which for many, many years—perhaps for the remainder of his life—must protect him from the elements, must provide him

with privacy, security from marauders, must afford him an appropriate and pleasing background for his domestic happiness; and must offer him all of the facilities which civilization dictates are requisite for our modern daily life.

Architects' Luncheon

INTERCOLLEGIATE ALUMNI CLUB

13th Floor, Penobscot Building

Tuesday, January 7th, 12:30 p. m.

The average family purchases a home but once and many families in the past have been denied even this one opportunity. But today, the Federal Housing Administration is making it possible for a far greater number to enjoy the thrill of owning their own homes, and in offering this precious privilege, it is emphasizing the importance of good construction. Why?

First of all, because it is good business. There is no need to argue that a soundly

(Continued on Page 3)

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Edited by E. J. Brunner

ANNUAL MEETING AND ELECTION

January 21, 1936

The Builders' and Traders' Exchange 51st Annual Meeting will take place at 3 P. M., January 21, 1936 in the offices of the Exchange.

The annual election-polls open from 9 A. M. to 3 P. M. at offices of Exchange. Three members to be elected to Board of Directors from following six candidates:

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Open house from 2:30 to 6 P. M. with "time out" for the annual meeting at 3 P. M. Refreshments full of vim and vigor and solids full of appetizing vitamins.

No noon luncheon this year. We are having "open house" hours instead of the noon luncheon because in former years so many members came in for the luncheon but failed to come back for the annual meeting.

We urge you to arrive at approximately 2:30. If you are the voter from your organization you will have time to vote even if you get inside our outer gate at exactly 3 P. M.

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ACQUIRING A HOME AN IMPORTANT TRANSACTION

(Continued from Page 1)

constructed house is a better investment and a better risk than a poorly constructed one. And if the Federal Housing Administration is insuring a bank's loan on a house for twenty years, it must take every precaution to see that house will be a good risk for twenty years, that if the government as guarantor of the loan is obliged to take possession of the house, it will be able to dispose of it without loss to itself; indeed if the house is well constructed, the government may not only cover its own financial interest but may be able to return a substantial amount to the former unfortunate owner who has lost it.

But in addition to this very important business aspect, the government is deeply interested in raising the standard of home construction, because in so doing, it is raising the standard of living and increasing the stability of the nation. It is enhancing the tangible assets of every community. For that community which can boast of well built homes is sure to be the abode of better citizens with a greater respect for law and order.

If the government then is so concerned with the construction of our homes, how much greater should our interest be. For, every desirable feature of a home is dependent upon its structural soundness. Appearance certainly relies upon it, for no matter how cleverly a house may be designed, it soon falls into a shabby condition when weaknesses in construction obtrude themselves. And fine proportions and attractive finishes seem tawdry and inept when they merely serve as a mask for poor construction.

To be comfortable, a house must be weathertight and no building can be tight if its frame is not rigid and strong and its foundations capable of giving it adequate support.

Unfortunately, the most vital parts of a house are concealed and if they fail, it may spell ruin for plaster and wallpaper, floors may go out of level and become squeaky, windows and doors may stick or rattle, cracks may develop which make the house difficult to heat in the winter, and possibly damp and unhealthful in the summer.

The defects which appear on the surface may be easily thought not inexpensively remedied. But the seat of the trouble is not so easily reached and repaired. Good construction therefore is absolutely

essential. It is not a luxury but a vital necessity which determines the value of the entire structure.

How may one assure himself of a well built house? This is sometimes difficult in a house already built. The important supporting members are usually concealed and even their size, not to mention their quality, must be conjectured. At best it is a problem for a specialist, one who knows construction and who is competent to judge by the evidence which is visible.

In new work the task is simpler. Full architectural service rendered by a registered architect is the surest method. Plans and specifications drawn to cover in detail what you want in your house, a contract with a reliable and capable contractor and architectural supervision to insure that the drawings and specifications are properly interpreted and followed.

This method is recognized by the Federal Housing Administration as the best procedure. The grading of the loan on an architecturally planned and supervised house is higher and this redounds to the benefit of the owner in dividends from the accumulated surplus of premiums. Thus good architectural service may pay for itself in addition to securing the best possible home for the owner.

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JAN. 8—9

Madame Schumann-Heink—Nino Martini in
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FRIDAY—SATURDAY

JAN. 10—11

James Dunn in Vina Delmar's "Bad Boy"
Sat. 11 P. M.—Jean Harlow in "Hell's Angels"

SUN.—MON.—TUES.

JAN. 12—13—14

Miriam Hopkins—Edward G. Robinson in
"Barbary Coast"

ARCHITECTS' REPORTS

Agree, Chas. N., 1140 Book Tower, CA. 9263.—Taking figures on press repair shop, Woodward Garage, Second and La Belle, City of Detroit Street Railway. Bids due Jan. 6.

Same.—Taking figures on press repair shop, Woodward Garage, Second and La Belle, City of Detroit Street Railway. Bids due Jan. 6.

Same.—Taking figures on Money-House, City of Detroit Street Railway. Bids due Jan. 6.

Same.—Taking bids on air conditioning on Rialto Theatre, Flint, Mich. Due Jan. 10.

Same.—Preparing plans for Albion Theatre, Albion, Mich.

Same.—Preparing plans on 2 story and basement addition to newspaper plant. Polish Daily News, Canfield and Stoepel Pl.

Bennett & Straight, 13526 Michigan, OR. 7750.—Revised figures on Greenville school will be due Jan. 9—2 o'clock.

Confer, Earl A., 18970 Grand River, RE. 2714.—Taking figures on residence, Stahlin Ave. 7 rooms, 34x31, air conditioning and oil burner.

Same.—Preparing plans for sales and service station, 160x125, Michigan Ave.

Same.—Preparing plans for residence, Bretton Drive.

Derrick, Robt. O., Inc., 35 Fl. Union Trust Bldg., CA. 3175.—Figures on Recreation Building for Edison Institute of Technology, Greenfield Village, Dearborn, taken after Jan. 2.

Same.—Figures for east addition to waiting room, Greenfield Village, Ford Museum, taken shortly.

Same.—Bids taken for two sets of gates, ornamental iron work, Oakwood Blvd. and Airport Drive.

Same.—Plans for Grace Evangelical Lutheran Church, Lakepointe and Kercheval, ready after Jan. 6th.

Dise, J. Ivan, 2631 Woodward, CA. 4789.—Alteration to building at 2942 Woodward. Contracts let after Jan. 6.

Same.—Taking figures on residence, Bedford Road, Grosse Pointe Park.

Hyde, A. K., Woodward and E. Grand Blvd., MA. 0803.—Residence for Henry H. Hubbard, Muskoka Road, Grosse Pte. Farms. Bids closed Dec. 18.

Kuni, Wm. H., CA. 8850.—Preparing plans for residence, Bircherest Drive. Stone veneer, cost \$20,000.

Same.—Preparing plans for early American residence. \$25,000 cost. Wayne, Mich.

Same.—Early American residence, Warrington near Curtis. Cost. \$11,000. Owner withheld. Care of architect.

Same.—Preparing plans for Georgian residence, Renfrew Drive, Sherwood Forest. Cost \$20,000.

Same.—Preparing plans for English residence, Rosedale Park. Cost \$11,000.

Same.—Preparing plans for Georgian residence, Warrington Drive. Cost \$15,000.

Same.—English residence cor. Bircherest and Thatcher. Excavating completed. Cost \$18,000.

Same.—Early American residence, 37x70, Bircherest and Clarita. Ready to plaster.

Marr, Richard, 415 Brainard, TE. 1-6860.—Alteration to store at 317 West Fort. Bids closed. Contracts let shortly.

Merrit & Cole, L.O. 2483.—Plans completed for 2 story and basement building, 60x42½ ft. Isabella Jail. Awaiting PWA approval.

O'Dell & Rowland, 90 Stimson, TE. 1-4060.—Residence for Mrs. Ella P. Davis, Bloomfield Hills, Mich. Sub-contracts being let.

Same.—General contract on Cadieux Elementary School let to A. W. Kutche Co.

Schley, Cyril Edward, 1123 Lafayette Bldg., CA. 8499.—Preparing sketches for residence for Dr. Wm. Street, Warrington Drive, Palmer Woods.

Smith, Hinchman & Grylls, Chester Sorenson, Associate Architects.—Contracts on Western High School have been approved by PWA.

Smith, Hinchman & Grylls, 800 Marquette Bldg., RA.8825.—Preparing plans for alteration to Central M. E. Church.

Same.—Preparing plans for school for Children's Home, Mt. Clemens, Mich.

Same.—Preparing preliminary plans for Graduates' School, Rackham Memorial, Ann Arbor, Mich.

Wetzel, B. C. & Co., 2317 Dime Bank Bldg., CA. 4941.—Revised plans for Galien School. Bids taken beginning Dec. 18.

Same.—Burr Oak School. Revised plans. Bids to be taken in a short time.

Wright, D. Allen, 133 W. Grand Blvd., LA. 4572.—Preparing plans for residence, Ridge Road, Grosse Pointe.

Same.—Preparing plans for residence, Buckingham Road, Grosse Pointe. Mich.

FROM THE FEDERAL ARCHITECT

When we were very young (which was a very long time ago) we used to lie on the floor in the attic and read the copies of Harpers and Century that stood piled under the slope of the roof. It seemed to us then that these two publications were a power and an institution. Poor Century has gone by the board, but Harpers goes valiantly on preserving the former ideal.

It surprised us therefore, in connection with our favored profession of architecture, to note that this magazine, representing as it does a tradition, should take to sneering at high ideals. In its recent article headed "The Grandeur that is Washington," it takes a heavy bludgeon

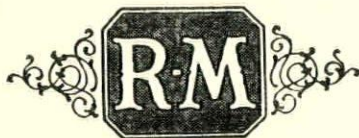
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in crack at recent beautification, secured after years of patient toil, of the Capital of the Nation.

While we are aware that certain types of magazines and books obtain attention by attacking the sincerity, the talents, the accomplishments and the intent of men who had established themselves as national figures, we are puzzled at the Harperian attitude toward the great persons, living and dead, who have striven to make the Nation's Capital a beautiful and imposing city.

It seems to us that their effort toward beautification of the city has really been an admirable and uplifting thing, deserving intelligent support and not scorn for the sake of filling a page or two with arresting paragraphs.

We believe that everyone should have the right to express his opinion. But when the expressed opinion strikes at a public-spirited ambition, the attainment of which has been given tireless study through many years, there should be more than a passing thought to justify going into print with it.

The article sneers at Burnham, McKim, Olmstead and St. Gaudens, as members of the Commission on the plan of Washington—Burnham, placed by his large ideas and ability for accomplishment in the forefront of town-planners; McKim, inspired figure, than whom there are few greater in architectural history; Olmstead, that widely experienced landscape designer, and the never-to-be-forgotten St. Gaudens, whose appealing and inspired sculpture gives him an imperishable place in our cultural history.

"And this was the sort of tripe" says Harpers in effect, "that they put on the Commission." And what," it continues, in effect, "did this Commission do but go back to the plan for Washington laid out by the nut L'Enfant." "Can you" the ancient monthly strives to say, but uses more words about it, "beat that?" and proceeds to lie down and roll over in a genteel octogenarian fit.

It goes on to list a few more names well known in contemporary architecture—Cass Gilbert, John Russell Pope, Delano and Aldrich, Charles Platt, Henry Bacon, Charles Moore, Edgerton Swartout, Lee Lawrie and others; and states calmly—"Therein lies the cause for much of our artistic derailment."

As one might say—it is these fellows Verdi, Wagner, Beethoven and Mozart who have pulled down the musical ideals of the world. Or—it is uninspired hacks like Shakespeare, Johnson Keats, Tennyson and Dickens who have stood in the

way of there being an English literature.

And how does Harpers criticize the results obtained by the efforts of the men named above as shown in the recent Washington buildings? The indictment is a little vague, judged by architectural standards. Criticism of the Commerce Building, for instance, is on the mathematical basis of its having seventy columns and having a balustrade above the cornice.

In the same spirit it criticizes the Supreme Court building aesthetically as being faced with 45,000 cubic feet of marble. It worked this around into avoirdupois, asserting for the convenience of the layman that 45,000 cubic feet of marble weighs 75,000,000 pounds, appearing to feel for some reason or other that this rather nearly deprives the building of any claim to architectural merit.

It is all quite confusing, as if the whole thing were the result of someone deliberately setting out to find things to criticize.

