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WEEKLY BULLETIN

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DETROIT, MICH., MAY 5, 1936

No. 18

THE PURDUE HOUSING RESEARCH PROJECT

By BENJAMIN F. BETTS, A. I. A.

Mr. Betts, former Editor of The American Architect, has something to say about an interesting development with which he is now connected.

There are several approaches to this housing business—two are social and the national prosperity recovery angles. Both end up more or less in the cost question. For instance, based upon incomes only about 25 per cent of our families can afford a house costing more than say \$5000. At present it is well nigh impossible to build a substantial house in most localities for less than \$5000. So long as that is the case we will be building for the "upper classes" who can afford \$5000 or more houses—or for the 25 per cent group of the population. That means a fair volume of business but as a stimulator of national prosperity it is not enough. If possible we should find a way to extend the market to reach say 50 per cent or more of our population.

As house construction stands today, therefore, we cannot do much from the social angle. We need to reach—as an ultimate goal—houses within the cost possibilities of nearly 100 per cent of the population.

Architects' Luncheon

INTERCOLLEGIATE ALUMNI CLUB

13th Floor, Penobscot Building

Tuesday, May 5th, 12:30 p. m.

lation. The government grants on slum clearance, multiple housing amounts to a government subsidy. Even so these projects are not reaching down far enough in the social scale.

I mention the above to show to what extent housing costs are the crux of the solution of the housing problem. Recognizing that as being fundamental, the Purdue Housing Research Project is making an effort to find out what houses cost; why they cost what they do; and how much space can be obtained for a given amount of money. These costs involve construction, operating, and maintenance. Other data will be made available through the Project, but cost is at this time the prime objective.

It did not take much preliminary analysis to establish the cost limit of the houses at \$5000. To meet average social conditions and if possible improve them it was determined to meet the needs of an average family—which, according to census

figures, is approximately four persons. Anyone who can afford a \$5000 house, can also usually afford an automobile, hence the garage becoming a requirement. Next we said, "We will not compromise structural quality in order to include gadgets. Neither will we attempt to build a low-cost house by trick methods. We will use what the market affords."

To obtain comparative costs we, therefore, elected to use a variety of structural methods and materials and equipment. To avoid later possible criticism we went to material associations and individuals. The problem was put up to them, to solve in the most economical and efficient manner and to secure maximum space. But, the Project to be of value had to be free from commercial obligations and bias. So, the Purdue Research Foundation is paying all costs—except architectural fees for plans and consultation with the representatives of the interested industries.

And too, we must make the Project as practical as possible. Let's find out first hand exactly what the average home owner is up against. So we imagine ourselves home owners and obtain plans (free as per above, which is not unusual) and get a contractor to build the house. And we go through the agony of arguing with the contractor on the basis that our budget will not allow us to build a house costing more than \$5000.

But being somewhat experienced in building construction we do go one step further, since we are also interested in research. By the way, research and experiment are two different things. This is just a reminder for of course you know that. That one step further is divided into two parts—first an agreement on the part of the contractor to open his books to us after he completes the job. Second, we keep our own inspector on the job to obtain minute, detail costs of all operations entering into construction.

(Continued on Page 3)

BUILDERS' AND TRADERS' EXCHANGE OF DETROIT

Albert Beever, President; H. Eugene Webb, Vice-President; Leo Rowley, Vice-Pres.; John Wenzel, Treasurer;
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Edwin J. Brunner, Secretary.

439 Penobscot Bldg., RANDOLPH 5500

Edited by E. J. Brunner

APROPOS (Or Something)

Apropos to our oft repeated statement that all responsible firms in the construction industry should be members of the Builders' and Traders' Exchange, a visitor in our offices this weeks said essentially as follows:

"I only hope that all your members read the 'dope' you are sening out. You are not aiming at anything impossible to achieve. Go to it and keep it up."

He then went on to say that it certainly should be plain to all, that a little push on the part of every member would result in getting all the good ones in. He then said:

"There are some on your rolls that some would take exception to. That is always the case. But it is better to have them in than out, ESPECIALLY SO LONG AS THERE ARE SOME VERY GOOD ONES ON THE OUTSIDE."

"BUT THE AIM SHOULD BE TO MAKE THE BUILDERS AND TRADERS EXCHANGE THE 'FAMILY OF RESPONSIBILITY'."

"You, yourself, might be surprised at some of the VALUES I get out of belonging to the Exchange. I get constant value from my membership simply in having your organization as a FOCAL POINT TO TALK ABOUT."

"Your organization is constantly doing special things which contribute to the intelligent conversation of the industry."

We, of course, thanked him for them kind words. By the way, we had an experience of just the opposite kind not long ago.

A prospect for a membership happened to talk with one of our members, and he asked that member his opinion of the value of joining up with the Builders' and Traders'.

The member was in a hurry or something and he said substantially; "Oh they are alright". But he said it without any embellishments or enthusiasm. It happened that this prospect then talked with five more at a small luncheon meeting. He said that Mr. ——— was not very enthusiastic about the Exchange, and that he guessed he would wait awhile.

We heard of this and checked on the special services we had given to our member Mr. ——— and we found that beyond getting our daily reports he (1) called for some information which took one girl half an hour to find; (2) used our plan on a job; (3) had us read two lists of bidders over the phone which had been in our reports; (4) was re-

ferred to three parties by us as handling such and such; (5) secured a lien law service from us; (6) received from us direct personal service on his sales tax returns.

Now we are not holding a thing against Mr. ———. He is a good member and we believe sincerely he believes in the Exchange and will do a lot for it.

But because he was in a hurry or tired, or for some reason, he partially unsold a prospect.

A good word can travel a long ways and so can an indifferent word.

The potential importance of a good word is great. Each of our members can help put the Exchange into a position where its value to all members will be greatly strengthened if each member will only do one thing.

This one thing is: TELL NON MEMBERS THAT BY STAYING OUT OF THE EXCHANGE THEY ARE NOT ONLY MISSING OUT ON GOOD SERVICES, but they are also helping to keep us from making the Exchange the "family of responsibility".

We can make the Buliders' and Traders' Exchange the family of responsibility, and it will be greatly advantageous to your business to have us succeed in this as soon as possible.

We are not asking you to put your time into any membership drive at this time. We may ask that very thing later.

As soon as our Buyers Guide Directory comes off the press and finds its way into the office of every architect in Michigan, every engineers office, building managers offices, plant managers offices, real estate management offices, and every house builders office and all of our members offices and purchasing agents offices, we are going to move to make this book meaningful.

The purpose of this campaign is just being started "into production". You are going to hear more and more about it and its results.

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THE PURDUE HOUSING RESEARCH PROJECT

(Continued from Page 1)

Then after that, the houses will be lived in. Costs will be kept of the monthly operation and maintenance and repairs. Perhaps we can go into the psychological factors in planning, etc., etc. And certainly we shall learn much about the satisfactory or otherwise performance of materials and equipment.

There are nine houses in the first group. At the present time five are under contract and construction. These include a house of wood frame, stucco exterior, plywood interior; an asbestos cement, aluminum insulated and plywood and steel prefabricated house designed by General Houses, Inc.; a reinforced concrete house; an insulated all steel prefabricated house by Insulated Steel Construction Co.; and wood frame, wood exterior and plywood interior house.

Two houses of brick using different types of construction are out for bids. In addition we hope to have a house built of light weight concrete blocks and another using a steel frame.

These nine just about cover the range of construction methods now available for small houses.

Contract costs on the first five houses range from \$4625 to \$4997. While they include adequate living facilities and heating equipment, none of the equipment is of the "fancy" order. For instance most of the houses are heated by warm air—very simple equipment, no motor driven oil burners or stokers. One house has a one pipe gravity steam system. One house has a gas fired furnace; two have a hand fired coal heating equipment.

That about brings the project down or up to date as briefly as can be done. Tal, perhaps you can now go over this letter and condense it further. And if I have not covered what you want to know, say so.

GEORGE MUTSCHELLER

George Mutscheller, 54, prominent Saginaw architect, died Saturday, April 11 after a heart attack had caused him to collapse on a downtown street.

Mr. Mutscheller was for many years a partner of the late Clarence L. Cowles in the firm of Cowles and Mutscheller. He was born Jan. 13, 1882, in Sturgis and went to Saginaw at the age of six years. While a student at Saginaw High school, he did work in local architects' offices and soon after graduation entered Mr. Cowles' firm.

Prominent in fraternal circles, Mr. Mutscheller was an especially active Mason. He was a member of Ancient Landmarks lodge, F. & A. M.; Saginaw Valley chapter, R. A. M.; Saginaw council, R. & S. M., and St. Bernard commandery, Knights Templar. In addition, he was for 22 years a member of the Masonic temple executive board. His firm planned the Elks club building in Saginaw and he was a life member and a former member of the house committee and the board of trustees of that organization.

Mr. Mutscheller married Miss Genevieve Brangwin of Saginaw in August, 1922. Mr. Mutscheller leaves also two sisters, Mrs. Clara Johnston of Van-

couver, B. C., and Miss Meta Mutscheller at home, and three brothers, Martin of Saginaw, William of Detroit and Clifford of Kansas City, Mo.

Mr. Mutscheller was a member of the Michigan Society of Architects and was beloved by a host of friends. His passing will mean a distinct loss to the profession in this state.

Robert D. Kohn writes, "Can you send me another copy of the March 3rd Bulletin of the Michigan Society of Architects? I enjoyed so much Roger Allen's squib on prefabrication that I have passed it around to several people. Now Grant La Farge asks me to get him a copy as he knows a particular individual who will enjoy it."

Rudolph A. Matern, who won honors in house contest recently conducted by the Portland Cement Association, graduated from the College of Architecture, University of Michigan, in June 1935. During his last year there he was the architect member of a group of four students in architecture, landscape design, painting and sculpture which won the first prize in the collaborative competition conducted by the Alumni of the American Academy in Rome. This competition is open to all American architectural and art schools.

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ARCHITECTS' REPORTS

Agree, Chas. N., 1140 Book Tower, CA. 9263.—D. M. Sidder, 9350-52 Jos. Campau. Bids opened contracts will not be let until May 1.

Same.—Aronsson Ptg. Co., 1536 West Lafayette Blvd. Bids opened, contracts will be let soon.

Same.—Plans for 2,000 seat theatre and store building, Fenkel and Wyoming ready May 1.

Same.—Preparing plans for 2,000 seat theatre and stores, Harper and Chalmers.

Same.—Trenton Theatre, Trenton, Mich. General contract let to Sam Adler.

Same.—Bids closed April 16 on Rialto Theatre, Bay City.

Same.—Air conditioning and plumbing on Rialto Theatre, Flint, let to Ben Agree Co., Inc.

Beckbissinger, Frederick, Saginaw, Mich.—Preparing plans for gym addition to Webber School, Saginaw.

Same.—Preparing plans on residence for John Campbell, Saginaw.

Same.—Preparing plans on residence for Mrs. E. A. Winkler, Saginaw.

Bennett & Straight, 13526 Michigan Ave., OR. 7750.—1,200 seat theatre, Mt. Pleasant, Mich. Taking bids.

Same.—Plans for 2,000 seat theatre, cor. Warren and Miller Road. Ready about May 15.

Same.—Plans for 1,200 seat theatre to be known as Northtown Theatre, located at 7 Mile Road and Van Dyke. 80x120, 2 shops. Offices on second floor. Ready for bids about May 10.

Same.—One story attorney's office building, Michigan Ave., East Dearborn, 21x90. Stone front, wood panelling, cinder block, linoleum floors. Figures being taken.

Same.—Preparing plans for remodeling of Gladwin Theatre, Detroit. Ready about June 1.

Confer, Earl L., 14601 Grand River, HO. 8767.—Preliminary drawings on Methodist church, Berkeley, Mich., completed.

Same.—Doctors' and Dentists' Clinic, Grand River Ave. Taking figures.

Same.—Plans for Colonial residence, 4 bedrooms, Westmoreland Ave. completed.

De Rosiers, Arthur, 1414 Macabees Bldg., CO. 2178.—Taking figures on addition to St. Stephen's Rectory, New Boston, Mich. Rev. Alphonse, Rector. By invitation.

Diehl, Geo. F., CH. 7268.—Boiler House, Trenton Valley Distillers Corp. Bids in. General contract let to Bennage & McKinstrie.

Same.—Preparing preliminary drawings on Warehouse No. 6. 6 stories. 85x210.

Hughes, Talmage C., 120 Madison Ave., CH. 7660.—Heating on residence for Harry Beck, Barrington Road let to Gar Wood.

Same.—Bids closed on residence, 17359 Parkside for Jos. A. Shulte.

Same.—Bids closed on residence for W. R. Anderson, S. E. cor. Balfour Rd. and Bremen.

Same.—Taking bids on residence for Francis D. Tait, Lot 44, Meadow Lane.

Same.—Residence, lot No. 30, Meadow Lane. Taking figures.

Same.—Preparing sketches for residence, N. E. cor. Littlefield and Florence.

Jameson, L. B., 8580 Jos. Campau, MA. 9146.—Preparing plans for residence, Oakman Blvd. Ready shortly.

Same.—Revised plans on store building, Van Dyke and Harper. Bids taken beginning April 21.

Keyes, Hugh J., 747 Free Press Bldg., RA. 7415.—Residence. Owner, L. H. Buhs. Location, Lockmoor Blvd. Figures closed May 2.

Kuni, Wm. H., CA. 8550.—Brick veneer residence with attached garage, Palmer Woods, under construction.

Same.—Bids on Colonial residence, Pleasant Ridge, closed.

Same.—Bids closed on two family flat.

Same.—Taking figures on early American residence, Woodstock Ave.

Marr, Richard, 415 Brainard, TE. 1-6860.—16 apt. bldg., Merrill-Palmer Subdivision. Bids closed.

Merrit & Cole, LO. 2483.—Plans for church house, Defiance, Ohio, 93x40. Steel construction, masonry and concrete walls, oil heat, composition roofing. Completed May 8.

Mueller, G. A., 1346 Broadway, RA. 3763.—Warehouse for American Malting Co. General contract let to George Construction Co.

O'Dell & Rowland, Associate Architects, Smith, Hinchman & Grylls, Engineers.—Plans for remodeling of St. John's Church, corner of Woodward and Vernor Highway. Ready about May 1.

O'Dell & Rowland, 904 Marquette Bldg., CH. 7877.—Swimming pool and bath house for Grosse Ile Country Club. Hunter type, with sand beach, pools 80 ft. radius; bath house 30 ft. x 72 ft., frame, showers, toilet and lockers. Bids closed.

Same.—Plans for remodeling of first floor, old Security Trust Co. Bldg., 735 Griswold St., to be new quarters for J. S. Bache & Co. Bids by invitation.

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Phelps & Bernardi, 1010 Detroit Bank Bldg., CA. 0306.—Bids for alterations, store and warehouse at 12575-85 Gratiot Ave. closed Saturday noon.

Smith Hinchman & Grylls, 800 Marquette Bldg., RA. 8825.—Alteration to Central M. E. Church. Contract let.

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

Same.—General contract on alteration to Detroit Ball Bearing Co. let to Cooper-Little Co.

Thornton, John C., Architect, T. C. Hughes, Associate.—Heating on residence for Dr. John M. Carter, Sherwood Forests let to Gar Wood.

Tilds, Paul, 602 Hoffman Bldg., CA. 2610.—Plans completed for residence with attached garage, 60x67, Palmer Woods. Figures by invitation.

