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WEEKLY BULLETIN



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DETROIT, MICH., SEPTEMBER 7, 1937

No. 36

EMILY BUTTERFIELD, FAMED MICHIGAN WOMAN ARCHITECT

One of Algonac's many claims to distinction lies in the great natural beauty of this river community, which provides a perfect setting for the activities of Miss Emily Helen Butterfield, who was the first woman in the state to become a licensed architect.

Miss Butterfield is not only an architect of prominence, she is also widely-known as a writer and artist. Her book, "The Young People's History of Architecture," a comprehensive volume prepared mainly to stimulate interest of young men and women in architecture, is illustrated with her own drawings and many sketches of historical buildings made while traveling in Europe.

Miss Butterfield was born in Algonac, where her mother, who before her marriage to Wells D. Butterfield was Miss Helen Hossie, a teacher in Algonac schools. Her great-great grandfather was one of Algonac's pioneers and her maternal great-grandfather was a pioneer resident of Sarnia.

From Algonac, Miss Butterfield moved with her parents to Port Huron, where Mr. Butterfield opened an architectural office. After several years, Mr. Butterfield moved his family to Detroit, where he established himself as one of the city's leading architects.

Miss Butterfield obtained her early education in Detroit public schools and later studied architecture in Syracuse university, Syracuse, N. Y. After being graduated by the university, she went into her father's office as his partner.

The Butterfield practice included the designing of churches, schools, stores, factories and even garbage disposal plants. Butterfield & Butterfield also established an office in Pontiac.

"The high school buildings were interesting to design for they were done at a time when things in the educational world were changing and buildings and equipment were being planned for the future," Miss Butterfield said.

Miss Butterfield considers the Methodist Episcopal church in Farmington, Mich., the most outstanding church designed by the Butterfield firm.

At present, Miss Butterfield, who is a regular contributor to several magazines, is interested in designing small, attractive houses for a lane built on a hillside. She whittles soap models and arranges them as they will appear along the hillside lane.

One of Miss Butterfield's most interesting hobbies is heraldry, the science of genealogies and armorial bearings. She has written a book on 'College Fraternity Heraldry.' Another hobby in which

she is interested is the banding of birds, which she has taken up since the trappings and banding of migratory birds has been permitted in Michigan.

Women Architects Few

Women may be the recognized homemakers of the world in song and story but when it comes to fact—they aren't.

That's a statement that's subject to a lot of protests but its verity was definitely established when Samuel Goldwyn began production on his new film,

(Continued on Page 11)

COURSE ON ARCHITECTURAL CONCRETE CONSTRUCTION

NOTE: These lectures will be held at Northern High School instead of at Cass as previously announced.

As a part of its educational program, the Portland Cement Association will conduct a short course on Architectural Concrete Construction incorporating discussions on such items as forming, reinforcing, mixing—handling and placing concrete and on finishing the exposed surfaces.

The increasing popularity of this form of concrete construction with its many advantages has prompted numerous requests for this type of lecture which is being given throughout the country.

The subject is ably presented by W. L. Davis, construction superintendent of the Structural Bureau and R. S. Phillips of the laboratory staff from the association's general offices at Chicago. These men are widely versed on the topics offered and architects and engineers, contractors and construction men will find the course, for which there is no tuition or fee, to be extremely timely and interesting.

The lectures will be held at Northern High School on the evenings of September 13, 14 and 15 from 8 until 10:30.

BUILDERS' AND TRADERS' EXCHANGE OF DETROIT

Herman Banbrook, President; Edgar Leavenworth, Vice-Pres.; Gage Cooper, Vice-Pres.; John Wenzel, Treas.
Directors: Geo. Cruickshank, Walter Gieseking, Bert Haberkorn, Ray Spitzley, Vern Taylor
Edwin J. Brunner, Secretary

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Edited by E. J. Brunner

EXCHANGE ESTIMATING CLASS APPROACHES FALL TERM

September 13th, the Builders' and Traders' Exchange class for building estimators enrolls for its fourth semester. Since February 1936 there have been held in the plan room of the Exchange three courses of estimating training for men in the construction industry.

After considerable thought and planning by a Committee from the Exchange, these classes were started, to supply a need for competent instruction



of men identified with construction who wished to become building estimators, or to advance their training as estimators. The first notice sent out to members of the Exchange regarding these classes, met with an immediate and gratifying response. Where classes were planned for two nights per week, it became necessary to add an additional night to take care of the surplus enrollment.

Since that first semester, the classes have been broadened in scope to serve the varied requirements of men from all types of building concerns executing the so-called "architectural trades." The terms are now fifteen weeks long. The Fall term finishes

before Christmas and the Spring term is finished by the first of May to allow students to devote their full time to the Spring rush of business. Sub contractors have joined the classes and have found that although the entire time of the course could not be spent on their particular trade, nevertheless the general discussions and quantity survey work helped them considerably in their own work. The plasterer found that he could obtain a better understanding of his own work after he had been introduced to the intricacies of the masonry and carpentry work. As he became more familiar with the trades he would be working in conjunction with, he found it easier to estimate his own work and set up a unit price in keeping with the type of work to be done. The same general idea holds true with the painter, the roofer, the tile man and all of the other trades which make a complete building. In addition to the general work, special instruction has been arranged for the smaller groups of the sub trades on their own work exclusively.

During the third semester which finished last Spring, a group of fourteen advanced students elected to work on the plans of an addition to one of our Detroit schools. This particular plan had been selected and recommended to the class by the instructor because it contained practically all of the materials commonly used in present day construction. These students knew that it was not an easy plan to figure but they also knew that if they could master a plan of this type, they should have no trouble figuring many of the more simple plans that might come their way in the future. Arrangements were made so that plans could be taken home between classes. Those having extra time available and the necessary ambition were able to complete their work more quickly than those who were not so equipped. After most of the quantity surveys on masonry were completed, each man's list of quantities was checked. The results were quite gratifying. None of these men had had more than two previous semesters of estimating instruction, some only one semester, a few had been doing estimating for their employers for a short time, yet with very few exceptions, their quantities checked within 10% of the correct list. The next step was the tabulation

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of the bid, the discussion of proper unit prices, allowances to be set up for equipment rentals, supervision and overhead items. Next was added cost of Workmen's Compensation and public liability insurance, sales taxes and social security taxes, also prices for sub contract work and profit. After the estimate was totalled, it was compared with the actual bid prices submitted by the general contractors when the job was bid on recently. The price arrived at in class was just about in the middle of the bids submitted by the contractors to the Board of Education. Apparently four of the eight contractors bidding had figured more profit or more liberal quantities and unit prices than those figured in class. The other four contractors had swung the pendulum in the opposite direction.

The majority of new men in the class have started their estimating activity on a plan of a six room house. After figuring and pricing the masonry on the job, those students who so elected, started on the carpenter work. After listing the lumber in the floor and wall framing, it was found that many of the men had trouble visualizing the roof framing. This house has many gables and the students were unable to get the complete picture in their minds from merely looking at the elevations. Without a proper understanding of that part of the job they could not, of course, determine the correct roof areas. To overcome the difficulty, the instructor made a separate roof plan and had each man copy and check it so the student could do the same himself on future jobs, where necessary.

Analysis of unit costs has been given an important place in these classes. The student is taught to differentiate between the "ordinary" job and the one where lower production and higher costs are liable to be encountered. The cost of a cubic yard of concrete, a thousand brick, a thousand feet of lumber, etc., etc., are broken up in such a way that the pricing of future jobs is made much easier.

The man selected by the Builders' and Traders' Exchange to conduct these classes was Echlin M. Kaake. This business of training building estimators was not new to Mr. Kaake. He had taught the evening classes in estimating at the Detroit Institute of Technology for several years. His success in that capacity will be testified to by many contractors, estimators and appraisers who attended those classes. His work at D. I. T. was interrupted when

he was appointed manager of the Flint office for W. E. Wood Co. in 1927. He was connected with the W. E. Wood Co., for a total of eight years serving also as cost engineer expediter, estimator and assistant purchasing agent. Mr. Kaake feels that he is also fortunate in having been associated with James A. Moynes & Co., for nearly three years as estimator on general contract work, carpentry, millwork and painting. About two years ago he accepted a position as estimator for the Albert A. Albrecht Co., and now serves them in that capacity. Mr. Kaake has said that he found it no easy task to learn estimating himself and for that reason has an extra amount of patience with the beginner who has the same trouble.

Arrangements for the new semester's work include separate classes for beginners and advanced men. The beginners will meet on Monday and Wednesday evenings. The advanced class will be held on Fridays with optional additional work on Wednesdays. Monday classes will be confined exclusively to elementary work starting with plan reading and continuing with quantity survey and cost work. Lectures and discussions on estimating, cost analysis and general office procedure for advanced students only will be held on Friday evenings.

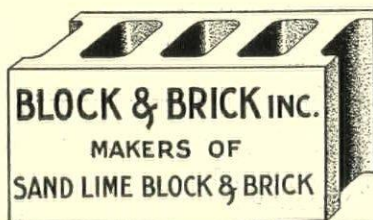
To those who have not heard about these classes elsewhere, it should be explained that the work covered is in no way theoretical. No time is wasted in class discussing subjects that do not relate directly to estimating. Plans and specifications are obtained from practicing architects' offices for buildings to

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be built or that are already built. The procedure in class is that recognized by most contractors as the proper method to prepare a bid.

Among the professions and trades that have been represented in previous classes are the following: architects, general contractors, appraisers, civil and structural engineers, real estate men, carpenter contractors, mason contractors, lumber and mill men, plasterers, painters, glass men, excavating contractors and mechanics from many of the trades. Eight general contracting members of the Exchange have been enrolled for one or more semesters. Fourteen additional contractors and material men have enrolled their sons for this valuable training. The head of the architectural department of one of our universities also attended one semester and commented very favorably on the way the classes were conducted. Honors for attendance and general scholastic ability go to Milton A. Sauer who attended three semesters without being absent one evening.

It should be noted that we have not tried to train men from other walks in life to become building estimators. Only those already in the business or kindred lines are taken into the classes. The course has been kept flexible so that the work covered can be changed to suit the different types of students and their requirements as the enrollment changes each semester. The training offered in these classes has proven to be a great help to the individual student and should tend toward stabilization of estimating methods in the Detroit district.

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JOHN RUSSELL POPE

John Russell Pope, world famed architect, died at Columbia-Presbyterian Medical Center in New York on August 27. Honorary pallbearers were: David A. Fihley, of Washington, representing the family of the late Andrew W. Mellon, for whom Mr. Pope designed the National Art Gallery; Chester Aldrich, a director of the American Academy in Rome, of which Mr. Pope was president; Royal Cortissoz, art editor of the New York Herald Tribune; Ruskin Hewitt, William A. Delano, members of the architectural firm of Delano & Aldrich; Lyman Delano, a director of the Atlantic Coastline Railroad; Pembroke Jones, brother of Mr. Pope's wife, Mrs. Sadie Jones Pope; Adolph A. Weinman and James E. Fraser, sculptors; and Charles Moore, chairman of the National Fine Arts Commission.

One of his important commissions was the National Art Gallery in Washington, which the late Andrew Mellon financed and lived to see started.

When asked who would assume the direction of plans for completion of this work Daniel P. Higgins, one of Mr. Pope's associates said: "This project as well as all others which our office had been commissioned to do, will be carried to completion by Otto R. Eggers and myself, who have been associated with Mr. Pope for many years."

Mr. Pope had been president of the American Academy in Rome since 1933.

He had been at his summer home in Newport, Rhode Island, and entered the hospital August 9 for an operation. His death came twenty-four hours after that of Mr. Mellon.

Among the best known buildings he planned were the Scottish Rite Temple, Archives Building, Constitutional Hall and the National Christ Church in Washington; the Baltimore Museum of Art, the University Baptist Church, Baltimore; the new building and library for the Frick Art Collection, Spencer School, the Junior League Club House and the National Museum of Art, all in New York.

The New York Herald Tribune of August 29 carried an editorial as follows:

A great artistic light has gone out in the passing

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of John Russell Pope. He was a man of genius who brought to the practice of architecture the vitalizing force of true creative inspiration. In making the classical tradition his own he demonstrated the deathless virtue of the grand style, seeing his problem largely and freely and solving it with the individualized touch of a master. If he recalled the past in his work, as he recalled Halicarnassus in the massy Scottish Rite Temple at Washington, he submerged precedent in a personal quality. The big building has nothing derivative about it. Its bigness is organized and made glorious by the power of an original designer, his sense of proportion, his refinement in detail, his natural instinct for that which is monumental and imposing.

When McKim founded the American Academy in Rome Pope was the first to win a scholarship taking a student to that source of artistic fertilization. It was a fitting stroke of destiny that made him, in later years, by the unanimous admission of his colleagues, the wearer of McKim's mantle. Fate seemed equally kind in bringing to his door one opportunity after another to exercise his gift for grandeur. He was a versatile man and could use many styles. A country house, for example, would emerge from under his study with just the right, intimate investiture which the motive demanded. But it was undoubtedly in the heroic structure that he peculiarly excelled. There his imagination came to grips with the statelier issues that he loved best, and there he handled the idioms of Greece and Rome as though they were his birthright.

The column and the arch had no terrors for him, as they had for the modernists whose proceedings he looked upon with a quizzical eye. He knew that in the right hands the column and the arch remain forever potent, forever instruments of beauty. His were the right hands, and he knew also that the end of architecture, no matter how intensely functional—and there never could be any question of the functionalism of his buildings—was, above all things, beauty. In the designs of his closing years, in the Archives Building at Washington, in the great room which Lord Duveen commissioned him to erect in the British Museum for the proper housing of the

Elgin Marbles, in the National Gallery which Mr. Mellon asked him to produce, he summed up a noble lifetime philosophy of art, that is, to construct wisely and beautifully.

The man was like his work, simple and strong. He won many honors. He was the president of McKim's academy when he died. But just as in his art he could be classical without being academic, so in himself he might be never so successful and yet always remained the modest, endearing friend, a twinkle in his eye, the merriest of companions. In life as in art he was human, sensitive, broad-minded and steadily sustained by principle. His many devoted comrades will mourn Jack Pope, an incomparable friend. They, and a wider circle, have lost a leader of supreme rectitude.

ROBERT STANTON TO SERVE ON BOARD FOR N. Y. FAIR

Robert Tennyson Stanton, of Birmingham, dean of America's advertising men, who recently celebrated his eighty-eight birthday, has accepted an appointment on the National Advisory Board of the New York World's Fair, to open in 1939.

On his birthday July 12, Stanton received a congratulatory letter from President Roosevelt and telegrams from more than 150 friends and associates in the advertising business.

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Bette Davis—Edward G. Robinson in
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SATURDAY SEPTEMBER 11

Richard Dix in
"DEVIL IS DRIVING"
11 P. M.—Mary Brian in "NAVY BLUES"

SUN.—MON.—TUES. SEPT. 12—13—14

George Brent—Anita Louise in
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ARCHITECTS' REPORTS

Agree, Chas. N., 1140 Book Tower, CA. 9263.—
Preparing plans on following:

Inspection Unit and Garage—St. Jean and Kercheval. Dept. of St. Rys.

Preliminary studies, apt. bldg., East Jefferson Ave. and Seminole.

Remodeling store, 1065 Woodward Ave. Cunningham Drug Stores, Inc.

2-sty. and bmt. Mercantile Bldg., Jos. Campau and Yemans, Hamtramck. Federal Dept. Store.

Remodeling 2-sty. and bmt. store bldg., Allegan and S. Washington Ave., Lansing. Cunningham Drug Stores, Inc.

Prelim. studies, apt. bldg., Covington Drive and Second Blvd.

Two-story warehouse and remodeling of present warehouse at 12th and Marquette Aves. Cunningham Drug Stores, Inc., Owners.

One story loady dock 93x200, Piquette and John R. Forest Cleaners & Dyers, Inc.—Owners.

Two story store and office bldg. at Michigan and Schaefer, Dearborn.

Taking bids:

Remodeling of 2-story and basement store bldg., Oakman Blvd. and Grand River. Dabro Realty Co.—Owners.

Owner taking bids:

One story store bldg. at Michigan and Central for Vinton Realty Co.—Owners.

One-story store bldg. (five stores), Harper Ave. between Chalmers and Lakewood.

Two-story add. to Federal Dept. Store on Gratiot Ave. near Seven Mile Road.

Bids closed:

1,500 seat Harper Theatre, located at the corner of Harper and Lakewood Aves., Harper Theatre Co.—Owners.

Bennett & Straight, 13526 Michigan Ave., OR. 7750.—1300 seat theatre, Monroe, Mich., 63x150, auditorium and balcony, 2 rental shops, air cooled system and steam heat, enamel metal, exterior—cinder block, interior. Fig. on revised mech. trades closed.

Same.—400 seat theatre, Lake Odessa, Mich. One story, 2 shops, glass front, cinder block interior, steam heat, gas fired boiler. Bids closed.

Same.—Fig. on church, 37x70, Fenton, Mich., closed.

De Rosiers, Arthur, 1414 Macabees Bldg., CO. 2178.—Plans for Rectory, St. Michael's Parish, Flint, Mich. Rev. Maurice Chawke, Pastor. Ready about Sept. 15.

Same.—Alt. to St. Edward's Rectory—Crane and Charlevoix. Bids closed.

Giffels & Vallet, Inc., L. Rossetti, Associate, 1000 Marquette Bldg.—Preparing plans for extension to power house for local manufacturer.

Preparing plans on following:

Mfg. blags. in New Jersey, assembly plant, air conditioned precision instrument bldg., office bldg. with ornamental enclosed water tower, foundry, garage, warehouse, personnel bldg., engineering bldg., power house and outside facilities such as gate houses, fences, railroad facilities, grading, drainage, pumping stations, sewers, etc.

2 heavy press pits for local manufacturer.

3 body conveyor bridges, 2 sub-stations and air compressor installation for local Auto Company.

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Pickling tank installation and manufacturing facilities for local tube co.

Balconies and conveyor installations for local co.

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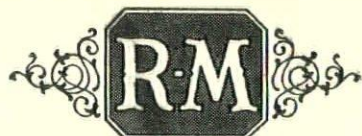
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Taking figures:

Factory extension, local manufacturer.