For instance, the author gets himself considerably agog because the Archives Building was not designed as a "warehouse." That's what it is, he says. We wonder.

Can any building be more deserving of a monumental exterior than one which shelters the Declaration of Independence, the Constitution, the oaths of allegiance sworn at Valley Forge, the Treaty of peace that made the United States a nation, Louisiana Purchase Agreement, the Emancipation Proclamation, the Treaty of Versailles; and all those other documents that are tangible evidence of the emo-

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tional life of the nation. Warehouse! Well, we agree it would be cheaper to consider it as such.

We agree that the whole Triangle for that matter could have been done more cheaply—and in the manner the author suggests—by filling between the steel with areas of glass, to form a series of Sunshine Biscuit buildings the length of Pennsylvania Avenue. But we feel that government buildings in the Nation's Capital are deserving of a better architectural expression.

It is certain that in a city which is the capital of a nation as great as this one—to which thousands of people flock annually—school children, brides and grooms, cherry-blossom viewers, conventionists, those bidden to the various official-social occasions—there will always be a demand for things to see. If monumental buildings are not in place, there will be erected monuments having no purpose other than to crystallize patriotic or historical ideas.

It seems a sensible idea, therefore, to have erected monuments which have a useful purpose rather than to have built, in focal points, a series of structures of factory and warehouse character and thereafter attempt to make up for this lack by erecting just monuments.

On the whole it seems a pity that in a case where an effort has been made to create a cultural beauty in a great city—not by one mind, but by the foremost architectural minds of the nation, and not hastily but over a long period of years—there should at once arise a preacher who cries "I should have not done things that

way," condemning all the others to error by that one pronoun. It seems a pity that by reason of the fact he offers demolition criticism he should therefore obtain a printing in a thoughtful magazine.

There has been an abundance of criticism of our cities because they are unstudied, ugly and full of mere utilitarian buildings, but here is the first example of criticism of a city because it is studied, beautiful and not full of mere utilitarian buildings.

POINTERS TO PURCHASERS

By EZRA H. FRYE of the Detroit Bar

When buying real estate there are a number of things which a purchaser should know in order to avoid trouble, and the purpose of this article is to enumerate a few of the more essential ones.

To acquire a good right to the possession of real estate, one must not only make a physical examination of it, but must have the record title examined. The purpose of recording deeds, mortgages, contracts, leases, and other documents affecting real estate is to give notice to anyone desiring to purchase an interest therein of the claims of the parties mentioned in these instruments and a purchaser is bound by any instrument of record affecting the title to real estate. Inasmuch as the individual purchaser or attorney would find it very tedious to make a personal examination of these records, abstract companies have arisen whose business it is to examine and digest all the records or instruments filed with the Register of Deeds in the County where the land is located, from which they prepare an abstract of title, which is nothing more than a history of the title to the property in question written up in readable form by the abstractor.

From this abstract, when brought to date, an attorney skilled in the knowledge of titles, can determine and give an opinion as to whether or not the title is good or bad. In other words, whether or not the title is marketable of record.

A marketable title in the State of Michigan is defined to be one of such a character as should assure the purchaser of the quiet and peaceful enjoyment of the property, and which is free from encumbrances. Encumbrances may arise from such items

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as mortgages, building restrictions, leases, contracts of sale, easements in the nature of right of ways or other sources, and to be binding upon a purchaser must either be of record or actually in existence so that they can be discernable from a physical examination of the property. Therefore, the purchaser of property should not only have an abstract of title covering the premises certified to date and examined, but should also make a physical inspection of the property for the purpose of determining the rights of anyone in possession, and should also have a survey made thereof to ascertain whether or not adjoining fences or buildings may encroach over on the property which he thinks he is purchasing, inasmuch as these encroaching fences or buildings, where they exist for the period of the Statute of Limitations, or fifteen years, and are acquiesced in by the parties, create adverse rights in the nature of an encumbrance against the premises, and even completely taking away the right of the owner to the extent of invasion or encroachment.

Another thing which should always be looked into where any construction work has been done upon the premises within two months from the time of the purchase, is to satisfy yourself that all bills for labor and material have been paid, to prevent

the filing of mechanic's liens. In this connection, it is desirable to procure an affidavit from the owner or the person who made the contract for the construction work, in which they give the names and addresses of any persons or firms who have furnished any material or performed any labor thereon, together with the statement of whether or not they have been paid for the sum then owing to them, which facts should be verified by the purchaser and any sums withheld necessary to pay any claims from which mechanic's lien might arise.

In the purchase of real estate, there is usually a preliminary agreement entered into, and this, under our so-called Statute of Frauds, cannot be verbal, but must be reduced to writing, and in order to be binding upon the parties it must set forth specifically and with certainty the terms of the agreement between the parties, the essential parts of which should cover the names of the purchasers and sellers, in which the seller's wife should join, if he is a married man; a legal description of the property, sufficient for its identification; the purchase price and where sold on installment payments, the amount of the down payment; monthly payments; whether or not the latter includes interest and the rate of interest, and should also

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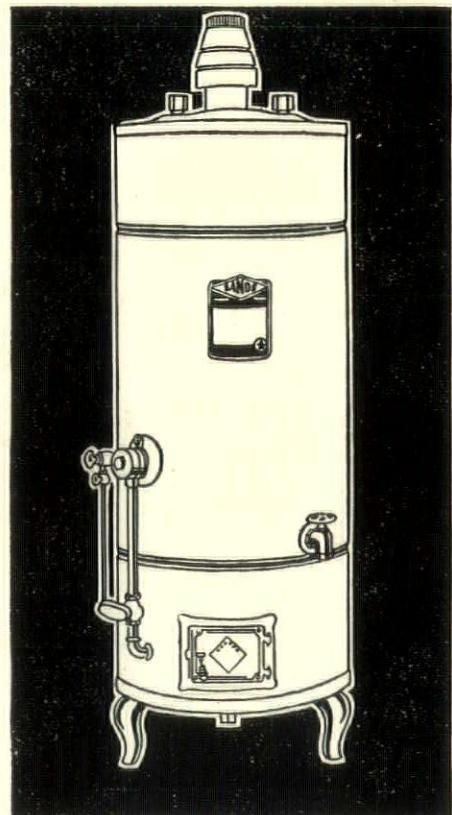
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provide for the time when the purchaser is to obtain possession of the premises, as in the absence of such a provision, the purchaser is not entitled to the possession of such real estate until the full purchase price is paid. Provision should also be made for the sellers furnishing an abstract of title certified from the Government down to date and showing a marketable title in themselves, free from encumbrances, except such as the parties may agree upon, such as a mortgage which the purchaser agrees to assume or building restrictions or similar encumbrances. Provision should also be made for the payment of any taxes by the seller which may then be a lien upon the property.

These preliminary agreements usually contain a provision that the seller agrees to pay the real estate broker a commission of a certain amount for effecting this deal, and depending upon the wording of these preliminary agreements, the seller would be obligated to pay a commission whether or not the purchaser actually went ahead and consummated the transaction, providing a valid preliminary agreement were signed by the purchaser and seller.

From this brief statement, it would be apparent to the reader that the important part of every real estate transaction is the preparation of a proper preliminary agreement, and this should not be left to any hap-hazard method, but should be prepared by someone skilled in the drafting of contracts and who is also familiar with real estate transactions, and to whom the full details of your particular transaction should first be given so that you, as a purchaser or a seller can be properly protected by a proper instrument.

With these few simple precautions as a guide post, the purchaser is at least on the right track to the successful culmination of a real estate transaction and will avoid most of the pitfalls that usually result in litigation.

ARCHITECT SEES SCHOOL SYSTEM TODAY CURBING ORIGINAL THOUGHT

Assailing the educational system of today for its standardization and mass production methods that have led to suppression of individuality and self-expression, Frank Lloyd Wright, prominent architect, told audiences of Michigan State college

students and Lansing townspeople recently that there is a dire need at the moment for more profound and original thought.

He pointed out the great amount of superficial critical writing being done today, most of which, he said, is purposeless and marred by prejudice and bias. "All the criticism America knows is provincial," Mr. Wright asserted. "Through knowing what is worth doing, seeing, and living, we will find a new way of life, a new sense of what we call life."

Quoting Walt Whitman, the poet, he advised "Resist much, obey little" declaring that ages bring on certain "impositions" that must be overcome if a person's individuality and interpretation of life are to be realized. "We don't need imitation but interpretation," the speaker asserted.

With reference to the modern educational system he declared that it "has not awakened mind to the inevitability of changes and necessity of changes," branding it as a "paperized" system that muffles original thought and employs the production methods of "a shoe factory."

Commenting on modern architecture, he said the architect should attempt to show a natural interpretation of life in his work and to tell what is worth seeing, doing, and knowing. "Nothing is worth doing unless it makes the world more beautiful," Wright said, "and by beauty is meant something that has grown out of nature, the result of a slow, natural process."

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DETROIT, MICH., JANUARY 14, 1936

No. 2

THE MEANING OF "HOME"

A RADIO ADDRESS OVER STATION WWJ BY LANCELOT SUKERT

Mr. Sukert, a member of the Detroit Chapter of the American Institute of Architects and past president of the Michigan Society of Architects, is Chief Architectural Supervisor for the Detroit Insuring office of the Federal Housing Administration.

There are two words with which we are all familiar. One of these is the word "home." What a sense of comfort it conveys! What a full, rich meaning it has! It is filled with sentiment. It calls up charming memories. It has been immortalized in that lovely old song, "Home, Sweet Home."

The other word is one which used to have a dark, sinister meaning. It is the word "mortgage." It was filled with a sense of impending gloom. Unlike our first word, "home," it has seldom if ever conveyed the idea of comfort.

Architects' Luncheon

INTERCOLLEGIATE ALUMNI CLUB
13th Floor, Penobscot Building
Tuesday, January 14th, 12:30 p. m.

Nowadays the word "home" has the same beautiful meaning it has always had. But the word "mortgage" is taking on a newer, brighter meaning. No longer is it foreboding, no longer sinister. No longer does it hang heavily over the home-owner's head, for the United States Government, through the agency of the Federal Housing Administration, has given it a new quality and a new meaning. It has replaced the old sense of fear with a new sense of security, both to the borrower and the lender.

It has brought the words "home" and "mortgage" together. It has accomplished this happy wedding through the "insured mortgage," for it is by this method that homes may be built, purchased or refinanced by means of an ample mortgage loan over a long period of years so as to eliminate any great financial strain on the part of the home-owner.

This should be interesting to women, even more, perhaps, than to men, because it is the woman who really creates those subtle qualities that, like a miracle, turn a mere house into a real home. It is the woman of the family who usually plans the home to be built. She it is who selects the home to be purchased. She it is who invests it with comfort and who, finally, cares for it with her own loving hands and makes of it a restful haven for her husband and a cozy nest for her children.

Because of this, we architects on the staff of the Federal Housing Administration must, to a great extent, measure the value of a house by measuring its ability to become a home, in all that the word implies. It must be susceptible of being lived in comfortably, of being cared for easily, with the least effort and the least expense. It must be not only pleasant to live in, but pleasing to look at. It must be a new inspiration to family happiness through the years. In no respect may it be a burden upon the housekeeper, nor upon the wage-earner. It must, by all means, possess in abundance, those God-given health-producers, air and sunshine. And, of course, it must be sturdily, staunchly built. It must continue, through time, to inspire its owners to maintain it with pride and to preserve it for their very own.

When those amongst you who intend to build your new home, and to borrow for that purpose through the Federal Housing insured mortgage method—when you bring your plans and specifications to your bank for FHA approval, you will find that they are eventually carefully scrutinized by trained architects, who later inspect the construction.

They do this to ascertain that the house, which you have offered, together with the land, as security for an insured mortgage, is correctly begun,

(Continued on Page 6)

BUILDERS' AND TRADERS' EXCHANGE OF DETROIT

Mason P. Rumney, President; H. Eugene Webb, Vice-President; Albert Beever, Vice-President; Claude Flier, Treasurer; Edwin J. Brunner, Secretary

Directors:—Gage Cooper, Herman Banbrook, Leo Rowley, Edward Leavenworth, Walter Trowell.

499 Penobscot Bldg., RAndolph 5500

Edited by E. J. Brunner

THE MANTLE OF RESPONSIBILITY

By E. J. Brunner

"It's getting so a business has to keep so many books that it is an outrage. The new payroll tax—the income tax—and capital stock tax, not to mention others all make for more bookkeeping."