Weeks, Harry F., 133 E. Drayton, Ferndale.—Bids closed on residence in Sherwood Forest Manor.

Same.—Bids closed on residence in Northwood Subdivision, Royal Oak.

Wright, D. Allen, 133 W. Gd. Blvd., LA. 4572.—Figures on residence, Outer Drive near Livernois, closed.

Same.—General contract let to P. H. Piper for garden walls, brick drive, Robinson Stone terrace, Bronze ornamental work, Bronze screen. Location: Lewiston Road, Grosse Pointe Farms, Mich. Moynahan Bronze Co. (Bronze); Chamberlain Metal Weatherstrip (Screens).

Same.—Alteration to house for Clark Bennett, Birmingham, Mich.: Finish hardware, McBride Hdwe. Co.; refrigerator, Chrysler-Koppin Co.

Same.—Alteration to John W. Stroh residence, Lewiston Rd.: Brick garden drive let to P. H. Piper; bronze awning frame, Moynahan Bronze Co.; bronze fly screens, Chamberlain Metal Weatherstrip Co.

Wright, Frank H., 418 Fox Bldg., CH. 7414.—Remodeling front, Baldwin Theatre. Figures taken by invitation.

Same.—Taking figures on front for Farnum Theatre, Jos. Campau between Hanley and Jacobs. By invitation.

ARCHITECTS TO ATTEND CONVENTION

Mr. Victor E. Thebaud has been selected as senior delegate from the Grand Rapids chapter to the sixty-eighth convention of the American Institute of Architects being held May 5-8 in the historic city of Williamsburg, Virginia. Other delegates and alternates elected are Kenneth C. Welch, Warren L. Rindge and William A. Stone of Kalamazoo. Mr. John P. Baker has recently been elected to membership in the Grand Rapids Chapter.

Roger Allen, architect, has been commissioned to write a report on the convention for the American Architect magazine published in New York. He will also write one page each month for future issues of the magazine.

M.F.B.

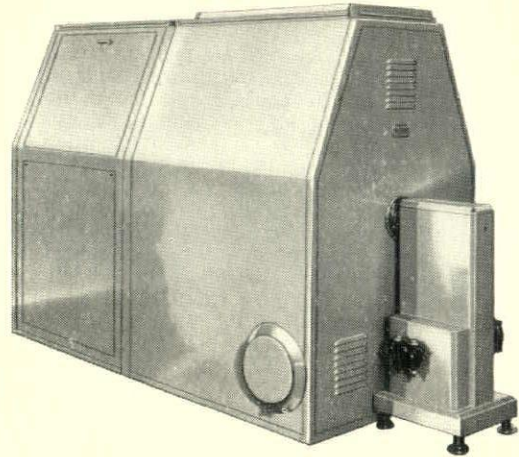
TO OUR READERS

In our story last week relative to Robert W. Tebbs, photographer, who will pay Detroit a visit shortly, through an error the telephone number of his Detroit representative, Belle LaRose, was omitted. The number is PLaza 7277.

We are sorry this occurred and we feel that this little notice will bring the phone number to the attention of our readers.

Architecture has been acquired by the Hearst Publications and will be combined with The American Architect.

Martin L. Hussey and Gardiner C. Vose, registered architects of Ann Arbor, Michigan, announce the removal of their offices to 404 Fisher Building, telephone Trinity 2-1101.



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DR. WERNER HEGEMANN

News of the untimely death in New York of Dr. Werner Hegemann has recently been received. Dr. Hegemann died on April 12. He was an international figure in the field of city planning and as a writer on this subject and in architecture he made important contributions in Europe and in this country. For a number of years he was a member of the firm of Hegemann and Peets, city planners in Milwaukee, his partner collaborating with him in a number of widely recognized publications. His best known work in this country is *Civic Art*, 1922, which when it came from the press contained the widest existing survey of what had been accomplished in city planning in the United States. The first of a three volume work on city planning and housing has just been published by him.

Among many other publications are *American Architecture and City Planning*, 1927; *Report on*

City Planning for Oakland and Berkeley, 1915.

Dr. Hegemann was active in helping organize international congresses in London, Berlin, Stockholm, and Chicago.

Born and educated in Germany, he later came to this country, at one time carrying on some study in the social sciences at the University of Pennsylvania and in architecture at the University of Michigan. After several years of activity in the United States he returned to Germany, becoming the editor of *Staedte-Bau*, which was the oldest and the then leading European journal in city planning. When this was merged with Wasmuth's *Monatshefte Fur Baukunst und Stadtebau*, he continued as editor of that publication.

Having actively opposed the Nazi regime he returned to this country to live in New York. There he conducted courses in his field at the New School of Social Research and at the Architectural School of Columbia University. Among those who became interested in Dr. Hegemann's work in New York was George W. Wickersham, John W. Davis, and Henry Morgenthau. He was regarded as an unusual scholar and a brilliant teacher. Those who knew him here will remember Dr. Hegemann as a man of rich culture and much personal charm. Those who read his reviews of current city planning and architectural projects in his native country found a recognized critic of the highest order concerned with the largest and most lasting values.

Dr. Hegemann married Miss Ida Belle Guthe, daughter of the late Dean Guthe, and a sister of Professor Carl and Doctor Otto Guthe of Ann Arbor. He is survived by his wife and four children. He died as the result of an attack of pneumonia. The city planning world has lost one of its most unique and cherished men.

The address of Frank Corder is now 3640—16th Street, N. W., Washington, D. C. He is with the Resettlement Division.

Prof. Ralph D. Hammett was recently elected Alderman of Ann Arbor.

The Collaborative Competition of the American Academy in Rome required the design of a community building participated in by teams, each consisting of an architect, a landscape designer, a painter, and a sculptor. This competition, open to all American schools, was won this year by Cornell, with Yale and Pennsylvania respectively second and third; Michigan received a first and second mention. Last year Michigan won first place in this competition.

The drawings, which arrived a week late, have just been shown at the College of Architecture, U. of M., of the work of the Association of Collegiate Schools of Architecture.

Recommended by the Architects of America

ROBERT W. TEBBS

PHOTOGRAPHER TO

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A NEW VIEWPOINT ON AN OLD SUBJECT

(Continued from Last Issue)

The Association member, or organized operator as he is sometimes called, maintains his plant, that is poster panels and painted displays, on leased or personally owned property exclusively. These real estate rentals, as may be well imagined, aggregate a very considerable outlay and represent no small proportion of the revenue accruing to owners of both city and rural property.

This industry, incidentally, consumes more electric current than any other industrial enterprise, and it spends millions of dollars annually for construction and maintenance materials, consisting primarily of wood, steel, paint, paper, and electrical equipment, as well as for engineering, designing, art, and lithography, to say nothing of the enormous sums paid for salaries, wages, and sales commissions.

A recent survey disclosed the following, with respect to outdoor advertising in Michigan alone:

Capital investment, actual cost	\$1,250,000.00
Material and supply purchases, one year	750,000.00
Taxes paid, one year	150,000.00
Rent for advertising sites, one year	500,000.00
Salaries and wages paid, one year	1,500,000.00

We cannot impress too strongly upon you the fact that the organized outdoor advertising industry is unalterably opposed to the promiscuous placement of small tin signs, placards, banners, and posters on walls or sides of buildings, fences, trees, etc., either within the corporate limits of cities and towns, or along the highways outside these municipalities.

This trespassing upon the rights of property owners, and unauthorized painting or posting of buildings, fences, and vacant store fronts along the streets of our cities with theatrical, political or commercial advertisements is termed "sniping"; and because of the unsightliness created by this unauthorized and unwarranted practice, the organized plant operators, Association members in other words, have in some instances, for the general good of the industry, even gone to the expense of leasing these "snipe" locations, paying considerable rent therefor, so as to clean up and protect them from the "snipers."

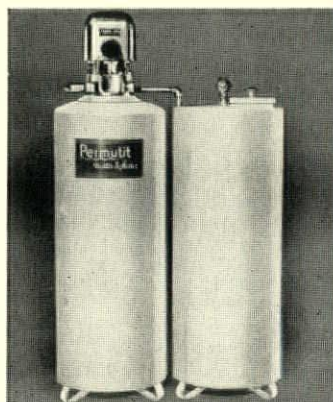
In still other instances members have sponsored the introduction and passage of anti-"snipe" ordinances, but in almost every case political pressure has resulted in the defeat or repeal of these city

ordinances. The reason is quite obvious when one takes into consideration the amount of "sniping" and number of small advertising signs displayed by candidates for public office just prior to municipal, state and national elections.

A few years ago the writer accompanied by a representative of the Michigan Council for Roadside Improvement and the Federated Garden Clubs made a 400 mile motor tour of the lower part of the state in order that existing conditions along the public highways might be more fairly appraised. Upon finishing this tour he volunteered the statement that he had been greatly enlightened by it and enabled to distinguish the standard structures of the organized outdoor advertising industry from the small signs of various and varying design promiscuously placed along the highways, and subsequently left to deteriorate and topple over from general wear and tear and the elements and thus

PERMUTIT

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Control

AUTOMATIC

HARD WATER MADE
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*No Home Is Modern Without Water
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Air Conditioning Corp.

6150 Second Boulevard

PHONE MADison 1450

THE MODERN GENERAL ELECTRIC KITCHEN

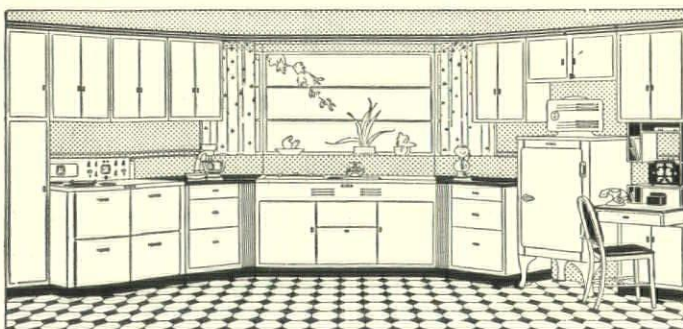
Our Kitchen Planning Department will co-operate with you in scientifically laying out your kitchen, without obligation.

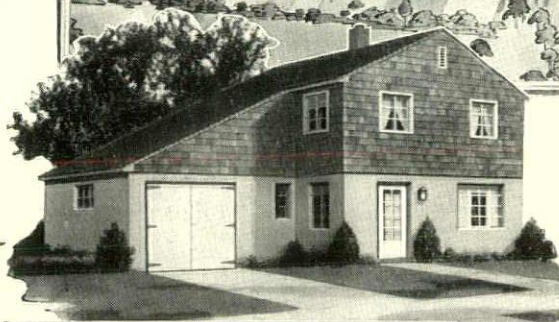
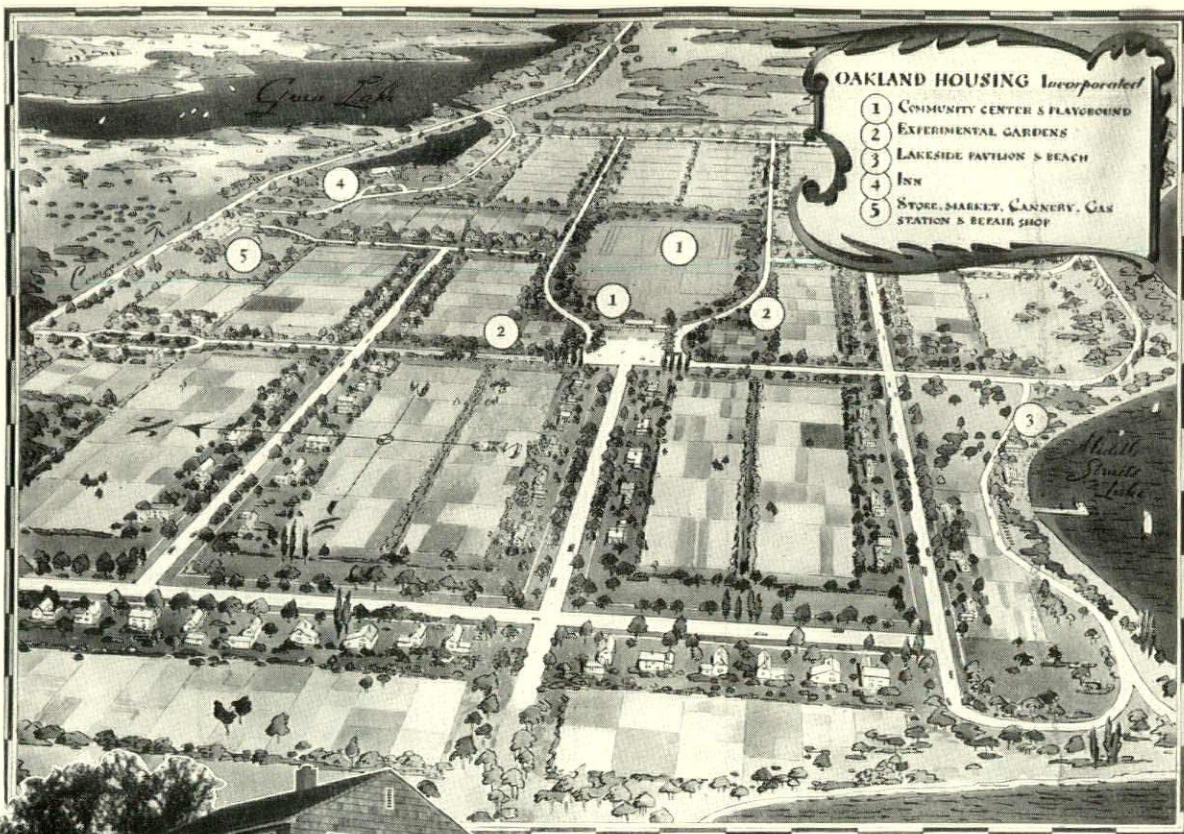
CASWELL INC.

478 W. Canfield

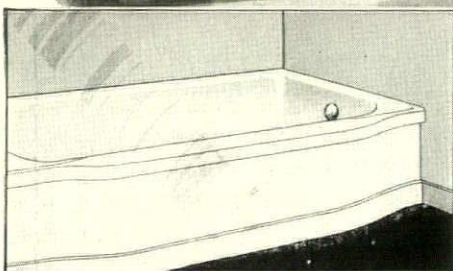
TEmple 1-6850

*Michigan Distributors for
General Electric Home Servants*

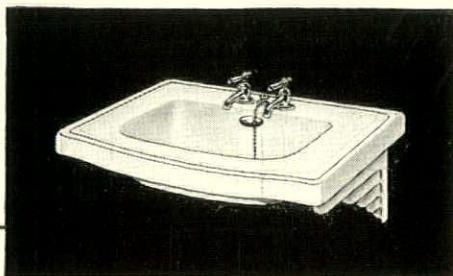




Architect's sketch of the modern layout of homes and gardens followed in the Oakland Housing, Inc., project. Here, with Government aid, 150 low-cost homes have been built on two beautiful lakes near Pontiac, Michigan. A typical home is shown at the left.



Roomy, Brigsteel Beautyware tubs, with Safety Rim Seats, were specified—with substantial savings in cost over any other make.



This type of Brigsteel Beautyware wall bracket, 20" x 24", flat slab lavatory was installed in all of the Michigan homes.