Bids closed.

Additional office facilities for Automobile Club.

Herman & Simons, 710 Owen Bldg., RA. 8788.—

Prep. plans for warehouse for Briggs Mfg. Co., Verner Ave. Plant—88x280.

Jameson, Lawrence B., 8380 Jos. Campau Ave., MA. 9146.—Sausage factory. Taking figures.

Same.—Fig. on alt. to Store, owner—J. Miller. Closed.

Same.—Res. for C. Barton. Fig. closed.

Same.—Remodeling of store, 9440 Jos. Campau. Contract let to Harry Berstein.

Same.—Sales and service station, 60x100. Owner—Dick Connell. Bids closed.

Keyes, Hugh T., 747 Free Press Bldg., RA. 7415.—Prep. plans for res. for B. E. Hutchinson, Lake Shore Rd.

Same.—Prep. plans for three stores—Sanders Tri-Cleaning.

Malcomson, Calder & Hammond, Inc., successor to Malcomson & Higginbotham, 1217 Griswold St., CA. 9651.—Prep. dwgs. for new girls' dormitory and Union bldg. for Western State Teachers College, Kalamazoo, Mich.

Same.—Preparing sketches for add. to Lincoln High School, Ferndale, Mich.

Mason, Geo. D. & Co., 409 Griswold, RA. 7850.—LeRoy & Newlander, Kalamazoo, Mich., Associates.—Prep. working drawings for Kalamazoo Post Office.

Same.—Taking fig. by invitation on add. to Parker Rust Proof Co's. factory.

O'Dell & Rowland, 904 Marquette Bldg.—Addition and alterations to residence for Elmer Sylvester, Birmingham, Mich. Contract let to Chissus Bros., Birmingham.

Same.—Drawings for alteration to plant of Michigan Wineries on John R., Detroit.

Same.—Alteration to Parish House, St. John's Church, Montcalm St. Contracts let: Carpentry—L. Cashwan; El. wk.—Shaw & Kauth; Ptg., J. LaCorte.

Smith, Hinchman & Grylls, 809 Marquette Bldg., RA. 8825. St. Luke's Hospital, Marquette, Mich. Bids closed.

Stachowiak, Stephen J., 3005 Caniff, TO. 8-7122.—Preparing plans: Two story and office bldg., Dearborn, Mich.; 14 family apartment bldg.; Residence.

Same.—Preparing sketches: 50 Bed Hospital for

contagious diseases; 36x100 addition to auditorium; 40x70 two story addition to Veterans' Home (postponed for three months).

Same.—Taking figures: Two story and basement store and office bldg.; One story store bldg., 20x60.

Same.—Bids closed: Sausage Factory (letting of contract and building of factory postponed for 60 days); Two story store and office bldg. (let on separate contracts).

Wright, Frank H., 418 Fox Bldg., CH. 7414.—Res. for C. A. Pfaffenberger. Taking figures.

Same.—Taking fig. by invitation on res. for J. Reichenbach, Rosedale Pk.

RESOLUTION BEFORE SENATE TO MAKE NATION-WIDE STUDY OF NEED FOR A CENTRAL MORTGAGE BANK

A resolution that a joint Congressional committee be appointed to study the need of establishment of a central mortgage bank was introduced in the Senate in the closing days of the Session just closed by Senators Wagner of New York and Papper of Florida. The resolution, which was not acted upon, remains on the Senate calendar. The Wagner-Pepper bill, to establish such a central institution for stabilization of long-term credit, now before the Senate Committee on Banking and Currency, is expected to be made an active subject of study by the Committee when Congress reassembles.

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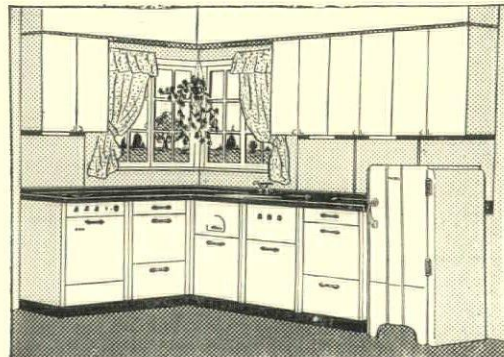
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OBJECTIVES OF WAGNER-STEAGALL MEASURE SHOULD BE ONLY ONE SALIENT OF TRULY COMPRE- HENSIVE NATIONAL HOUSING POLICY

Shifting of initiative from the Federal government to the local authorities for construction of any government-subsidized housing for low income families or for slum clearance, the principal feature of the Wagner-Steagall Housing Act, enacted on the last day of the Congressional session just closed, meets a recommendation repeatedly made by the National Association of Real Estate Boards. The Association has consistently held that while governmental assistance may be needed to attack these two difficult problems, subsidized projects should be undertaken only at local initiative, since they should be planned only after careful examination of the whole local housing situation and in careful conformity with the long-term needs and plan for the city's development.

The Association, through its president, Paul E. Stark, Madison, Wisconsin, has held that a truly comprehensive national housing policy must be broad enough to embrace decent housing for every family. But such an objective cannot be attained, he points out, unless housing for the lowest income group be undertaken in relation to the whole housing need. Further, such a national policy should include the aim to open home ownership to every credit-worthy family that wants to own its home, whether the family's income be large or small. It is hoped that such a comprehensive policy may evolve from the broad-gauge study of housing needs recently set up by the President under an informal committee including Secretary Morgenthau, Chairman Eccles of the Federal Reserve Board, Administrator McDonald of FHA, Chairman Fahey of the Home Loan Bank Board, and Isador Lubin, Commissioner of Labor Statistics.

Meantime, in the difficult salient of slum clearance and low income housing, officers of the Association point out, the Wagner-Steagall measure in its final form can be made constructively useful to local governments in remedying bad housing conditions, and is of such character as to provide only a minimum of competition with private enterprise. Degree to which it will be helpful depends largely

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of course on the character of the Administrator selected by the President.

Power Needed for Cooperative Rehabilitation by Neighborhood Owners

In moving toward elimination of slums, the Association points out, direct purchase and clearance by local authorities, whatever the Federal subsidy, can reach only a comparatively small area. If such action is to become a fulcrum to make possible a large amount of private rehabilitation work, there is urgent need of developing some instrument for effective cooperative action by the property owners of a neighborhood. One suggested method for authorizing such action is outlined in the Neighborhood Protective and Improvement Act proposed by the Association for adaptation by the various States. The measure, passed by the Michigan legislature at its session recently closed, but vetoed by the Governor, is under study in many states, by city planning groups, chamber of commerce groups, and real estate groups.

LAUDS HOUSING ACT

Dedicating the new federal building recently, Postmaster General Farley declared President Roosevelt's insistence upon uprooting old evils, correcting the errors of the past and laying the foundation for better living conditions is nowhere more manifest than in the national housing act.

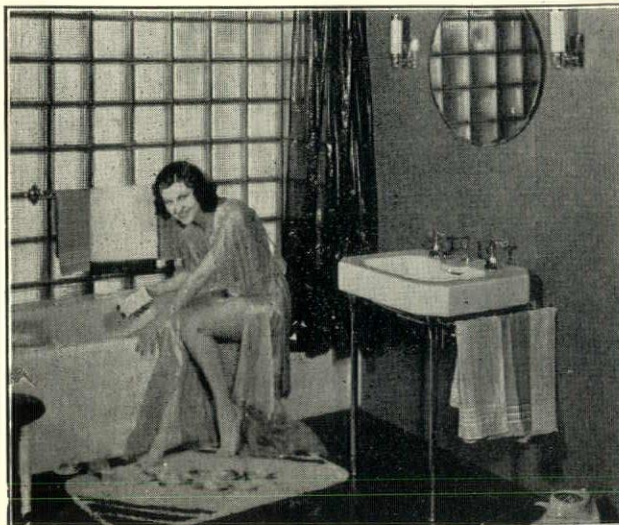
"The method used," he said, "is insurance of mortgages on dwelling properties either for individual ownership or for rental. No government money is involved other than a small sum for administration

purposes. In fact, the FHA has been so successful that it is now beginning to pay insurance expenses out of its own earned income."

Farley said if the 220,000 families now purchasing their own homes through insured mortgages were neighbors, the government would have built a city in less than three years housing about 1,000,000 people.

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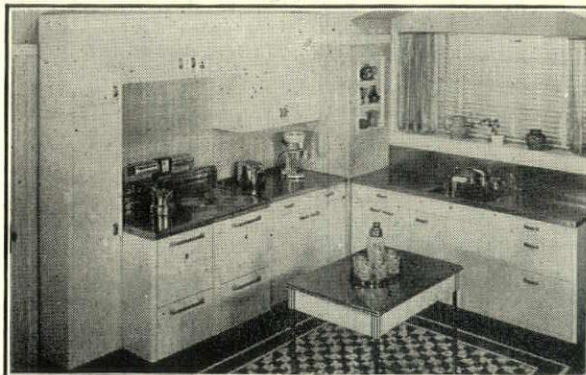
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Bulletin No. 154

Re: STRUCTURAL STEEL

Some question has arisen as to the propriety of re-using structural steel which has been salvaged during the wrecking of buildings or other structures. The stresses allowed by the Building Code for structural steel, and used by the examiners in the checking and approval of plans apparently presume the use of new steel conforming with the requirements of Section 1701.1 of the Building Code. This Section requires structural steel to be open hearth steel complying with the requirements for open hearth steel of the Standard Specifications Serial Designations A9-29 for Structural Steel for Buildings of the American Society for Testing Materials adopted in 1901 and revised in 1929.

It has been the practice for some time, however, to re-use salvaged steel in the construction of small and minor buildings, and there appears to be no serious objection to this practice if the old steel so re-used is found in good condition and has substantially the same sectional area and weight which it originally possessed. We are, therefore, permitting the re-using of such salvaged structural steel where the deterioration or loss of area due to corrosion is

reasonably uniform over the entire section, and the loss of weight does not exceed 10% of the original weight when new. Such salvaged structural steel must be thoroughly and completely cleaned of all scale and rust and must be reasonably straight and true without perceptible kinks, bends or warpage. Any salvaged steel not conforming to these requirements will not be accepted as complying with the requirements of the Building Code for structural steel.

Section 1710 of the Building Code covers the painting of structural steel and requires one coat of mineral paint on all such steel before it is placed in the building. An additional coat is required after the erection of the steel except where such material is to be completely covered or embedded in concrete. In this case only one coat of paint is required as is also the case on steel joists. In order to prevent weakening of the steel through corrosion and to provide proper protection, this Section will be interpreted to require that the first coat of mineral paint be applied at the shop and before such steel is delivered to the job. The second coat may then be applied after the erection of the steel and before it is built upon or covered up by the other parts of the construction. In this connection your attention is directed to the fact that angle irons and other forms of steel lintels are classified as structural steel and must be supplied with the protective paint as required above.

GEORGE F. EMERY,
Chief Building Inspector

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BUILD FOR THE FUTURE

COUNCIL APPROVES SURVEY OF HOUSING

Support of a housing survey, to be financed largely by Federal funds but which would cost Detroit \$64,000, has been given by the Common Council.

Sponsored by the Detroit Housing Commission, the project would establish a precedent by permitting a house-to-house canvass—a practice opposed by the Co-Ordinating Committee of the WPA.

According to Mrs. Josephine Gomon, secretary of the commission, the project would cost \$434,000 and would employ for eight months 600 persons whose families otherwise would be on relief.

The City's contribution is expected to come from the \$800,000 welfare contingent fund.

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GAR WOOD ANNOUNCES TWO WATER HEATERS

Gar Wood Industries, Inc., has announced two new, automatic, oil-fired water heaters, named Models S-40 and S-50, according to Norman Saylor, Detroit Branch Manager of the air conditioning division.

"The Gar Wood Model S-40 water heater is designed for the average home. It is a storage type heater in which the oil burner and flue are built into a 40 gallon storage tank, the whole being protected against heat loss by extra heavy insulation. The new unit consists of a fully enclosed oil burner, specially designed water storage tank, insulated casing, relief valve and automatic controls. The S-40 Model more than amply supplies the needs of an average family," Mr. Saylor said.

The Model S-50 is a coil type heater used with a separate storage tank. Its capacity is 50 gallons of water per hour. The Model S-50 may be used with any type of storage tank selected or already installed and its compact design enables it to be located in shallow basements and in a very small space. Cleanliness and hot water are inseparable," emphasized Mr. Saylor. "A generous supply of hot water simplifies cleaning in every home and place of business, and has become a necessity in almost every phase of our modern life."

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Patronize Our Advertisers

EMILY BUTTERFIELD, FAMED MICHIGAN WOMAN ARCHITECT

(Continued from Page 1)

"Woman Chases Man," which co-stars Miriam Hopkins and Joel McCrea.

In the picture, Miriam plays the role of a feminine architect. As always, when Goldwyn makes a production, he wants his characterizations to ring true. In this case he needed some real woman architect as technical adviser for Miss Hopkins' portrayal.

And then it was discovered that the making of a home is almost exclusively a man's job. Feminine architects are just as scarce as the fabulous roc.

In all of Greater Los Angeles and Hollywood, with its close to 2,000,000 inhabitants it was discovered that just one woman, Miss Edith Northman, pursued the career of architecture! Women may make homes liveable, but they don't make them.

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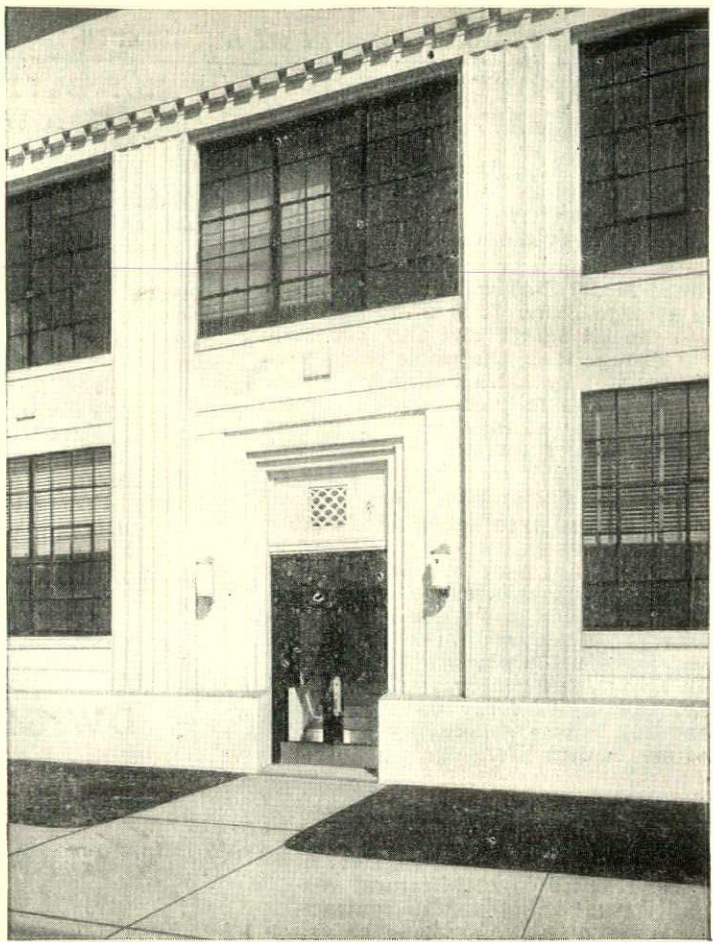
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Vol. 11

DETROIT, MICH., SEPTEMBER 14, 1937

No. 37

COMMON SENSE NEEDED IN BUILDING

Prominent New York architect, in a letter to The New York Herald Tribune points out fallacies of Building Codes.

By ERNEST FLAGG

The new building code is a striking example of how the thing ought not to be done. It is an attempt to do the impossible—to specify for every contingency—a manifest absurdity. This way of making the law is a survival of primitive methods. In its building regulations New York is simply an overgrown village, very young and inexperienced as cities go.

It was only a comparatively short time ago, and well within my own memory, when its only building regulations consisted of a few scattered ordinances made necessary to counteract dangerous practices introduced when speculative building became rife here after the Civil War. Finally these were gathered into what was called a building code. This has been revised from time to time, but always along the old unscientific specifications lines, constantly becoming more and more complicated until now it has reached the climax in this latest production.

Instead of establishing a few simple principles, all-embracing, and fixing certain minimum requirements for safety, the attempt is made to tell how to build under all conditions. The thing reads like a builder's guide or construction handbook. Surely it is no proper function of the law to teach people how to build.

Handicap on Construction

This condition has been a very serious handicap on construction, constituting a heavy and useless tax on real estate and consequently on every one. It has resulted in the waste of untold wealth and the loss of many lives by fire, for the excessive cost of incombustible materials has simply acted as a premium upon inflammable construction. New and improved methods could not be used here in the past because they had not been foreseen by the framers of the law and specified in it. Thus reinforced con-

crete was used almost everywhere long before it was permitted here. I was the first to use it in New York and was only allowed to do so upon agreeing that it should be treated to ten times the strength required for floors. This was as late as 1906.

Along with most flimsy and dangerous kinds of inflammable construction, which we were used to, there has existed a strange timidity in the use of better materials which we had not been used to. To support the possible live load of from five to ten pounds per foot in dwellings, a surplus strength of 500 pounds was required. Lest any one should think this an exaggeration, here are the figures: Live load, fifty pounds; construction to carry it, eighty pounds; partitions, twenty pounds, the sum of which is 150 pounds with a factor of safety of four, making 600 pounds. As the actual load was 100 pounds at most, there was a surplus of 500 pounds as stated.

Live Load Reduced

I protested against this worse than folly time and again, but to no effect. Finally, after millions had been wasted, the live load was reduced to forty pounds. Now, after many other millions have been wasted, the permitted stress on steel has been increased from 16,000 to 18,000 pounds. After more millions have been wasted and more lives lost, I suppose it will be discovered that there need be no

(Continued on Page 11)

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Edited by E. J. Brunner

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We requested reservations for our outing August 11 at Clinton Valley and seventy-six reservations were made. BUT—we had one hundred twenty-three sit down to the dinner. A golf club is not a hotel. Clinton Valley did not have a dozen parties that day. They had only us. Figure it out for yourself—we feel that after you have thought it over, you will phone in your reservations.