The above is substantially the statement of a comfortably situated contractor.

Many look at the situation in the same way, but it must occur to many others that so far as "more bookkeeping" goes, it is a good thing for the industry to have "more good bookkeeping."

Systematic bookkeeping and management increases the "responsibility rating" of any firm. The higher, within reasonable bounds, we can raise such standards in the construction industry, the more responsibility we are going to introduce.

So far as the new payroll tax is concerned, no new fangled records or bookkeeping will be required. What will be required will be simply an adequate record of the payroll. There is no prescribed form for keeping such record. It is exactly such a record as is now being kept by systematic firms.

Therefore, while the natural human tendency is to be annoyed over the imposition of new responsibilities, it is something to think about at least, that such imposition may increase the responsibility of your competition; and few will argue that responsible competition is far preferable to irresponsible competition.

For instance—15 day notice

We all know, of course, that in 1929 the Legislature of Michigan passed Act 264 which provides that no indirect contractor or supplier can file a lien unless within fifteen days after supplying first materials or labor on the job, he serves the so called "fifteen day notice" on the owners.

Some entirely responsible contractors still grow irritated if either suppliers or sub-contractors serve the "fifteen day" notice on their owners. Some less responsible contractors see absolute red when this happens to them.

Yet this "fifteen day" notice is a very good influence to promote responsibility in the industry. Every responsible contractor reading these lines is not going to agree with this. Some will take stern exception, but nevertheless let us once more look this statement in the face.

The language of the notice served on the owner must contain the following statement:

"You are further notified that the undersigned will claim a lien upon the foregoing described premises, and any and all additions, alterations and improvements thereto for any amounts now and hereafter owing

and unpaid to the undersigned for the performance of such labor or for the furnishing of such materials or both. You are further notified that you may, at any time, retain from any money due or to become due to the original contractor, an amount sufficient to pay all demands owing or unpaid to any sub-contractor, materialman or laborer, who files this notice with you.

"The original contractor shall, whenever any payment of money shall become due from you, or whenever he desires to draw any money from you on such contract, make out and give to you or your agent a statement under oath of the number and names of every sub-contractor or laborer in his employ, and of every person furnishing materials, giving the amount, if anything, which is due or to become due to them, or any of them, for work done or material furnished, and you may retain out of any money then due, or to become due to the contractor, an amount sufficient to pay all demands that are due or to become due to such sub-contractors, laborers and materialmen, as shown by the contractor's statement, and pay the same to them according to their respective rights, and all payments so made shall, as between you and such contractor, be considered the same as if paid to such original contractor."

When a fine responsible contracting firm finds that one of these notices has reached the owner instead of exaction there should ensue a glow of satisfaction for the opportunity to explain to the owner exactly what responsibility in construction means. It is an opportunity for a sales talk.

The encouragement of the universal use of this "fifteen day" notice would be a real step up the stairway of responsibility for contracting.

Of course the prime purpose of the Michigan Legislature was to protect the public against being liened upon without prior knowledge of what might happen. And who will say it is not a good medium of such protection or that it is unnecessary so long as a lien law is on the statute books.

But it goes farther. It acts as a deterrent for irresponsible supply firms to sell entirely regardless of the contractor's responsibility with the idea in mind of collecting through lien procedure. Thus the "fifteen day" notice protects also responsibility in the ranks of suppliers.

There is much more to this subject. A summary ending to leave as a thought is that if the industry zealously used the "fifteen day" notice and "advertised" its use it would do much to promote responsibility. Certainly it does not contribute to responsibility when anyone tells an owner, "That notice is just some red tape which does not mean anything."

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DETROIT CHAPTER A. I. A. HOLDS FIRST 1936 MEMBERSHIP MEETING

The Detroit Chapter, A. I. A. held its first membership meeting for 1936 at the Intercollegiate Alumni Club on Tuesday evening, January 7.

Under the direction of President Alvin E. Harley the new officers and board gave an idea of what may be expected for the coming year. Alvin is not a novice at presiding, having served as chief executive of the Michigan Society of Architects, as well as other worthwhile organizations.

He sprang a surprise by announcing that the meeting belonged to the members, and they made good use of it with his able guidance. They discussed what the Institute is doing for members and what members are doing for the Institute, and communications from President Voorhees and Executive Secretary Kemper indicated that big things are ahead for 1936.

Professor Lorch spoke of the educational side of Institute membership and pointed out that it had now earnestly recognized architectural registration.

Richard P. Raseman, the Chapter's new director, spoke on the Detroit housing project and was answered by Henry Stanton. This led to a discussion of zoning, which was taken up with great interest.

Mr. Harley called upon Lancelot Sukert who told of some things the Federal Housing Administration is doing for better conditions and for better architecture.

Mr. Harley stated that unavoidable conditions had forced Mr. W. E. N. Hunter, newly elected treasurer of the Chapter to resign, and this news was received with regret by all members present. Mr. David H. Williams, Jr., former treasurer, had agreed to resume his duties of last year. Mr. Williams made an outstanding success of the office for the past two years and the Chapter gave a rising vote of thanks for his loyalty and support.

MICHIGAN'S LIEN LAW

Some Views Expressed by George P. Kingston

The Mechanic's Lien Law is regarded by many Detroit realtors, land contract, insurance and mortgage brokers as an unfair advantage to the building industry and a menace to the property owners. Senator Arthur E. Wood who represents a portion of Detroit expects to encourage and stimulate building by abolishing this "menace," the Mechanic's Lien Law.

Those citizens and legislators who join the Senator in this reasoning will generally express a picture of the material dealer extending credits freely to a general contractor known to be incompetent or dishonest, with the intention of holding the owner, under the Lien Law, for default of the contractor.

In the interest of the entire building industry and the public at large this picture must be erased. Eager as they are for business, no material dealer in Michigan will accept an order where there is even a remote probability that collection will require the exercise of the lien right. Under present legislation the process of perfecting the lien right is a precarious, highly technical and delicate task. The required process of filing a lien is quite as technical and very uncertain and a lien claimant or his attorney is never positive that it is done right.

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Dispatch in the adjudication of lien claims has resulted from the efforts of Judge Ira W. Jane who asserts, "if lien claims are not entirely disposed of within 60 days it is solely the responsibility of the lien claimant or his attorney." This is extremely gratifying especially when we reflect on the delays of two or three years that featured lien foreclosures as late as 1926. However, is it any inducement to enter into a contract that portends such a culmination?

As long as all lien claims must be foreclosed in the Circuit Court, can such a case be conducted for less than \$150? What about lien claims of less than this amount? When more than one lien is filed on a piece of property and one lien claimant orders foreclosure the others must be served as defendants. If they do not respond by foreclosing their own liens, or by whatever method they are permitted, they are subject to a default judgement. Where is the dealer or contractor who gives unjustified credits to a known "gyp" builder in expectation of inflicting the Lien Law on the owner?

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JANUARY 18

Jane Withers in "This Is the Life"
11 P.M.—Edgar Allen Poe's "Crime of Dr. Cresti"

SUN.—MON.—TUES.

JAN. 19—20—21

Dick Powell—Fred Allen in "Thanks a Million"
Rubinoff—Phil Baker

ARCHITECTS' REPORTS

Agree, Chas. N., 1140 Book Tower, CA. 9263.—Revised plans re-figured on press repair shop, Woodward Garage, Second and La Belle, City of Detroit Street Railway. Bids due Jan. 20.

Same.—Re-figuring press repair shop, Woodward Garage, Second and La Belle, City of Detroit Street Railway. Bids due Jan. 20.

Same.—Re-figuring Money-House, City of Detroit Street Railway. Bids due Jan. 20.

Same.—Taking bids on air conditioning on Rialto Theatre, Flint, Mich. Due Jan. 10.

Same.—Plans for Albion Theatre, Albion, Mich. held over for a short time.

Same.—Preparing plans on 2 story and basement addition to newspaper plant. Polish Daily News, Canfield and Stoepel Pl.

Bennett & Straight, 13526 Michigan, OR. 7750.—Revised figures on Greenville school closed.

Confer, Earl A., 18970 Grand River, RE. 2714.—Residence, Stahlin Ave., 7 rooms, 34x31, air conditioning and oil burner. Held over.

Same.—Preparing plans for sales and service station, 160x125, Michigan Ave.

Same.—Preparing plans for residence, Bretton Drive.

Derrick, Robt. O., Inc., 35 Fl. Union Trust Bldg., CA. 3175.—Plans on Recreation Building for Edison Institute of Technology, Greenfield Village, Dearborn, completed about Feb. 1.

Same.—Plans for east addition to waiting room, Greenfield Village, Ford Museum, completed soon.

Same.—Bids closed for two sets of gates, ornamental iron work, Oakwood Blvd. and Airport Drive.

Same.—Plans for Grace Evangelical Lutheran Church, Lakepointe and Kercheval, ready after Feb. 6th.

Dise, J. Ivan, 2631 Woodward, CA. 4789.—Alteration to building at 2942 Woodward. Bids closed.

Same.—Figures on residence, Bedford Rd., Grosse Pointe Park, partly completed.

Hughes, Talmage C., 120 Madison Ave., CH. 7660.—Contract for painting and decorating on 40 apartment building for Robert M. Powell at 49 Collingwood Ave. let to Nicodemus Kruger.

Hyde, A. K., Woodward and E. Grand Blvd., MA. 0803.—Residence for Henry H. Hubbard, Muskoka Road, Grosse Pte. Farms. General—E. L. Carlson Construction Co.

Kuni, Wm. H., CA. 8550.—Altering plans for early American residence. \$25,000 cost. Wayne, Mich.

Same.—Plans for Georgian residence, Renfrew Drive, Sherwood Forest. Cost \$20,000. Completed.

Marr, Richard, 415 Brainard, TE. 1-6860.—Alteration to store at 317 West Fort. Bids closed. Contracts let probably Jan. 15.

Merrit & Cole, LO. 2483.—Gym, Ithaca School, held refigured.

O'Mera & Hills, Architects, 763 Fisher Bldg., MA. 0740.—Villa St. Felix for Felician Sisters. W. E. Wood Co., general contractors. Building about two-thirds completed.

Schlev, Cyril Edward, 1123 Lafayette Bldg., CA. 8499.—Plans for residence for Dr. Wm. Streit, Warrington Drive, Palmer Woods. Completed about Jan. 15.

Smith, Hinchman & Grylls, Chester Sorenson, As-

sociate Architects.—Contracts on Western High School have been approved by PWA.

Smith, Hinchman & Grylls, 800 Marquette Bldg., RA. 8825.—Preparing plans for alteration to Central M. E. Church.

Same.—Preparing plans for school for Children's Home, Mt. Clemens, Mich.

Same.—Preparing preliminary plans for Graduates' School, Rackham Memorial, Ann Arbor, Mich.

Same.—2 story addition to Garfield Telephone Bldg. Ready about Feb. 1 for figures.

Wetzel, B. C. & Co., 2317 Dime Bank Bldg., CA. 4941.—General contract for Galien School let to Pearson Construction Co., Benton Harbor, Mich.

Same.—Burr Oak School. Bids opened but no awards made as yet.

Wright, D. Allen, 133 W. Grand Blvd., LA. 4572.—Preparing plans for residence, Ridge Road, Grosse Pointe.

Same.—Preparing plans for residence, Buckingham Road, Grosse Pointe. Mich.

RULING AFFECTS ARCHITECTS

In his digest of opinions, David H. Crowley, attorney general included a ruling that unregistered architects may not legally solicit business on representing themselves as architects.

The attorney general ruled that a person shall be considered as representing himself as an architect, within the meaning of the registration act, who uses the word "architect" or any variation of the same for the purpose of representing himself to the public as a principal in the practice of architecture; or who uses the word "architect" in connection with his name for the purpose of soliciting architectural work from prospective clients.

However, he may be employed as a subordinate or an assistant to work for a registered architect. He may also be employed as an architect at the request of a private employer, providing he does not solicit the business by holding himself out to be a registered architect.

Michigan Contractor and Builder

TO ARCHITECTS

Your co-operation in Architects' Reports will be appreciated by The Bulletin. It is our policy not to urge members to give out reports before they want them released. What we do ask is that you give your own publication the same opportunity that you give to others.

Several architects have voluntarily mailed in reports. This is especially appreciated, particularly from those outside Detroit, whom we do not contact regularly by telephone.—Thank you.