BRIGSTEEL *Beautyware*

A beautiful, new residential district has been developed in West Bloomfield Township, Oakland County, Michigan. One hundred and fifty lots of an acre each have been laid out around a central commons. Upon each lot an attractive, well constructed home with single garage has been built with money loaned by the F.E.R.A.

In these homes nothing but the best was used and all materials were necessarily approved by the Federal Housing Administration. Brigsteel Beautyware plumbing fixtures were installed in every home. Below, Mr. Barton P.

Jenks, Jr., the Government architect and manager of the project, explains why. Note his statement.

Eames & Brown, plumbing contractors of Pontiac, Michigan, who installed Beautyware in the 150 homes, say it required only one-third the time to uncrate, set and connect a Brigsteel Beautyware tub, that it takes to perform the same operations with a cast iron tub. Those interested in more details in regard to this noteworthy project may secure a copy of the official printed report by addressing their request to Brigsteel, Detroit.

PLUMBING WARE DIVISION • BRIGGS MANUFACTURING CO. • DETROIT, MICH.

© 1936



Brigsteel Beautyware formed metal plumbing fixtures were selected for the group of 150 low-cost homes of Oakland Housing, Inc., because we believe they provide a new beauty and utility at a new low cost. Their lighter weight and other exclusive features of design simplify installation problems and materially reduce attendant costs, particularly in such a large multiple-dwelling project.

Barton P. Jenks, Jr.

only add to the conglomerate mass which has aroused his Highway Improvement and Garden groups to action. He stated, moreover, that to the best of his knowledge and belief, based on observations during this tour of highway inspection, that the organized outdoor advertising interests are responsible for not more than 10 per cent of the much-discussed roadside advertising abuses.

In conclusion, we wish to emphasize the point that there is a responsible member of the organized industry in every community, who, if approached with regard to the marring or disfigurement of roadside scenery through careless and unwarranted placement of advertising structures, will gladly assist in removing or otherwise curing these offensive situations. This attitude of cooperation and self-regulation on the part of those engaged in a legitimate business is much more reasonable and effective than blind condemnation by groups who have not even attempted to ascertain or analyze the cause of the trouble. So again we say, let us cooperate and please don't convict us without a hearing!

THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.

T. C. Hughes, Editor The Weekly Bulletin
Michigan Society of Architects
120 Madison Avenue
Detroit, Michigan

Dear Tal:

We enclose copy of a letter received this morning from the Associated General Contractors of America, of which we are a Chapter.

Apparently that report was a typographical error, although we know by experience how easily it is to confuse the W.P.A. and the P.W.A., which have the same letters but whose work has widely separated results.

All of the P.W.A. work has been on projects of permanent value, designed by practicing architects or engineers, and built by contractors, conducive to the greatest possible efficiency.

Your Society believes as we do on that subject and has helped the situation by such methods as publishing, in your March 31, 1936 issue, the story of the proposed \$75,000,000 for contract construction of armories; also by its endorsement in 1935 of the letter to the President which asked "That the full intent and purpose of Section 8 of the Act be observed through utilization of the facilities of private enterprise in the construction of useful value creating public improvements." That letter was published in your July 23, 1935 issue.

Along this line, we are enclosing a copy of the speeches of Hon. Carl Hayden in the Senate and Hon. Alfred F. Beiter in the House of Representatives, urging Congress to provide in its proposed appropriation bill for \$700,000,000 to be spent on P.W.A. projects.

We also have a list here of non-Federal projects which have been approved or which have not yet finally been disapproved and which might be financed through these additional funds.

In the meantime, will you do what you can to correct any impression which might have been left

due to the error in printing the report of my remarks at Grand Rapids?

Sincerely yours,

GENERAL BUILDERS' ASSN.
of Detroit

Ralph A. MacMullan, Secretary

April 10, 1936

Mr. Ralph A. MacMullan, Secretary,
General Builders' Association of Detroit,
1248 Book Building,
Detroit, Michigan.
Dear Ralph:

My attention has been called to the April 7 issue of the Weekly Bulletin of the Michigan Society of Architects, in which you are quoted as follows:

"Mr. Ralph McMullen, Secretary of the Associated General Contractors, gave a talk on the bill, which they are trying to put through, whereby all government work would be done by general contract instead of by the PWA or other agencies."

I feel certain that the reference to "PWA" must be a typographical error and that "WPA" was intended.

However, I consider it rather a serious error and am hopeful that some correction may be obtained. We do not, of course, wish to have a statement stand, attributed to a Secretary of the Associated

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"Standard" PLUMBING FIXTURES

"Most Modern, Complete Display Rooms
in the Middle West"

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DETROIT

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General Construction

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MADison 6884

DETROIT, MICH.

General Contractors, which gives the inference which this report does. The Association has continually stood behind PWA because it has consistently used the contract system, while the opposite has been true of WPA and we are now engaged in a campaign to secure the earmarking of some seven hundred million dollars additional funds for PWA.

I am wondering if it would be possible for you to arrange that we obtain this weekly bulletin regularly.

Sincerely yours,
(Signed) Edw. J. Harding
Managing Director.

Christian W. Brandt, architect, announces his new location as 401 Madison Theatre Building. The telephone number is CHerry 4231.

Mr. Brandt is interested in receiving manufacturers' catalogues.

A SIGN SERVICE THAT EVERY ARCHITECT REQUIRES

*Our Creative Art and Engineering
Departments Are Always At Your Service*

WALKER & Co.

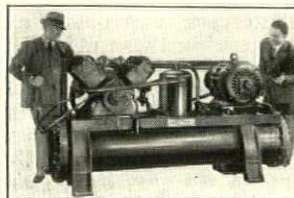
NEON SIGNS---ELECTRIC SIGNS

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Commercial Refrigeration Equipment



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Need**

One of the larger Kelvinator condensing units. These units range in size from $\frac{1}{4}$ H.P. to 20 H.P. There are 128 units in the line, making it possible to suit every refrigeration requirement exactly.

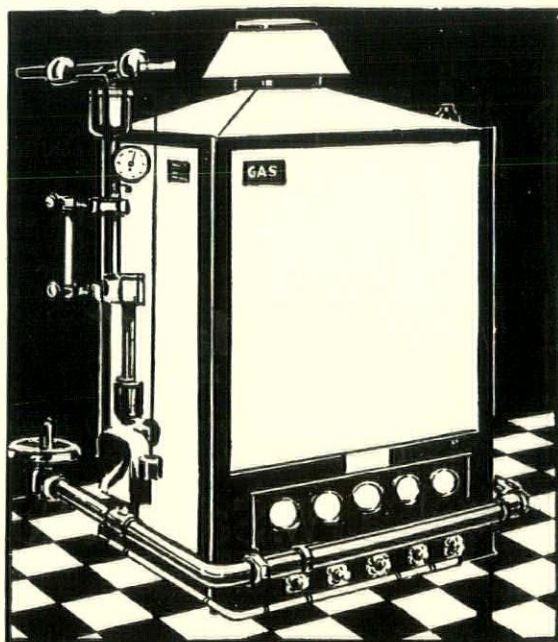
And covering it *exactly*. Through years of experience, Kelvinator engineers have developed a line of equipment that meets any refrigeration need. Condensing and cooling units from the smallest to the largest. Surveys furnished without charge.

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Detailed information, specifications, installation data and prices will be supplied upon request.

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WEEKLY BULLETIN



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Vol. 10

DETROIT, MICH., MAY 12, 1936

No. 19

HEATING AND AIR CONDITIONING

By H. C. ANDERSON

Released by the University of Michigan Broadcasting Service

When planning a home, it is important that special attention be paid to the equipment to be used. It should be selected for the work that it is supposed to perform; it should be adequate in capacity and strength for the service required. First cost should never be the controlling factor in making the selection; after all it is performance and service that you are buying. Be sure that the company you are dealing with is financially responsible and enjoys a reputation for doing good and careful work, that it is in a position to render satisfactory service in the future.

The home may be beautiful from the standpoint of exterior design, interior decoration, and convenient in its general arrangement, but if not provided with a suitable, efficient and adequate heating system, together with some form of air conditioning

proper room temperature. Only by doing this is it possible to provide a heating plant that will be economical in its operation and produce satisfactory results.

Some of the important items to be considered are:

1. Type of wall construction
2. Square feet of exposed wall surface
3. Type of windows
4. Square feet of exposed window surface
5. Type and square feet of ceiling surface exposed to a temperature lower than room temperature
6. Type and square feet of floor surface exposed to a temperature lower than room temperature
7. Outside temperature to be assumed—zero degrees in this locality
8. Inside or room temperature—usually assumed as 70°
9. Quantity of air leakage from various sources
10. Direction of exposure of the various rooms

equipment to at least supply sufficient moisture to maintain proper relative humidity, it may be a very uncomfortable and unpleasant place to spend many years of your life. Happiness and an uncomfortable home do not go hand in hand. You are building a permanent residence; why not make it comfortable, convenient, and healthy?

When designing the heating plant it should be remembered that its size or capacity is determined by taking into consideration and allowing for all the items that effect the quantity of heat that must be supplied to the house in order to maintain a

The heating plant should supply only the heat that is lost from the house through the walls, windows, ceilings, floors, and the leakage from various sources. If the heat supplied is less than the quantity required to maintain an inside temperature of 70 degrees, the house will be cold and uncomfortable; on the other hand, if more than the required

(Continued on Page 5)

Architects' Luncheon

INTERCOLLEGIATE ALUMNI CLUB

13th Floor, Penobscot Building

Tuesday, May 12th, 12:30 p. m.

QUALITY ALWAYS

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PLAIN CEMENT FLOORS

TILING AND TERRAZZO, PLAIN AND DECORATIVE

GIBRALTAR

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FLOORS INC.

DETROIT MICH

TELEPHONE LONGFELLOW 0045

BUILDERS' AND TRADERS' EXCHANGE OF DETROIT

Albert Beever, President; H. Eugene Webb, Vice-President; Leo Rowley, Vice-Pres.; John Wenzel, Treasurer;
Directors: Herman Banbrook, Gage Cooper, Edgar Leavenworth, Bert Haberkorn, Ray Spitzley
Edwin J. Brunner, Secretary.

439 Penobscot Bldg., RAndolph 5500

Edited by E. J. Brunner

GOLF AT RAMMLERS

The place where the first outing of the Architects, Builders and Traders will take place is the well known Rammlers course which is not only an interestingly intricate course to play but is in good condition.

The date—ah, there's the rub. Sometime in May—but when???

Boys, get the picture—Bill Seeley has run the Architects, Builders and Traders golf outings for eight years and has never led us into bad weather.

So see poor Bill sitting in his office at the Western Waterproofing Company surrounded by astronomical charts, Lydia Pinkhams Almanacs and divers other scientific prognostications concerning the well known weather. He squints a bit (Bill does sometimes); he brushes his hands back through his rumpled hair, and sees no way out. The May weather man is playing Bill a dirty trick, and Bill can't make up his mind to set the date.

Well does he know that as soon as he transmits the fateful message to his right hand, Veronica McFarland who sits waiting in her cubicle at the Exchange raring to shoot the message to hundreds of head-strong and ambitious hard bitten golfers, there will be general anticipation that he is going to come through with fair skies, balmy temperature and not even mud spots on the grass. He knows that his reputation is at stake—and what a steak—the kind that Rammler can serve if he does not give us "Knockwurst" (pardon the spelling, we did not have time to call up a butcher).

The best we can say is that Bill always does come through, and we are with him in this terrific moment when all the monsoons are piling up on him plus the trade winds and low pressure areas.

There is something about these golf outings of the Architects, Builders, and Traders which simply will not stand rain. We are not preshrunk. Imagine A. B. Johnson of the freight department of the New York Central R. R. being preshrunk. Yet he plays golf with us.

At the last board meeting of the Builders' and Traders' Exchange one of the leading exponents of golf on our board, none other than Herman Banbrook of the wicked mid iron suggested to the board that we should contrive to make the dinner following the first fling a real banquet of the architects and the builders and the traders.

He said that hundreds who do not play golf nevertheless should come out to the first dinner and make it a real event.

Well, that is a swell idea. The way to capitalize on this idea to our own personal satisfaction is for you to make up your mind right now that you will come out to Rammlers about six P. M. and eat dinner with us. But let us know, or you will eat cur dinners.

In other words if we should plan on 100 golfers and then have three hundred extra dinners, it would be a heck of an occasion.

There is something about the Architects, Builders and Traders golf outings which gets into your blood. No one can satisfactorily explain what it is. There is however one word which seems to fit well. The word is COMRADERIE (please look up this splng). That word may be French, but so far as description goes it packs a whole lot.

And so you 700 architects, general contractors, architectural subs, mechanical subs; specialty purveyors; manufacturers; material handlers; lumber, brick; steel and formica get out and make this year the biggest year in the history of the outings.

And now to get back to William F. Seeley.—Bill really does put all he has into these outings. Never has any chairman of anything what so ever been more assiduous in his work.

He goes over the courses first. He sees to every detail in advance. And so when you and you come out to our outings they run so smooth that you really do not appreciate what is behind them.

From your standpoint, these outings are one of the best manifestations of the "get to gether spirit of the Exchange."

And now in conclusion. The date will be given out soon. Bill simply must cast the die. Let us hope that he can pick a fair day. But even if it can't be done we are for you Bill.

Mr. George Y. Masson of Windsor, Ontario has opened an office at 1005 American Radiator Bldg., Detroit. His telephone number is CHerry 1628.

Harrigan & Reid Co.

Heating and Plumbing Contractors

1365 Bagley Ave.

CADillac 0243

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GEORGE W. AUCH CO.—3646 Mt. Elliott, PLaza 1190.

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DETROIT BUILDERS, INC.—10403 Charlevoix Ave., LENox 9494.

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HURD LUMBER CO.—6425 W. Ver-nor Highway, VINewood 1-4120.

C. W. KOTCHER LUMBER CO.—2137 Gratiot Ave., FITzroy 3390. Established 1864.

O'HARA-QUINLAN LUMBER CO.—1481! Meyers Rd., HOgarth 5110.

RESTRICK LUMBER CO.—1000 W. Grand Blvd., LAFayette 0500.

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WALLICH LUMBER CO.—3741 St. Aubin Ave., TEMple 2-6660.

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WESTERN WATERPROOFING CO. 410 Murphy Bldg., CADillac 9646.

PLUMBING, HEATING AND VENTILATING

E. B. REID.—8817 Mack Ave., PLaza 2537.

BRIGGS ENTERS CANADIAN MARKET

Aggressive development of the Canadian market for its new line of formed metal plumbing ware has been indicated by the announcement that F. L. Argue Company, Ltd., of Toronto has just been appointed distributor in Canada for the Plumbing Ware Division of the Briggs Manufacturing Co.

Don D. Smith, director of sales for the division, said that the new agent will cover the entire Dominion for the company and will sell direct to major plumbing wholesalers. The F. L. Argue Company, Ltd., which also handles heating units and air conditioning equipment, has special representatives in Montreal, Winnipeg, Calgary and Vancouver. An attractive show room, featuring a complete line of formed metal plumbing fixtures, including a model bath room, has been opened in Toronto, it was announced.

Frank L. Argue, formerly of Winnipeg, is president of the Canadian company; K. V. Stratton, vice president; M. Wray Lewis, secretary; Donald M. Campbell, general manager and Gordon C. Kemp, sales manager.