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COURSE ON ARCHITECTURAL CONCRETE CONSTRUCTION

NOTE: These lectures will be held at Northern High School instead of at Cass as previously announced.

As a part of its educational program, the Portland Cement Association will conduct a short course on Architectural Concrete Construction incorporating discussions on such items as forming, reinforcing, mixing—handling and placing concrete and on finishing the exposed surfaces.

The increasing popularity of this form of concrete construction with its many advantages has prompted numerous requests for this type of lecture which is being given throughout the country.

The subject is ably presented by W. L. Davis, construction superintendent of the Structural Bureau and R. S. Phillips of the laboratory staff from the association's general offices at Chicago. These men are widely versed on the topics offered and architects and engineers, contractors and construction men will find the course, for which there is no tuition or fee, to be extremely timely and interesting.

The lectures will be held at Northern High School on the evenings of September 13, 14 and 15 from 8 until 10:30.

STREET CARS FOR HOUSING

By DONALD SLUTZ
(THE DETROIT NEWS)

Homeless Detroit families will be temporarily housed in DSR street cars, if a plan evolved by G. R. Harris, welfare superintendent, meets with the approval of the Board of Health and the Department of Buildings and Safety Engineering.

Harris submitted details of his plan to officials of these departments. The plan has been indorsed as an emergency measure by Mayor Couzens and City Council President John W. Smith, the welfare chief said.

Fifteen discarded street cars, sufficient to house as many families, would be used for the experiment. They are to be remodeled into "houses" and moved from DSR barns to City property adjacent to the old Lyon School, 6380 Varney avenue, which is to be the scene of this novel housing project.

Partitions will be erected to each street car into three or four rooms, including bedrooms and a living room. Double-decker iron beds, which the Welfare Department has used in shelters for homeless men,

will be installed. Mattresses, sheets and bedding will be assembled from welfare shelters.

Cost Put at \$125

In each street car home, according to the plan, will be installed a toilet, stove, sink and drop-leaf table. Electric light, water and sewer connections will be made to each car.

"Using welfare labor, we estimate that we can remodel a street car into a home and install all necessary equipment for about \$125," Harris said.

"Families living in the cars would use the shower baths in the basement of the old Lyon School. The school basement also would be available for recreational purposes during cold weather. In warm weather, the children could take advantage of the school playground.

"We believe a family of six could be adequately housed in a remodeled street car. Most of the cars which the DSR is offering us are not street cars proper, but street car trailers, which are nine feet wide and 45 feet long. They would provide adequate light and ventilation and should prove satisfactory as emergency homes.

Meets an Emergency

"If necessary, we can cut up one of these cars into three small bedrooms about 7 by 9 feet and still have room for other required equipment.

"This plan is not being proposed to correct or relieve the housing shortage in Detroit.

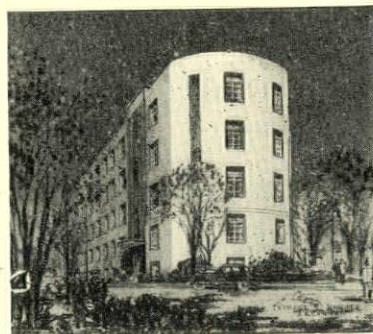
"It is simply a scheme to meet emergency needs.

DAY AND EVENING COURSES in ENGINEERING AND CHEMISTRY

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Many welfare families are being evicted from their homes these days and it's a real job to find immediate shelter for them. If this plan works out we can put such families in the street car homes for a few days until we find houses for them.

"We are equipped to care for 10 families in the old Lyon School Building itself, which was remodeled for this purpose. With 15 street cars nearby, we would be prepared to care for as many as 25 families at one time."

The Lyon School was abandoned by the Board of Education in 1933. Subsequently, it was used to house welfare offices. The building was remodeled at Harris' direction early this summer when the housing shortage became so acute that homeless families were forced to seek refuge on Belle Isle.

The Welfare Department now pays an average of \$20 a month rent to landlords housing families on the relief rolls and it has become increasingly difficult to find landlords willing to rent their properties at this figure. Many landlords, investigations disclosed, are evicting welfare families on short notice when they find they can obtain higher rentals.

If the street car experiment proves a success, 150 additional street cars will be remodeled and moved to City-owned sites in various sections of Detroit, Harris said.

DSR officials have offered to turn over the cars to the Welfare Department at no charge, he added.

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HIGH COST OF BUILDING

For several weeks the daily press and several magazines have carried stories regarding the alleged high cost of building materials. As a result, building permits for residential construction are decreasing.

It is imperative that those engaged in the building industry combat this unfavorable publicity.

Some newspapers have quoted speculative builders as stating that when residences now under construction or contract are completed, they will not start any more buildings until the cost of building materials comes "down to normal."

What is normal?

Plumbing and Heating Industries Bureau calls attention to a comparison of prices of building materials made by the Bureau of Labor Statistics of the United States Department of Labor. The comparison is made between June prices for seven years.

Seven commodities are listed. In the case of plumbing and heating products and paint and paint materials, current prices are less than the June, 1926, prices.

Inasmuch as 1926 is generally regarded as normal, it is evident that criticism about prices of building materials being too high is certainly not applicable to plumbing, heating, and paint products.

In addition, they make a comparison of plumbing and heating products for the last eleven and one-half years showing that current prices are now below the twelve-year average.

"SECOND TO DOCTORS"

The American Institute of Architects studied the problems of low-cost, large-scale housing at its convention held recently in Boston, Mass. Walter R. McCormack, chairman of the institute's housing group, pointed out that "second only to doctors, the architects are more necessary to the health, safety and economic security of the American family than any other group."

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SPECIAL AUGUST ACTIVITIES

The WPA Housing Survey project has demanded much time and attention. The present outlook for favorable approval is more promising than ever before. If the survey is carried out as proposed, on a broad, complete, comprehensive plan, it will provide one of the most valuable and permanent civic assets of any Detroit Federal aid project.

The Committees interested in Detroit's acute housing shortage continue actively in their work. The more exhaustive and intensive the preparations are, the more dependable and valuable will be the results.

The Detroit City Plan Commission is cooperating with Mr. C. DeForest Platt, State Supervisor, Branch of Recreational Planning and State Cooperation, National Park Service, in sponsoring a Regional Park-Boulevard-Recreational Planning program centering about the Detroit district and involving the support and coordination of at least a half dozen contiguous counties. It appears a very meritorious program and proposes a long, forward-visioned, correlated, expansive concept that can be modified or improved as time and its attendant conditions may warrant and justify. It is important and greatly in the interests of economy that some carefully studied concept for such long-range planning be prepared now. Much of the land best suited for parks, boulevards and recreational areas are least adapted for other than worthwhile uses. Some properties desirable for this proposed use may be tax delinquent or available at a most reasonable cost. If in line with some properly devised plan concept the acquisition of the property can be consummated with greatest economy. Our Grand Boulevard, Belle Isle and Outer Drive were obtained at comparatively small or negligible cost. Today their real public welfare value is many times in excess of their physical value, and their physical value is many, many times their cost to the city. Parks, boulevards and recreational centers are directly useful to rich and poor alike of all classes and of all races of our general public. They provide physical, educational, cultural and moral civic values for our people.

The Commission is also cooperating with Mr. Earl G. von Storch of the State Planning staff in land platting research work. Desk and table room has been made available for workers in connection with this activity.—The Planner.

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"YOU CAN'T HAVE EVERYTHING"

Spotlighting another refreshing and fabulously funny parade of big time entertainment personalities, "You Can't Have Everything", the sparkling musical opening Friday, September 5 on the Fox screen, tops even "Wake Up and Live" in tunes, beauty, romance and laughs. It's a gay and giddy festival of singsational musical comedy starring Alice Faye, singing those swelegant Gordon and Revel song hits and romancing with handsome Don Ameche, star of the nation's biggest radio show. Co-starred in their funniest antics to date are those triple threats to gloom, the Ritz Brothers, Rubinoﬀ and His Violin; Louise Hovick, a stunning new screen personality; and Charles Winninger, radio's famous "Cap'n Henry" of "Show Boat" fame.

In addition to appearing on the screen with that laughing, sighing, miraculous fiddle, Rubinoﬀ also comes to the Fox in person to headline a gala show. Also on the stage bill are the Four Eton Boys, radio's foremost harmony foursome; Ben Berri, international comedy juggler; the Cirillo Brothers, comedy stars of Earl Carroll's Vanities and numerous screen successes; Diaz and Don Dolores and Doonis, whirlwind adagio dancers; and the 16 Gao Foster Girls, who top their record-breaking engagement at the Fox with another spectacular series of dance routines.

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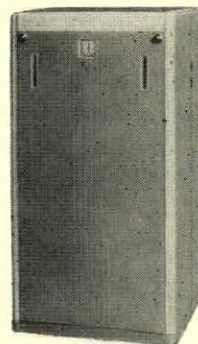
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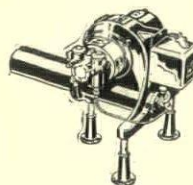
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ARCHITECTS' REPORTS

Agree, Chas. N., 1140 Book Tower, CA. 9263.—
Preparing plans on following:

Inspection Unit and Garage—St. Jean and Kercheval. Dept. of St. Rys.

Preliminary studies, apt. bldg., East Jefferson Ave. and Seminole.

Remodeling store, 1065 Woodward Ave. Cunningham Drug Stores, Inc.

2-sty. and bmt. Mercantile Bldg., Jos. Campau and Yemans, Hamtramck. Federal Dept. Store.

Remodeling 2-sty. and bmt. store bldg., Allegan and S. Washington Ave., Lansing. Cunningham Drug Stores, Inc.

Prelim. studies, apt. bldg., Covington Drive and Second Blvd.

Two-story warehouse and remodeling of present warehouse at 12th and Maranette Aves. Cunningham Drug Stores, Inc., Owners.

One story loady dock 93x200, Piquette and John R. Forest Cleaners & Dyers, Inc.—Owners.

Two story store and office bldg. at Michigan and Schaefer, Dearborn.

Taking bids:

Remodeling of 2-story and basement store bldg., Oakman Blvd. and Grand River. Dabro Realty Co.—Owners.

One-story store bldg. (five stores), Harper Ave. between Chalmers and Lakewood.

Two-story add. to Federal Dept. Store on Gratiot Ave. near Seven Mile Road.

Bids closed:

1,500 seat Harper Theatre, located at the corner of Harper and Lakewood Aves., Harper Theatre Co.—Owners.

Bennett & Straight, 13526 Michigan Ave., OR. 7750.—1300 seat theatre, Monroe, Mich., 63x150, auditorium and balcony, 2 rental shops, air cooled system and steam heat, enamel metal, exterior—cinder block, interior. Contract let to Patterson Engineering Co.

Same.—400 seat theatre, Lake Odessa, Mich. One story, 2 shops, glass front, cinder block interior, steam heat, gas fired boiler. Some contracts let.

Same.—Fig. on church, 37x70, Fenton, Mich., closed.

De Rosiers, Arthur, 1414 Macabees Bldg., CO. 2178.—Plans for Rectory, St. Michael's Parish, Flint, Mich. Rev. Maurice Chawke, Pastor. Ready about Sept. 15.

Same.—Plans for Rectory, St. Joseph's Parish, Sandusky, Mich., ready about Sept. 23.

Same.—Alt. to St. Edward's Rectory—Crane and Charlevoix. Bids closed. Held over.

Giffels & Vallet, Inc., L. Rossetti, Associate, 1000 Marquette Bldg.—Preparing plans for extension to power house for local manufacturer.

Preparing plans on following:

Mfg. bldgs. in New Jersey, assembly plant, air conditioned precision instrument bldg., office bldg. with ornamental enclosed water tower, foundry, garage, warehouse, personnel bldg., engineering bldg., power house and outside facilities such as gate houses, fences, railroad facilities, grading, drainage, pumping stations, sewers, etc.

2 heavy press pits for local manufacturer.

3 body conveyor bridges, 2 sub-stations and air compressor installation for local Auto Company.

High pressure boiler and turbo-generator for local Auto Company.

2 power transformer stations for local Auto Co.

Cold mill facilities for local company.

Pickling tank installation and manufacturing facilities for local tube co.

Balconies and conveyor installations for local co.

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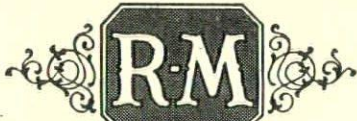
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Taking figures:

Factory extension, local manufacturer.

Bids closed.

Additional office facilities for Automobile Club.

Haughey, Harvey J., RA. 1047.—Plans for doctor's office, Mack Ave. near Lakepointe, completed about Sept. 30.

Same.—Plans for store bldg., McNichols Rd. near Northwestern Highway, completed about Sept. 30.

Herman & Simons, 710 Owen Bldg., RA. 8788.—Prep. plans for warehouse for Briggs Mfg. Co., Vernor Ave. Plant—88x280.

Hughes, T. C., 120 Madison Ave., CH. 7660.—Insulation, res. Dr. Leland Carter let to Insulation Products Co.; Electric Fixtures, The Gayney Co.

Jameson, Lawrence B., 8380 Jos. Campau Ave., MA. 9146.—Sausage factory. Taking figures.

Same.—Fig. on alt. to Store, owner—J. Miller. Closed.

Same.—Res. for C. Barton. Fig. closed.

Same.—Sales and service station, 60x100. Owner—Dick Connell. Bids closed.

Keyes, Hugh T., 747 Free Press Bldg., RA. 7415.—Prep. plans for res. for B. E. Hutchinson, Lake Shore Rd.

Same.—Prep. plans for three stores—Sanders Tri-Cleaning.

Lewis, I. M., Inc., 816 Ford Bldg., RA. 4724.—Plans being completed for one story store bldg., 5 stores—7501 W. McNichols Rd. cor. Welland.

Malcomson, Calder & Hammond, Inc., successor to Malcomson & Higginbotham, 1217 Griswold St., CA. 9651.—Prep. dwgs. for new girls' dormitory and Union bldg. for Western State Teachers College, Kalamazoo, Mich.

Same.—Preparing working drawings for add. to Lincoln High School, Ferndale, Mich.

Mason, Geo. D. & Co., 409 Griswold, RA. 7850.—LeRoy & Newlander, Kalamazoo, Mich., Associates.—Prep. working drawings for Kalamazoo Post Office.

Same.—Add. to Parker Rust Proof Co's. factory. Contracts let this week.

O'Dell & Rowland, 904 Marquette Bldg.—Bids closed on remodeling of 3 story bldg., 2438 Woodward, for Edwin S. George.

Same.—Drawings for alteration to garage of Michigan Wineries on John R., Detroit.

Schley, Cyril E., 605 Lafayette Bldg., CA. 8499.—Plans for remodeling of State Coffee Shop, Woodward Ave., ready about Sept. 15.

Same.—Contract on job at 3153 Cass Ave. let to Rich Contracting Co.

Smith, Hinchman & Grylls, 809 Marquette Bldg., RA. 8825. St. Luke's Hospital, Marquette, Mich. Contract let to F. E. Wester; Plmb. and Htg., Levine Bros.; El. Wk., Washington State El. Shop; Elevator, Otis El. Co.

Stachowiak, Stephen J., 3005 Caniff, TO. 8-7122.—Preparing plans: Two story and office bldg., Dearborn, Mich.; 14 family apartment bldg.; Residence.

Same.—Preparing sketches: 50 Bed Hospital for contagious diseases; 36x100 addition to auditorium; 40x70 two story addition to Veterans' Home (postponed for three months).

Same.—Taking figures: Two story and basement store and office bldg.: One story store bldg., 20x60.

Stahl, Jno & Co., 628 McKerchey Bldg., CA. 5818.—Prep. plans for res., 26½x52½. Owner—John Graham.

Wright, Frank H., 418 Fox Bldg., CH. 7414.—Res. for C. A. Pfaffenberger. Owner taking figures.

Same.—Fig. by invitation on res. for J. Reichenbach, Rosedale Pk. closed this week.

Same.—Fig. on garage and service bldg., Gladstone and Linwood, closed this week.

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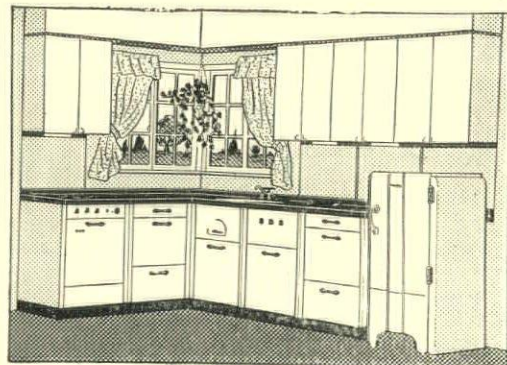
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GARAGE IN HOME IS UPHELD DESPITE PLAT RESTRICTION

Taking judicial notice of the fact that the meaning of the word "dwelling" has undergone considerable change in the last 50 years, Circuit Judge Guy A. Miller, according to The Detroit News, recently ruled that the construction of a dwelling with garage attached did not violate a building restriction which limited garages to the rear of the lot.

The ruling was given in the suit of Emmons B. Galton, 1165 Harvard road, Grosse Pointe Park, who sought an injunction to restrain M. Ben Heftler from incorporating a garage in the home he is building in the same block on Harvard road.

Giffles & Vallet & L. Rosetti are the architects.

Pierre V. Heftler, the defendant's brother and counsel, intimated at the hearing that part of the resentment of Galton was traceable to the fact that the new home is being built along purely modernistic lines, whereas every other house in the block is of colonial design.

Galton's attorney, Stanley L. Fildew, also the owner of a colonial home in the same block, scoffed at this intimation and insisted his client was merely seeking to enforce the garage restriction in the original subdivision plat.

"Fifty years ago," Judge Miller declared in his opinion dismissing Galton's bill, "the word dwelling encompassed an entirely different conception that it

does today. In those days, the home services required separate buildings at the rear of the lot. There was no basement, no furnace.