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THE WEEKLY LUNCHEONS

Owing to the holidays the last few architects' luncheons at the Intercollegiate Club have been falling off in attendance.

At the suggestion of our loyal worker Clarence Gabler, who arranged for the luncheon place, we are making an appeal to keep up attendance. Some say that it takes longer to be served than in a White Tower, so George, the catering manager says henceforth he is going to have your soup on the table the minute you step in the door.

Recently there has been a lack of live topics but that condition too has been remedied. Tuesday, Jan. 14 there will be a discussion of the time and place for the M.S.A. 22nd Annual Convention. Some good ideas have been expressed. Some have even suggested Grand Rapids. There is always plenty of good gossip at these meetings and all architects and their friends are invited.

HOLD OPEN

Tuesday Evening, January 21st

... for ...

Joint Chapter and Society Meeting

W. G. Malcomson, one of our loyal attendants will leave about Jan. 15 for a three-month stay at his winter home at Lake Hamilton, Florida. His address, as usual, will be Box 123.

Joe Jogerst, former Detroit architect who for some years has been in Wausan, Wisconsin, is back in Detroit at 90 Seward Ave.

G. Frank Cordner, well known to us all, has accepted a temporary appointment with the Suburban Resettlement Division of Dr. Rexford Tugwell's Resettlement Administration and is stationed in Washington.

LeRoy Lewis says that he likes to drive down Woodward Avenue to again view Marcus Burrowes' Wardell Garage, which seems everything one could expect of it.

Incidentally, when Dick Marr asked Marcus if he were going to the annual meeting of the Chapter he said, "No, I went last year."

PREVENTATIVE PLANNING

Time and again those deeply interested in City and Civic Planning are confronted with the alarming costs of corrective planning. Not until AFTER the damage is done do we so fully realize its harmful effects, and recognize the need and value of remedial measures to be applied, although they entail great cost. Even so, this expensive corrective work surely is necessary and leads the way to improved and better conditions, BUT, after all is said and done, at best, the results forever remain just corrective and remedial.

By far, the most constructive, effective and valuable planning is **preventative**. Undoubtedly it is the least appreciated because it is the least known and understood. It is wonderful and valuable that surgery can accomplish such marvels in removing cancers, yet **preventing** cancers is a much more wonderful and valuable accomplishment. Troubles that are avoided are of little concern to us. The time, labor, methods and agencies by which such dangers and damages are removed are of but passing interest, but only the fact that they are prevented is all important.

Preventative Planning requires dependable data, keen research and analysis, clear foresight, and reasonable control. These factors, together with TIME as an essential element, can be productive of the

most valuable contributions of Planning. Just as medical science has accomplished so much of extreme value by these same factors in disease prevention, so also must Planning make its most valuable contribution to humanity in prevention of civic disease, distress and misfortune.

Many of our present civic troubles and ailments could have been largely avoided if even reasonable precautionary measures had been used at the right time. Many would have been prevented if all the disastrous results could have been foreseen. Sensing the situation, forewarning the alarm, and Preventative Planning were needed and the savings would have been **enormous, accumulative and continuous**.

The tremendous possibilities of such worthy, meritorious service is the greatest incentive toward renewed and untiring efforts toward Preventative Planning.—The Planner.

H. A. B. S. RESUMED

The Historic American Buildings Survey under the jurisdiction of The United States Department of the Interior, National Park Service, Branch of Plans and Design. Together with the American Institute of Architects and the Library of Congress has been resumed.

This program which was operative in the early part of 1934 has as one of its objectives the employment of architects and draftsmen to measure and record by drawings outstanding examples of early American architecture. Those who worked on the former project will recall the splendid work done and the vast number of buildings which qualified but were left undone when the work was discontinued.

Toward the end of the work in 1934 a card index of such buildings was compiled and it is from these files that the work now is resumed.

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Branson V. Gamber, A.I.A., member of the firm of Robert O. Derrick, Inc., who directed the work in the State of Michigan in 1934 has been appointed Middle-Western Director with jurisdiction over the States of Wisconsin, Illinois, Indiana, Ohio, Michigan, Kentucky and Missouri. The headquarters for this district will be in Detroit.

Gamber has appointed Talmage C. Hughes, A.I.A. as District Officer for lower Michigan. This appointment is subject to approval from Washington.

THE MEANING OF "HOME"

(Continued from Page 1)

and is as structurally sound and as well finished as you promised it would be when you submitted it on paper. It is your responsibility to see to it that they are properly carried out and the building properly completed.

It has been said that the largest check which the average man ever writes is the down-payment on his house, and that its construction is that, concerning which he knows the very least. It may be lovely to look at, but painfully expensive to maintain and keep in repair. It may be strongly built, but a back-breaking task for the housekeeper. There is no single type of merchandise about which the purchaser knows so little as the average house bought by him. That, good friends, is why architects were born.

How can you, by merely looking at pictures of homes in magazines and by spending a few scattered hours now and then, casually watching a crew of workmen hammer and saw—how can you really know about architecture? How can you, by making a few observations, become equipped with the

ability, training and knowledge of the architect, with his years of university work, years of apprenticeship and years of experience?

As your house goes up, little is put over on a competent architect because he knows materials and building methods. If your new roof springs an unexpected leak, he gets it repaired, not because it is yours, but because the roofer hopes to receive more work from him in future jobs.

In the office of the Federal Housing Administration, we are required to grade houses as they are presented to us. Many of them are fair. These are given a fair valuation, the mortgage is insured for a fair amount, and for a fairly reasonable number of years. But those who bring to us houses of outstanding architectural merit may not only have their mortgages insured for larger proportional amounts and for longer periods, but may eventually participate to a greater extent in the dividends of the mutual mortgage system, dividends which may automatically pay off the mortgage a year or more before its normal maturity. Nor is it improbable that the amount of the dividend will be several times the cost of the services of a competent architect, who not only designs your home, but, as your agent, carefully scrutinizes every detail of construction and finish during its erection.

As hundreds of house plans pass under our observation in the office of the Federal Housing Administration, each being judged on its own merits, we find one, now and then, so well designed, so comfortably arranged, with materials and construction so well specified, that we cannot but rejoice for its happy owner, who is about to possess, with the help of the insured mortgage, a house of lasting quality and value, a veritable "home, sweet home" for his beloved family.

END OF DINGY CITIES IS SEEN

From The Detroit Free Press

Steel, concrete and glass, materials of strength and efficiency representative of the machine age, will transform identical streets of soot-covered houses and dingy shops, stores, and factories into "humanized" cities, Samuel Everett, of the research staff of Lincoln School, declares in "Democracy Faces the Future," just issued by the Columbia University Press.

Houses two rooms deep and exposed to the sun will replace slum districts when decentralization of industry lowers the present "prohibitive valuation" put on land, Mr. Everett predicts.

Architecture, straddling science and art, has made greater advances than any other field in combining the products of modern civilization to achieve beauty with usefulness, he asserts.

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"The George Washington bridge spanning the Hudson is a triumph of the blending of art and science in the machine age," he says. "Great skyscrapers which display new trends in design, as The Daily News Building, the Telephone Building, and the Empire State Building in New York City, and many of the buildings at the Chicago Fair of 1933 and 1934, could not have been conceived except through the use of glass, steel and concrete.

"Few of the new bridges or buildings show the perfection of form which characterizes those mentioned, but numberless new architectural products make use of modern materials and industrial techniques. Norman Bel Geddes and other modern designers are leading the way toward combining utility and beauty in factory construction and factory products.

"Buildings whose frames are made of steel and concrete and whose sides are almost entirely of glass are set well back from the streets and surrounded by lawns and flower beds. In them beauty, utility and efficiency have been combined. Their placement and construction allow for a maximum of light and air. Their materials are strong enough to withstand the vibration and weight of machinery. Many of them use electric power from central stations, thus doing away with unsightly

smokestacks and their attendant soot. They have been planned with an eye for esthetic values as well as for efficiency of operation."

Scientific research has already made clear the devastating effects of germ-laden slums upon the health of the American people, Mr. Everett points out.

"The buildings in such districts should be razed and replaced by structures made from the safe, sanitary products of science, glass, concrete and steel, with consideration for both beauty and utility of form," he continues. "No house would have to be more than two rooms deep and every room could have direct exposure to sunlight.

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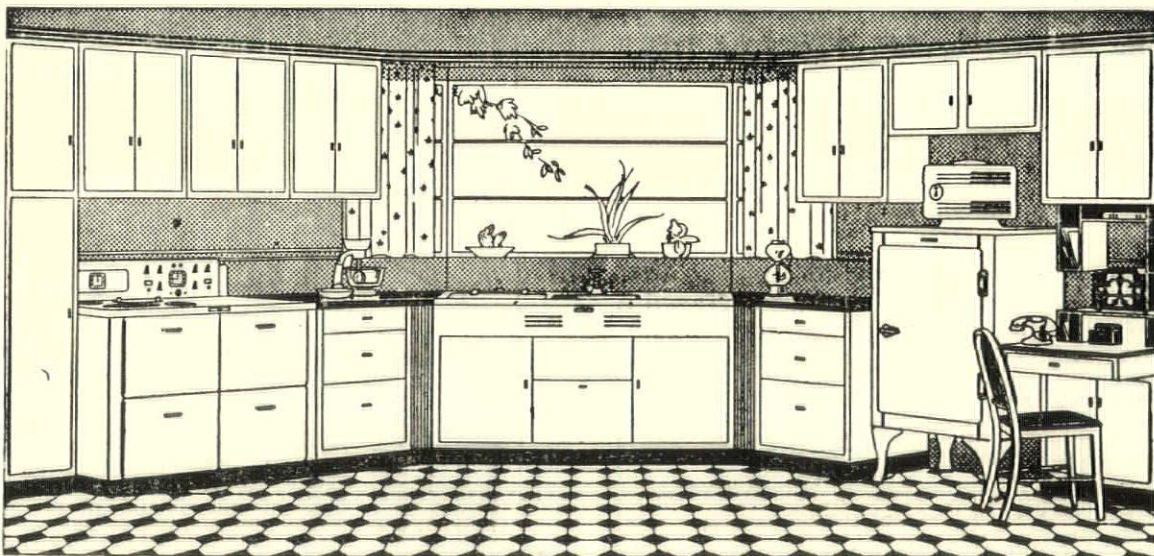
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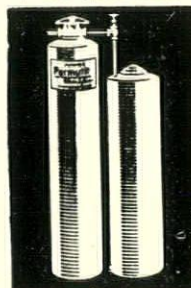
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Vol. 10

DETROIT, MICH., JANUARY 21, 1936

No. 3

M. S. A. ANNUAL CONVENTION

To Be Held In Grand Rapids March 13-14

The Twenty Second Annual Convention of the Michigan Society of Architects will be held at the Pantlind Hotel in Grand Rapids on March 13 and 14.

This decision was reached at a meeting of the Society held at the Intercollegiate Alumni Club Tuesday, January 14. The vote was unanimous.

President Clair W. Ditchy presented a letter from Harry L. Mead, chairman and Emil G. Zillmer, secretary of a Grand Rapids Committee of architects recently formed to invite the Committee to the Furniture City. Other members of the Committee are Pierre Lindhout and Harry Colton.

Architects' Luncheon

INTERCOLLEGIATE ALUMNI CLUB
13th Floor, Penobscot Building

Tuesday, January 21st, 12:30 p. m.

The letter follows:

Michigan Society of Architects,
Detroit, Michigan

Attention: Mr. Clair W. Ditchy, President
The Board of Directors and Others

Greetings:

The time is approaching for another Convention of the Michigan Society of Architects. On Tuesday, January 7, a representative group of the Grand Rapids members of this body, in fact, the Old Guard gathered around the cracker barrel and discussed

the good and profitable occasions in the past when the Michigan Society held its convention here in Grand Rapids.

After due deliberation it was decided to invite the Society here to Grand Rapids for its Convention again this year. In this invitation we have the enthusiastic support of the Grand Rapids Builders' and Traders' Exchange and in discussing the matter with representatives of the Exchange it has been suggested that, if it can be so arranged, the Convention be held at the Pantlind Hotel during the week of March 9-14, as that is the week in which the Exchange expects to put on a Home Show of State-wide interest in the Grand Rapids Civic Auditorium.

The Old Standbys expressed a willingness to take off their coats and exert every effort to assist the Directors of the Society in putting across a successful convention and sincerely hope that your Directors will see their way clear to accept this invitation.