Briggs recently announced that more than 300 major distributors now represent the line in the American market while the company's plumbing ware plant in Detroit is operating three shifts on a 24-hour daily schedule. The formed metal plumbing ware is one third the weight of the older cast iron fixtures although prices are competitive with and in many cases lower. The fixtures are available in 83 different color combinations.

AMERICANS WILL ENJOY MORE
DAYLIGHT IN 1936

*"Houses of Glass" That Let in Light Without
Sacrificing Privacy Offer New Appeal*

America will enjoy more daylight in 1936.

Whether at home or at work, the populace of this country will have their lives brightened by an unprecedented abundance of solar illumination within dwelling, office and factory, since science has made possible the transmission of daylight through solid walls.

Years of scientific research with and age-old material has made possible this innovation, and the next twelve months are destined to change the mode of living and working conditions for innumerable people.

For ages man has had to resort to solid walls to provide privacy within his sheltered abode and in so doing has shut out daylight. But the time has now arrived when walls can be more than just places to hang pictures and to hide objectionable outside views, such as an alley or commercial building. They can be striking expanses of water-clear glass blocks that admit an abundant flow of soft, diffused daylight and at the same time provide pleasant seclusion, for they are translucent but not transparent.

Offering an entirely new style trend with accompanying utility advantages, glass blocks are attracting keen interest. Home owners and apartment house operators to whom "four walls and a roof" mean more than merely shelter from the

elements, recognize this translucent masonry as a new medium for more gracious living.

Available in numerous patterns, these glass blocks, developed by the Owens-Illinois Glass Co. after years of scientific research, serve a dual purpose. They offer variance in wall design and fuse the outdoors with the indoors by transmitting daylight into the home in almost any quantity wanted.

Used as exterior walls, interior partitions, panels or pillars, glass blocks distribute diffused light throughout the home, transmitting as much as 86.5 per cent of the light falling upon their outside surface. In other words, an area of 1-15 or 1-1/7th square feet of one type of glass block admits daylight in quantity equal that of one square foot of window glass, yet it is not transparent. On the other hand the quantity of light transfection may

(Continued on Page 7)

Glanz & Killian Co.**CONTRACTORS**

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TEmpLe 1-7820

ACME CUT STONE COMPANY

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Detroit, Mich.

LONGFELLOW 5770-1-2-3

Moynahan Ornamental Metals Co.

THE FINEST ORNAMENTAL ALUMINUM,
BRONZE, AND IRON WORK

2658 Porter St.

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MARTIN & KRAUSMANN CO.**GENERAL CONTRACTORS**

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**CINDER
BLOCK
INC.**

HOgarth 1140

CINDER BLOCK

The Ideal

Masonry Unit for

Concrete Homes

"I believe no one knows better than the architect how essential planting is to a proper setting for his building."

WILLIAM G. BAXTER

LANDSCAPE ARCHITECT
GARDEN DESIGNER

26 Peterboro

TEmpLe 2-7000

May I cooperate with you on your next project?

QUALITY STAIR, CABINET and MILLWORK

Along with a complete line of construction lumber—flooring, sash and glass—cement, sand and plaster. Ask us about our new

NEVER STICK WINDOW
on display in our showroom.

CURRIER LUMBER COMPANY

17507 Van Dyke Ave.

Detroit, Michigan

PHONE PLAZA 1400

ARCHITECTS' REPORTS

Agree, Chas. N., 1140 Book Tower, CA. 9263.—**D. M. Sidder**, 9350-52 Jos. Campau. Bids opened contracts will not be let until after May 10.

Same.—**Aronsson Ptg. Co.**, 1536 West Lafayette Blvd. Bids opened, contracts will be let soon.

Same.—Plans for 2,000 seat theatre and store building, Fenkel and Wyoming ready May 12.

Same.—Preparing plans for 2,000 seat theatre and stores, Harper and Chalmers.

Same.—Bids closed April 16 on Rialto Theatre, Bay City. Figuring mechanical trades.

Same.—Taking bids on general contract, Westown Theatre, 200 seats. Architectural trades only.

Beckbissinger, Frederick, Saginaw, Mich.—Preparing plans for gym addition to Webber School, Saginaw.

Same.—Preparing plans on residence for John Campbell, Saginaw.

Same.—Preparing plans on residence for Mrs. E. A. Winkler, Saginaw.

Bennett & Straight, 13526 Michigan Ave., OR. 7750.—1,200 seat theatre, Mt. Pleasant, Mich. Bids closed May 12.

Same.—Plans for 2,000 seat theatre, cor. Warren and Miller Road. Bids due May 14.

Same.—Plans for 1,200 seat theatre to be known as Northtown Theatre, located at 7 Mile Road and Van Dyke. 80x120, 2 shops. Offices on second floor. Bids due May 12.

Same.—One story attorney's office building, Michigan Ave., East Dearborn, 21x90. Stone front, wood panelling, cinder block, linoleum floors. Figures being taken.

Same.—Preparing plans for remodeling of Gladwin Theatre, Detroit. Ready about June 1.

Same.—Contract on 400 seat theatre, Marlett, Michigan, let to Board & Yates, East Detroit.

Same.—Preparing plans for addition to Greenville High School. Band room and hand ball court, 30x95'.

Same.—Preparing plans for gym addition to school, Pinconning, Mich.

Same.—Preparing plans for alteration and addition to theatre, Standish, Mich.

De Rosiers, Arthur, 1414 Macabees Bldg., CO. 2178.—Taking figures on addition to St. Stephen's Rectory, New Boston, Mich. Rev. Alphonse, Rector. By invitation.

Diehl, Geo. F., CH. 7268.—Preparing preliminary drawings on Warehouse No. 6. Six stories, 85x210.

Hughes, Talmage C., 120 Madison Ave., CH. 7660.—Electric fixtures on 24 apartment building for Robt. M. Powell at 49 Collingwood Ave. let to The J. L. Hudson Co.

Same.—Bids closed on residence, 17359 Parkside for Jos. A. Shulte.

Same.—Bids closed on residence for W. R. Anderson, S. E. cor. Balfour Rd. and Bremen.

Same.—Bids on residence for Francis D. Tait, Lot 44, Meadow Lane, closed.

Same.—Residence, lot No. 30, Meadow Lane. Bids closed.

Jameson, L. B., 8580 Jos. Campau, MA. 9146.—Preparing plans for residence, Oakman Blvd. Ready shortly.

Same.—Revised plans on store building, Van Dyke and Harper. Bids taken beginning April 21.

Keyes, Hugh J., 747 Free Press Bldg., RA. 7415.—Residence. Owner, L. H. Buhs. Location, Lockmoor Blvd. Bids closed.

Kuni, Wm. H., CA. 8550.—Residence, Sherwood Forest: Excavating, Belloli Bros.

Same.—Residence, Palmer Woods: Masonry, Wm. Bartolotti; carpentry, Rodney Smith; heating, Timken System.

Same.—Residence, Yale, Mich., under construction.

Same.—Residence, English, Mt. Pleasant, Mich., under construction.

Same.—Bids on Colonial residence, Pleasant Ridge, closed.

Same.—Bids closed on two family flat.

Same.—Taking figures on early American residence, Woodstock Ave.

Marr, Richard, 415 Brainard, TE. 1-6860.—16 apt. bldg., Merrill-Palmer Subdivision. Bids closed.

Merrit & Cole, LO. 2483.—Plans for church house, Defiance, Ohio, 93x40. Steel construction, masonry and concrete walls, oil heat, composition roofing. Completed May 15.

Mueller, G. A., 1346 Broadway, RA. 3763.—Warehouse for American Malting Co. General contract let to George Construction Co.

O'Dell & Rowland, Associate Architects, **Smith, Hinchman & Grylls**, Engineers.—Plans for remodeling of St. John's Church, corner of Woodward and Vernor Highway.

O'Dell & Rowland, 904 Marquette Bldg., CH. 7877.—Swimming pool and bath house for Grosse Ile Country Club. Hunter type, with sand beach, pools 80 ft. radius; bath house 30 ft. x 72 ft., frame, showers, toilet and lockers. Bids closed.

Same.—Plans for remodeling of first floor, old Security Trust Co. Bldg., 735 Griswold St., to be new quarters for J. S. Bache & Co. Bids by invitation.

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Phelps & Bernardi, 1010 Detroit Bank Bldg., CA. 0306.—Bids for alterations, store and warehouse at 12575-85 Gratiot Ave., closed.

Smith Hinchman & Grylls, 800 Marquette Bldg., RA. 8825.—Alteration to Central M. E. Church. Contract let.

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

Same.—Local office for Michigan Bell Telephone Co., Algonac, Mich. Bids by invitation.

Same.—Contracts for equipment for Public Lighting Commission Sub Stations being authorized. PWA Project.

Tilds, Paul, 602 Hoffman Bldg., CA. 2610.—Plans completed for residence with attached garage, 60x67, Palmer Woods. Figures by invitation.

Weeks, Harry F., 133 E. Drayton, Ferndale.—House and garage for Dr. A. O. Brown, 19575 Renfrew. General contract let to James A. Moynes & Co.

Wright, D. Allen, 133 W. Gd. Blvd., LA. 4572.—Figures on residence, Outer Drive near Livernois, closed.

Wright, Frank H., 418 Fox Bldg., CH. 7414.—Remodeling front, Baldwin Theatre. Bids closed.

Same.—Taking figures on front for Farnum Theatre, Jos. Campau between Hanley and Jacobs. By invitation.

Same.—Plans for residence, Grosse Pte. Farms, being completed. Residence for Rex A. Talcott. Owner taking figures.

HEATING AND AIR CONDITIONING

(Continued from Page 1)

quantity of heat is supplied, the house will be overheated and fuel wasted. In either case the plant will not operate economically.

It should be understood that the type of heating plant used, has very little, if any, effect on the quantity of heat lost from the house, and further that the quantity of heat lost from the house depends, in a large degree, on the kind of materials used and the type of wall construction. It is possible to materially reduce the heat loss by using proper materials and a proper type of wall and window construction. A few examples will suffice to illustrate this point: Assume 100 square feet of wall surface area with an outside temperature of zero degrees and an inside temperature of seventy degrees. Under these conditions the ordinary frame wall, consisting of siding, sheathing, building paper, lath and plaster—the type found in many houses—will lose 1834 heat units per hour. The same area of concrete wall, 20 inches thick, and plastered inside, will lose 1939 heat units per hour. The same area of stucco wall, with wood lath and plastered inside, will lose 2114 heat units per hour. The same area of brick wall 12 inches thick and plastered in-

side, will lose 1939 heat units per hour. The same area of stone wall 16 inches thick, with lath and plaster inside will lose 1750 heat units per hour.

Now suppose we take the frame wall that had a loss of 1834 heat units and fill the space between the studs (about 4 inches) with a good insulating material. The loss for the same area and under the same conditions of temperature will be reduced to 680 heat units per hour, or a saving in this case of 1154 heat units. Similar savings would be made in the other types of walls by using proper insulating material. Storm windows or weather strips will also reduce the heat loss.

Reducing the heat loss from the house reduces the heat to be supplied by the heating plant and naturally reduces the amount of fuel burned. It can also be said that a house easy to heat in the winter will be a cool house in the summer. Thus proper insulating serves two purposes.

In my opinion, the first step in planning the heat-

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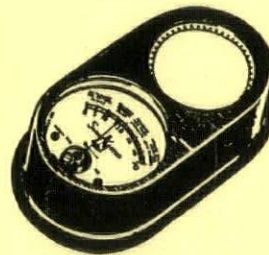
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ing system is to build the house so that the heat loss will be reduced to a minimum. We must, however, keep in mind that the average outside temperature will not be zero degrees throughout the heating season; it will be about 34 degrees, and this difference must be taken into consideration when calculating your annual saving by insulation.

There are three general types of heating systems suitable for the home, namely hot water, low pressure steam (often called vapor system) and warm air. We are frequently asked, "Which is the best system," or "What system shall I use?" This is always difficult to answer, and it cannot be answered intelligently without knowing and studying all the conditions to be met in each particular home. They are most always different. Generally speaking, any one of the three systems, when properly designed, installed, and efficiently operated, will produce equally good results. The type finally selected should be the one that best satisfies all requirements and conditions, including the desires

of the owner, who perhaps has very definite ideas of what should or should not be done.

The location of the furnace should receive more than casual attention. It should not occupy more space than necessary; it should be near the chimney and fuel supply; the fuel storage should be located, if possible, near the driveway. Basement space is valuable; do not use more than necessary for the heating plant.

Fuels may be classified into three divisions:

1. Solid—such as coal and coke
2. Liquid—such as oil
3. Gas—either artificial or natural

The selection of the kind of fuel depends on the cost and the owner preference. To insure cleanliness and convenience and to provide full automatic operation, many owners are willing to pay the higher price necessary for gas or liquid fuel. In recent years the development of automatic stokers for use under house furnaces has brought about renewed interest in the use of solid fuels.

Whatever may be the final selection of the type of furnace and fuel to be used, the house should be provided with automatic temperature control, obtained by the use of a reliable thermostat.

During the past four or five years, real progress has been made in the important field of air conditioning as applied to the home. The term, "air conditioning," or "conditioned air" seems to be surrounded with some sort of mystery; many think of it as a new and startling discovery. It is not. In fact, our fathers, grandfathers, and great grandfathers knew something about and made use of it to a limited extent. In the earlier days homes were heated with stoves burning wood or coal, and it was not uncommon to find placed on the top of the stove a teakettle or some other type of container filled with water, with vapor rising from its surface and being quickly absorbed by the air in the room. This, though crude, was one method of conditioning air, in cold weather, by introducing moisture, thus providing a higher relative humidity. Today we do the same thing by different and more efficient methods.

Fundamentally, air conditioning means the introduction of sufficient moisture into the air circulated through the house during the heating season to maintain a proper relative humidity—45 to 55 per cent—thereby producing, together with proper temperature, comfortable and healthy living conditions.

During the hot and humid days of the summer the process is reversed, that is, the proper amount of moisture is removed from the air by cooling or other means and cooled air is introduced into the house, thereby producing a temperature and relative humidity considerably lower than that found outside, the result being comfortable and healthy living conditions during the hot days and nights of the summer. In this way it is possible to main-

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tain reasonably uniform living conditions in the home throughout the entire year. Why, then, are not all new homes planned and equipped to produce these ideal conditions? The answer is that many are so equipped and in cases where they are not, perhaps the owner feels the advantage gained insufficient to justify the additional initial cost and the increased expense of operation. At the present time, artificial cooling is expensive. However, with the constantly increasing research and development, perhaps a satisfactory and economical unit will be available in a comparatively short time.

Every new home should include as an essential part of the heating system, a recognized and acceptable method of introducing moisture into the air, thereby maintaining, during the winter, a relative humidity of not less than 45%. While it is more difficult to obtain satisfactory results in a house that did not, when constructed, take this into consideration, equipment is available that would greatly improve the dry condition of the air. In addition to the healthier and more comfortable living conditions, there are many other advantages—the furniture will not dry out, windows will not shrink and rattle, floors will not creak and the doors will fit as they should.

Due to lack of time, it has not been possible to discuss many of the important details so necessary in planning a successful heating and air conditioning plant. In conclusion, let me summarize the important points mentioned in this talk.