"Since that time, dwellings have undergone much change; so much so that it is not unreasonable to assert that today a garage is a natural adjunct of the home and is often incorporated within the home itself."

As to the express restriction in the plat, Judge Miller ruled that if a separate garage were built, it was intended to limit its location to the rear of the lot.

A. Lee Hensen, attorney for the Grosse Pointe Real Estate Brokers' Association, was given leave to intervene because of the effect the decision might have as to other properties in the Grosse Pointes.

SAGINAW FIRE STATION PLANS TO BE REVISED

Frantz & Spence, the architects who prepared the plans for Saginaw's new central fire station, will be asked to make revisions in the specifications and possibly in the size of the building in an effort to arrange for a building that can be financed by available funds, City Manager Cookingham said.

The proposed structure would cost about \$135,000, it was revealed when bids were opened. That is \$40,000 more than the amount the city has for the purpose. Unless the city council should order a supplemental appropriation, which is considered unlikely, it is planned to re-advertise for bids if acceptable alterations in the present plans can be made to bring the cost down to near the \$95,000 for the purpose.

ALLIS CHALMERS PLANS \$2,650,000 EXPANSION

Otto H. Falk, board chairman of the Allis-Chalmers Manufacturing Co., announced a \$2,650,000 expansion program would be started immediately. The largest expenditures, he said, would be about \$1,750,000 at the company's plants in West Allis, Milwaukee suburb, \$750,000 at the Springfield, Ill., plant, and \$150,000 at the La Porte, Ind., factory, where additional machinery will be installed. Falk said no work would be done at the plant in Pittsburgh, Pa., until late in 1938, and only routine additions to equipment would be made at the factories in Norwood, O., and Boston, Mass.

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Wiring the All-Electric Home calls for competent technical advice. A new eighty-page book entitled "Handbook of Interior Wiring Design" will be sent to any architect on request. For a copy, or for assistance in your planning, call RAndolph 2100, ask for the Lighting Division.

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SEPT. 15—16—17

Wallace Beery—Mickey Rooney—Warner Baxter
in "Slave Ship"

SATURDAY

SEPTEMBER 17

Jane Darwell in "The Great Hospital Mystery"

11 P. M.—Flora Robson in "Fire Over England"

SUN.—MON.—TUES.

SEPT. 18—19—20

Clark Gable—Myrna Loy in "Parnell"

GOOD AIR ESSENTIAL

Five distinct treatments of air are necessary in winter to provide man with the energy essential to good health in his home, according to F. E. Ritzenheim, president of the Domestic Air Conditioning Co.

"Scientists claim that 60 per cent of men's energy is supplied through the air which composed 80 per cent of his diet and they estimate that man's average daily diet consists of three pounds of food, four pounds of water and 34 pounds of air.

"To provide the greatest part of his diet in winter, it has been learned, the air man breathes in his home must be heated, humidified, filtrated, circulated and ventilated. Without all of these treatments, air conditioning is incomplete," Ritzenheim said Saturday.

"Heated air must be distributed through the home instead of being concentrated in certain parts of it, as was the case with the old-fashioned home-heating plants. Today devices are found necessary to humidify that air. The heater also should contain a filter, either dry or damp, to clean the air of infectious dust or soot. A fan to circulate the air and additional provisions for supplying ventilation to remove odors are essential. Heating, humidifying and circulating parts should be automatically controlled."

While proper insulation also affects the best air distribution, its advantages are primarily economical, Ritzenheim continued.

"Insulation makes it possible to reduce the size and cost of air conditioning equipment. The size of the heater can be reduced as much as 25 per cent if proper insulation of walls and ceilings are made. Operating cost of the equipment will be reduced for the life of the building and the savings in reduced fuel and water bills will pay for the installation in a few years," he added.

"Through moderate insulation changes and the installation of Delco Conditionair or Seasonaire units, engineers of the Domestic Air Conditioning Co. have proved to many owners that it isn't necessary,

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or even inconvenient, to have their homes equipped with complete air conditioning at reasonable cost—thus dissipating the supposition that a new home with the latest insulating features was necessary before the complete benefits of air conditioning could be obtained. And many home owners, preparing now for the winter season, are learning how simple the transformation from old-fashioned heating to modern air conditioning actually is," he said.

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Our Building Code requires plans, except for one and two family dwellings, to be signed by registered men.

Will you kindly forward me a list of those which are registered in this State?

Thanking you for an early reply,

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WOMEN FACTOR IN HEATING SALES

"At a recent meeting of Gar Wood air conditioning salesmen who cover metropolitan Detroit territory, the question was asked: 'What do women think about air conditioning?' It was not surprising to find the housewife considered the cleanliness feature of a modern automatic heating and air conditioning unit as one of the topmost features which she mostly appreciated," Norman Saylor, Detroit branch manager of the air conditioning division of Gar Wood Industries, Inc., stated yesterday. "Our salesmen reported that the housewife was interested in keeping the curtains and drapes in the home free from dust and dirt. She wants her walls clean and bright as long as possible.

"While it is a comparatively simple matter for her to vacuum upholstery and rugs, the task of keeping curtains and walls clean evidently is something which worries her. It is true that the curtains and walls of an air conditioned home are kept cleaner for a much longer period of time because the air provided by the air conditioning system is completely filtered and practically all of the dust and dirt are removed before they enter the rooms.

"The menfolk, the salesmen reported, are vitally interested in performance, efficiency and operating economy. However, men and women both seem to take the heating capacity for granted, probably because efficient heating is expected. Every member of a household appreciates the automatic mechanism

because it reduces labor in many ways. Cleanliness results in better health and a better standard of home life," Mr. Saylor said.

WOMEN, TOO, TO HAVE INDIVIDUAL WELCOME AT PITTSBURGH CONVENTION

Women of the Realtor parties attending the coming thirtieth annual convention of the National Association of Real Estate Boards at Pittsburgh, October 20-22, will each have her individual Pittsburgh hostess, one of a committee of 100 women, of which Mrs. John L. Walsh, is chairman. Appointed by the Pittsburgh Real Estate Board, host to the convention, as its general committee on care of the visiting women, Mrs. Walsh, who has appointed Mrs. J. Roland Brady as her co-chairman, has divided her committee into groups, each of which will be at the call of about a half dozen visitors, and who will do their best to see that each convention guest has the opportunity of doing what she would prefer to do during the week. A crowded entertainment schedule has already been announced.

WAGE RATES TO BE REQUIRED IN SCHOOL JOB BIDS

A ruling that all contractors in the future must specify what wages they will pay to building trades workmen in bids on Board of Education projects was passed by the Board of Education at its meeting Tuesday.

The decision concerning contractors' bids was made after Ed Thal, secretary of the Building Trades Council, appeared before the board and asked that the bidders be made to stipulate that they will pay prevailing union wages.

Jamieson Protests

Dr. A. Douglas Jamieson, board member, protested against this and it was tabled.

"We are stepping far beyond our function to use taxpayers' money to increase the wages of employees of a private bidder," Dr. Jamieson said. "Such a measure would greatly reduce competitive bidding."

Oscar Hill, another board member, suggested as a compromise that the board make a ruling that bidders must state the wages they will pay on each separate project. This was passed.

— P E L L A —

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COMMON SENSE NEEDED IN BUILDING

(Continued from Page 1)

provision for live load in dwellings, but that in view of the great surplus strength provided for in factors of safety the few pounds live load is negligible. When that is done incombustible floor systems can be made at less cost than inflammable ones. Indeed, that can be done now if builders only had the sense to offset against the greater cost of non-combustible material the saving in space which they permit of.

If a demonstration of this fact is wanted it can be found in the recently constructed Flagg Court, Bay Ridge, where in a fireproof apartment house of the first class the cost per foot of floor space is much less than is being spent for the inflammable replacement of slum property. The rooms, including land and almost every conceivable luxury, together with several acres of floor area devoted to recreational purposes, did not cost as much by 20 per cent as has just been allowed by Congress for inflammable slum replacement.

Other countries send out men to investigate foreign practices, whereas we think we know it all and continue to proceed along our old primitive lines, wasting lives and money. Some years ago I had occasion to build in Budapest, Hungary. On applying at the municipal offices for the building regulations, I was handed a single sheet, just a folder. Acustomed as I was to our methods, this seemed extraordinary. I asked how about all the engineering requirements and was told it was only necessary to conform to recognized good practice. That city has a per capita fire loss of 30 cents as compared to almost twenty times as much here.

The new code is in some respects better than the old, but in others worse. With this law, the zoning ordinance, the multiple dwelling law and the factory law, all made by this absurd specification method, complication has reached such a stage that it is much harder to learn what one can do than to do it.

I know whereof I speak when I say that with more reasonable regulations a vastly superior kind of house could be built and operated profitably at rents which tenants could pay.

It is not time to place these matters on a scientific basis befitting a great and modern city and to discard vicious habits acquired under primitive conditions? True wisdom would consist in the effort to see how few restrictions need be placed on construction. Our building regulations are based on the opposite, and when one comes to build he is treated as if he were a criminal seeking to perpetrate some fraud on the public. I have found the cost of dealing with the various departments much more than the cost of making the plans and far more difficult.

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INSPECTION URGED TO PREVENT
BUILDING DISASTERS

Protection of the public from building disasters like that which recently occurred on Staten Island can be accomplished only by the creation of a new compulsory inspection service to certify compliance with the Building Code before occupancy of a structure is permitted, Hobart B. Upjohn, Fellow of the American Institute of Architects and past president of its New York Chapter, declares. The expense of the service should become a part of the cost of the structure, to be borne by the owner, Mr. Upjohn holds in a statement issued by the Institute.

"The recent failure or collapse on Staten Island of three or more buildings used as residences, with the accompanying loss of eighteen lives, brings before the general public in sharp outline the deplorable methods of construction and conditions existing in the building industry which are virtually unpreventable under the present system of supervision," Mr. Upjohn says.

"The architects of New York have long been aware that such conditions prevail, but they are powerless to correct them. In an effort to produce very low-cost residences, many promoters of today are tempted, or even forced, by existing competition to adopt methods of construction which not only violate the Building Law but are actually high-

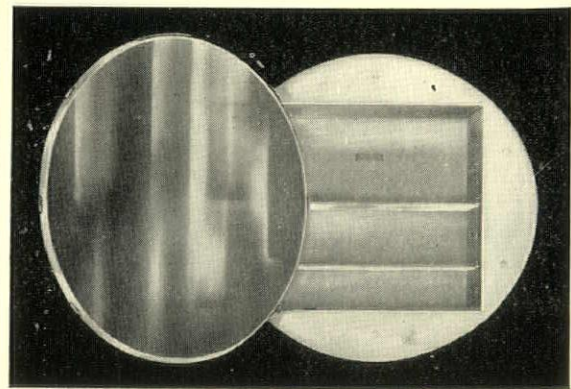


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ly dangerous to the lives of the occupants.

"It is deplorable that lives must be sacrificed to demonstrate the existence of buildings of cheap and poor construction, yet a lethargic public does not seem to realize that the very building in which they live may be just as unsafe.

"The Staten Island houses, which collapsed during a severe rainstorm, were constructed by altering an old factory. It makes little difference whether the building be a new structure or an alteration; the necessity for careful supervision of all structures, to insure their erection in accordance with the Building Code, is of paramount importance.

"It is unreasonable to expect the Building Department Inspectors, of which there are a scant number, to be able to vouch for the full performance according to law, nor is it reasonable to expect that the public should bear the expense of employing sufficient inspectors to make sure of a reasonable compliance with the law. Even continuous inspection is not sufficient to guarantee 100 per cent compliance if those in charge are bent upon skimping on the materials used in the building.

"Strict honesty in complying with the law is unquestionably the best solution, but this trait is not popular in a competitive market. As a result, therefore, we must resort to compulsory supervision by competently trained men, whose duty and responsibility it should be to see that the law is strictly adhered to. Such inspectors should have passed the examination of the State Board of Regents.

"These men should issue a Certificate of Occupancy permitting the actual use of the building only when they can vouch for substantial compliance. By such means, and only by such means, will the public be protected from shoddy building. In the face of inevitable rigid inspection, the unscrupulous building speculator will be discouraged from estimating in such a manner that violations of the Building Code are necessary in order to insure him a profit."

COMPREHENSIVE SURVEY DISCLOSURES

The question is often asked, "What real benefit can result from a Comprehensive Survey?" To those who have given the matter study, the answer is clear and unmistakable that immeasurable benefit is assured, if properly used, and particularly from cities. The essential requirement of complete, accurate and dependable data and information seems unquestionable. This is fundamental not only for any adequate civic planning, but is surprisingly informative of otherwise unknown civic needs and ills. We can not correct civic evils unless they are disclosed.

What we do not know from our own experience we may profitably borrow from the experience of others better informed.

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A report on "The Income and Cost Survey of the City of Boston" was published recently by the City Planning Board of that city. The survey shows the differences between public revenues and cost of public services in the various districts of the city. The following observations are given in the report:

1. About 8 per cent of the gross area of Boston pays the deficit (where public overhead costs exceed tax revenues) incurred by the remainder of the city.

2. The downtown business area, plus about 10 cent of the residential area of the city, pays for the "loss" or "deficit" incurred in the industrial, suburban, 3-decker, and low-rental residential areas.

3. The business area (2 per cent of the area of the city) pays 72 per cent of the "deficit", and the high rental residential and miscellaneous residential tracts pay the remaining 28 per cent.

4. About 88.5 per cent of the population, using about 90 per cent of the city area, do not pay taxes* enough to pay for public services rendered them.

This study is the only one of its kind covering an entire city. Previously, it had been shown in a number of cities that slum areas cost more tax money to remain than the areas produce in tax revenue.—The Planner

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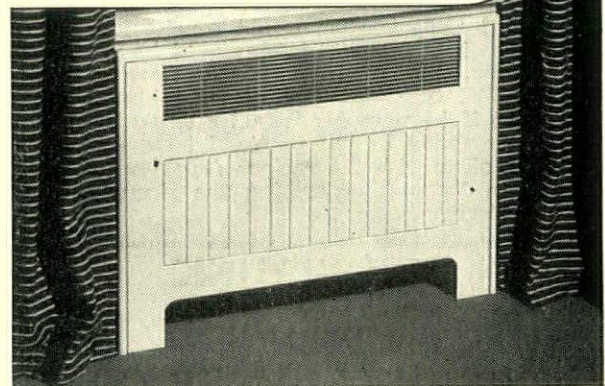
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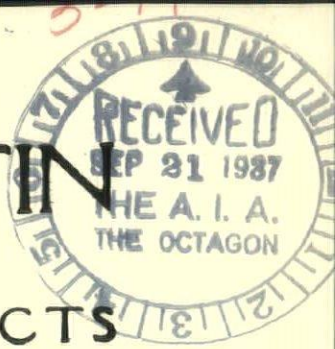
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Vol. 11

DETROIT, MICH., SEPTEMBER 21, 1937

No. 38

RESOURCES COMMITTEE REPORTS ON ARCHITECTURE AND BUILDING

The following excerpts from a report of The National Resources Committee to President Roosevelt point out obstacles to Building.

"Architecture always has been conservative. When the early dwellers on the Alpine lakes descended into the Italian plains they continued to build pile dwellings, even when they settled on hilltops. It took 350 years and thirteen kings to eliminate inflammable straw roofs from Danish towns. In spite of their extreme combustibility and the inadequate protection from the cold they afforded and the easy availability of timber, which was cheaper and better, thatched cottages survived for a long period in the American colonies. Churches and public buildings still cling to the ancient and medieval forms.

"There was a long delay in using iron in building, and when it was used it was either hidden or, when unavoidably shown, employed with no idea of its esthetic possibilities. When Buffington took out patents for the steel frame skyscraper in 1888, the 'Architectural News' predicted that the expansion and contraction of iron would crack all the plaster, eventually leaving only the shell.

Influence of Vested Interests

"The pressure of vested interests has been a decisive factor in retarding change in housing materials. The lumber companies long fought legislation prohibiting the building of inflammable wooden buildings in large cities. Wooden shingle companies lobbied against laws for fireproof roofing. Brick manufacturers carried on a persistent campaign for years against concrete structures, predicting their collapse.

"Central heating systems have met stubborn and persistent opposition. In England, particularly, advances in heating methods have been widely ignored.

"Adequate toilet facilities, still regarded as incidental luxuries by many builders of homes for workers, were only slowly introduced into the homes of the middle-class

late in the nineteenth century. Earlier, the bathroom was regarded as a superfluity in the Palace of Versailles, and the bathtub was removed and put in the garden for a fountain. There is ample evidence that the inhabitants of the palace acted in the spirit of Philip of Spain, who had authorized the destruction of all public baths left by the Moors on the grounds that washing the body was a heathen custom dangerous to believers.

Bathtub Denounced

"In the 1840s the bathtub was denounced in the United States as an epicurean innovation from England designed to corrupt the democratic simplicity of the republic. The medical profession warned against it as a producer of rheumatic fevers, inflammatory lungs and zymotic diseases. Attempts were made to legislate against it. An ordinance prohibiting bathing between November 1 and March 15 failed of passage in the Philadelphia Common Council in 1843 by only two votes.

"When President Filmore installed a bathtub in the White House in 1851 there was an outcry against it as 'monarchical luxury,' which well could be dispensed with inasmuch as former Presidents had gotten along without them.

(Continued on Page 11)

BUILDERS' AND TRADERS' EXCHANGE OF DETROIT

Herman Banbrook, President; Edgar Leavenworth, Vice-Pres.; Gage Cooper, Vice-Pres.; John Wenzel, Treas.;
Directors: Geo. Cruickshank, Walter Gieseking, Bert Haberkorn, Ray Spitzley, Vern Taylor
Edwin J. Brunner, Secretary

439 Penobscot Bldg., RAndolph 5500

Edited by E. J. Brunner

20th IDEAL HOME

Monday, September 20 witnesses the breaking of ground for Detroit's Twentieth Ideal Home built in connection with the Detroit Builders' Show.

The 1938 Ideal Home, designed by Ditchy, Farley and Perry will be on the northwest corner of Snowden Avenue and Margareta. It will be six rooms-one story farmhouse type of architecture and Arvid Peterson has been awarded the contract to build it.