Now, just to make this invitation unanimous we enclose herewith the official invitation of the Mayor of our City, the official invitation of the Grand Rapids Convention Bureau, the invitation of the Grand Rapids Builders' and Traders' Exchange, and last but not least, the invitation of the Pantlind Hotel itself, and we hope to be favored with an early decision in this matter so that everyone can

(Continued on Page 5)

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Edited by E. J. Brunner

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Team	Average	Points
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For Your Information and Ours

Duchene Bronze & Iron Works, 4135 Vermont, has been appointed agent for double-hung sash, aluminum and bronze, also aluminum and bronze hollow metal doors, manufactured by the Kawneer Co., of Niles, Mich.

The store front products of the Kawneer Co. are handled as formerly by the Cadillac Glass Co., 2570 Hart Ave.

Cadillac Glass Co., 2570 Hart Ave., has been appointed agent to handle INSULUX, a hollow glass brick manufactured by the Owens-Illinois Glass Co. They have this product in stock and can furnish it on short notice.

NATIONAL CONCRETE PRODUCTS CONVENTION THIS WEEK

The joint annual meeting of the National Cinder Concrete Products Association and the National Concrete Masonry Association in Detroit, Jan. 21 to 23, will be literally a convention on wheels. Except for the business sessions the first day, and the annual banquet, the 300 delegates will spend most of their time in motor buses, visiting various concrete products plants and witnessing demonstrations.

"Since Detroit has put most of the world on wheels, it seems quite fitting to hold a Detroit convention in motor buses," W. D. Kimmel, chairman of the arrangement committee said.

Among the speakers and the subjects they will discuss at the business session the first day are the following: Alden Dow, Midland, Mich., architect, whose subject is "Concrete Masonry in Modern Home Architecture"; Albert E. Bill, Detroit builder, will talk on, "Why I Build Small Homes of Concrete Masonry"; Arthur K. Hyde, Detroit archi-

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tect will give, "An Architect's Idea of the Future of Concrete Masonry"; W. G. Kaiser, of the Portland Cement Association, Chicago, will discuss, "Concrete Houses—Yesterday, Today and Tomorrow"; and Eugene W. Straight, Dearborn architect will talk on "My Experience With Concrete Ashlar."

The annual dinner will be held the night of Jan. 22 in the Hotel Statler banquet room.

Among the plants and places of interest the convention delegates will visit are the following: Ford Motor Co., Midway Theater, Hay-Con Tile Co., Cinder Block, Inc., Tower Theater, Superior Products Co., Standard Building Products Co., Players Theater, Naval Armory, Alger Theater, East Detroit Theater, State Fair Grounds club house, Shrine of the Little Flower, University Theater and University of Detroit. They will also inspect many new Detroit homes built of concrete masonry.

LOW COST HOUSE DESIGNS

Prize and other designs submitted in a recent competition conducted by the New York Chapter of the American Institute of Architects are on view in the ground floor corridor of the Architectural Building, College of Architecture, University of Michigan. Open daily, except Sunday, 9 to 6, from January 13 to January 25. The public is cordially invited.

WHAT IS ARCHITECTURE?

By BARR FERREE

Under the caption "What the Sages Said," the Southwest Builder and Contractor gives the following interesting comments from the Architectural Forum of 1891.

First let us marshal the authorities:

"The art of building specifically of fine or beautiful buildings, Architecture includes, in the widest sense: (1) the principles of design and of ornament as applied to building; (2) the science of construction, including the properties of materials and the methods of combining them; and (3) the practice of construction, including estimates of cost and the directing of builders and workmen. The practice of this art requires skill in design, which is the special province of the architect, and skill in execution, which is the special province of the workman whom the architect employs and directs. It is the function of skill in architectural design to combine in a harmonious scheme the independent and often hostile requirements—(1) of use and convenience as dictated by the conditions of the problem in hand; (2) of constructive necessity and fitness as determined either by practical experience or by scientific theory; and (3) of artistic excellence in the proportions of the parts and in the decorative treatment of details, in accordance with either principles and canons of good taste or the prescriptions of custom or tradition. It is the function of skill in execution practically to carry out the scheme so designed; and this skill is exercised by draftsmen, surveyors, mechanics, artisans and artists, each in his place. Architecture is properly distinguished from mere building by the presence

of the decorative or artistic element."—Century Dictionary.

"Architecture is the art of building according to principles which are determined, not merely by the ends the edifice is intended to serve, but by considerations of beauty and harmony. It cannot be defined as the art of building simply, or even of building well. The end of building as such is convenience, use, irrespective of appearance; and the employment of materials to this end is regulated by the mechanical principles of the constructive art. The end of architecture as an art, on the other hand, is so to arrange the plan, masses and enrichments of a structure as to impart to it interest, beauty, grandeur, unity, power. Architecture thus necessitates the possession by the builder of gifts of imagination as well, as of technical skill, and in all works of architecture properly so called these elements must exist and be harmoniously combined. The greatest works of the architect must always

(Continued on Page 7)

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ARCHITECTS' REPORTS

Agree, Chas. N., 1140 Book Tower, CA. 9263.—Revised plans re-figured on press repair shop, Woodward Garage, Second and La Belle, City of Detroit Street Railway. Bids due Jan. 20.

Same.—Re-figuring press repair shop, Woodward Garage, Second and La Belle, City of Detroit Street Railway. Bids due Jan. 20.

Same.—Re-figuring Money-House, City of Detroit Street Railway. Bids due Jan. 20.

Same.—Bids closed on air conditioning on Rialto Theatre, Flint, Mich.

Same.—Plans for Albion Theatre, Albion, Mich. held over for a short time.

Same.—Preparing plans on 2 story and basement addition to newspaper plant. Polish Daily News, Canfield and Stoepel Pl.

Bennett & Straight, 13526 Michigan, OR. 7750.—General contract on Greenville School awarded to W. H. Mueller, Detroit; plumbing, heating and ventilating, H. A. Reah, Imlay City; electrical work, County Electric Co., Dearborn.

Chute, P. H., 3857 W. Michigan, Battle Creek.—General contract on service station, Battle Creek, for Mrs. M. F. Sloan, let to E. E. Jones.

Confer, Earl A., 18970 Grand River, RE. 2714.—Preparing plans for sales and service station, 160x125, Michigan Ave.

Same.—Preparing plans for residence, Bretton Drive.

Derrick, Robt. O., Inc., 35 Fl. Union Trust Bldg., CA. 3175.—Plans on Recreation Building for Edison Institute of Technology, Greenfield Village, Dearborn, completed about Feb. 1.

Same.—Plans for east addition to waiting room, Greenfield Village, Ford Museum, completed soon.

Same.—Bids closed for two sets of gates, ornamental iron work, Oakwood Blvd. and Airport Drive.

Same.—Plans for Grace Evangelical Lutheran Church, Lakepointe and Kercheval, ready after Feb. 3th.

Dise, J. Ivan, 2631 Woodward, CA. 4789.—Alteration to building at 2942 Woodward. Let to Trowell Construction Co.

Same.—Figures on residence, Bedford Rd., Grosse Pointe Park, partly completed.

Home Planning Studios, Architects' Building.—Preparing plans for residence, Bedford Road, Grosse Pointe. Early American, 30x60, 2 stories, 3 baths, conditioned air and heat.

Same.—Preparing plans for residence, English type, Yorkshire Road, Grosse Pointe. 40x50, 1½ stories, 2 baths, conditioned air and heat.

Same.—Preparing plans for residence, Lincoln Road, Grosse Pointe. French type, 2 baths, conditioned air and heat.

Same.—Residence ready for plastering, Colonial design, Beaupre Road, Grosse Pointe Farms. 30x60, 2 stories, 2 baths, attached garage.

Same.—Preparing plans for residence, Dearborn Hills. 35x35, 2 stories, 2 baths, 2-car garage, conditioned air and heat.

Same.—Plans ready for figures. House located on Warwick Road, Rosedale Park. 36x40, 2 stories, 3 baths, 2-car garage, conditioned air and heat.

Same.—Plans prepared for 4 houses. 25x26, 2

stories, 1 bath. Kenneth-Moore Development Co., conditioned air and heat.

Same.—Factory building plans prepared. 1 story, 60x100, let to Swink Construction Co., Davison Ave., Detroit.

Same.—Residence, Westchester Road, Grosse Pointe, 57x35, 3 baths, attached garage, conditioned air and heat. Let to E. W. Jones Building Co.

Same.—Residence, 30x40, 2 stories, 2 baths, Oxford Road, Pleasant Ridge, Mich. Ready for plaster. No information over telephone.

Hughes, Talmage C., 120 Madison Ave., CH. 7660.—Contract for insulating on 24 apartment building at 49 Collingwood Ave. for Robert M. Powell let to Air-O-Cel, Inc.

Marr, Richard, 415 Brainard, TE. 1-6860.—Alteration to store at 317 West Fort. Bids closed. Contracts let probably Jan. 15.

Same.—Taking bids on Dairy Building for Wilson Dairy Co.

Merrit & Cole, LO. 2483.—Gym, Ithaca School, being refigured.

Schley, Cyril Edward, 1123 Lafayette Bldg., CA. 8499.—Plans for residence for Dr. Wm. Streit, Warrington Drive, Palmer Woods. Completed about Jan. 15.

Smith, Hinchman & Grylls, 800 Marquette Bldg., RA.8825.—Preparing plans for alteration to Central M. E. Church.

Same.—Preparing plans for school for Children's Home, Mt. Clemens, Mich.

Same.—Preparing preliminary plans for Graduates' School, Rackham Memorial, Ann Arbor, Mich.

Same.—2 story addition to Garfield Telephone Bldg. Ready about Feb. 1 for figures.

Same.—Plans for 5-story building for Singer Sewing Machine Co., completed about Feb. 15.

Same.—Taking bids on Warehouse No. 6, Peoria, Ill., Hiram Walker, starting Jan. 17.

Wetzel, B. C. & Co., 2317 Dime Bank Bldg., CA. 4941.—Burr Oak School. Bids opened but no awards made as yet.

Wright, D. Allen, 133 W. Grand Blvd., LA. 4572.—Preparing plans for residence, Ridge Road, Grosse Pointe.

Same.—Preparing plans for residence, Buckingham Road, Grosse Pointe, Mich.

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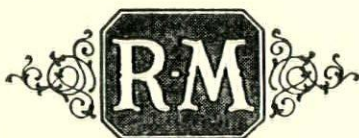
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M. S. A. ANNUAL CONVENTION

(Continued from Page 1)

go to work on this in the same spirit which has been displayed in years past.

Yours truly,

THE COMMITTEE

Harry L. Mead, Chairman
Emil Zillmer, Secretary
Pierre Lindhout
Harry Colton.

From the Mayor

Board of Directors
Michigan Society of Architects
Gentlemen:

Expressing the sentiments of the citizenry which makes up the second city in Michigan in population, it is a pleasure for myself, as Mayor of Grand Rapids, to extend to the Michigan Society of Architects a genuine invitation to partake of the hospitality of our city as the location of your 1936 convention.

Grand Rapids is famous throughout the land as a "host" city. This reputation has been deservedly earned because of the fact that thousands of out-of-town guests visit "The Furniture Capital of the World" annual to see the great furniture marts; to take advantage of the numerous recreational features, to be found only in Michigan; to attend at least one of the many conventions held here.

I can personally vouch that when the farewells are echoing, after your meeting in Grand Rapids you will leave our city with a feeling of regret and a memory of a convention, in the perfect "air conditioned city," to be long cherished.

Very truly yours,

William Timmers, Mayor
City of Grand Rapids

From the Grand Rapids Convention Bureau

Board of Directors
Michigan Society of Architects
Gentlemen:

Grand Rapids, long since famous as one of America's fine convention cities, extends to the Michigan Society of Architects a most cordial and sincere invitation to hold its 1936 convention sessions in "The Furniture Capital of America."

In considering Grand Rapids as your next convention city, there are several points in which you are genuinely interested.

Central location: Located in the heart of America's great industrial area and easily accessible by every means of transportation, a maximum number of delegates can reach here at a minimum of expense and time.

Facilities: Hotel facilities are ample for your convention and at prices to suit each purse. Because of the quarterly "Furniture Markets," Grand Rapids has become internationally famous in its capacity as host to thousands of persons annually.

Municipal Auditorium: With the completion of our Auditorium in 1933, no city can present to your convention a more complete arrangement than we—a careful inspection will satisfactorily prove this statement.