1. Build your home in such a way that the heat loss will be reduced to a minimum. It will save many dollars in cost of fuel.
2. A house that is easy to heat in the winter is usually cool and comfortable in the hot summer days.
3. Pay particular attention to the location of the equipment in the basement; it is valuable space.
4. Provide automatic temperature control; it is not very expensive and will save fuel.
5. Provide a method of introducing moisture into the air and maintain a relative humidity of not less than 45%.
6. Artificial cooling provides comfortable living conditions during the summer, but at the present time it is expensive.

AMERICANS WILL ENJOY MORE DAYLIGHT IN 1936

(Continued from Page 3)

be reduced to as low as 11.7 per cent.

To the additional credit of glass blocks are their light diffusing properties that prevent transmission of glaring and "spotty" sun rays that are detrimental to the eyes.

Used as interior partitions, glass blocks provide an unusual decorative touch in addition to distri-

buting more light. One of the more popular interior applications is to encase the culinary division of the home. While admitting more daylight than is obtainable from other types of construction, the glass block partitions do not expose the kitchen to the view of those in an adjoining room.

This new material also offers an easy solution to the problem of obtaining adequate light in the bathroom without sacrificing privacy.

Shadowed corners, common in most rooms, may be brightened with glass block corner panels with mirrored background and glass shelving set into them if a complete glass block wall or partition is not desired. This unique treatment illuminates the corner and at the same time provides additional space for ornamental or useful objects.

Other inside partitions, panels or pillars can be devised for beautiful effects either by cleverly arranged lighting directed against the glass masonry or by rear lighting. Variation of light effect can be achieved by use of colored electric light bulbs simply by changing from one color to another from time to time. Limitless panel designs for partitions or walls are possible by use of many different patterns or natural water-clear blocks.

Another practical as well as decorative utilization of glass blocks is in the construction of a bar, either in the basement or some nook in another part of the house. All that is required is a glass block bar front and a wooden counter laid

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atop the glass block base. This is an inexpensive treatment with luxurious results. To further enhance the appearance of the bar, plain or colored electric light bulbs may be placed behind the glass block bar front; Flasher bulbs of several colors installed in the same manner provide a unique lighting effect.

Glass block exterior walls for stairway sections of the home or apartment building are economical applications in that they reduce the cost of artificial illumination during the day. At night an exterior decorative effect results from the interior lighting.

Even the basement of the home is no exception in the relentless trend of glass masonry. Laundries, furnace rooms and storage space may be lighted through glass block partitions.

Because of their sound-deadening properties, glass blocks are ideal for recreation rooms.

Aside from its adaption in construction of a home or apartment building, glass masonry offers many advantages in adding to the impressive beauty of the garden of the home or courtyard of the modern apartment house. It enhances the beauty of garden fountains when used as a splash wall and base for the fountain. Colored lights, standard or flasher type, played on the glass masonry through mist from the fountain spray produces a colorful night garden setting with all the exquisite hues of the rainbow.

Garden paths bordered with glass blocks protect the walks from lawn drainage and add a touch of refinement to the garden.

Both courtyards and gardens may be made more pleasant by replacing fences with glass block walls which not only give impressive beauty but shut off the view of outsiders and at the same time let light through for the benefit of low growing plants and shrubs.

An infinite number of applications will suggest themselves to the imaginative designer, far beyond the scope of any tabulation that might be attempted. However, among the many projects in which glass blocks are being specified include homes, apartment buildings, hospitals, schools, industrial buildings, mausoleums, store fronts, dairies, breweries, laboratories and power plants.

The utility advantages of this new material include light transmission, insulation against heat and cold, light diffusion, and sanitation. Being resistant to fire, glass blocks reduce fire hazards, providing greater protection of life against ravaging flames. They prevent passage of air and gases, are impervious to the attacks of moisture, vermin, acids, and will not absorb odor or grease.

As to their structural strength, tests made by Purdue University revealed that they withstood pressure of 72,500 pounds in compression tests. They also withstood ultimate pressure of 2,000 pounds to the square inch, although the most stringent codes require only 700 pounds for the same area.

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An improved glass block developed by the Owens-Illinois Glass Company is laid and mortared practically the same as any kind of bricks in building construction work.

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Greater adhesive advantages are obtained by applying the special enamel to the block immediately after it comes out of the oven and while it is still warm. Another coating of the enamel, which resists water, acid and alkali, is applied to thicken it for an application of white sand. The finished, mortar bearing surface is rough and more suitable.

This improved glass block reduces heat flow, deadens sound, transmits and diffuses light, deflecting sun glare and resists fire. It has stood up under pressures up to 72,500 pounds to the single block. Builders and architects are using it to obtain new style appeals and beauty in houses and buildings.

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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Vol. 10 DETROIT, MICH., MAY 19, 1936 No. 20

BY-LAWS OF THE MICHIGAN SOCIETY OF ARCHITECTS

ADOPTED AT THE 19th ANNUAL CONVENTION, FEBRUARY 23, 1935

Inasmuch as there seems to be considerable misunderstanding concerning the by-laws of the Michigan Society of Architects, and the amount of dues, the by-laws are reprinted herewith in full.

ARTICLE I.

Membership.

Section 1. Membership shall be divided into three classes, namely: Active, Associate, and Honorary.

Section 2. Every architect registered in the State of Michigan who has paid to the Society the annual subscription for the current year shall be an active member for that year; and, for the purpose of affiliation with or membership of the Society in The American Institute of Architects, active members are designated as "voting" members.

Section 3. All architects registered in the State of Michigan, who are not active members, shall be associate members.

Section 4. Members of both classes shall have the privilege of attending and addressing all meetings, and voting thereat, except that only active members may:

Architects' Luncheon

INTERCOLLEGIATE ALUMNI CLUB

13th Floor, Penobscot Building

Tuesday, May 19th, 12:30 p. m.

- vote on matters pertaining to the funds of the Society,
- be elected to hold office,
- be appointed to the chairmanship of any standing or special committees,
- become voting or non-voting delegates of the Society to meetings of the American Institute of Architects,
- become participants in national affairs as between the Society and the Institute, or voters on such issues, or on the selection of delegates to Institute meetings.

Section 5. Affiliation with the Society shall be by organizations, (hereinafter referred to as Architectural Clubs) in the membership of which the majority are employed or seek to be employed as draftsmen or architectural employees in architects' offices. Upon being granted affiliation with the

Society by its Board of Directors, (hereinafter referred to as the Board) an architectural club shall pay to the Society the annual subscription of one member. The architectural club so affiliated shall be entitled, as an organization, to all the rights and privileges of an active member of the Society except that of holding office or committee appointment; and, in the matter of voting, the architectural club shall vote by proxy, cast by a member of the club who is also an active member of the

Joint Meeting

Detroit Chapter, American Institute of
Architects and the Michigan
Society of Architects

ANN ARBOR

FRIDAY EVENING, MAY 22, 1936

Dinner at Michigan Union, 6:30 P. M.

Subject: Zoning.

Speakers: Mr. Walter Blucher, who will speak on Zoning in Europe. Mr. Herbert Russell, who will speak on Zoning in this country.

The meeting is being held at the time of the reunion of the Architectural College Alumni and should prove of particular interest to members of both architectural organizations and their friends.

Society. The constitution and by-laws of the architectural club so privileged must provide that every architectural draftsman or architectural employee, either employed or seeking to be employed as such, shall be eligible for membership in or affiliation with the architectural club, and the club shall endeavor to have every such draftsman or employee become a member or, in some manner, become affiliated with it.

(Continued on Page 3)

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Mr. Lent D. Upson, Director of the Detroit Bureau of Governmental Research announces a lecture by Mr. Harold S. Buttenheim, which will be of interest to architects. Mr. Buttenheim speaks at the Wayne University convocation at 11:30 A. M., Friday, May 22, in the University auditorium. His subject is "Taxation as a Factor in Housing for Low Income Groups."

This lecture was prepared for the state-wide conference on low cost housing at Pennsylvania State College and has also been given at the College of Engineering of New York University, and at the New School of Social Research.

Many of our members are acquainted with Mr. Buttenheim as Editor of the American Cities for more than 20 years. Incidentally, he is a member of the New Jersey Housing League, of the President's Conference on Home Building and Home

Ownership, of the Council of the International Federation for Housing and Town Planning, of the Planning Foundation of America, of the National Housing Association, of the American City Planning Institute, of the National Conference on City Planning, etc.

It is hoped that there will be an audience worthy of Mr. Buttenheim and his subject.

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BY-LAWS OF THE MICHIGAN SOCIETY OF ARCHITECTS

(Continued from Page 1)

Section 6. All who have been elected to Honorary membership in the Society prior to the date of adoption of these by-laws shall remain as such for life, and other Honorary members may be elected by the board.

ARTICLE II.

Meetings.

Section 1. Regular meetings of the Society shall be held on the fourth Thursday of each month unless designated otherwise by the Board.

Section 2. The Annual Meeting, for the election of officers, the transaction of business, the hearing of reports of committees and officers and the presentation of subjects of interest to the profession shall be held during the month of February of each year, at a time and place designated at least three months in advance by the Board. Official notice of the date and place of the Annual Meeting, and an outline program of same shall be given members at least thirty (30) days prior to such meeting.

Section 3. Special meetings must be called by the President upon a majority vote of a quorum of the Board of Directors or upon receipt of a written request signed by at least 20 active members. In emergencies the President may call special meetings without such vote or request.

Section 4. The number of members or proxies thereof required to constitute a quorum at any meeting of the Society shall be set by a majority vote of the Board at a Board meeting held prior to such meeting of the Society.

Section 5. The Board shall hold monthly meetings for the purpose of transacting the current business of the Society.

Section 6. Special meetings of the Board must be called by the President upon a majority vote of the Board or may be called by the President, without such vote, when emergency requires.

Section 7. The Board shall hold an annual meeting at least three days prior to the Annual Meeting of the Society for the purpose of drawing up any special resolutions which the Board may wish to present for the approval of the membership, and to make final arrangements for the program of the annual meeting. At this time the Board shall appoint a committee of three active members, to be known as the Election Committee, to whom shall be entrusted all of the details of the election, and to the chairman of which the Secretary shall turn over all ballots, sealed, received by him, as hereinafter provided.

Section 8. Four members shall constitute a quorum of the Board at all meetings held for the transaction of the business of the Society.

Section 9. The parliamentary usage governing the conduct of all meetings shall be as set forth in "Robert's Rules of Order, Revised", when not inconsistent with these by-laws.

ARTICLE III.

Subscriptions, Assessments, Dues and Fees.

Section 1. There shall be no entrance fee on joining the Society.

Section 2. The Board shall set the amount of the Annual Subscription to be paid to the Society by all architects registered in the State of Michigan.

Section 3. If and when the Society becomes affiliated with or becomes a state association member of the American Institute of Architects, and pays dues to the Institute on the basis of its "voting" members, as hereinabove defined, and, as the Society will not be required to pay such dues on its members who are also members of the Institute and in good standing therein, such members shall be permitted to deduct the sum of one dollar and fifty cents (\$1.50) from the amount of their subscription to the Society for the approximately current year; or, having paid the full amount of their subscription to the Society, they may, upon payment of their dues to the Institute for the approximately current year, and upon presentation of their receipt therefore to the Society, request a refund of one dollar and fifty cents, (\$1.50), from the Society, to be applied on account of their further subscription thereto.

(Continued on Page 5)

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ARCHITECTS' REPORTS

Agree, Chas. N., 1140 Book Tower, CA. 9263.—**D. M. Sidder**, 9350-52 Jos. Campau. Bids opened contracts will be let soon.

Same.—**Aronsson Ptg. Co.**, 1536 West Lafayette Blvd. Bids opened, contracts will be let soon.

Same.—Preparing plans for 2,000 seat theatre and stores, **Harper and Chalmers**.

Same.—Bids closed April 16 on **Rialto Theatre**, Bay City. Figuring mechanical trades.

Same.—**Westtown Theatre**, **Fenkel and Wyoming**. Architectural trades being figured through general contractors, **Cooper-Little Co.**; **Martin Krausman**, **Otto Misch**, **Eslinger-Misch**, **H. Martens Co.**, **A. W. Kutsche**, **Connors-Fidler**, **M. Learner**. Bids due at architect's office May 23.

Beckbissinger, Frederick, Saginaw, Mich.—Preparing plans for gym addition to **Webber School**, Saginaw.

Same.—Preparing plans on residence for **John Campbell**, Saginaw.

Same.—Preparing plans on residence for **Mrs. E. A. Winkler**, Saginaw.

Bennett & Straight, 13526 Michigan Ave., OR. 7750.—1,200 seat theatre, Mt. Pleasant, Mich. Bids closed May 12.

Same.—Plans for 2,000 seat theatre, cor. **Warren** and **Miller Road**. Bids closed.

Same.—Plans for 1,200 seat theatre to be known as **Northtown Theatre**, located at 7 Mile Road and **Van Dyke**. 80x120, 2 shops. Offices on second floor. Bids closed.

Same.—One story attorney's office building, **Michigan Ave.**, East Dearborn, 21x90. Stone front, wood panelling, cinder block, linoleum floors. Figures being taken.

Same.—Preparing plans for remodeling of **Gladwin Theatre**, Detroit. Ready about June 1.

Same.—Preparing plans for addition to **Greenville High School**. Band room and hand ball court, 30x95'.

Same.—Preparing plans for gym addition to school, **Pinconning**, Mich.

Same.—Preparing plans for alteration and addition to theatre, **Standish**, Mich.

Cluete, P. H., 3857 W. Michigan, Battle Creek.—Preparing plans for funeral home. Owner withheld. 52x53, 2 story, brick veneer, 5 car attached garage, wood frame, metal trim, bar joists, reinforced concrete walls and retaining walls, 3 bath rooms and kitchen, membrane waterproofing, terrazzo, asphalt shingle and built-up roofs, sound deadening, air conditioning. Calling for bids May 21, by invitation only. Some **Celotex** interior wall and ceiling finish. Estimated cost, \$25,000.

De Rosiers, Arthur, 1414 Macabees Bldg., CO. 2178.—Addition to **St. Stephen's Rectory**, New Boston, Mich. Rev. **Alphonse**, Rector. Contract let to **Andrew Bodray**, Flat Rock, Mich.

Diehl, Geo. F., CH. 7268.—Preparing preliminary drawings on **Warehouse No. 6**. Six stories, 85x210.

Same.—Preparing plans for one-story warehouse, 35x122 for **Otten Bros. Co.**, east side of **Richmond**, north of **East Grand Blvd.**

Hughes, Talmage C., 120 Madison Ave., CH. 7660.—Residence, 17359 **Parkside** for **Jos. A. Shulte**. Plans being revised.

Same.—Bids closed on residence for **W. R. Anderson**, S. E. cor. **Balfour Rd.** and **Bremen**.

Same.—Residence for **Francis D. Tait**, Lot 44, **Meadow Lane**, closed. Plans being revised.

Same.—Residence, Lot No. 30, **Meadow Lane**. Plans being revised.

Jameson, L. B., 8580 Jos. Campau, MA. 9146.—Preparing plans for residence, **Oakman Blvd.** Ready shortly.

Same.—Revised plans on store building, **Van Dyke** and **Harper**. Bids taken beginning April 21.

Keyes, Hugh J., 747 Free Press Bldg., RA. 7415.—Residence. Owner, **L. H. Buhs**. Location, **Lockmoor Blvd.** Bids closed.

Same.—Preparing plans for residence for **Herbert Trix**, **Fisher Road** and **Jefferson**.

Kuni, Wm. H., CA. 8550.—Bids on Colonial residence, **Pleasant Ridge**, closed.