The best evidence that the Home Show and the Ideal Home fit into Detroit's dynamic life is that last year approximately 300,000 individuals were clocked as visitors to the Ideal Home and the show. The influence of this home lasts throughout the year, and furnishes powerful incentive of the right sort to the public thus aiding the whole construction industry.

Acting Mayor John W. Smith will turn out the first spadeful of earth with appropriate ceremonies. The twentieth anniversary home is expected to upset all records for completeness in public interest and in attendance.

Charles Prost founder of the Detroit Builders' Show died shortly after plans for the 1937 show were under way. Eighteen shows were run under his direction, and his record attracted world wide attention.

Later in 1937 there was a reorganization of the show and at the present time it is endorsed by and participated in by the Detroit Real Estate Board, the Detroit Board of Commerce; the Builders' and Traders' Exchange; Greater Detroit Builders' Association; Michigan Society of Architects; Detroit Retail Lumbermen; Common Brick Manufacturers Association of Detroit; Air Conditioning Institute; and the Concrete Products Association.

Charles Prost's son John Prost succeeded his

father as manager and the 19th Builders' Show under his management presaged a brilliant future for him in that work for which he proved himself admirably suited. But in June of this year his untimely death again left the show without a manager.

Kenneth McGregor has entered now upon the duties of secretary manager of the show and the Ideal Home. Not without experience in former shows, he is determined to make the Anniversary marking one-fifth of a century a landmark.

The offices are at 1642 Buhl Building. One of the Board of Directors are some who have helped with the show from its earliest start. Perhaps the one who has always been most active is Frank Gillespie, now secretary of the corporation.

Ernest O. Knight of Knight Menard Company, president of the show, is a veteran, as are Louis Palmer, Walter Mast, and Joseph Holsman. E. J. Brunner, secretary of the Builders' and Traders' Exchange, is the second youngest director in point of service and Wayne Van Osdel, elected to the board since the death of John Prost, is the youngest.

The 1938 show will be held at Convention Hall, February 18 to 27, and progress so far has been so satisfactory that an outstanding show is assured.

The immediate backing for this success is the show of last year which led all shows conducted in the United States—an enviable record.

GOLF AT KNOLLWOOD

Do not forget to make reservations before ten a. m. on September 22 for the outing of the Architects, Builders and Traders at Knollwood.

SEPTEMBER 22 is the day for this outing which has been prepared to be the outstanding one so far this season. Of course we hope the October outing will eclipse this one. But be that as it may, come out to Knollwood for a real good time. Golf, dinner and prizes all for \$3.00.

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FEDERAL HOUSING ADMINISTRATION

1174 National Bank Building,
DETROIT, MICHIGAN
September 3, 1937

TO: All Builders, Supply Dealers and Approved Mortgagees.

SUBJECT: Revision to requirements for sheathing and interior finish as mentioned in our previous letter dated June 1, 1937.

Gentlemen:

We are in receipt of revised Ruling No. 61 covering sheathing and General Ruling No. 67 covering interior finish, in connection with residential construction offered as security for mortgages sought to be insured under the terms of the National Housing Act. These Rulings vary from those contained in our letter of June 1, in that

- (a) building paper or asphalt saturated felt is required over all types of sheathing without exception;
- (b) diagonal 1"x4" corner bracing shall be let into the face of studs or, where openings occur near corners, 1"x4" knee braces shall be let into the face of studs, regardless of the type of sheathing used, except in the case of diagonal wood sheathing; and
- (c) in the case of all sheathing except wood boards, when side wall shingles are applied, the sheathing shall be furred with 1"x2" nailing strips nailed to the studs over the building paper and spaced according to the shingle exposure.

The Rules follow and are effective as of this date:
REVISED GENERAL RULING No. 61

SHEATHING

The Technical Division Rules that the following materials are acceptable for use as exterior wall sheathing subject to the limitation as stated:

1. Insulating Fiber-Board shall conform to Federal Specifications LLL-F-321a for "Fiber-Board; Insulating" and shall be not less than commercial $\frac{1}{2}$ " thickness.
2. Gypsum Wall-Board shall conform to Federal Specification SS-W-51a for "Wall-Board; Gypsum" and shall be not less than $\frac{1}{2}$ " thick.
3. Plywood shall be "Sheathing Grade" not less than $\frac{5}{16}$ " in thickness and securely nailed to the studs.
 $\frac{5}{16}$ " "Sheathing Grade" Plywood securely nailed to the rafters is also acceptable for roof sheathing when conventional shingle lath is applied over the plywood to receive the shingles.
 $\frac{3}{8}$ " Plywood is acceptable for subflooring when joist spacing does not exceed 16" o. c. and when adequate cross bridging is provided.
When used as sheathing, Plywood shall be

manufactured with glues equal in weather resistance to the better qualities of casein or soybean glue. Plywood manufactured with animal or blood glues will not be accepted for sheathing.

4. When used for exterior sheathing all the above mentioned materials shall be subject to the following limitations:

- (a) Stud supports shall be spaced not in excess of 16" o. c.
- (b) Corners shall have diagonal 1"x4" braces let into the faces of the studs, extending across not less than three stud spaces, and wherever possible extending continuously from the sill to the plate.
- (c) Where openings occur near corners 1"x4" knee braces let into the faces of the studs shall be installed above and below the opening, extending across not less than three stud spaces.
- (d) In localities where a structure is subjected to unusual lateral forces caused by earthquakes, hurricanes, etc., additional forms of bracing may be required to comply with local building ordinances and Federal Housing Minimum Construction Requirements for the District.
- (e) Wall or roof sheathing shall be covered with water-resistant building paper or saturated asphalt felt, lapped not less than 4" on the felt at all joints and around all openings.

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- (f) When the sheathing is used behind masonry veneer, required brick ties shall be fastened to the studs. Where shingles are applied over the sheathing, 1"x2" nailing strips shall be nailed to the studs over the building paper and spaced according to the shingle exposure.

A clear space shall be provided between any sheathing and the back of masonry veneer of not less than 1", and in cases other than those covered by special rulings a clear space shall be maintained by self-furring nails or similar means of not less than $\frac{3}{8}$ " between such sheathing and stucco.

4. The Manufacturers' Certification may be accepted as evidence of conformance to Federal Specifications.

The above ruling supersedes the ruling issued by the Technical Division on Composition Wall-Board, Gypsum Wall-Board, Insulating Fiber-Board and Gypsum Plaster-Board under date of February 1, 1937.

GENERAL RULING No. 67

INTERIOR FINISH

The Technical Division Rules that the following materials are acceptable for interior finish, subject to the limitations as stated:

1. Composition Wall-Board shall conform to Federal Specification UU-W-101a for "Wall-Board; Composition" and shall be not less than 5/16"

thick when used on walls, nor less than 3/16" thick when used on ceilings.

2. Insulating Fiber-Board shall conform to Federal Specification LLL-F-321a for "Fiber-Board; Insulating" and shall be not less than commercial $\frac{1}{2}$ " thickness. Such material of not less than $\frac{1}{2}$ " thickness and not larger than size 18"x48" is also acceptable as interior plaster base.
3. Gypsum Wall-Board shall conform to Federal Specifications SS-W-51a for "Wall-Board; Gypsum" and shall be not less than $\frac{3}{8}$ " thick.
4. Gypsum Plaster-Board conforming to Federal Specification SS-P-431a for "Plaster-Board; Gypsum," not less than 5/16" thick and not larger than size 16"x48" is acceptable as interior plaster base.
5. Plywood shall be not less than $\frac{1}{4}$ " thick.
6. Stud and joist supports for any of the above mentioned materials shall be spaced not in excess of 16" o. c.
7. Where Insulating Fiber-Board or Gypsum Plaster-Board are used as a base for interior plaster, special consideration shall be given to the character and effectiveness of the bond between such base and the plaster.
8. Where any of the above mentioned materials are used for interior finish, special consideration shall be given to the appearance and probable durability of the completed finish and its advantages for insulation and sound absorption.
9. The Manufacturers' Certification may be accepted as evidence of conformance to Federal Specifications.

The above ruling supersedes the ruling issued by the Technical Division on Composition Wall-Board, Gypsum Wall-Board, Insulating Fiber-Board and Gypsum Plaster-Board under date of February 1, 1937.

Yours very truly,

JAMES GIBLIN,
Chief Underwriter

LS/WIB

By LANCELOT SUKERT
Deputy

LOUIS KAMPER IN EUROPE

A picture post card from our beloved friend and fellow member, Louis Kamper, states that he is thoroughly enjoying the Paris Exposition, with particular emphasis upon the illumination. The building depicted on the card is that of the United States, and if this is a fair example we can imagine that the Exposition is everything Mr. Kamper claims.

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DIVERTISEMENT?

The architect whose day is not fully occupied with professional activity, has the opportunity of reading architectural magazines from cover to cover.

While wading through a mass of photographs, drawings and text, he will be attracted or distracted by sensational advertisements. He will notice a decided trend in making the feminine figure the sole attraction of some illustrated ads.

In a recent issue, our "architectural eye" was drawn to an ad which showed a woman disrobing to enter the bath and exhibiting a most uninteresting stubby limb resembling the leg of a heavy-set barmaid. Another, but a more sedate picture, showed a lady's modesty covered with a bath towel. A third showed the superstructure of a choice bit of femininity sitting up in bed. The latter "is not so hot," for she is clad in light raiment!

But the outstanding ad which couldn't escape our scrutiny, contains a portrait of a member of the fair sex revealing the naked truth—a shower-handle points southerly to voluptuous breasts protruding from the thorax, while a dial has the usual indexes, "cold, warm and hot."

There must be a particular reason for the use of the feminine figure as a medium to attract "the architectural eye." Perhaps it is well known that our profession is not over-loaded with old fogies; or that architects are just as sensuous as other human beings! Or, is it that the advertising men are laboring under a modern definition of the familiar adage, "Cherchez les femme"?

And, while on the subject of advertising, why not eliminate the ugly "maps" of members of the craft, their "wares," words of wisdom and the extravagant claims? If essential—that ads display human figures, we prefer those of the weaker sex!

And, advertising matter should be more seasonal! We have had a hot summer; too hot, in fact, to appreciate spicy ads. Besides, non-professional magazines have illustrated material of a better flavor—for the architect to enjoy on cool summer nights!—The Blue Print.

A SPLENDID EXAMPLE OF WORTHY CIVIC PROCEDURE

Worthy civic procedure is too common to be cited for particular attention. Recently, however, Detroit has experienced a most unusual occurrence that exhibited such outstanding evidence of desire, intent, and insistence in the interests of best civic results that it merits general attention, endorsement and commendation.

The death of our late City Engineer, Joseph S. Stringham, presented the problem of his successor.

The office is a very important one and the civic need and value of selecting a most capable, dependable and efficient engineer made it both a delicate and responsible task.

The authority for naming the new City Engineer rested with our Public Works Commissioner, L. G. Lenhardt. Keenly conscious of the responsibility and importance involved, he conferred with Mayor Couzens. Our Mayor very wisely and commendably suggested that the selection be made under Civil Service procedure. This was also Commissioner Lenhardt's plan of procedure so the Civil Service Commission became responsible. Mr. Fred W. Smith, Secretary and Chief Examiner of the Civil Service Commission, realized that this procedure was unusual and felt that in the public interest extra precautions and assurances for best results should be made. To this end the Civil Service Commission selected three engineers of outstanding experience, integrity and ability to act as advisors in the examinations and selection for this office. The Advisory Committee members were Professor Henry E. Riggs of the University of Michigan; Mr. W. R. Kales of the City Plan Commission; and Mr. Paul Chipman of the Pere Marquette Railroad. Very special study and consideration was exercised by the Civil Service Commission, its staff and the Advisory Committee in the preparation and operation of the examinations for the twenty-six applicants for the position.

As a result of the conscientious, worthy, commendable, painstaking care and consideration of the many city officials and interests involved, Detroit is to be congratulated and can be assured that the public interest has been well safe-guarded in the selection of Mr. George R. Thompson as the new City Engineer.

We congratulate George R. Thompson in this selection and assure him of the whole-hearted cooperation and support in all civic interests.—The Planner.

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ARCHITECTS' REPORTS

Agree, Chas. N., 1140 Book Tower, CA. 9263.—Preparing plans on following:

Inspection Unit and Garage—St. Jean and Kercheval. Dept. of St. Rys.

Preliminary studies, apt. bldg., East Jefferson Ave. and Seminole.

Remodeling store, 1065 Woodward Ave. Cunningham Drug Stores, Inc.

2-sty. and bmt. Mercantile Bldg., Jos. Campau and Yemans, Hamtramck. Federal Dept. Store.

Remodeling 2-sty. and bmt. store bldg., Allegan and S. Washington Ave., Lansing. Cunningham Drug Stores, Inc.

Prelim. studies, apt. bldg., Covington Drive and Second Blvd.

Two-story warehouse and remodeling of present warehouse at 12th and Maranette Aves. Cunningham Drug Stores, Inc., Owners.

One story loady dock 93x200, Piquette and John R. Forest Cleaners & Dyers, Inc.—Owners.

Two story store and office bldg. at Michigan and Schaefer, Dearborn.

Taking bids:

Remodeling of 2-story and basement store bldg., Oakman Blvd. and Grand River. Dabro Realty Co.—Owners.

One-story store bldg. (five stores), Harper Ave. between Chalmers and Lakewood.

Two-story add. to Federal Dept. Store on Gratiot Ave. near Seven Mile Road.

Bids closed:

1,500 seat Harper Theatre, located at the corner of Harper and Lakewood Aves., Harper Theatre Co.—Owners.

Bennett & Straight, 13526 Michigan Ave., OR. 7750.—Add. to Greater Gratiot School. Bids due Sept. 28.

Same.—Joy Theatre, Mack and Nine Mile Road. Bids due Sept. 24.

Same.—Genl. con. on church, Fenton, Mich. let to Carl Foster; plmb. and htg., Woodworth Bros.; el. wk., Genessee El. Co.

Same.—400 seat theatre, Lake Odessa, Mich. One story, 2 shops, glass front, cinder block interior, steam heat, gas fired boiler. Some contracts let.

De Rosiers, Arthur, 1414 Macabees Bldg., CO. 2178.—Plans for Rectory, St. Michael's Parish, Flint, Mich. Rev. Maurice Chawke, Pastor. Ready about Sept. 15.

Same.—Plans for Rectory, St. Joseph's Parish, Sandusky, Mich., ready about Sept. 23.

Giffels & Vallet, Inc., L. Rossetti, Associate, 1000 Marquette Bldg.—Preparing plans for extension to power house for local manufacturer.

Preparing plans on following:

Mfg. bldgs. in New Jersey, assembly plant, air conditioned precision instrument bldg., office bldg. with ornamental enclosed water tower, foundry, garage, warehouse, personnel bldg., engineering bldg., power house and outside facilities such as gate houses, fences, railroad facilities, grading, drainage, pumping stations, sewers, etc.

2 heavy press pits for local manufacturer.

3 body conveyor bridges, 2 sub-stations and air compressor installation for local Auto Company.

High pressure boiler and turbo-generator for local Auto Company.

2 power transformer stations for local Auto Co.

Cold mill facilities for local company.

Pickling tank installation and manufacturing facilities for local tube co.

Balconies and conveyor installations for local co.

Taking figures:

Factory extension, local manufacturer.

Bids closed.

Additional office facilities for Automobile Club.

Haughey, Harvey J., RA. 1047.—Plans for doctor's office, Mack Ave. near Lakepointe, completed about Sept. 30.

Same.—Plans for store bldg., McNichols Rd. near Northwestern Highway, completed about Sept. 30.

Jameson, Lawrence B., 8380 Jos. Campau Ave., MA. 9146.—Sausage factory. Taking figures.

Same.—Fig. on alt. to Store, owner—J. Miller. Closed. Held over temporarily.

Same.—Res. for C. Barton. Fig. closed. Held over.

Same.—Sales and service station, 60x100. Owner—Dick Connell. Bids closed. Held over.

Same.—Gen. cont. on Art Loan Office let to B. Geltman & Co.

Same.—Taking bids on final add. to Hamtramck Municipal Hospital. Also city sewers. Plans can be obtained at this office.

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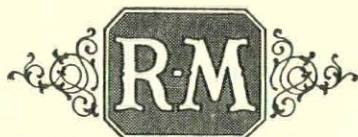
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Keyes, Hugh T., 747 Free Press Bldg., RA. 7415.—
Prep. plans for res. for B. E. Hutchinson, Lake
Shore Rd.

Same.—Prep. plans for three stores—Sanders Tri-
Cleaning.

Lewis, I. M., Inc., 816 Ford Bldg., RA. 4724.—
Plans being completed for one story store bldg., 5
stores—7501 W. McNichols Rd. cor. Welland.

Malcomson, Calder & Hammond, Inc., successor to
Malcomson & Higginbotham, 1217 Griswold St., CA.
9651.—Prep. dwgs. for new girls' dormitory and
Union bldg. for Western State Teachers College,
Kalamazoo, Mich.

Same.—Preparing working drawings for add. to
Lincoln High School, Ferndale, Mich.

Mason, Geo. D. & Co., 409 Griswold, RA. 7850.—
LeRoy & Newlander, Kalamazoo, Mich., Associates.
—Prep. working drawings for Kalamazoo Post
Office.

Same.—Add. to Parker Rust Proof Co's. factory.
Contracts let this week.

O'Dell & Rowland, 904 Marquette Bldg., CH. 7877.
—Bids closed on remodeling of 3 story bldg., 2438
Woodward, for Edwin S. George.

Same.—Drawings for alteration to garage of Mich-
igan Wineries on John R., Detroit.

Same.—Bids closed on small factory for Allan A.
Wales, cor. Clairpointe and Freud.

Schley, Cyril E., 605 Lafayette Bldg., CA. 8499.—
Plans for remodeling of State Coffee Shop, Wood-
ward Ave., ready about Sept. 15.

Stachowiak, Stephen J., 3005 Caniff, TO. 8-7122.
—Preparing plans: Two story store and office
bldg., Dearborn; 14 family apartment bldg.; res.