We have a staff of experienced young ladies to

handle the registration, as well as the necessary equipment; a capable publicity man to assist the local committee in the preparation and dissemination of publicity, both nationally and locally (particularly is the local press willing to give their fullest cooperation); whole-hearted assistance with the convention officials in the planning of the program, and in building attendance at the convention. This Bureau will provide these services gratis, should Grand Rapids be honored with your 1936 convention. Grand Rapids will welcome you.

Very truly yours,
Carl G. Sedan, Manager

From the Builders' and Traders' Exchange

Mr. Clair W. Ditchy, President
Michigan Society of Architects,
Fisher Building,
Detroit, Michigan.
Dear Mr. Ditchy:

We are very much pleased to learn that the Grand Rapids architects have extended an invitation to your society to hold your annual convention in our city. We shall consider it a privilege to lend our support and shall be very glad to extend our facilities here and cooperate with you in every manner possible to help make this convention a success.

Our organization is putting on a Better Housing Exhibit, or Home Show, in the Civic Auditorium

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Association Convention,
Hotel Statler, Jan. 21-22-23

here during the period from March 9 to 14 inclusive, which we are confident will create and attract statewide interest. We would like very much, if it can be arranged, to have you hold your convention during the above mentioned week and shall be very glad to have every delegate attending the convention take in the Home Show as our guest.

We most sincerely hope that this can be arranged and that you will finally decide to come to our city on the dates mentioned and want you to know we will feel that we will be honored by the presence of your convention.

Yours very truly,

BUILDERS AND TRADERS EXCHANGE

Orson J. Sawyer, President.

From the Pantlind Hotel

Board of Directors
Michigan Society of Architects
Gentlemen:

The Pantlind Hotel joins with the Grand Rapids Convention Bureau in an invitation to the Michigan Society of Architects to select this hotel as its 1936 convention headquarters.

The Pantlind Hotel, known as AN ENTIRE CITY BLOCK OF HOSPITALITY, is considered one of the finest convention hotels in the country. The Pantlind offers seven hundred fifty first-class guest rooms with accommodations for approximately twelve hundred guests. Rates are most reasonable, starting at \$2.00 with private lavatory and \$2.50 with private bath, and with double occupancy \$1.00 extra. Opening off the lobby floor and mezzanine are ten meeting rooms seating upwards to seven hundred for meetings and five hundred for banquets. In addition to rooms on the mezzanine and lobby floor there are various committee rooms and smaller assembly rooms on the first floor. The convenient arrangement of meeting rooms and a

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large lobby combine to facilitate the movement of convention delegates from one meeting room to another and for the preparation of any entertainment the association has in mind.

The Pantlind Hotel offers accommodations for the President and Secretary complimentary, as well as all rooms used for meeting and business headquarters, etc.

The Pantlind Hotel offers accommodations for the which will aid you in the preparation for and operation of your convention. You will find a true spirit of hospitality and service at the Pantlind.

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The Builders & Traders Exchange of Grand Rapids
CIVIC AUDITORIUM

March 9-14, 1936

General Chairman, F. E. EDERLE

200 Ionia Ave., N. W. Telephone 8-1173

HOUSING—THE BIG SHOW FOR '36

Government agencies, manufacturers, financial institutions, building material dealers, contractors, sub-contractors and realtors are co-operating in plans to complete arrangements for a better housing exhibit, designed to start a real upturn in home building, remodeling and repairing such as this city has not experienced in many years.

The depression has not stopped the desire of the average American family to own its own home. The depression has not stopped the ingenuity of American industry in the production of new and reasonably priced conveniences for the home. The depression up to the present time has stopped the possibility of the building industry showing these many devices for home comfort, but now with a great upturn in business and a corresponding increase in employment the building industry not only has an opportunity to show its new products, it becomes the duty of the industry to do everything humanly possible to promote new building, modernizing and repairing so that the mechanics and laborers long without employment, may again be given jobs at respectable wages.

To accomplish these things we believe it is necessary to start the spring campaign with a real exhibit confined to products used in the home. We are sure that we can depend on your co-operation in making this exhibit an epoch in the history of Grand Rapids.

Very truly yours,

Builders and Traders Exchange

F. E. EDERLE, Secretary.

On to Grand Rapids

Following such an invitation the secretary was instructed to ask Grand Rapids how much she would bid for the convention, pointing out that Philadelphia is paying \$200,000 for one convention.

That's just like Detroit architects but the president quickly reminded them that they would have to leave their business tactics at home. Since the Convention starts on Friday the 13th, none would dare venture out after Grand Rapids jobs anyway.

So keep these dates in mind and look for big things from Grand Rapids as she has always done.

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WHAT IS ARCHITECTURE?

(Continued from Page 3)

be those in which the imagination of the artist is most plainly seen."—Encyclopaedia Britannica.

"Architecture is the art which so disposes and adorns the edifices raised by man for whatsoever use, that the sight of them contributes to his mental health, power, and pleasure. It is very necessary, in the outset of all inquiry, to distinguish carefully between architecture and building."—Ruskin.

"Ornamentation is the principal part of architecture. That is to say, that the highest nobility of a building does not consist in its being well built, but in its being nobly sculptured or painted."—Ruskin.

"The proper definition of architecture is merely the art of designing sculpture for a particular place, and placing it there on the best principle of building."—Ruskin.

"Architecture is nothing more or less than the art of ornamental and ornamented construction."—Fergusson.

"The form of combinations in all styles of architecture are but so many means of suiting the climate and country in which they are used."—Gwilt.

"Architecture, the art of building, includes two elements, theory and practice. The former comprehends the fine art side proper. The body of the general rules inspired by taste and based on tradition, and the science which admits of demonstrations by means of invariable and absolute formulas. Practice is the application of theory to particular needs; it is practice which causes the art and the science to confer to the nature of materials, to climate, to the customs of the period, or to the necessities of the occasion."—Viollet-le-Duc.

"Architecture is the art of construction according to the principles of the beautiful."—Blanc.

"The attentive study of the architecture of the different people of antiquity shows us in an unmistakable manner that we call the style and character of the architecture is not only determined by the taste and needs of the population, but is influenced even by the nature of the country in which the ancient architects exercised their arts."—Texier and Pullan.

A truly astonishing variety which it would be easy to extend, but these are ample evidence of the opinions of the doctors, thus reflecting, in a degree, the opinions of lesser folk whose opportunities for forming a judgment on such a subject is more limited than those who have made architecture their life work. At the best the art of defining is a difficult one, and is especially so in a subject embracing so many different elements as architecture. As a matter of fact, most of these who have essayed to define the word have solved the problem by either limiting it to beautiful work or to that in which beauty or ornament—two terms apparently closely united, but frequently thoroughly opposed to one another—are included. Mr. Fergusson, whose enormous popular following is only exceeded by his general untrustworthiness and unsuitability as a chronicler of architectural history, took the trouble to illustrate his definition by a diagram, at the

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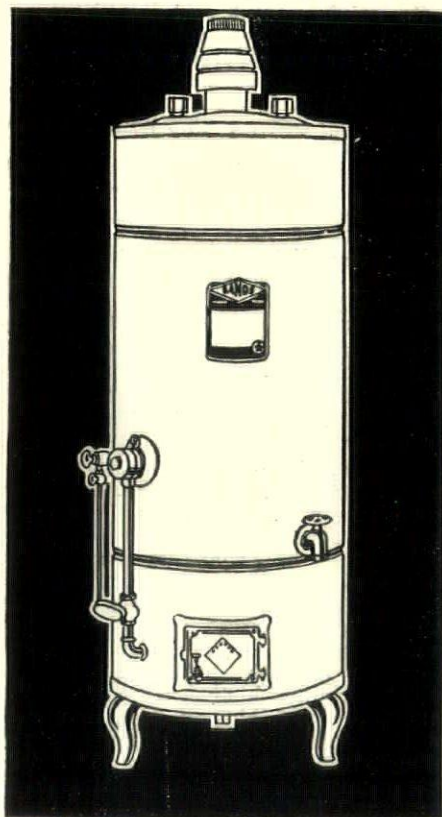
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end of which was a structure whose hideous plainness was much like an ordinary factory, and which through a series of applications of various quantities of ornament and decoration was transformed, at the end, into a palatial facade of truly amazing proportions. This was architecture; the other stages of the progression were buildings or constructions.

No distinction could well be more misleading, and it would have been hard to have composed a more artificial definition. It is true there is an impression among general readers and observers, as well as specialists, who should know better, that if architecture is not ornamental or ornamented building, it is not far from it. Mr. Ruskin, for example, has devoted much of his life to the composing of definitions of architecture, and has propounded some of the most extraordinary and fanciful conceptions that have been given to the world, yet every one of them is but the expression of his own ideas, his individual impression, the statement of what he thinks architecture is or should be.

The fact is the definers of architecture base their definitions upon what they see around them. They are fascinated by the great monuments of architectural art and refuse to admit anything unpretentious into their field of vision, unless forced to do so by the paucity of other memorials. In the present day we do not build monumental structures to feast our eyes upon, but many writers obviously compile their definitions upon modern practice and needs. The complex conditions of the day lie at the base of their meanings, not the historical associations or the story contained in the record of the art from immemorial ages.

Architecture is the most ancient of the arts. Not as we know it, not as it was practiced in ancient Egypt or Assyria, or even in the stupendous monuments of ancient India, of unknown age and origin.

If "architecture is the art of building according to principles which are determined, not merely by the ends the edifice is intended to serve, but by considerations of beauty and harmony," then indeed is its origin recent and its history comparatively modern. But the structures in which beauty and harmony are considered are the successors to other structures into which these elements do not enter or in which their influence can only be traced in a rudimentary degree. The houses and buildings that line our streets today are the legitimate successors, or descendants if that be a better word, of the huts and "lean-to's" erected by primitive man in the primeval forest. In other words, the complex modern office buildings or dwellings with all their harmony and beauty, their ornamental and ornamented construction, their contributions to the mental health, power and pleasure of man, with whatsoever other qualities the imagination of the artistic critics may suggest, fulfill the same function in modern life, perform the same duty in modern society as the hut does for the rudest savage in the lowest stage of humanity.

Like all other things, architecture had beginning; it could not have originated in any known edifice, because if the date or time of its erection is not known, the skill required in the construction of any structure that has survived from a distant past is sufficient to show that some earlier experience must have preceded it. Those, therefore, who search the sands of Egypt, the mounds of Assyria for the earliest architectural work of men are deluding themselves into a false idea. It may be possible in one or the other of these localities to find the earliest known historical monument, the earliest structure whose history can actually be traced, but not the earliest feeble attempts man made in providing himself with shelter. The origin of architecture must be sought in prehistoric not in historic times, and the conditions there found must explain the meaning of the word, the nature of the art. Its earliest stage is not its most useful because it is

not the most developed, but no definition can be accepted, no meaning adopted, which will limit the art to its latest form and make a natural product the plaything of the imagination of civilization.

Were all men now living in the happy state of culture the highest type of white race has attained, it would be quite hopeless to look for the beginning of architecture or to find anything but a relatively advanced stage. Fortunately, many primitive forms of existence have survived intact to the present day in the savages who form a very considerable part of the population of the earth, and even if the customs and ideas which they exhibit are not actual survivals from a primeval age, they are not less primitive in conception and employment. The early history of all phases of life has received fresh and abundant illustration from researches conducted in the primitive life of the present, and though it can never be ascertained how close this reconstructed life approaches the reality, it throws much valuable light upon the beginnings of human intellect. And as we look for the origin of manufacturers and institutions in these early records so the origin of architecture must be sought in the same source.

The first thing to be noted in primitive architecture is the total absence of the harmony, beauty and ornament which make up a large part of modern building. The struggles for existence with which primitive man had to contend were too severe for him to spend time on anything but actual necessities. If his shelter had an idea at all it was to be useful, and nothing more was expected. Indeed, how could it? With few mental powers, with an active but fearful imagination, with narrow mechanical means and appliances, he had to do the best he could. Sometimes he took a strip of bark from a tree, sometimes gathered a heap of leaves; the cave was palatial, the hut of rough logs or branches, tied at the top by a twig and covered with leaves, a miracle no less amazing to his undeveloped mind than the dome of S. Sophia to the cultured Justinian.