Same.—Bids closed on two family flat.

Same.—Taking figures on early American residence, **Woodstock Ave.**

Merrit & Cole, LO. 2483.—Plans for church house, **Defiance**, Ohio, 93x40. Steel construction, masonry and concrete walls, oil heat, composition roofing. Completed. Figures taken locally.

O'Dell & Rowland, Associate Architects, **Smith, Hinchman & Grylls**, Engineers.—Plans for remodeling of **St. John's Church**, corner of **Woodward** and **Vernor Highway**.

O'Dell & Rowland, 904 **Marquette Bldg.**, CH. 7877.—Swimming pool and bath house for **Grosse Ile Country Club**. Hunter type, with sand beach, pools 80 ft. radius; bath house 30 ft. x 72 ft., frame, showers, toilet and lockers. Bids closed.

Same.—Plans for remodeling of first floor, old **Security Trust Co. Bldg.**, 735 **Griswold St.**, to be new quarters for **J. S. Bache & Co.** Bids by invitation.

Phelps & Bernardi, 1010 **Detroit Bank Bldg.**, CA. 0306.—Alterations, store and warehouse at 12578-85

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Smith Hinchman & Grylls, 800 Marquette Bldg., R.A. 8825.—Alteration to Central M. E. Church. Contract let to Bryant & Detwiler.

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

Same.—Local office for Michigan Bell Telephone Co., Algonac, Mich. Bids by invitation.

Same.—Contracts for equipment for Public Lighting Commission Sub Stations, PWA Project, let.

Same.—Taking bids on wrecking of building, S.E. corner Woodward and Elizabeth for L. K. Butler Estate.

Same.—Alteration to commercial office for Michigan Bell Telephone Co. let to J. A. Moynes Co.

Tilds, Paul, 602 Hoffman Bldg., CA. 2610.—Residence with attached garage, 60x67, Palmer Woods. Figures closed.

Wright, Frank H., 418 Fox Bldg., CH. 7414.—Remodeling front, Baldwin Theatre. Bids closed.

Same.—Taking figures on front for Farnum Theatre, Jos. Campau between Hanley and Jacobs. By invitation.

Same.—Alteration to 1444 Field Ave. changing from single to duplex. Taking figures.

Same.—New front, Frontenac Hotel, Monroe Ave.

BY-LAWS OF THE MICHIGAN SOCIETY OF ARCHITECTS

(Continued from Page 3)

Section 4. The Society may receive gifts from associate members to be applied to the general fund or to any special fund or funds as the donor may designate, but should any such gift be equal or more in amount than the amount of the annual subscription for the current year, then the donor shall be immediately enrolled as an active member, and the amount of the annual subscription credited to his account and entered in the general fund, unless specifically required otherwise in writing by the donor, and the remaining balance, if any, applied to the general fund or whatever fund the donor may have designated.

Section 5. Except for the annual subscription, the Board may not levy any special assessments upon either class of membership.

Section 6. All monies of whatever nature, except funds payable to the fund set up for the operation and business of the Official Handbook of the Michigan Society of Architects, (hereinafter referred to as the Handbook), shall be received by, handled by and accounted for by the Treasurer of the Society; and all funds pertaining to the operation and business of the Handbook shall be received by, handled by and accounted for by the Executive Secretary of the Society, both as hereinafter provided.

ARTICLE IV.

Officers and Directors.

Section 1. All officers and directors of the Society shall be elected by secret ballot as hereinafter provided. The Officers shall consist of a President, First, Second and Third Vice-Presidents, a Secretary, Executive Secretary and a Treasurer,

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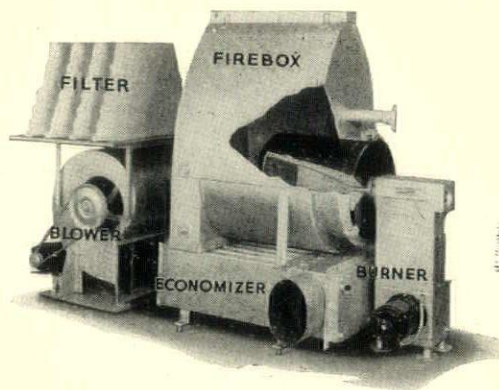
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who shall, with the exception of the Executive Secretary, be exofficio Directors, shall constitute the Board of Directors.

Section 2. The Officers and Directors shall be elected at each annual meeting of the Society, as hereinafter provided, and shall hold office until their successors shall have been elected and shall have qualified.

Section 3. The Executive Secretary shall be elected as provided for the election of other officers of the Society, but need not be an architect.

Section 4. In the event that any of the officers or directors elected shall have failed to qualify, the officer or director, as the case may be, previously elected to the office in question, shall continue in that office, unless he has ceased to be an active member.

Section 5. Should any vacancy occur in the offices of the President or any of the Vice-Presidents,

the officer next in rank shall advance to the next higher rank to fill the vacancy or vacancies thus created and the Board shall elect a Third Vice-President from among the active members of the Society.

Section 6. Should a vacancy occur in the office of any of the other officers or directors, the Board shall elect an active member to fill such office.

Section 7. Should any officer or director cease to be a member his office shall thereby become vacant and shall be filled as hereinabove provided.

Section 8. The Society shall have the power to declare vacant the offices of any or all of the officers and directors by a vote of three-fourths of the number of active members present at a special meeting of the Society called for the purpose of considering such action, voting thereon and filling any vacancy so created. At such a meeting the procedure hereinabove outlined for the filling of vacancies shall be superseded by an emergency election by secret ballot, requiring the vote of three-quarters of the number of members present to elect any candidate to fill any vacancy.

Section 9. Should any officer totally neglect the duties of his office to such an extent that, in the opinion of a majority of the Board his neglect is detrimental to the business of the Society, or should any officer or director conduct himself in a manner inimicable to the purpose and policies of the Society, or should any officer or director show, by extended continued absence from meetings of the Society and of the Board without reasonable excuse or reason, or without having been granted leave after having made written request for same to the Board, the Board may, at its own discretion, declare such officer's or Director's office vacant, upon which the said officer or director shall be notified of such action, and the vacancy filled at the next meeting of the Board as provided in Section 6 above.

ARTICLE V.

Duties of Officers.

Section 1. President—It shall be the duty of the President to preside at the meetings of the Society and of the Board, to appoint all committees and to perform such other duties as may be assigned to him by the Board. He shall, together with the Secretary, sign all contracts and legal documents for and in the name of the Society, but only when so authorized by the Board. He shall be a member exofficio of all committees. He shall be the spokesman for the Society in matters of public import unless he shall have delegated such duty to another officer or director of the Society.

Section 2. Vice-Presidents—In the absence of the President the First Vice-President, or, in the absence of both, the Second Vice-President, or, in the absence of the President and both the First and

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Second Vice-Presidents, the Third Vice-President shall exercise all of the duties and powers of the President; and in the absence of the President and all Vice-Presidents, the Board shall elect from among its remaining members a presiding officer pro-tempore.

Section 3. The Secretary shall take charge of and be responsible for all of the clerical work pertaining to the business of the Society except that pertaining to the publication of the Handbook. He shall

- (a) together with the President, and when so authorized by the Board, sign all contracts and legal documents for and in the name of the Society;
- (b) keep a record of all meetings of the Society and of the Board;
- (c) make and maintain a complete record of all members;
- (d) issue notices of all authorized meetings of the Society to all members;
- (e) issue notices of all authorized meetings of the Board to all officers and directors;
- (f) have direct supervision over the work of the Executive Secretary;
- (g) present a written report of the affairs of his office, together with that of the office of the Executive Secretary, at each regular meeting of the Board;
- (h) issue to each member, at least ten (10) days prior to the annual meeting, notice of the time and place of the same, together with pertinent information concerning the same, including the text of any suggested amendment to the Constitution.
- (i) cause to be exhibited any and all data, records, correspondence, documents, membership roll and any other information in his care or possession, whenever so required by the President or the Board.

His salary or compensation shall be fixed by the Board and he shall be reimbursed for the expenses incidental to the work of his office in an amount approved by the Board.

Section 4. Executive Secretary: It shall be the duty of the Executive Secretary to do all of the clerical work in connection with the preparation, purchase and sale of printed matter and publications, and such other work as the Society or Board may require. He shall be ex-officio a member of the entertainment committee and as such shall work under the direction and on the advice of the Board, to whom he shall report regularly. His salary or compensation shall be fixed by the Board and he shall be reimbursed for the expenses incurred incidental to the work of his office in an amount approved by the Board. He shall receive and care for funds pertaining to the operation and business of

the Handbook, but shall disburse same only with the authority and approval of the Board.

Section 5. Treasurer: It shall be the duty of the treasurer to make and forward all invoices, receive all monies (except for the Handbook) and to deposit the same in the name of the Society, in a bank approved by the Board. He shall:

- (a) keep regular and systematic books of account;
- (b) exhibit these books and any and all papers and vouchers when so required by the President or the Board;
- (c) submit a written statement of receipts and disbursements to the Board at each regular meeting and to the Society at its annual meeting;
- (d) pay such bills as are presented to him upon the authority of the Board only;
- (e) sign all checks for the Society, but in his

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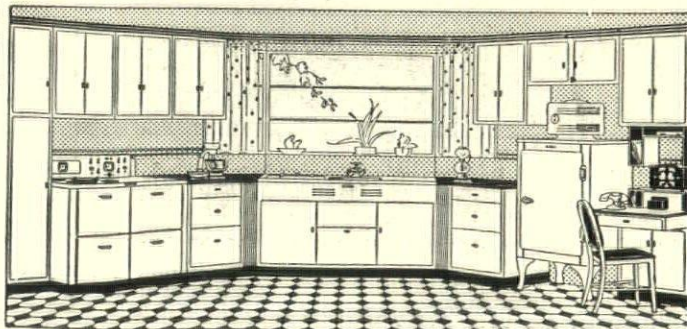
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absence or incapacity they shall be signed by the President or the Secretary.

His salary or compensation shall be fixed by the Board and he shall be reimbursed for the expenses incidental to the work of his office in an amount approved by the Board.

ARTICLE VI.

Duties of Directors

Section 1. It shall be the duty of each of the directors to carry out the object and purposes of the Society, and to that end the Board of Directors shall exercise all of the powers of the Society, subject to its by-laws and to such action as the Society may take at its regular or special meetings.

Section 2. The Board shall have general charge of the affairs, funds and property of the Society and shall cause a yearly audit of its books, reporting such audit to the Society at the annual meeting.

Section 3. The Board shall have the power to employ attorneys, publicists and investigators to render them assistance in their work or in that of the State Board of Examiners of Architects, Engineers and Surveyors.

Section 4. It shall be the duty of the Board to consider cases of dishonest practice, fraud or misrepresentation in the obtaining of the State certificate of Registration, malfeasance or gross incompetency on the part of any architect registered in the State of Michigan, or cases of violation of

the State law providing for the registration of architects, and to report its findings, with recommendations, to the aforesaid State Board of Examiners.

Section 5. The Board shall have the power to fill any vacancy occurring in its membership as hereinabove provided.

Section 6. The Board shall govern the expenditure of all funds of whatever nature. No officer, director, committee or committee member may incur any financial obligation for the Society without first having obtained the approval of the Board, and its authority to act for the Society.

Section 7. All discussions of the Board and the individual actions of its members relative to any business of the Board shall be held strictly confidential.

ARTICLE VII.

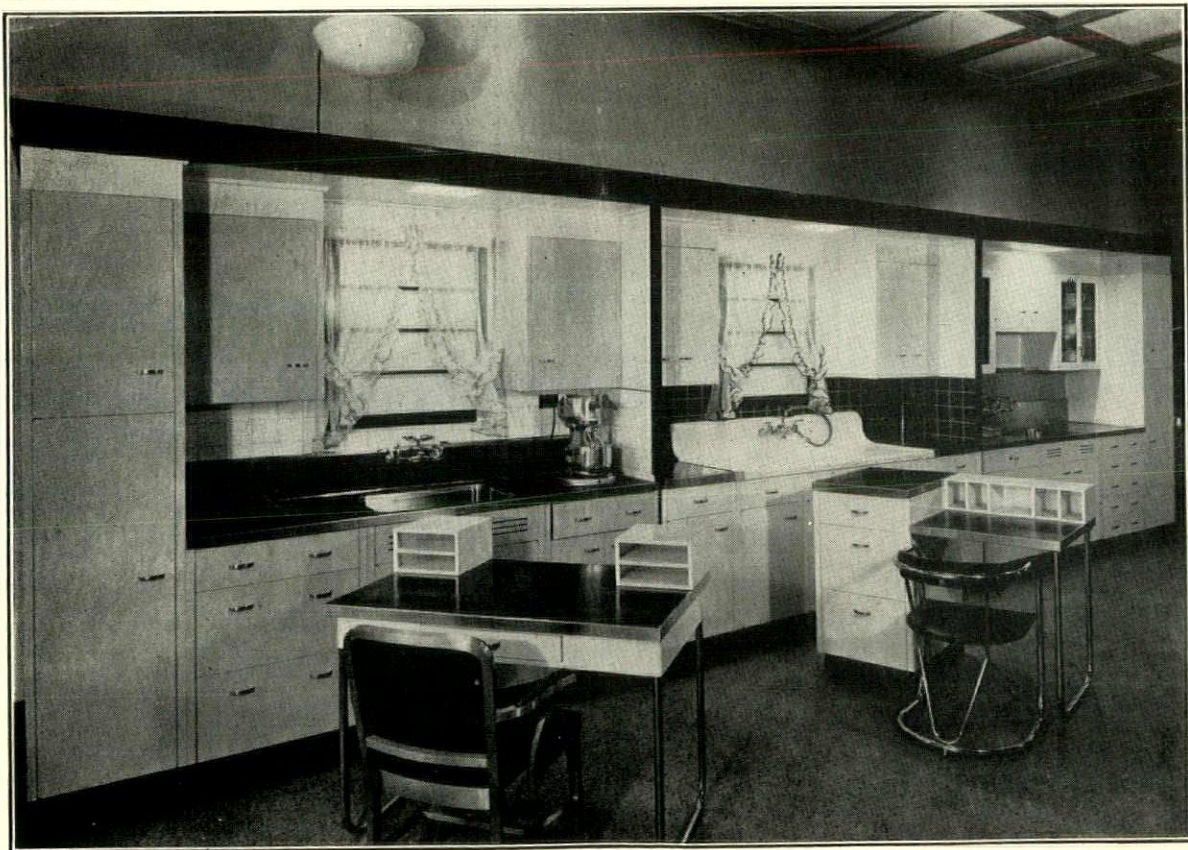
Elections.

Section 1. Officers and directors shall be elected by secret ballot as hereinafter provided.

Section 2. The officers and directors shall be elected at each annual meeting, as hereinafter provided, and shall hold office until their successors have been elected and shall have qualified.

Section 3. The election shall be determined by a plurality of the votes cast for each of the respective candidates.

Section 4. Nominations—At the last regular



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meeting preceding the annual meeting the members present shall elect a nominating committee of three active members, and the President shall appoint a separate nominating committee of three active members. Acting independently of one another, these two committees shall each prepare separate lists of nominees for each of the offices of the elective officers and eight directors. The members' committee shall recognize and place in nomination any candidate who is an active member, for any office, upon a petition signed by five members, provided such petition is delivered to the chairman of the members' committee at least fifteen (15) days prior to the date of the annual meeting. Both nominating committees shall report to the Secretary at least ten days prior to the date of the annual meeting.