Same.—Preparing sketches: 50 Bed Hospital for
contagious diseases; 36x100 addition to auditorium;
40x70 two story addition to Veterans' Home (post-
poned for three months).

Same.—Taking Figures: Two story and basement
store and office bldg.; One story store bldg., 20x60.

Same.—Bids closed: Sausage factory (letting of
contract and building of factory postponed for 60
days); Two story store and office bldg. (let on sepa-
rate contracts).

Stahl, Jno., 1118 Francis Palms Bldg., CA. 5818.
—Prep. plans for res., 26½x52½. Owner—John
Graham.

Wright, Frank H., 418 Fox Bldg., CH. 7414.—
Prep. plans for restaurant, Dexter Blvd.

Same.—Prep. plans for theatre, owner and loca-
tion withheld.

Same.—Commercial Bldg., Saginaw and Beach
Sts., under construction. All sub contracts.

Same.—Res. for J. Reichenbach, Rosedale Park.
Genl. con. let to Atkin & Stock.

Same.—Garage and service bldg., Gladstone and
Linwood. Held over.

FOREIGN MONEY COMING INTO AMERICAN REAL ESTATE

It is reported that a fund of \$50,000,000 has come from foreign interests seeking investment in New York real estate. Three large firms in Manhattan are associated there for control of the investment of these millions. The saving for prime investments has uncovered the fact that real estate of prime order is strongly held. In some cases no offer made has been of interest to owners in disposing of their investments. It is said that the foreign money can be placed in an investment paying four per cent net.

The reason for this money coming to America is because of abnormally high taxes in Europe, and the prospect that they will be still higher. War clouds over Europe mean that countries of the old world are engaged again in a conflict of destruction, this time more terrible than that of twenty-three years ago. In that case, investments would cease to be, and over-night an asset might be transferred into a liability, there to remain for many years. The foreign combination which has not been quietly acquiring real estate here, has not been moved by sentiment but from a result of surveys, indicating that such investments would be the best in the world. Further, if inflation should come, this money would not buy as much as before. It is, therefore, their job to buy long term permanent investments, which will insure an income that will not vary for twenty years.

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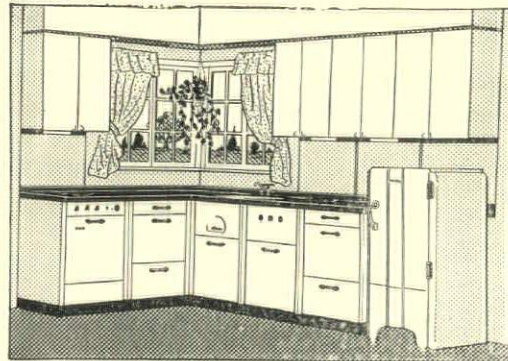
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WAYNE UNIVERSITY

Offers New Evening Courses by Prominent Engineers

Several courses of interest to architects and civil engineers will be offered during the Fall semester in the evening by men well known in their respective fields.

Stephen D. Butts, Chief Estimator for the O. W. Burke Company and a construction engineer of broad experience in all types of buildings, will conduct a course in "Construction Cost Analysis and Estimating."

"Construction Supervision", offered by Leo V. Garrity, Civil Engineer in charge of the Detroit Sewage Disposal and River Interceptor Project, has been planned to fill a long felt need of the architects and engineers going into construction work.

Mr. Garrity is also offering a course in the "Theory of Surveying" for men who have had some experience with the instruments although men without this experience can get it by enrolling for field work to be done Saturday mornings.

"Introduction to City Planning" will be conducted by Alex L. Trout, an architect and engineer long prominent in city planning and housing affairs of Detroit and Michigan.

"Theory of Structures," a problem course, and "Design of Concrete Mixtures," a laboratory course in plain concrete, aggregate analysis, water-cement ratio, etc., are given by members of the staff.

Credit in these courses may be applied toward a degree if desired.

Classes start during the week of September 20, 1937 and enrollment should be completed if possible before the second meeting of the class.

Complete information regarding these and other courses may be obtained from the University or by inquiry to Dudley Newton, Head of the Department of Civil Engineering.

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BUHL FOUNDATION'S PITTSBURGH HOUSING EXPERIMENT IN LARGE SCALE PLANNED COMMUNITY

*Shows 99% Productive Occupancy, 5% Net
Yield Through Depression Years*

Situated pleasantly on a 45-acre tract on Mt. Washington, only two miles from downtown Pittsburgh, is Chatham Village, the Buhl Foundation's experiment in limited dividend group housing for families of moderate income in a planned "garden" community of single-family rented dwellings.

Undertaken as a demonstration of a socially constructive investment, Chatham Village, since it was opened in 1932, has hung up an enviable record of 99% productive occupancy for the period, an approximate 5% yield annually on the original investment. Current issue of *Freehold*, magazine of real estate published by the National Association of Real Estate Boards, tells the story of this notable long-term large-scale community development. Chatham Village was built to demonstrate the social and economic advantages of large-scale planning and building of a garden homes community maintained by long-term investment management, an integrated community.

The Chatham Village program was undertaken because of the Foundation's desire to have its funds, in part at least, do double duty, first by investment for some constructive social use without undue risk to the principal and without sacrifice of the income and, second, by application of the net yield to the Foundation's philanthropic program. Chatham Village is regarded not as a philanthropic project, but as a demonstration of a socially constructive investment.

Chatham Village has now been occupied for more than five years. The first year its vacancy was 2.32%; the second, 1.03%; and for the year ended January 1, 1934, 0.17%. Since then occupancy has been 100%.

For the first year the average rent per room per month was \$11.35. During the next two years, a "depression discount" brought that down to \$9.70. The average rent per room now in effect is \$10.70. Of the average annual rental income for the three year period, 1.25% (which is equal to 1.50% of the building cost) is for amortization, and 5% for net yield. The amortization fund is reinvested and compounded semi-annually at 4½% and is intended to retire the building cost in approximately 31 years.

The knottiest problem in the beginning was to

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SUN.—MON.—TUES. SEPT. 26—27—28

Annabella—Conrad Veidt in
"UNDER THE RED ROBE" plus
Sybil Jason in "THE LITTLE PIONEER"

choose from among hundreds of prospective tenants the 129 families who were to occupy the first unit of 129 homes opened in the spring of 1932.

So successful was Chatham Village's first unit, and so numerous were the applicants, that a second unit of 68 homes was constructed in 1935-36. The 197 garden homes, with stores and garages, represent a total cost of \$1,600,000. On each of the 197 sites approximately \$1,300 was spent; on each of the houses, \$5,400, totaling about \$6,700 per house.

Chatham Village is one of the various Pittsburgh developments of special significance to real estate specialists who will be in the city October 20-22 for the annual convention there of the National Association of Real Estate Boards.

NEW RESIDENCES ANNOUNCED BY HADLEY

Construction of three fine residences in the Lochmoor district marks the launching of a renewed and stronger program of real estate activity in that area by S. C. Hadley, Inc., realtors and subdividers.

Completion of the first home is scheduled for the middle of November. Others are planned for construction after the first of the year. They will be in accordance with the following styles of architectural design: Early American Farm house, Georgian Colonial, Modern and English.

The building program is being supplemented by the sale of homesites on the two principal streets of the development, Lochmoor Blvd., and Sunningdale Dr.

"We have rehabilitated a branch office in the subdivision, opposite Lochmoor Golf Club, with Mr. Harry Nesbitt in charge", S. C. Hadley, president, remarked.

Announcement was also made of the construction of ten moderate priced homes in College Drive subdivision, West Seven Mile Road at Rutherford. Here the Colonial, Cape Cod and English styles of architecture are being employed. They are scheduled for completion in December at a minimum cost of \$7000 each. Other builders are expected to commence home building here very shortly.

WANTED—Position of responsibility and direction desired by registered architect and registered engineer with architect, engineer or contractor. Experienced in architectural construction, allied engineering and in contracting. Available immediately. Address or call the Weekly Bulletin.

RIVER FRONT SOCIETY ORGANIZED

Groups affiliated in an interest toward developing and beautifying Detroit's river front, organized last week in a meeting at Belle Isle Shell. It is their purpose to bring back millions of dollars worth of depreciated property. Lynford W. Smith, sponsor of the new organization, states, "While these plans for developing of the river front have been opposed in the past, there has never been a continuing organization devoted solely to this purpose.

"As a result, Detroit probably has the most disgraceful river front of any Great Lakes city. Its citizens can go to the river at only a few points. And what should be the most desirable section of the city continues to deteriorate."

The organization has for its first step the sponsoring of a state office building to be built at the foot of Woodward Avenue. In order to encourage further development of that section, it is intended to interest the various civic organizations of the city and to raise funds necessary to carry on the organization. It is said that none of the sponsors have any interest in property near the river front.

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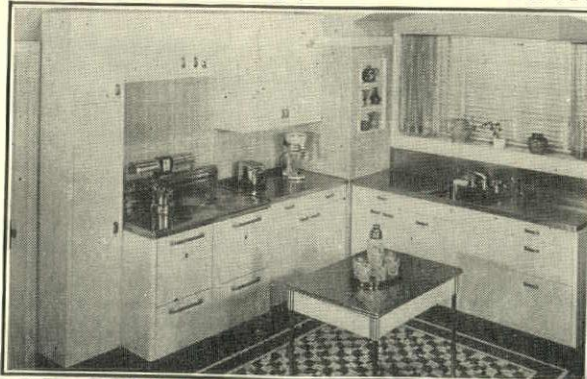
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Detroit, Michigan

COURSE OF HISTORY OF ARCHITECTURE TO BE GIVEN BY THE EXTENSION DIVISION OF THE U. OF M.

Architecture 15. The History of Architecture and Man's Development. The aim of this course is to give students seeking a liberal culture a survey of the art of building from the dawn of history to the present time. In presenting each period, architecture will be discussed as an expression of the social, political and religious organization. Each period will be profusely illustrated by lantern slides of temples, cathedrals, palaces and less formal domestic architecture. Associate Professor R. W. Hammett. Room 123 Northern High School, 9026 Woodward. Starting September 21st, 7:00 P. M. and running for sixteen weeks. Two hours university credit will be given for those who successfully pass an examination given at the end of the course. A ten dollar fee (\$10) for the course will be collected on September 28th.

WANTED. Young man interested in the History of Architecture course to be given at Northern High School, Detroit, each Tuesday evening beginning September 21st at 7:00 P.M. to run stereopticon lantern in payment for the course. Report to Prof. R. W. Hammett, Room 123 Northern High School, at 6:45.

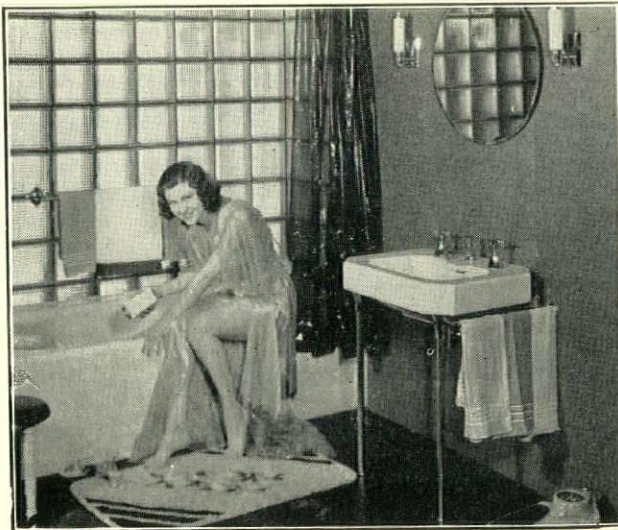
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GRAND MANSIONS ARE PASSING OUT

In New York during the past twenty years most of the fine mansions built by wealthy citizens have been wrecked to make way for large apartments. A notable exception is the Charles M. Schwab marble palace on Riverside Drive, which has been surrounded by skyscrapers.

Recently the apartment of the late Arthur Brisbane has been offered for rent, whole or divided. It is one of the most pretentious ever built in New York. The noted editor built from the fifteenth story up and occupied for his New York residence three stories, most elaborately designed and executed. The entrance is from Fifth Avenue, into a reception hall 20 by 40 feet, with a fireplace at one end. This was used for receptions and a meeting room, with cloak rooms for guests. A private elevator runs to the fifteenth floor, opening into a Spanish type hall, then into a living room 20 by 60, two stories high. Murals depict the history of civilization, Egyptian, Greek, Roman, Medieval and down to modern times. A library and den at one end are balanced by a large dining room at the other. There are all together thirty-two rooms, and a wide stairway leads to the roof where there is a penthouse and solarium.

No mansions such as these are now being built, and it is doubtful if any more will be. There are a number of reasons for this. The trend of the times has changed the methods of living; and few people, even though wealthy, are willing to shoulder the burden of such a big house with our ever increasing taxes.

Formerly Fifth Avenue in New York was lined with these fine mansions, such as those of John Jacob Astor, Senator Clarke, the Vanderbilt mansion and the Duke property.

The automobile has had a tremendous effect in affording greater freedom, so that people of large means find it more to their liking to divide their time between city and country. Further, there has been a reduction in the size of the American family. Today the average family consists of a man, his wife and two children, and to such a family the maintenance of a large mansion would mean "a boarding house for servants."

The large pretentious house has been replaced by one of compactness, where modern appliances make living easy and few servants, if any, necessary.

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Resources Committee Reports On Architecture and Building

(Continued from Page 1)

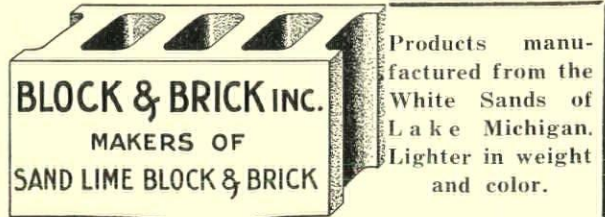
"Organized skilled workers in the building trades have slowed down the introduction of processes that threaten to endanger their health, destroy their skill, lower their wages and cause technological unemployment. Between 1911 and 1921, prohibitions against cutting, measuring and treading by machine of iron pipe of specific diameter were incorporated in agreements between plumbers' unions and builders' associations, and there were restrictions in regard to the use of substitutes for ferrules and brass soldering devices.

Prefabricated House Fought

"When, recently, the mechanized industries, particularly in metal, entered the housing field with the production of prefabricated houses, they were met by the resistance of property holders, especially the banks, which held mortgages on about 58 per cent of 1933 value of all urban real estate, and which feared that an influx of cheap modern dwellings would subtract substantially from the market value of existing structures. These banks and loan companies have been unwilling to finance prefabricated houses except in rare exceptions, and then on a limited basis.

"Lumber companies and manufacturers of other materials which are being displaced in the production of prefabricated houses have sought to prevent their construction through building code restrictions and by organizing boycotts by dealers and building crafts.

"The director of the New England division of the American Institute of Architects in May, 1934, attacked prefabricated houses as tending to 'substitute a life of vagrancy for responsible citizenship in the community.' The author of an article entitled 'Houses Cannot Be Built Like Automobiles,' speaking in behalf of architects against prefabrication, argues plaintively, 'Spiritual, mental and physical well-being is enhanced always by the exercise and development of individualism, especially when related to the home and its environment. Housing that fails to respect these human values must be considered among the "chats" to be discarded.'



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Public Housing Opposed

"Planned public housing projects, such as slum-clearance, which afford the most efficient methods of utilizing advanced technologies in the building industry, crash against the wall of vested private-property interests. They meet the combined opposition of the owners of obsolete buildings that are still profitable, of landlords who demand prohibitive prices, of holders of mortgages who fear a depreciation of housing values through the increase in available homes.

"Achievements in building technology lie sterile in the face of the opposition of these interests. It has been calculated that at the rate of replacement between 1921 and 1933 of homes and apartments, the American house will be in use 142 years. Such slow replacements, based on profits derived from old houses, impedes the building of new structures, however pressing the housing needs for the mass of population in the United States may be."

JOHN W. CASE

John W. Case, well known Detroit architect, died at his summer home at Utica, Michigan, on Friday, September 10. He was seventy-three years old.

Mr. Case, a son of the late George Fox Case and Ellen Watrous Case, was born in Geneva, O., March 13, 1864, and came to Detroit with his parents when a child. After graduating from Central High School he attended the University of Michigan, taking a course in civil engineering.

He majored in architecture at the Massachusetts Institute of Technology in 1888 and continued his studies in Europe after winning a scholarship. He returned to the United States in 1894. He began his Detroit practice in 1896.

His career as architect took him to Boston, New York and Baltimore. In 1900 he organized the first classes in architectural drawing in the Detroit public schools, which he supervised until 1905. From 1905 to 1910 he was professor of architecture at the University of Illinois.

He returned to Detroit in 1910 to resume active practice of his profession. Among the buildings which he designed were the Detroit Journal Building, the first steel terra cotta building in Detroit; the Eureka Vacuum Cleaner Building, the Wardell residence and the Hamilton Mortuary. He was an associate architect for the Pontiac High School.

He was a member of Delta Kappa Epsilon fraternity, Sons of the American Revolution and the Detroit Golf Club.

His wife, Elizabeth Merrell Case, left for the Au Sable upon word of her husband's death.

ANNOUNCEMENT

Frederick Crowther, architectural illustrator, will be at Bay View, Michigan for the next two weeks. He can be reached by addressing him at the General Delivery there.

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Vol. 11

DETROIT, MICH., SEPTEMBER 28, 1937

No. 39

FIRESAFE SCHOOL CONSTRUCTION AS PROVIDED FOR IN NEW MICHIGAN BILL

*The following is a release from The Michigan Builders Supply Association of Ypsilanti,
Mr. Olin Eckley, Secretary.*

House Bill No. 294, introduced by Messrs. Hamilton and Warner, having passed both the House and the Senate, was signed by Governor Murphy July 23, 1937. This bill provides for fire-safe construction of school buildings erected in the State of Michigan.

The bill was drawn by Mr. Frank Burton, Detroit Consulting Engineer, assisted by Mr. Geo. L. W. Schulz, Architect for the Detroit Schools, and Robert Loughheed, Chief of the Michigan Inspection Bureau.