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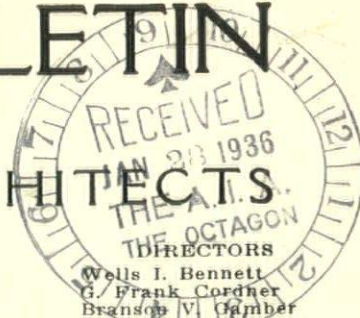
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WEEKLY BULLETIN

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DETROIT, MICH., JANUARY 28, 1936

No. 4

JOINT MEETING

Detroit Chapter, A.I.A. Michigan Society
of Architects

INTERCOLLEGIATE ALUMNI CLUB

Tuesday, Jan. 28—Dinner at 6:30 P. M.

No reservations necessary, but be sure and come—
at least to the meeting at 8 P. M.

Speaker: Mr. Barton P. Jenks, Jr., Boston architect, sent here by the government, in charge of the James Couzens Housing Development in Oakland County.

Mr. Jenks, who will speak on the subject of the Oakland Housing Project is an authority on housing and his talk should be of interest to architects.

Architects' Luncheon

INTERCOLLEGIATE ALUMNI CLUB
13th Floor, Penobscot Building
Tuesday, January 28th, 12:30 p. m.

ANN ARBOR SOCIETY OF ARCHITECTS MEETING

The Ann Arbor Society of Architects will hold a
joint meeting with the Ann Arbor Realtors

At 6:30 p. m., January 30, 1936

at the MICHIGAN UNION

The purpose of the meeting is to create a workable relation between these two organizations. Speakers will be Clair W. Ditchy, President of the Michigan Society of Architects and a speaker to be selected from the State Real Estate Board.

MICHIGAN HOUSING ASSOCIATION MEETING

Wednesday, January 29th

SAVOYARD CLUB

Buhl Building

LUNCHEON 12:15 P. M.—50c

Do You Or Do You Not Believe In "Zoning"?

If you have no convictions on the subject, join with us and get both viewpoints. It is essential that we have our opinion on the subject crystalized.

Open Meeting, Wednesday, Jan. 29th, 1936

Subject: "Should This Association Support a Movement for a Zoning Ordinance for the City of Detroit?"

Speaker: Mr. Herbert L. Russell, Secretary of the City Plan Commission.

We believe that Mr. Russell is qualified to present this subject in an unbiased manner, having given considerable study to past zoning efforts in this city. He has a clear understanding of its value and relationship to a well-rounded housing program.

We can assure you of a pleasant and instructive luncheon hour, and ask that you make every effort to be there and bring a friend. There will be a free discussion after Mr. Russell's address. If you cannot join us at the luncheon hour, be sure to come after lunch, not later than 1:10 P. M.

This will be an open forum for the benefit of those interested in better housing for the lower income group, and zoning, and is not limited to members of the Michigan Housing Association.

Please phone MADison 7377 for reservation.

MICHIGAN HOUSING ASSOCIATION

BUILDERS' AND TRADERS' EXCHANGE OF DETROIT

Mason P. Rumney, President; H. Eugene Webb, Vice-President; Albert Beever, Vice-President; Claude Filer, Treasurer; Edwin J. Brunner, Secretary

Directors:—Gage Cooper, Herman Banbrook, Leo Rowley, Edward Leavenworth, Walter Trowell.
439 Penobscot Bldg., RAndolph 5500

Edited by E. J. Brunner

Annual Meeting

The fifty-first annual meeting of the Builders' and Traders' Exchange held Tuesday, January 21 was one of those rare occasions which will long be reminisced about by those who were present at the business meeting and the "open house"; but by the same token, one of those occasions which loses about ninety per cent of its glamour when you try to put it down in writing. For how can anyone set down with any elaborateness the fact that a group of congenial men meet, talk, get acquainted, and have a pleasant time?

So let us waive trying to do it, and tell you some of the business procedure.

First of all the annual election resulted in the following three men being elected for three year terms to the Board of Directors:

Bert Haberkorn of the J. H. A. Haberkorn Co.

Ray L. Spitzley of the R. L. Spitzley Heating Co.

John Wenzel of Wenzel Floor Co.

In the order named this brings to the board a carpenter contractor, a heating and piping contractor, and a floor contractor.

The six members of the board holding over are Herman Banbrook of Banbrook Gowan Co., general contractor; Albert Beever of Beever Plastering Co., plastering contractor; Edgar Leavenworth of Christa-Bachelder Co., marble contractors; Gage Cooper of Cooper Supply Co., builders' supplies; Leo Rowley of Leo Rowley Co., painting contractor; and H. Eugene Webb of Lowrie and Webb Co., lumber dealers.

This board of nine will elect its officers at an organization meeting which will be reported next week.

The retiring members of the board are Mason P. Rumney, president of the Exchange, and of Detroit Steel Products, manufacturers of steel sash and other steel products for the construction industry and automotive industry; Claude Filer, treasurer of the Exchange and of J. A. Mercier Brick Co., brick and cement; and Walter Trowell of Trowell Construction Co., carpenter contractors.

Mason P. Rumney in his president's report took as his first major theme, the special bulletins of the Exchange and traced the work of the board and the staff behind these bulletins. Included subjects were the sales tax, the WPA and PWA, co-operative work with the city hall, and establishment of branch procurement office in Detroit.

Pointing to the progress upward the Exchange had made during 1935, Mr. Rumney predicted for the forthcoming year as follows:

"If business keeps on its upward course as we all anticipate, the Exchange will undoubtedly be able to increase its membership and thus add to its revenues. Through the untiring efforts of your staff the Exchange has been able to weather the storm, but its biggest immediate problem is more funds with which to expand its activities."

William F. Seeley, golf chairman of the Architects' and Builders' and Traders' Golf Outings made his eighth annual report as chairman. As a matter of statistics he pointed out that 352 men played golf during the season.

E. J. Brunner, secretary of the Exchange in his annual report cited a gain of 31 per cent in membership in 1935 and predicted a larger gain in 1936. A large chart showing membership progress of the Exchange compared to volume of building activity in Detroit was displayed.

Both the secretary's report and the treasurer's report (the latter being given by Karl Doeren, auditor, on the request of Claude Filer, treasurer) made plain the fact that the Exchange throughout the period from January 1, 1928 to the present has been operated on a business budget basis which has kept it in the black. It was in a few years immediately preceding 1928 that the Exchange in the midst of prosperous conditions in Detroit's construction industry ran large into the red and used up every cent of a large and hard earned surplus.

The one and only debt of the Exchange at the present time more than one month old is considerably less than one thousand dollars and the net worth of the Exchange after rigorous elimination of doubtful accounts receivable is many fold that figure.

Quoting briefly to the point above from the secretary's report:

"Cannot it be said with enough assurance to still any doubt of anyone, either member or non-member, that the administration of this Exchange has been tested thoroughly on a pay as you go basis. It certainly has, and not for eight years has there been any thought of asking for special assessments, or special aid. . . .

"And I want to take this opportunity to tell you members, that your elected Boards of Directors one after the other were earnest, level-headed, and untiring in doing their part to carry the Exchange through the vicissitudes it has passed through. Never at any time was there thought other than ploughing ahead and making it go. Never at any time was there recommendation to cut salaries any more than the occasion demanded. Always have the boards regretted having to make the cuts, and there was genuine pleasure in granting the raise near the end of 1935."

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WHAT'S NEW IN HOUSES

By G. Frank Cordner, A. I. A.

Interest in home building never seems to wane, in spite of setbacks. Those of us who haven't one, want one. Those who have want a better one or else they want to change neighborhoods. Thanks to the Federal Housing Administration system of mortgage insurance and its Better Housing Campaign we see very definite signs of renewed activity in house building. Let's visit some of these new houses and see what's going on, see what's new in houses.

The results of a recent nationwide competition among architects for designs for medium size house indicate that not alone the house, but the lot and the neighborhood now form the basis of planning and design. Architects are pointing the way to better living through houses that consider all these phases I have just mentioned. Houses and their garages are being consolidated into one structure with the garage frequently on the street side and the living room looking over the beautified rear garden, where local conditions make this feasible.

We find an increasing number of houses that are being built firesafe. Light forms of steel and of concrete seem to be leading in popularity. More and larger windows, both wood and steel, are being provided and where the view warrants, the large stationary, plate glass panorama window has reappeared.

Because so many people take most of their meals in a room other than the dining room, the latter is slowly disappearing or is becoming a part of an enlarged living room. The breakfast nook or dining alcove, as you please, has come to stay because of its practicality.

There is much evidence that the full basement is on its way out because modern air conditioning plants, laundry equipment and play rooms may just as well be put above ground. In the case of play and recreation rooms they are infinitely better out of damp basements.

Kitchens are smaller but are receiving more care in their planning and equipment. Electric fans for removing heat and odors are now common. Longer counters and work places are being recognized as necessities. Linoleum in special colors is seen on walls for ready washing, and also on drainboards. The newer sinks have metal cabinets and drawers below and a wide range of colors is available. Less food storage space is needed now. As a nation we are eating less and stores are nearby to store it for us.

Heat insulation has become the common requirement in outside walls and topmost ceiling. There is no insulating value in ordinary building paper, contrary to what you may be told by those interested in selling you a house. Investigate. In no one thing does the modern house show greater progress over its predecessors than in attention to

physical comfort. Insulation, weatherstripping, better windows, lower ceilings and better heating systems all combine to make us comfortable. Air conditioning systems are gaining impetus as costs gradually decline and broaden the market.

The average air conditioning plant warms the air, generally with oil as the fuel but now and then using coal, circulates it under pressure from a blower to the rooms, returns it to the heater, filters it, adds moisture and then repeats the cycle. Not many are yet cooling it in summer nor removing excess moisture as occasion demands not because these are impossible of accomplishment but because the added cost is usually more than the homebuyer of modest means can afford to pay. Room temperatures are controlled by automatic regulators as is usually but not always the percentage of humidity.

Large, accessible attics are disappearing from two story houses, although they are still seen over the one floor bungalow type.

Exterior design of residences is slow to respond to new types so one may come upon a very modern plan or layout having its exterior done in the details of one of the conventional or period styles. It is the same with interiors. Entire interiors in the modern style are rare in small houses as yet but one will find single rooms, decoration here and there and other features that indicate the trend. One in-

Continued on page 8

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ARCHITECTS' REPORTS

Agree, Chas. N., 1140 Book Tower, CA. 9263.—Revised plans re-figured on press repair shop, Woodward Garage, Second and La Belle, City of Detroit Street Railway. Bids due Jan. 20.

Same.—Re-figuring press repair shop, Woodward Garage, Second and La Belle, City of Detroit Street Railway. Bids closed.

Same.—Re-figuring Money-House, City of Detroit Street Railway. Bids closed.

Same.—Bids closed on air conditioning on Rialto Theatre, Flint, Mich.

Same.—Taking figures on 2 story and basement addition to newspaper plant. Polish Daily News, Canfield and Stoepel Pl. Bids due Jan. 27.

Same.—Preparing plans for remodeling and modernization of Rialto Theatre, formerly Temple Theatre, Bay City, located at cor. Washington and 7th Streets.

Same.—Preparing plans for store building, East Warren Ave. and Outer Drive.

Same.—Preparing plans for residence on Collins Ave., Miami Beach, Fla.

Same.—Taking bids on remodeling of two stores, Rialto Theatre. Bids due Jan. 27.

Same.—Taking bids on stoker for Capital Theatre, Detroit.

Same.—General contract on remodeling of warehouse, 14th and Porter, A. E. Olender, owner, let to Philip Caplan.

Confer, Earl A., 18970 Grand River, RE. 2714.—Taking figures on automobile sales and service station, 160x125, Michigan Ave., beginning Jan. 23.

Same.—Plans for residence, Bretton Drive, completed. Held over temporarily.

De Rosiers, Arthur, 1414 Macabees Bldg., CO. 2178.—Plans for school and church building for St. Mary's Parish, Kalamazoo, Mich., completed about Feb. 15.

Derrick, Robt. O., Inc., 35 Fl. Union Trust Bldg., CA. 3175.—Plans on Recreation Building for Edison Institute of Technology, Greenfield Village, Dearborn, completed about Feb. 1.

Same.—Plans for east addition to waiting room, Greenfield Village, Ford Museum, completed soon.

Same.—Bids closed for two sets of gates, ornamental iron work, Oakwood Blvd. and Airport Drive.

Same.—Plans for Grace Evangelical Lutheran Church, Lakepointe and Kercheval, ready after Feb. 15th.