Section 5. The Secretary shall mail to each active member, at least five days prior to the date of the annual meeting, a printed ballot containing the nominations for the various offices, arranged in alphabetical order and as they are mentioned in Article IV, Section 1 of these by-laws. He shall enclose with each ballot a plain envelope for sealing same and a printed reply envelope addressed to the Secretary and marked on the outside: "Secret Ballot of" and bearing the member's name. Members shall vote by marking the ballot, sealing the same in plain envelope, inserting the latter in addressed return envelope and sending the same to the Secretary so that he will receive the same before 9 o'clock A. M. on the date of the annual meeting.

Section 6. An Election Committee shall be appointed by the Board at its annual meeting held three days or more prior to the annual meeting of the Society. The Secretary shall turn over to it all of the letter ballots received by him, with seals unbroken, together with a complete roll of the members. The tellers shall check the names on the ballot envelopes against the roll, throwing out the ballots of any voters not on the list, after which the seal shall be broken and the votes counted. The tellers shall report the result in writing to the officer presiding at the business session of the annual meeting.

ARTICLE VIII.

Committees.

Section 1. The President shall appoint all committees authorized by the Society or the Board.

Section 2. Special committees may be authorized by the Society or the Board at any regular or special meeting.

Section 3. All committees shall act under the direction of the Board and shall incur no obligations for the Society without having first obtained the approval of the Board as to the maximum limit of the same.

ARTICLE IX.

Amendments.

Section 1. Amendments to these by-laws may be proposed at any meeting of the Society or of the Board, by motion of any active member, duly supported by a second active member. If approved by a majority of the active members present, the Sec-

retary shall then publish the full text of the proposed amendments at least ten (10) days prior to the meeting at which the same are to be voted upon.

Section 2. Amendments so proposed shall require for their ratification the vote of two-thirds of the members present at the regular or special meeting of the Society immediately following publication.

Section 3. Amendments shall go into effect immediately upon their ratification.

ARTICLE X.

Publications.

Section 1. The Board may, at its discretion, adopt means to create, finance, publish and distribute circulars of information, legal forms for the use of the profession, periodicals and a book containing data of informative value to architects.

Section 2. For the financing of a periodical, the Board shall direct that a portion of the amount of the annual subscription paid to the Society by active members be set aside for such purpose.

Section 3. The name of the book containing data of informative value to architects shall be "Official Handbook of the Michigan Society of Architects."

Section 4. The publication of the Handbook shall be under the direction of the Executive Secretary,

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and a committee or committees appointed by the President for that purpose.

Section 5. The Board may contract for the Society with an individual or firm, not necessarily an architect, to discharge the business matters pertaining to the publication of the handbook, at whatever arrangement for compensation it may determine as reasonable, just and expedient.

Section 6. The Board, through its appointed committees, shall have the power and it shall be its duty to control the text matter, advertising matter and all matters of finance in connection with the Handbook and any other publication authorized by these by-laws.

Section 7. Separate accounts shall be kept for each individual publication. The Board shall have access to the same at its pleasure. An annual audit of the books of each publication may be required by the Board, the cost of the same being charged against the account of the individual publication.

Section 8. The Board may contract for the So-

ciety with an individual or firm, not necessarily an architect, for the sale or publication rights of building information held by its members and may, through its appointed committee or committees, arrange for the manner of publication and distribution of the same.

Section 9. The member, firm, individual or committee in charge of any of the aforesaid circulars, forms, periodicals and the Handbook, shall submit to the Board a complete statement of financial conditions at the Board's request, and must submit such a report, properly audited, at the Annual Meeting.

Section 10. For the purpose of making complete financial reports at the Annual Meeting, the fiscal year of the business of any of the aforesaid publications shall correspond to the fiscal year of the Society, beginning and closing on the first day of February of each year.

MICHIGAN STATE BOARD OF EXAMINERS FOR REGISTRATION OF ARCHITECTS, ENGINEERS AND SURVEYORS

The Michigan State Board of Examiners for Registration of Architects, Engineers and Surveyors announces the next examinations for Architects to be given at the University of Michigan and the next examinations for Engineers and Surveyors to be given at the University of Michigan, Michigan State College, Michigan College of Mines and at Ironwood on June 18, 19 and 20, 1936.

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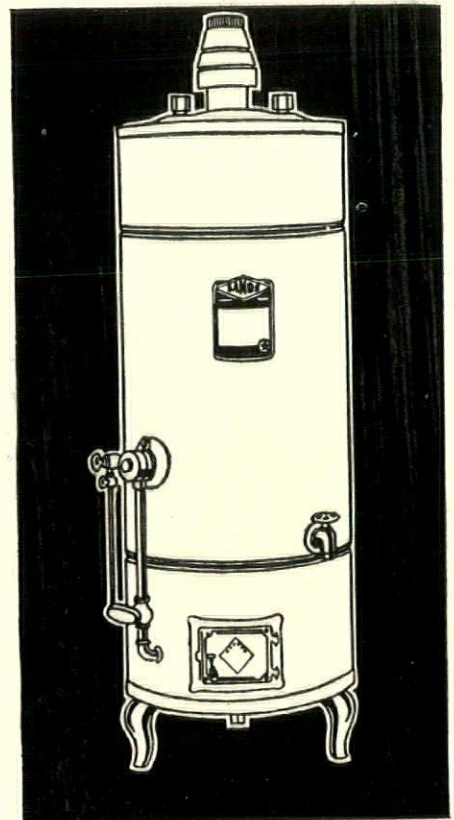
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WEEKLY BULLETIN



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Vol. 10

DETROIT, MICH., May 26, 1936

No. 21

MARKETABLE TITLE

By Lloyd L. Axford of the Detroit Bar

In every sale of real estate, in the absence of a stipulation to the contrary, there is an implied covenant that the purchaser shall receive a marketable title.

The Michigan court of last resort has defined the term as follows:

"A marketable title is one of such a character as should assure the purchaser the quiet and peaceful enjoyment of the property and one which is free from encumbrances."

In applying the judicial definition, the courts have said that the expression is neither the equivalent of a perfect title nor the opposite of a bad title, but merely a title concerning which there is no fair or reasonable doubt. This does not mean a title free from all possible defects, nor can a purchaser demand a guaranty that the title will never be questioned. Absolute or mathematical certainty of

The evidence of title is derived through the public records, and evidence of witnesses. In the examination of the evidence, the question for determination is, will the evidence, if offered in a court of justice, be received and establish title?

Suppose there are technical defects in the record evidence, are they such that the seller's title is subject to a successful attack? The examiner replies: "It may be."

Mr. Examiner, if the party whom you claim has an outstanding interest in the property is produced, would you bring the proper action against the present claimant to recover the land or the outstanding interest?

Not one objection in ten thousand made by examiners of titles will stand the suggested test.

There is but one remedy in the courts of justice for the recovery of land by a claimant, the action of ejectment. This action lies in boundary disputes and for the enforcement of tax titles. The next time you meet a lawyer friend, inquire how many ejectment cases involving the title to land (not boundaries or tax titles) he has participated in during his legal career. You will not find one lawyer in twenty that ever prepared a declaration in ejectment, and lawyer number twenty will have been more than twenty years at the bar.

To assert or defend an action in the courts requires testimony written or oral. Death and no-madic tendencies make the perpetual preservation

(Continued on Page 6)

Architects' Luncheon

INTERCOLLEGIATE ALUMNI CLUB

13th Floor, Penobscot Building

Tuesday, May 26th, 12:30 p. m.

the ownership of land is an unknown quantity. Reasonable doubt does not include suspicion; it is confined to probability. If the evidence of title is such that an ordinary, prudent man, fully advised of all the circumstances, who desired the property, would purchase it without discounting the price because of the condition of the title, it may be said that the title is marketable.

In other words, the doubt that is recognized under the rules of law must be such as to affect the value of the estate, not frivolous nor captious niceties, but such as will probably entail loss or litigation upon the purchaser.

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Edited by E. J. Brunner

GOLF AND FELLOWSHIP AT ITS BEST

The first golf outing of the Architects, Builders and Traders was just about as perfect as such an occasion can be made. Bill Seeley's weather was as advertised. One bird, though, went around the course singing, "He's Building Up To An Awful Letdown." Well, human nature is that way.

Biggest crowd since the pre and pro days. The biggest thing about it all was the perfection of the fellowship, and a banquet of upwards of a hundred without a speech. That was perfect, and many were the friends made. Next one at Grosse Ile in June.

Low net of 67 won the cup for Jack Gowan. Al Brodine captured low gross or the day by shooting a neat 79.

Herewith the vital statistics:

Al Brodine, Huron Portland Cement Co.	79	J. L. Meehan, N. Y. C. Lines	102
Geo. L. Emery, City of Detroit	80	Al Beever, Beever Plastering Co.	102
W. E. Cole	83	Richard Bruny, Bruny Bros.	102
A. H. Aldinger, Jr., Walbridge-Aldinger Co.	84	Walter Pratt, Concrete Steel Fireproofing Co.	103
Frank M. Hydon, Hydon-Brand Co.	86	A. B. Johnson, N. Y. C. Lines	103
Monro Aird, Monro Aird	87	Lee Carney, Carney-Labadie Co.	104
Philip Thomas, Philip Thomas	88	Geo. Abbott, International Harvester Co.	104
Phil Ashurst	88	L. S. Goodsell, U. S. Gypsum Co.	104
Wm. F. Seeley, Western Waterproofing Co.	90	N. Robinson	105
F. R. Fletemeyer, Frank N. Cooper Co.	90	Harry Meier, Donaldson & Meier	105
Andy Hart	90	R. D. Bradshaw, Petoskey Portland Cement Co.	106
A. V. Ulrich, M. C. R. R.	90	B. A. Capp, Wolverine Marble Co.	106
Geo. E. Cruickshank, Krimmel & Cruickshank ..	91	J. Ivan Dise, Architect	106
H. H. Dickinson, H. H. Dickinson Co.	91	Walter Trowell, Trowell Const. Co.	106
Larry Hume, Peerless Portland Cement Assn. ..	91	Henry Meyers, Kroger Stores	107
Jack Gowan, Banbrook-Gowan Co.	92	Paul Sewell, Architect	108
John Hoppin, John Hoppin	93	W. E. Pearson, Cooper-Little Co.	108
A. K. Wheaton, G. T. R. R.	93	M. S. McKee, Manufacturers Sales Co.	109
Chas. Sestok, Jr., Certain-teed Prod.	93	D. Richardson	109
C. G. Geyman, Detroit Steel Products	94	H. O. Nelson, Nelson Co.	109
W. G. Squier, Krimmel & Cruickshank	95	Jim Hemstreet, Koenig Coal & Supply Co.	110
H. E. Webb, Lowrie & Webb Lumber Co.	95	Tom Reed, U. S. Gypsum	111
Jerome Trembath, Schroeder Paint & Glass Co.	96	R. F. Giffels, Giffels & Vallet	111
Al Schaefer	98	H. L. Kotting, Schuster Equipment Co.	111
R. Ruhl, Krimmel & Cruickshank	98	R. H. Hidey, R. H. Hidey	111
F. L. Hubbard, Block & Brick, Inc.	98	A. B. Ameel, Talbot & Meier, Inc.	112
Francis Bagby, Western Waterproofing Co.	99	Chas. Noble, Architect	112
Geo. H. Richardson, Boulevard Transfer Co.	99	Carl S. Barry, Allied Const. Industries	116
Herman Banbrook, Banbrook-Gowan Co.	99	B. Giffels, Giffels & Vallet	116
Darin Gothro, Builders' & Traders' Exchange....	100	Ralph MacMullan, General Builders Assoc.	118
Norman Grams, Warring Electric Co.	100	Harvey Zens, Harvey Zens Co.	119
Jess Stoddard, Detroit Testing Laboratory	100	A. C. Barackman, Wheeling Corrugating Co.	120
W. C. Markle, Schroeder Paint & Glass Co.	101	Jim Van Ess, Detroit Safety Furnace	120
Wm. Jaeger, Giffels & Vallet	101	Frank Roberts, J. M. & L. A. Osborn Co.	120
Otis Smith, Weldit Acetylene Co.	101	A. H. DeCou, Krimmel & Cruickshank	120
A. E. Nelson, Boulevard Transfer Co.	102	C. E. Bickel, Campbell Metal Window Co.	120
		A. G. Ofenstein, Ofenstein Eng. Co.	124
		R. V. Card, R. V. Card	125
		E. B. Fauquier, Architects' Bulletin	130
		Tom Murray, Huron Portland Cement Co.	130
		R. S. Knapp, R. S. Knapp	134

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Ed Otto, Otto Oven Co.	142
Jack Halliday	144
Frank Stratton, Frank Stratton Co.	161

Among the guests present at the dinner were: Mason P. Rumney, Detroit Steel Products; E. J. Brunner, Builders' and Traders' Exchange; H. B. Culbertson, H. B. Culbertson Co.; Tom Marshall, Robert Hutton Co.; W. W. Busch, John D. Busch & Sons; Russ Bates, Esslinger-Misch Co.; Harlan S. Smith; L. J. Heenan, Architect; Bill Goodson, Grand Rapids Plaster Co.; Fred Sumner, Detroit Lumber Co.; Al Berschback, American Roofing Co.; Fred Tinsey, Tinsey Iron & Stair Works; Henry Martens, Henry M. Martens Co.; Mr. Brooks, guest of H. S. Smith.

Prizes were won by flight drawings as follows:
FLIGHT 1—First prize, Geo. Emery; second prize, Frank Hydon; third prize, A. V. Ulrich.
FLIGHT 2—First prize, D. Gothro; second prize, Chas. Sestok; third prize, John Hoppin.
FLIGHT 3—First prize, L. S. Goodsell; second prize, Lee Carney; third prize, W. C. Markle.
FLIGHT 4—First prize, Tom Reed; second prize, W. E. Pearson; third prize, Paul Sewell.
FLIGHT 5—First prize, Ralph MacMullan; second prize, Roy Knapp; third prize, C. E. Bickel.
CONSOLATION PRIZE: Bob Ruhl, R. D. Bradshaw, W. G. Squier, Jim Van Ess, J. Ivan Dise, Wm. Joeger, Al Brodine, Ted Ameel, Harvey Zens.

MORE TRUTH THAN POETRY

A fool there was and he made his home
 Of boards and brick and a piece of stone.
 The fool had not the intellect
 To know he needed an Architect.
 Even as you and I.

A foot there was and he made his plan
 With the Contractor's help and the Real Estate Man.
 An architect's needed on a building fine,
 But not on this little home of mine.
 We've seen this, you and I.

The fool found out when it was too late.
 With home, all mortgaged, in an unfinished state.
 Why did I not my home protect
 By having a first-class Architect?
 We've heard this, you and I.

But fools are born, and lambs are shorn,
 In a manner sad to relate.
 Yet some may listen, and they will learn
 That an Architect's fee brings the greatest
 We know this, you and I. [return.]

—With Ryt's apologies to Kipling.

W. G. Malcomson has returned from his stay in Florida and everyone will be glad to see him at the Tuesday luncheons again.