RESPONSIBILITIES OF THE ARCHITECT

The bill is unusual in its approach to the problem. We quote the following paragraphs to indicate the responsibility of the architect or engineer as provided by the law:

1. "All plans and specifications, for buildings under the scope of this Act, shall be prepared by, and the construction supervised by, an architect or engineer who is registered in the State of Michigan.
2. "The architect or engineer preparing the plans and specifications or supervising the construction of any such building shall be responsible for constructing the building of adequate strength so as to resist fire, and constructing the building in workmanlike manner.
3. "The license or registration of an architect or engineer convicted of violating any of the provisions of this Act shall be revoked. In addition, any architect or engineer violating any of the provisions of this Act shall be guilty of a misdemeanor and upon conviction shall be punished as provided by the laws of this State."

PROVISION FOR FIRE-SAFE CONSTRUCTION

The paragraph dealing with the use of fire-resisting materials reads as follows:

"All walls, floors, partitions and roofs shall be constructed of fire-resisting materials such as stone, brick, tile, concrete, gypsum, steel, or similar fire-resisting materials. All steel mem-

First Fall Meeting

DETROIT CHAPTER, A. I. A.

DETROIT UNIVERSITY CLUB

Tuesday, October 12; Dinner at 6:30 P. M.

More detailed information will be mailed later.

bers shall be protected by at least $\frac{3}{4}$ " of fire-resisting material. No wood lath or wood furring shall be used. However, these regulations shall not be construed as prohibiting the use of wood flooring on masonry sub-floors, or the use of wood sleepers, wood cabinets, or wood trim."

RESPONSIBILITY FOR SUPERVISION

The State Insurance Commissioner, who is ex-officio State Fire Marshall, carries the responsibility for the administration of the Act. We believe that you will be interested in Mr. Burton's comments on the Act, which are given on the attached sheet.

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The Association acknowledges its indebtedness to Mr. Burton and his associates for preparing the bill. We are also pleased to acknowledge the cooperation of the Portland Cement Association, who have been most helpful throughout the legislative activity.

MR. BURTON'S COMMENTS

"Some years ago an Act was passed making the State Department of Education responsible for inspecting plans of school houses. No definite rules were stated and the consequences were that many arbitrary and sometimes ill advised restrictions were imposed. Once a plan has been drawn and estimates prepared it always results in ill feeling and complaint if important changes are required. It is quite probable that the lack of a definite written code on the part of the state authorities was the primary cause of the friction which resulted eventually in repealing this Act.

"In preparing a new Act, it became apparent that the State had no machinery for properly administering a building act effecting all parts of the state. A corps of traveling inspectors would have been required and because of the scarcity of work and the widespread geographical distribution, the expense would have been very high. Also it has been my observation that rural committees strenuously resent interference in their building activities by a central agency.

"In the preparation of this Act it was therefore decided to try out the method used so successfully in many European countries, particularly in Austria, by placing the responsibility squarely on the architect and permitting him a wide degree of freedom in executing his plans. The architects have long complained that their profession has not received adequate acknowledgment and that they have been too far restricted by ordinances which prevented their using their best judgment in serving their clients. In this case advantage has been taken of the fact that we have a State Board of Registration and that architects must all be licensed. This Act simply enlarges the responsibilities of the architect with regard to school buildings, inasmuch as it practically required him to superintend the construction as well as draw the plans. This will have two very important effects. In the first place, he will become responsible in a much larger degree than he has been heretofore for the proper execution of the work and secondly, the work will become unprofitable to architects who reside at a distance. For example, a large architectural firm located in some big city could hardly build a school house in some remote country district with any profit, whereas an architect in some small city nearby could do so. This insures a good distribution of work to the men most capable of handling it, and insures a personal interest in the work which would otherwise be lacking. Another angle to be considered is that there is always competition for architectural work on the part of architects within any district and while a job is in progress, most of the architects nearby keep themselves very well informed of the proceeding of the work. If serious or flagrant violations of the Act are permitted by the architect in charge, the facts are very soon known to his rivals and professional jealousy can be depended upon to set the wheels of investigation to work. In other words, instead of the state employing one inspector at a large expense, there will be a number of inspectors working without pay on such jobs as their services may be required.

"I am looking forward with a great deal of interest to see how the Act works out in practice, and I shall be very much disappointed in the architectural profession if it does not prove successful."

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PAYING PLANS

BY BURTON ASHFORD BUGBEE
(In Collier's)

The small home is coming into its own, at last. Comfort, beauty and efficiency no longer depend on the dollar sign, for never before would your budget cover your dreams so thoroughly.

There's a big stir in the building business. And it's the small house that is coming in for the honors and the attention. Architects are concentrating on small-house plans as never before. Manufacturers are rallying round with valuable aids. At Purdue University a special housing research project is under way, devoted entirely to the small, low-cost house. For the small house is the most popular building in the country today, the one most in demand.

It is also one of the most intriguing to build, for a good small house is not just a large house pared down, but a marvel of ingenuity and flexibility, combining as it does so much comfort, privacy, convenience and beauty in so little space. So if you are setting out to build a small house, expect the excitement and fun of a game, plus the joy of a house of your own to show for it.

But any house is a large investment, not to be entered upon lightly. Prices have gone up, and caution has mounted with them. So your ingenuity must stretch to get the most house for your money. No one can lay down hard-and-fast rules for you to follow to do this, because local conditions and personal tastes are the final uncontrollable factors. Which is fortunate for the sake of variety. But it is possible to point out pitfalls and possibilities in house economy, to give you real saving without later disillusionment.

Your first great economy is a good architect. Far from being the luxury you may have imagined, he will save you his fee many times over before he is through. He is trained to devise a more workable, economical plan than either you or a builder could do, as any good builder will be the first to tell you. He will superintend construction to make sure you get the workmanship and materials specified. He has a passion for sound construction and an eye for

good design that will be money in your pocket later on in the way of low upkeep cost and easy salability.

But before you and he can set to work, you must have a definite building site in mind, because its position, orientation and contour will decide many things about your house. A sound way to save money is to choose a site on which it will not be costly to build. Consult your architect about it before you buy. His trained eye can spot a dozen things you won't. The picturesque hillside you love may be just the thing, offering good natural drainage and permitting a garage in the basement at considerable saving, if the land slopes up from the road in the right way. Or it may be so pitched that it will require expensive retaining walls and driveway and built-up terraces. It may be rocky, meaning costly blasting and landscaping. Newly filled land needs deep, and consequently expensive, foundations to reach solid footings. The low-lying land you want may require drainage and waterproofing to keep your cellar dry. The soil may be so poor you will never be able to grow the garden you are counting on without costly imported topsoil. So look the land over carefully.

Now with architect and land well chosen, the sport begins, the actual designing of your house. Here ingenuity can make you proud not only of the good-looking, livable house you accomplish but of the economies you can effect. For wise design can save you space, materials and labor without cutting down a jot on the comfort and pleasure your house can give you.

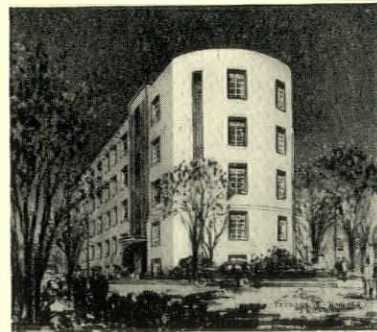
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SAM KAUFMAN—FOX ORCHESTRA
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Simplicity, the basis of good design and of good taste, is also the basis of sound economy. So let it be your constant rule when your architect consults you about your choices. It takes less labor to build a simple, straightforward house of one material than it does to fit together a jigsaw of brick, stone, stucco and fake half timber. A plain roof costs less for framing, roofing and flashing than one bedecked with gables and fake towers. All fakes cost money.

The rectangular two-story house is normally the most economical to build, giving the maximum of space for the minimum of wall, foundation and roofing, and being the easiest to heat. In a climate where heating is no problem, a longer house or an L shape is a possibility, and an attached garage, usually cheaper to build (requiring only three walls) and always more convenient, helps to vary the mass in any case.

Planning for simplicity of construction, with straight lines and simple framing, makes it possible for you to take greatest advantage of another big money saver—using stock materials and standard sizes. Lumber comes in stock lengths, multiples of two feet, so planning the dimensions of the house to match will save cutting, which wastes time and material on the job. A room eleven feet three inches wide, inside dimension, for instance, takes a twelve-foot joist or beam without cutting, while a room eleven feet six inches wide needs fourteen-foot beams, with nearly two feet cut off each beam. Manufacturers do a very good job of making stock

entrance doorways and doors, windows (even ready weatherstripped), moldings and interior trim, mantels, cupboards and stair parts. And these are all so simple and good-looking that your architect can work out very handsome and individual combinations, the while you are gloating over the economies of mass production minus expensive labor on the job.

To save materials and labor further, plan for compactness of heating and plumbing equipment. A centrally located heating plant reduces the length of pipe and duct runs and the cost of operation. And if you plan to put partitions over each other wherever possible, the installation of pipes and ducts will be even more simple and efficient. Have the bathroom directly over the kitchen, which is over the laundry (if you have a basement); or, in a one-story house, back the bathroom up against the sink wall of the kitchen, to use only one plumbing stack and a minimum of piping. Two bathrooms back to back are cheaper than two bathrooms on the same floor but entirely separated.

Such compactness is essential through a small house, for every inch of space must work. More and more people feel that a dining room, used only a few hours a day, is an unnecessary extravagance, its purpose served just as well by an end or L of the living room, which can then be a much larger and more generous room that will be a joy for entertaining and will give a feeling of spaciousness to your whole house. No reason, because you are building a small house, to feel cramped. You make greater use of your space this way, and save the cost of boxing in a separate room.

No need to look makeshift, either, with a whopping sideboard and dining table in one end of the living room. Built-in cupboards and a drop-leaf table are cheaper and more versatile, and can blend into the living room as a games corner or what you want.

The kitchen needs to be a pretty specialized room, but you can save dollars as well as steps here if you plan for efficiency, for the kitchen can be small if arranged in good working order—refrigerator near the outside door to take care of food as it comes in, sink next for the preparation of food, stove nearest the dining area for serving direct, and adequate counters and cupboards in between. It can serve as the family breakfast center, too, if you set aside a corner for a table. This will save you space and money over a breakfast nook with its extra partitions, corners and fittings. Always aim for simple, rectangular rooms, with a minimum of partitions and cutting and fitting of materials.

Privacy demands separate bedrooms, but each can

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be its owner's study and private living room, too, if furnished in the proper spirit of versatility. And each can be small and compact and yet very comfortable if doors and windows are placed to give good wall space for furniture, and if furniture is cut down to a minimum anyway by means of built-in desks and dressing tables, wardrobes and storage space. Built-in furniture is a boon to the small-house owner, since it can be fitted in without any waste space and hugs its background so closely that it makes any room seem larger. Closets can make partitions without any lost space, and are most efficient when only two feet deep.

Take Architect's Advice

When it comes to the basement, recent practice has often been to eliminate it to save money, building the house directly on a concrete slab laid on the ground. The slab costs less than excavation, basement floor, walls and stair, even though it must be well reinforced, waterproofed and insulated.

But this saving is not all clear gain. If you are in a part of the country that requires central heating, the plant must be placed in a utility room on the first floor, either cutting down your available space there or adding to the size of the house, and some system of forced air must be used to take the place of the gravity system possible from the basement if hot air is the heating system used. This adds to operating cost. Also, eliminating a basement means you must plan elsewhere for storage and laundry space (the garage often makes shift as laundry in this event). Sometimes this is more economical, sometimes not. A slab should not be attempted, however, where drainage is poor and heavy frosts occur, or on a hillside. Conditions of your site make the final decision if you are considering costs alone, and here your own architect will be your best adviser.

Another possible elimination is a porch, for a terrace is cheaper and more pleasant. A removable awning will give you protection from the weather, and in the winter you will have no porch roof to darken the room inside. Removable metal frames for screens, if they are needed, are available and will leave you still ahead of the game financially.

The materials of which you build your house will depend on your own preferences and the local market. Generally speaking, frame construction is the least expensive in most sections of the United States. But local conditions may indicate something else.

Whatever material you choose, there are often economies you may practice which we can only suggest here. If brick is your choice, investigate the possibilities of second-hand brick. It has a better texture than new brick, especially when whitewashed, and of course is cheaper. If all wood is indicated by initial building cost, investigate first the fire hazards and insurance rates for your neighborhood. The added expense of at least a fireproof roof may be worthwhile in the long run.

Soundest Economy

For interior finish, wallboard and plywood instead of plaster are a saving, provided they are put on by expert workmen under careful supervision. Local familiarity with the products used is always an advantage to you, insuring better workmanship and less time lost on the job. Kennes cement, painted, a waterproof plaster often used for bathroom walls, is a good substitute for more costly tile, and linoleum will make a good floor and is less expensive than vitreous tile.

Whatever your material, sound construction methods are soundest economy, but these can vary with different climates. For instance, in mild climates foundations can be reduced, and houses can often be built on piers. In building a stucco house the metal lath to which the stucco is applied can be nailed directly to the studs without any sheathing. It is done all the time in Florida. But it's a dan-

(Continued on Page 8)

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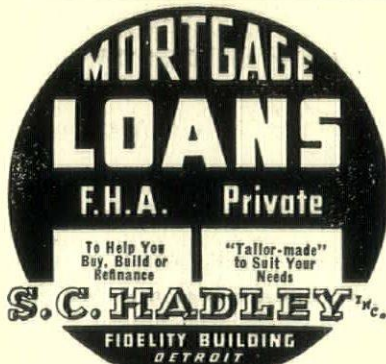
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ARCHITECTS' REPORTS

Agree, Chas. N., 1140 Book Tower, CA. 9263.—
Preparing plans on following:

Inspection Unit and Garage—St. Jean and Kercheval. Dept. of St. Rys.

Preliminary studies, apt. bldg., East Jefferson Ave. and Seminole.

Remodeling store, 1065 Woodward Ave. Cunningham Drug Stores, Inc.

2-sty. and 1mt. Mercantile Bldg., Jos. Campau and Yemans, Hamtramck. Federal Dept. Store.

Remodeling 2-sty. and bmt. store bldg., Allegan and S. Washington Ave., Lansing. Cunningham Drug Stores, Inc.

Prelim. studies, apt. bldg., Covington Drive and Second Blvd.

Two-story warehouse and remodeling of present warehouse at 12th and Marquette Aves. Cunningham Drug Stores, Inc., Owners.

One story leady dock 93x200, Piquette and John R. Forest Cleaners & Dyers, Inc.—Owners.

Two story store and office bldg. at Michigan and Schaefer, Dearborn.

Taking bids:

Remodeling of 2-story and basement store bldg., Oakman Blvd. and Grand River. Dabro Realty Co.—Owners.

One-story store bldg. (five stores), Harper Ave. between Chalmers and Lakewood.

Two-story add. to Federal Dept. Store on Gratiot Ave. near Seven Mile Road.

Bids closed:

1,500 seat Harper Theatre, located at the corner of Harper and Lakewood Aves., Harper Theatre Co.—Owners.

Bennett & Straight, 13526 Michigan Ave., OR. 7750.—Add. to Greater Gratiot School. Bids due Sept. 28.

Same.—Joy Theatre, Mack and Nine Mile Road. Bids due Sept. 24.

Same.—Plans for res., Dearborn Hills. Owner—Hal Townsend. Taking figures.

Same.—WPA project—school add., Stanton, Mich. Approved contracts let soon.

Same.—Sketches completed for three fire halls, Dearborn, Mich.

De Rosiers, Arthur, 1414 Macabees Bldg., CO. 2178.—Plans for Rectory, St. Michael's Parish, Flint, Mich. Rev. Maurice Chawke, Pastor. Ready soon.

Same.—Plans for Rectory, St. Joseph's Parish, Sandusky, Mich., completed. Bidding restricted to Sandusky contractors.

Giffels & Vallet, Inc., L. Rossetti, Associate, 1000 Marquette Bldg.—Preparing plans for extension to power house for local manufacturer.

Preparing plans on following:

Mfg. bldgs. in New Jersey, assembly plant, air conditioned precision instrument bldg., office bldg. with ornamental enclosed water tower, foundry, garage, warehouse, personnel bldg., engineering bldg., power house and outside facilities such as gate houses, fences, railroad facilities, grading, drainage, pumping stations, sewers, etc.

2 heavy press pits for local manufacturer.

3 body conveyor bridges, 2 sub-stations and air compressor installation for local Auto Company.

High pressure boiler and turbo-generator for local Auto Company.

2 power transformer stations for local Auto Co.

Cold mill facilities for local company.

Pickling tank installation and manufacturing facilities for local tube co.

Balconies and conveyor installations for local co.

Taking figures:

Factory extension, local manufacturer.

Bids closed.

Additional office facilities for Automobile Club.

Haughey, Harvey J., RA. 1047.—Plans for doctor's offices, Mack Ave. near Lakepointe, completed about Sept. 30.

Same.—Plans for store bldg., McNichols Rd. near Northwestern Highway, completed about Sept. 30.

Jameson, Lawrence B., 8380 Jos. Campau Ave., MA. 9146.—Sausage factory. Taking figures.

Same.—Fig. on alt. to Store, owner—J. Miller. Closed. Held over temporarily.

Same.—Taking bids on final add. to Hamtramck Municipal Hospital. Certified check of \$25 is required before taking out plans. PWA project. Also city sewers. Plans can be obtained at this office. A deposit of \$20 required for plans. Bids due Sept. 28, 8 p.m. To be sent to City Clerk's office, Hamtramck. PWA project.

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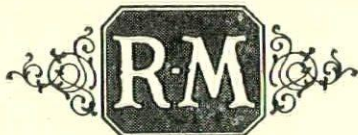
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Keyes, Hugh T., 747 Free Press Bldg., RA. 7415.—
Prep. plans for res. for B. E. Hutchinson, Lake
Shore Rd.

Same.—Prep. plans for three stores—Sanders Tri-
Cleaning.

Lewis, I. M., Inc., 816 Ford Bldg., RA. 4724.—
Plans completed for one story store bldg., 5 stores
—7501 W. McNichols Rd. cor. Welland. Owner—H.
Guttentag, taking figures.