Dise, J. Ivan, 2631 Woodward, CA. 4789.—Figures on residence, Bedford Rd., Grosse Pointe Park, partly completed.

Same.—Figures on residence, Bedford Rd., Grosse Pointe Park, partly completed.

Kuni, Wm. H., CA. 8550.—Taking figures on residence, Warrington Drive. Also residence on Parkside. Figures to close shortly.

Same.—Taking figures on two residences, Rose-dale Park.

Marr, Richard, 415 Brainard, TE. 1-6860.—Alteration to store at 317 West Fort. Bids closed.

Same.—Bids on dairy building for Wilson Dairy Co. closed.

Merrit & Cole, LO. 2483.—Gym, Ithaca School. Foundation and excavation let to Corrick Bros. Other figures to be taken week of Jan. 27.

Mueller, G. A., 1346 Broadway, RA. 3763.—Preparing plans for addition and alteration to brewery for Canton Brewing Co., Canton, Ohio.

Same.—Preparing plans for addition and alteration to Krantz Brewing Co., Findlay, Ohio.

Schley, Cyril Edward, 1123 Lafayette Bldg., CA. 8499.—Plans for residence for Dr. Wm. Streit, Warrington Drive, Palmer Woods completed.

Smith, Hinchman & Grylls, 800 Marquette Bldg., RA.8825.—Preparing plans for alteration to Central M. E. Church.

Same.—Preparing plans for school for Children's Home, Mt. Clemens, Mich.

Same.—Preparing preliminary plans for Graduates' School, Rackham Memorial, Ann Arbor, Mich.

Same.—2 story addition to Garfield Telephone Bldg. Ready about Feb. 1 for figures.

Same.—Plans for 5-story building for Singer Sewing Machine Co., completed about Feb. 15.

Same.—Taking bids on Warehouse No. 6, Peoria, Ill., Hiram Walker, starting Jan. 17.

Stratton, W. B., 120 Madison Ave., CH. 7268.—Alteration at S. W. corner John R. and Farmer for Lewella Hannan Charitable Corp. let to Stibbard Construction Co.

Wetzel, B. C. & Co., 2317 Dime Bank Bldg., CA. 4941.—Burr Oak School. Bids opened but no awards made as yet.

Wright, Frank H., 2317 Dime Bank Bldg., CA. 4941.—Plans for residence for Mr. and Mrs. R. P. Lewis, Flint, completed about Feb. 15.

Same.—Taking figures on store building, First Ave., Flint.

Wright, D. Allen, 133 W. Grand Blvd., LA. 4572.—Plans and specifications completed for residence, Wahoo, Wis. Owner taking figures.

Same.—Taking figures on residence, Ridge Road, Grosse Pointe Farms, by invitation only.

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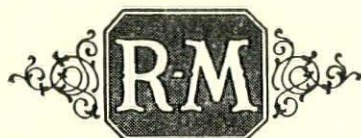
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Released Through Barnet Phillips Co., Andrew R. Maglia, Associates, Architectural Decorators

The purpose of decorative painting, is probably the least understood of any of the work that is used in the interiors of buildings, and few comprehend its value and necessity, particularly in Public and Semi-Public Buildings.

The lack of understanding of this character of work and its too frequent improper application, has prejudiced many against it. Not being a structural material (in a literal sense) it is too often considered only as a protective medium and immaterial whether done at all or how executed. This, however, is an erroneous conception which should be corrected.

Decorative painting in its true sense is a fine art—as much so as sculpture or other allied arts. It has a real necessity wherever plaster surfaces are used, and in many cases is more effective and economical than the use of other materials or forms of treatment.

Its purpose when used with judgment is to enhance the room; to give restfulness and balance, with that degree of contrast or relationship in color as will best suit the architectural scheme. Its purpose as to effect is similar to the use of stone, marble, bronze, wood or other materials of a textural and color value.

Its possibilities in obtaining effects goes much further than other mediums of expression, due to the innumerable combinations of tone and color that can be used.

It acts as a medium to blend and pull together other materials that enter into the construction of the room. Textures and self tones can be employed to great advantage, where both character and simple effects are desired. There are cases where creative design and color may prove the best and most economical method of expression, such as in rooms that have a functional purpose. There are still other rooms of a monumental character, where great richness in subdued colors or gold are essential to give the proper accentuation, as in ornamental coffered ceilings.

The possibilities of decorative painting are endless, and whether done in the simplest neutral tone or in a highly decorative manner, it is one of the most essential factors in the successful treatment of an interior.

It is evident that great judgment and study should be devoted to this branch of architecture to insure the desired results. The work cannot be given out in a haphazard manner, and whoever is entrusted with the commission must be thoroughly capable of handling it.

Decorative painting is a specialized field of art, and should not be confused with the work of the plain or mural painter, these being separate fields of endeavor just as much so as those of the mason, the stone cutter or modeler. One could not expect the mason to give the same result as a stone cutter or modeler, and for the same reason one cannot procure decorative painting from a plain or mural

painter who has not been trained for this type of work or has no organization for its execution.

The decorative painter to direct and execute this work should be one who has had training in art and architecture, with an understanding of the architect's and owner's viewpoints, and results to be achieved. He must have creative ability and a technical knowledge as to the best methods for the execution of the work together with a broad experience and an organization of competent and trained artisans. He should know when and how to suggest changes, additions or eliminations in the scheme as the work progresses, that will lead to its successful completion.

It can be readily seen that it is impossible to overcome this lack of knowledge in the mind of a dec-

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orator or painter who may have the best of intentions but is lacking in the training and understanding of this type of work. Even the most complete and adequate drawings, specifications and supervision will be useless in his hands. For these reasons it is impossible to have work of this character carried out successfully by open competitive bidding.

In order to obtain the proper service and results as outlined, a method has been used by a number of architects and owners which has proved most economical and satisfactory in its attainments. This method eliminates the necessity for indiscriminate competitive bidding.

1. The architect to insert in his specifications an allowance sufficient to cover the decorative painting, this to form a part of the general contract and subject to the control of the architect, or handled by the architect and owner as a separate item.

2. To select by invitation a decorative painter (or not more than three) of repute and standing to review the work in question, who is to give his credentials in writing to the owner and architect for their consideration.

3. The owner and architect if satisfied with this information, to request the decorator (or any one of the three) to prepare a preliminary scheme without prejudice or cost to the owner.

4. The scheme to consist of such color drawings and descriptive specifications as will give a general idea of the work proposed, together with a budget of cost that shall not exceed the amount specified.

5. If this preliminary work is not satisfactory to the architect and owner they may take up the work with some one else in the same manner without obligation.

6. If the preliminary work is satisfactory, the decorator to be commissioned to prepare the following data, for which he may make a service charge to

be agreed upon in advance with the architect and owner.

7. To prepare all color or line drawings to fully illustrate the work intended, together with detail specifications in which latitude is given to make changes as the work progresses. From these drawings and specifications, a detailed budget to be prepared based on the cost of each space and further analyzed to give the cost of the various elements that go to make up the amount of the budget, such as working drawings and layouts, cartoons, samples, decorative painting labor, decorative ornamental painting labor, overhead and profit.

8. If the foregoing is generally satisfactory to the architect and owner, an agreement to be entered into with the decorative painter for the execution of the work which shall also include all costs under items 6 and 7.

9. If a working basis cannot be agreed upon, the decorative painter to be paid the amount for service in item 6, and the matter closed. The drawings, specifications, etc., being the property of the owner.

The method outlined herein will give the basis for a fair and impartial contract, will enable the architect and owner to keep a check on the work both in labor and execution, and will give latitude for changes as may be deemed necessary as the work progresses without extra cost to the owner.

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CONVENTION PLANS FORMING

Pierre Lindhout, Grand Rapids architect and member of a committee of Grand Rapids Architects in charge of arrangements for the M.S.A. Convention was in Detroit last week to confer with Clair W. Ditchy, president of the Society.

The Twenty-second Annual Convention of the Society will be held at the Pantlind Hotel in Grand Rapids on March 13 and 14.

Mr. Lindhout reports that the Builders' and Traders' Exchange of Grand Rapids will take an active part in welcoming the

delegates to Grand Rapids and to their Home Show which will be held at that time.

Now that there is improvement in the industry the Convention will undoubtedly have much of interest on how to improve conditions and how better to serve the public.

Committee Reports Requested

As the annual convention of the Michigan Society of Architects is approaching, chairmen of Committees are requested to file reports for the past year with the Bulletin in order that they may be published in advance.

It is hoped that those listed below will

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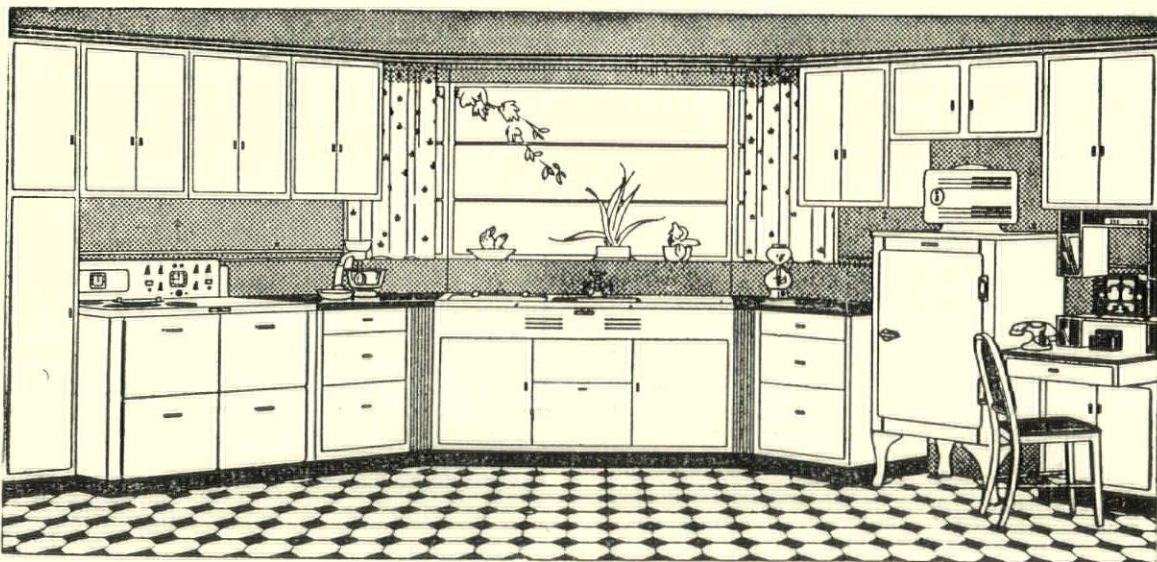
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CAN YOU USE THIS MAN?

Registered architect, member of architectural organization, in good standing, is seeking connection with a firm, in sales promotion, as contact man or a combination wherein his architectural and sales ability would be used.

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His record on important work and contacts already established should qualify him as a valuable man in the right kind of organization.

Address the Bulletin.

WHAT'S NEW IN HOUSES

Continued from page 3

fluence that will speed this up is the more rapid spread of furniture done in the modern manner. Movable equipment is always more quick to respond to new influences than fixed matters like buildings.

Surprisingly enough, there are but few really new materials to be found on the new houses. Older materials being used in new ways are much more common. Except for windows and mirrors, glass has still to be used in other ways as it has been used in commercial buildings. Even in bathrooms where it is highly suitable it has made little inroad on the old familiar tile. And, speaking of bathrooms, have you seen the new pressed steel plumbing fixtures with beautiful porcelain enameled finishes in many colors? And the new bathtub, 4'

square, provided with angular seats and a diagonal tub depression?

In artificial lighting there is a trend toward softer, non-glare types and with more general ceiling lighting. Forests of bridge lamps giving next to no light are very lovely but are ruinous to eyes. Have them if you must but provide general lighting as well. The modern type of standing lamp which directs most of its light to the ceiling is very good.

These are some of the things that you have seen today.

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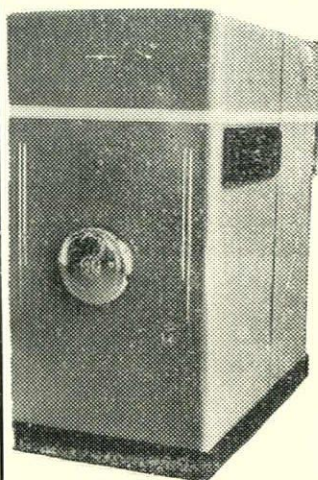
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