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AT THE A. I. A. CONVENTION

The National Council of Architectural Registration Boards discussed a model registration law for admission of architects to practice; the curricular requirements of American architectural schools, the majority of which are now on a five year basis; also methods giving effect to a quasi-national registration examination in view of the somewhat varied requirements in the thirty-six registration laws now in effect.

There was also discussed the time allowed for registration examinations, the trend being to allow four days instead of three.

The Society of Architectural Examiners, organized at the annual convention last year and consisting of present and former members of architectural examining boards, elected Professor Emil Lorch as president.

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ARCHITECTS' REPORTS

Agree, Chas. N., 1140 Book Tower, CA. 9263.—**D. M. Sidder**, 9350-52 Jos. Campau. Bids opened contracts will be let soon.

Same.—**Aronsson Ptg. Co.**, 1536 West Lafayette Blvd. Bids opened, contracts will be let soon.

Same.—Preparing plans for 2,000 seat theatre and stores, Harper and Chalmers.

Same.—Bids closed April 16 on Rialto Theatre, Bay City. Figuring mechanical trades.

Same.—Westtown Theatre, Fenkel and Wyoming. Architectural trades and mechanical trades.

Same.—Preparing plans for two story and basement mercantile building, Grand River near Oakman Blvd.

Same.—Preparing plans for two story and basement mercantile building, 5444 Michigan Ave. Pansy Shop, owners.

Same.—Bids closed on alterations to Capitol Theatre, 17915 Vernor Highway West.

Beckbissinger, Frederick, Saginaw, Mich.—Preparing plans for gym addition to Webber School, Saginaw.

Same.—Preparing plans on residence for John Campbell, Saginaw.

Same.—Preparing plans on residence for Mrs. E. A. Winkler, Saginaw.

Bennett & Straight, 13526 Michigan Ave., OR. 7750.—1,200 seat theatre, Mt. Pleasant, Mich. Bids

closed.

Same.—Plans for 2,000 seat theatre, cor. Warren and Miller Road. Bids closed.

Same.—Plans for 1,200 seat theatre to be known as Northtown Theatre, located at 7 Mile Road and Van Dyke. 80x120, 2 shops. Offices on second floor. Bids closed.

Same.—One story attorney's office building, Michigan Ave., East Dearborn, 21x90. Stone front, wood panelling, cinder block, linoleum floors. Figures closed.

Same.—Preparing plans for remodeling of Gladwin Theatre, Detroit. Ready about June 1.

Same.—Preparing plans for addition to Greenville High School. Band room and hand ball court, 30x95'.

Same.—Preparing plans for gym addition to school, Pinconning, Mich.

Same.—Preparing plans for alteration and addition to theatre, Standish, Mich.

Cluete, P. H., 3857 W. Michigan, Battle Creek.—Preparing plans for funeral home. Owner withheld. 52x53, 2 story, brick veneer, 5 car attached garage, wood frame, metal trim, bar joists, reinforced concrete walls and retaining walls, 3 bath rooms and kitchen, membrane waterproofing, terrazzo, asphalt shingle and built-up roofs, sound deadening, air conditioning. Calling for bids May 21, by invitation only. Some Celotex interior wall and ceiling finish. Estimated cost, \$25,000.

De Rosiers, Arthur, 1414 Macabees Bldg., CO. 2178.—Preparing plans for central heating plant for St. Anthony's Parish, Gratiot and Sheridan Aves.

Derrick, Robt. O., Inc., Union Trust Bldg., CA. 3175.—General contract on Recreation Building, Greenfield Village, let to Esslinger-Misch Co.

Diehl, Geo. F., CH. 7268.—Preparing preliminary drawings on Warehouse No. 6. Six stories, 85x210.

Same.—Plans for one-story warehouse, 35x122 for Otten Bros. Co., east side of Richmond, north of East Grand Blvd., completed week of May 25.

Hughes, Talmage C., 120 Madison Ave., CH. 7660.—Residence, 17359 Parkside for Jos. A. Shulte. Plans being revised.

Same.—Residence for Francis D. Tait, Lot 44, Meadow Lane. Being refigured.

Same.—Residence, Lot No. 30, Meadow Lane. Bids closed.

Same.—Contracts on residence for W. B. Anderson: Excavating, Sam Callavaro; plumbing, S. Petoskey; framing, Stran-Steel Construction.

Hyde, Arthur K., 318 Woodward-Bldg. Bldg., MA. 0803.—Preparing plans for residence, Bretton Drive, Rosedale Park.

Same.—Addition to Naval Armories—WPA project.

Jameson, L. B., 8580 Jos. Campau, MA. 9146.—Preparing plans for residence, Oakman Blvd. Ready shortly.

Same.—Revised plans on store building, Van Dyke and Harper. Bids taken beginning April 21.

Keyes, Hugh J., 747 Free Press Bldg., RA. 7415.—Residence. Owner, L. H. Buhs. Location, Lockmoor Blvd. Bids closed.

Same.—Plans for residence for Herbert Trix, Fisher Road and Jefferson, completed. Bids taken in a few days.

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Kuni, Wm. H., CA. 8550.—Colonial residence, Pleasant Ridge, under construction.

Same.—Two family flat under construction.

Same.—Taking figures on early American residence, Woodstock Ave.

Same.—English type residence, Yale, Mich., under construction.

Same.—Taking figures on English residence, Outer Drive, Grosse Pointe.

Mason, Geo. D. & Co., 409 Griswold, RA. 7850.—Preparing drawings for Detroit College of Law and Y. M. C. A. offices, Elizabeth St.

O'Dell & Rowland, Associate Architects, Smith, Hinchman & Grylls, Engineers.—Plans for remodeling of St. John's Church, corner of Woodward and Vernor Highway, completed.

O'Dell & Rowland, 904 Marquette Bldg., CH. 7877.—Swimming pool and bath house for Grosse Ile Country Club. Hunter type, with sand beach, pools 80 ft. radius; bath house 30 ft. x 72 ft., frame, showers, toilet and lockers. Bids closed.

Smith Hinchman & Grylls, 800 Marquette Bldg., RA. 8825.—Preparing plans for school for Children's Home, Mt. Clemens, Mich.

Same.—Local office for Michigan Bell Telephone Co., Algonac, Mich. Bids by invitation.

Same.—Contracts for equipment for Public Lighting Commission Sub Stations, PWA Project, let.

Same.—Taking bids on wrecking of building, S.E. corner Woodward and Elizabeth for L. K. Butler Estate.

Tilds, Paul, 602 Hoffman Bldg., CA. 2610.—Residence with attached garage, 60x67, Palmer Woods. Figures closed.

Wright, Frank H., 418 Fox Bldg., CH. 7414.—Remodeling front, Baldwin Theatre. Being refitted.

Same.—Figures on front for Farnum Theatre, Jos. Campau between Hanley and Jacobs, closed.

Same.—Alteration to 1444 Field Ave. changing from single to duplex. Taking figures.

Same.—New front, Frontenac Hotel, Monroe Ave. Taking figures.

Mr. Clarence H. Rosa, who is graduating in architecture this year at the University of Michigan, has been awarded the first prize of \$100.00 in the eighth annual competition conducted by the American Institute of Steel Construction for the design of a steel bridge. This competition was open to architectural and civil engineering students and participated in this year by 88 students from 18 schools.

Mr. Gerald R. W. Watland, who graduated in architecture in this college in June 1932, has been awarded the scholarship of the English Speaking Union for a trip to England this summer.

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There are no substitutes for the services of an eyesight specialist, but proper lighting helps to protect eyes, good and bad, young and old.

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MARKETABLE TITLE

(Continued from Page 1)

of testimony impossible. The rules of law meet this condition with the Statute of Limitations. If you have rights in land, assert them in the courts of justice within fifteen years after they first accrue, or your rights are forever barred. Fifteen years open adverse possession will give title to land superior to that derived from any other source, and in this state bare possession without grant of any kind is sufficient. Such a title is marketable by the express decision of the Michigan Court, a principle presented and argued by Mr. Benton Hanchett, a lawyer not only of distinguished ability but without a peer at the Michigan bar, and that decision has never been deviated from.

It might be inferred that fifteen years' possession is all that security requires—"fifteen years after

the right of action first accrues." This requires investigation of the facts. A remainder man cannot bring his action until the termination of the precedent life estate, nor can dower be asserted during the life of the husband.

In dealing with land, you cannot jump in the dark with absolute safety, nor is it necessary that your grandfather shall have transferred his land with the same formalities as custom now requires.

In an experience of more than thirty years, I have never seen but few unmarketable titles in Wayne County. These few have involved contingent remainders, limitations violating the rule commonly designated the rule against perpetuities, children born after the date of execution of a parent's will and not mentioned.

We have mentioned the contract to sell land. There prevails a local custom in the writing of such contracts of inserting a stipulation that the purchaser "shall deliver an abstract showing a marketable title." This is different. The seller thinks he has a contract to sell land but the purchaser knows he has an option to buy land.

Under such a contract, it is immaterial what kind of a title you may have to the land, or what the record of the title may, on examination, disclose; you have contracted to deliver an abstract of a particular kind. Whether you can buy such an abstract neither you nor any other person can anticipate. An abstract showing a marketable title means an abstract originating in a grant from a sovereign power in possession of the land at the time of the patent, with a complete and a substantially perfect chain of conveyances passing title to the claimant.

Practically all of the land fronting upon the Detroit River, the Great Lakes and tributary streams in the vicinity, was private property before the American occupation. You will have to go to Paris to secure evidence of a grant of that land from a sovereign. An abstract does not show the effect

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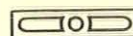
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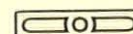
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of the statute of limitation. There are few abstracts of title that will meet the requirements of such a contract.

Encumbrances, even though known to the purchaser and beneficial to him, make a title unmarketable, and unless the contract of sale otherwise provides, the purchaser cannot be compelled to consummate the sale. In this class may be noted building restrictions; easements for public utilities; leases, even month to month; automobile driveways in common with an adjoining neighbor, right of way, and a cash buyer may insist that you finance the payment and discharge of all current taxes and mortgages with your own funds before accepting your deed, unless your contract of sale otherwise provides. Special paving and similar taxes are as much a lien upon the land, and an encumbrance, though payment will not be required until some time in the future, as a mortgage which does not mature until five years hence.

HOW TITLE INSURANCE OPERATES

Title insurance, which has been in use upon the Atlantic seaboard for half a century, is invading the local field as a method of determining the condition of land titles.

Title insurance is not a wager contract but an opinion upon the condition of the title to a particular parcel of land coupled with an undertaking by the title company that in the event the opinion expressed is erroneous, to respond to the amount of loss not exceeding the amount of the policy. Title policies usually insure against loss from failure and also from unmarketability of title. Failure of title is rare. Unmarketability is not uncommon as the evidence of the title is disclosed by the public records. The title company endeavors to supply the evidence necessary to prove a marketable title, and to issue the policies free from all technical objections, but under such circumstances that any objection made in the future can be answered by facts or legal principals, and to expedite and never obstruct the sale of land. To the company approved titles mean dividends, while declined applications are an absolute loss.

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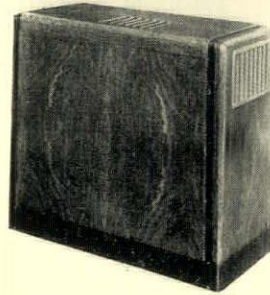
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CARL E. REICHLE

Carl E. Reichle died at his home, 13211 Freeland avenue, Detroit, on April 22 after an illness of one week.

He was born in Sebewaing, 46 years ago and was educated in Central High School and Detroit City College, now Wayne University. Shortly after graduation from college he founded and was president of Carl E. Reichle, Inc., architects. During the World War he served in France with the 25th Engineers. He was a member of the Plum Hollow Golf Club, and the Detroit Yacht Club.

Surviving are his mother, Mrs. Leonard C. Reichle, with whom he lived at the Freeland Ave. address; two brothers, Leonard F. and Herman C., and four sisters, Freda M. Reichle, Mrs. Louis C. Kneak and Mrs. William A. Wood, of Detroit, and Mrs. A. C. Voelker, of Tacoma, Wash.

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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 regularly by telephone.—Thank you.

I. M. Lewis, Inc., has moved his offices to 1704-5 Cadillac Square Building.

MORGAN

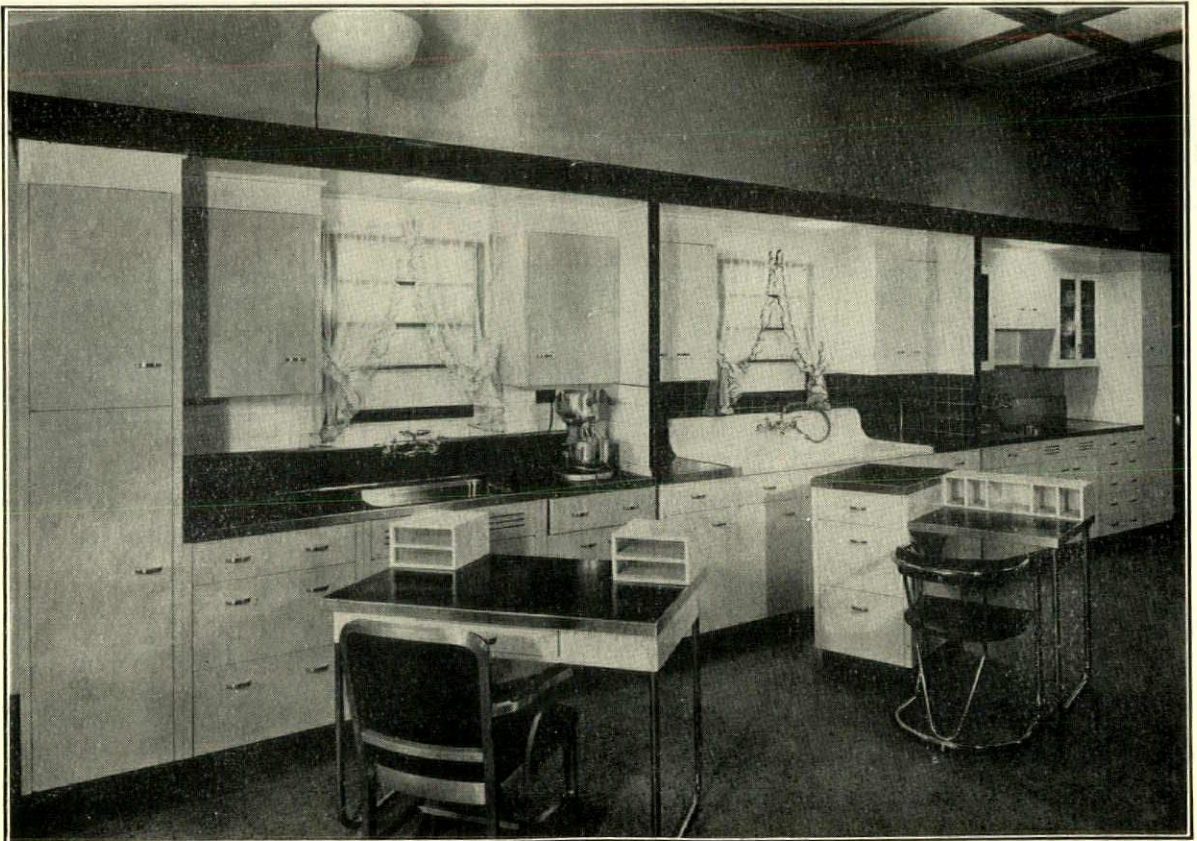
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