Malcomson, Calder & Hammond, Inc., successor to
Malcomson & Higginbotham, 1217 Griswold St., CA.
9651.—Prep. dwgs. for new girls' dormitory and
Union bldg. for Western State Teachers College,
Kalamazoo, Mich.

Same.—Preparing working drawings for add. to
Lincoln High School, Ferndale, Mich.

Marr, Richard, 415 Brainard, TE. 1-6860.—Bids
closed on 3 story add. to Nat'l Twist Drill & Tool
Co.

Mason, Geo. D. & Co., 409 Griswold, RA. 7850.—
LeRoy & Newlander, Kalamazoo, Mich., Associates.
—Prep. working drawings for Kalamazoo Post
Office.

Same.—Add. to Parker Rust Proof Co's. factory.
Contracts let to Esslinger-Misch Co.

O'Dell & Rowland, 904 Marquette Bldg., CH. 7877.
—Bids closed on remodeling of 3 story bldg., 2438
Woodward, for Edwin S. George.

Same.—Drawings for alteration to garage of Mich-
igan Wineries on John R., Detroit.

Same.—Bids closed on small factory for Allan A.
Wales, cor. Clairpointe and Freud.

Schley, Cyril E., 605 Lafayette Bldg., CA. 8499.—
Remodeling of State Coffee Shop, Woodward Ave.
Contract let this week.

Same.—Contracts let on alt. to apt. bldg., Beth-
une and Woodward.

Same.—Lachar Catering Co., 3153 Cass Ave. Con-
tract let to Rich Contracting Co.

Stachowiak, Stephen J., 3005 Caniff, TO. 8-7122.
—Preparing plans: Two story store and office
bldg., Dearborn; 14 family apartment bldg.; res.

Same.—Preparing sketches: 50 Bed Hospital for
contagious diseases; 36x100 addition to auditorium;
40x70 two story addition to Veterans' Home (post-
poned for three months).

Same.—Prep. plans for residence.

Same.—Taking Figures: Two story and basement
store and office bldg.; One story store bldg., 20x60.

Stahl, Jno., 1118 Francis Palms Bldg., CA. 5818.
—Prep. plans for res., 26½x52½. Owner—John
Graham.

Wright, Frank H., 418 Fox Bldg., CH. 7414.—
Prep. plans for restaurant, Dexter Blvd.

Same.—Prep. plans for theatre, owner and loca-
tion withheld.

LOUIS G. REDSTONE, architect, announces the
opening of his office for the practice of architecture
at 3513 Woodward Avenue, Detroit.

QUEERY, QUERY OR QUERULOUS

It is a great time to be alive and designing houses.
There exists a compelling necessity to put new life
and modern ideas into every job.

ESPECIALLY significant of the new order are
the competition drawings for a doctor's residence
published in "Pencil Points" for August.

MOST of the competitors chose the Southern
states as the proposed location for their projects,
apparently for the reason that the large glass areas
portrayed are more feasible for the warmer cli-
mates. But large areas of plate glass with views
unobstructed by mullians and muntins are equally
desirable in a Northern climate but because the
pleasing size makes them impracticable to open they
are unbearably confining in warm weather in any
climate as one may find out for himself by absorb-
ing cocktails in all seasons in the be-glassed second
story lounge of Bear Mountain Inn.

NOW of course one might ridicule the designers
as being impractical and succeed in only denying
architecture of its most priceless asset, inspiration
followed by achievement. Some day there will be
some simple solution to the problem.

PERHAPS it may take the form of supplying
enough radiant heat to make glass unnecessary; or
there might be Venetian blinds of glass blades; or
cellophane to roll up and down like a shade; or per-
haps the whole problem could be dumped into the
lap of that great inventive genius, Rube Goldberg.

AND while we are at it why not do something

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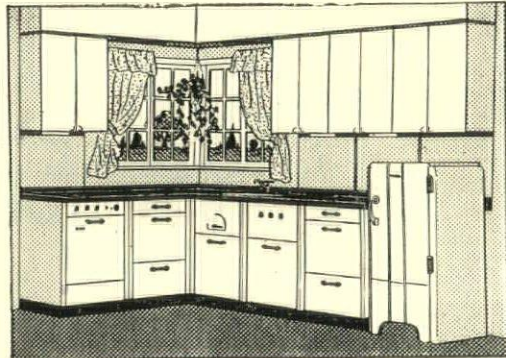
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about the fireplace which is pleasing but seldom burns yet has most of the furniture grouped around it winter and summer just as in Colonial days before the cooking and bundling were supplanted by the gas range and necking. It is agreeably modern to bring in the garden and the living room into such intimate juxtaposition that the one blends easily into the other. But whereas furniture outdoors groups nicely into circles with perfect light, air and view for everyone, the same can not be attained in a room where often painful compromises must be made between having the light in one's eyes or having a draft down one's neck.

OUR own happy solution to these perplexing problems would be to retire on a social security pension to a dais of rosebuds under a palm tree in the Virgin Islands and have a virgin islander waft breezes at us with a fan of nightingale feathers.—

QUID NUNC. (Architects League of Northern New Jersey).

PAYING PLANS

(Continued from Page 5)

gerous experiment up North, for extreme temperature changes will crack the stucco. You can't afford to experiment, so stick to sound, durable construction for your part of the world.

In fact, many economies come in the form of greater expense at the beginning. The best paint, if put on by an experienced painter, will more than

make up for its added cost in the protection it gives and in its length of life—not to mention appearance. A few dollars spent on termite shields may save tremendous expense later on. Insulation will save you fuel bills, keep your house cooler in the summer, and make it more salable. Weather stripping also saves you fuel.

Good heating equipment is worth its cost, and there are many good kinds which you and your architect will want to go into at length. In mild climates a central heating system is often not necessary, individual gas or electric space heaters being adequate.

Plumbing is another place to watch economies. Cut the quantity to your minimum, as we have said before, but be sure of the quality. Brass and copper pipes, while a little expensive at first, will cut out repair bills.

One more saving tip. Don't build at the height of the season. You know the old law of supply and demand, so don't go to your best builder when he is rushed at the height of the season and expect a low bid from him. But look him up in a slack season, and he'll give you a careful and much more pleasing estimate. In the fall building generally slackens, yet it is a good time for building so long as excavating is done before frost and the house enclosed before winter.

We could go on for books, but good local advice is your best guide. Stick to it and the sound principle of solid construction of what you do have and stern elimination of what you don't need, and you'll have a good house to live in and a good investment to boot.

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THE HISTORY OF ARCHITECTURE AND MAN'S DEVELOPMENT

The aim of this course is to give students seeking a liberal culture a survey of the art of building from the dawn of history to the present time. In presenting each period architecture will be discussed as an expression of social, political, and religious organization. Each period will be illustrated by lantern slides of temples, cathedrals, palaces, and less formal domestic architecture.

This course will be conducted by Associate Professor R. W. Hammett, of the University of Michigan faculty, in Room 123, Northern High School, 9026 Woodward Avenue. The first session of the class will be Tuesday, September 21 at 7 P. M.

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WEDNESDAY—THURSDAY SEPT. 28—29

Franchot Tone and Virginia Bruce in
"BETWEEN TWO WOMEN"

FRIDAY—SATURDAY

OCTOBER 1—2

Shirley Temple and Victor McLaglen in
"WEE WILLIE WINKIE"

Sat. 11 P. M.—Victor Moore in
"MEET THE MISSUS"

SUN.—MON.—TUES.

OCTOBER 3—4—5

Dick Powell and Hugh Herbert in
"THE SINGING MARINE"

A NEWSY LETTER FROM FRANK CORDNER

Dear Tal:—

I have been transferred along with the entire Greenhills Project planning staff to the site outside Cincinnati, to complete our work which will take several more months. Construction is pretty well advanced and one section of the town is ready for occupancy altho' the management does not intend opening it up until the whole town is ready next Spring. Incidentally, Resettlement Administration has recently become "Farm Security Administration."

The Milwaukee staff was similarly decentralized, leaving but a nucleus in the Director's office in Washington. I had grown very fond of the latter place and disliked having to come to Zinzinnati. The one compensation is that I work in a farmhouse, out on the project which is in very beautiful hilly country and well elevated, and I live in the College Hill section which is also high and reasonably free from smoke.

Insofar as general pump-priming construction by the Government is concerned, I feel it is decidedly on the wane as almost all the government agencies have little or no money for building.

Because the Wagner Housing Act requires contributions by local communities, I believe it will take some time before its benefits will begin to show. Some of the more enlightened cities will undoubtedly take advantage of its provisions and I hope Detroit will be one of them. What is needed in Michigan is an amendment to the State Housing Act which in its present form prevents all Michigan

cities except Detroit from engaging in Public Housing activities. If I were home I would certainly try to stir up things to obtain suitable changes. The interest of politicians is necessary but it should not be confined to any one party. When the people who need rentable housing become more articulate, all parties will espouse it and results will come.

Will you please change my address to 5647 Hamilton Ave., Cincinnati, O.

Cordially
Frank

GAR WOOD INAUGURATES NEW SERVICE POLICY

The air conditioning division of Gar Wood Industries, Inc., has announced the inaugural of a pay-in-advance, one-year service arrangement for Gar Wood users.

"The new service policy benefits the user, insures efficient operation of the heating and air conditioning system and places the responsibility of service directly on the factory," Mr. William Ostergren, service manager of the air conditioning division, stated yesterday. "Service is available to Gar Wood

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users under this plan—in cities where Gar Wood branches are maintained—at their call at any time during the period of the service agreement. The factory is advocating the general adoption of the new service policy by Gar Wood distributors and dealers throughout the nation," Mr. Ostergren said.

"The policy includes the inspection, cleaning and lubrication of the burner, adjustment of controls, the cleaning of furnace or boiler flues and the checking of the boiler assembly; in fact, preparing everything in readiness for the heating season.

"The new policy was originated and put into effect for the purpose of saving Gar Wood users the trouble of remembering to have their Gar Wood unit inspected, cleaned and lubricated at regular intervals; to save the full cost of ordinary service calls; to save the needless wasting of fuel through neglect of having some slight adjustment made promptly.

"The service agreement will insure efficient and satisfactory operation of the heating and air conditioning equipment and will eliminate worry on the part of the user for a small sum paid in advance for service rendered for a period of one year," added Mr. Ostergren.

"The new Gar Wood service policy was evolved after a nation-wide study was made to determine the best and most economical way in which to render adequate and satisfactory service for a one-year period at low cost to the large roster of Gar Wood users."

— P E L L A —

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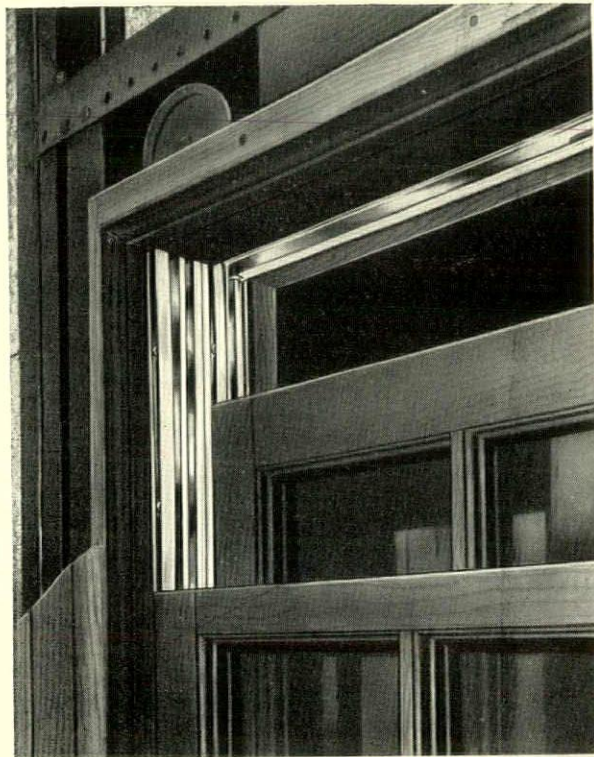
Here is a Guidebook to the Home of Tomorrow

The home built today needs wiring and lighting adequate for all of today's needs, and for possible new uses of the near future. Proper electrical installation makes necessary an adequate allowance for fixtures. The correct fixtures will add much to customer satisfaction.

To help you in selecting fixtures and wiring, this new eighty-page book, "Handbook of Interior Wiring Design," will be sent to any architect on request. Supplementing its information, our trained lighting engineers can render valuable assistance on any of your lighting and wiring problems. There is no charge for this service. Call RAndolph 2100 and ask for the Lighting Division.

THE DETROIT EDISON COMPANY

NEVER-STICK WINDOW HIGH IN TESTS



Air infiltration tests on the "Never-Stick" window (above showing all metal sash guide), made recently by the Aeronautics Department of the University of Detroit, proved that the amount of infiltration for this window is 56.7% less than the maximum of 1.75 cubic feet per hour per mile per foot of crack as specified by the United States government for the window to be placed in the Brewster Housing Project. Currier Lumber Company, makers of the "Never-Stick" window, is furnishing about 5,000 windows of this type for all buildings in the Brewster group. Since stiles and rails of sash are accurately machined to closely fit interlocking metal jambs, passage of air and moisture around the frame is virtually eliminated. The window is considered an outstanding development for the air-conditioned home because of the positive weatherstripping provided by "sealing" of sash and window frame. B. A. Chaplow, inventor of the window, was recently granted a patent by the United States Patent Office. Mr. Chaplow is general manager of the Currier firm.

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NEW RESPONSIBILITY FOR ARCHITECTS AND ENGINEERS

Responsibility for structural safety of design has been placed on architects and engineers by many building codes and ordinances. Following a series of disastrous fires, particularly that of the ill-fated Kerns hotel at Lansing, the Michigan State Assembly recently deemed it wise to also include fire safe construction among the responsibilities of these professions.

The result is that Michigan architects and engineers who henceforth fail to take steps necessary to assure fire safe construction in the school buildings they design will be in danger of having their licenses revoked, also liable for prosecution for misdemeanor.

Such are some of the provisions of House Bill 294, which became a Michigan statute when signed by Governor Frank Murphy on July 23rd.

However, the primary purpose of the new law is not the punishing of construction carelessness but is the erection of fire safe buildings for schools.

Hereafter plans and specifications for all Michigan school buildings of two or more floors—and the basement is counted as one floor—must be prepared by an architect or engineer registered in Michigan. He is made responsible for "constructing the building of adequate strength so as to resist fire, and . . . in a workmanlike manner."

Making it a misdemeanor should the architect fail to see that his plans and specifications are executed so that the building will resist fire, is a new departure and for the first time emphasizes that fire safety insofar as building regulations are concerned, is recognized to be of at least equal importance with structural safety. However, the law seems destined to meet favor among members of the profession, particularly local architects. It should result in a wider diffusion of architectural work, since none but the local architects will be able to afford to give the almost constant supervision of construction required by the new law. Beyond this professional ethics are relied upon to guarantee that the architect in charge actually renders the required supervision.—Metal Lath News.

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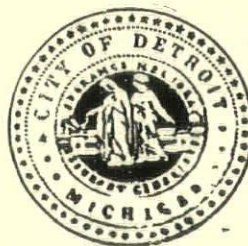
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THE WORLD "DO MOVE"

Five years ago, when Detroit prepared to entertain the American Legion Convention, we did not have to think of a "trailer city."

It is now estimated that when the Legion moves in on New York this month, from 500 to 2,000 trailers will bring Legionnaires and their families.

A tract of two acres in the Bronx, where ground was cleared for a Triborough Bridge approach, has been set aside for New York's first experiment of this sort. Men have been put to work leveling the ground. Light, sanitation and water systems, police protection and special bus transportation to Manhattan are to be provided at an estimated cost of \$15,000.

The plan by which trailer accommodation is to be financed has not been announced. The Atlantic City method of fixed charges, equivalent to rates at a moderately-priced hotel, may be adopted.

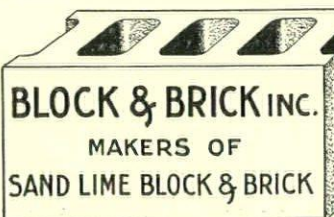
Intended as a gesture of hospitality toward the Legionnaires this first "trailer city" is expected to help solve traffic problems and to be a proving ground for the future.

New York hopes that many visitors will come to her World's Fair in 1939, and the authorities are to experiment with the Legion's trailers as tests.—Detroit News.

COURSE OF HISTORY OF ARCHITECTURE TO BE GIVEN BY THE EXTENSION DIVISION OF THE U. OF M.

Architecture 15. The History of Architecture and Man's Development. The aim of this course is to give students seeking a liberal culture a survey of the art of building from the dawn of history to the present time. In presenting each period, architecture will be discussed as an expression of the social, political and religious organization. Each period will be profusely illustrated by lantern slides of temples, cathedrals, palaces and less formal domestic architecture. Associate Professor R. W. Hammett. Room 123 Northern High School, 9026 Woodward. Starting September 21st, 7:00 P. M. and running for sixteen weeks. Two hours university credit will be given for those who successfully pass an examination given at the end of the course. A ten dollar fee (\$10) for the course will be collected on September 28th.

WANTED. Young man interested in the History of Architecture course to be given at Northern High School, Detroit, each Tuesday evening beginning September 21st at 7:00 P.M. to run stereopticon lantern in payment for the course. Report to Prof. R. W. Hammett, Room 123 Northern High School, at 6:45.



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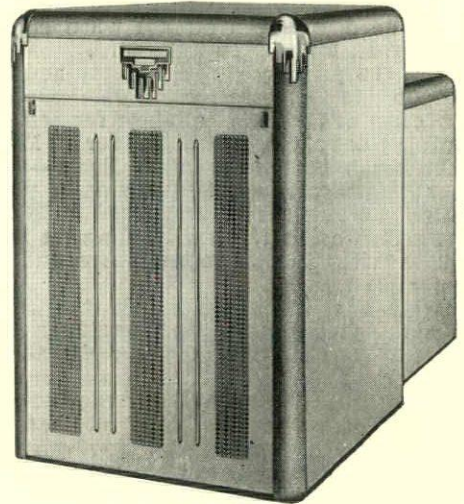
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