

Mr. Harold A. Bean,  
14200 Woodmount,  
Detroit, Mich. 27



# WEEKLY BULLETIN

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DETROIT, MICHIGAN, JANUARY 4, 1944

No. 51

## NEED WE FEAR THE PREFABRICATED HOUSE?

By L. Morgan Yost, Architect

In the days when colonial houses were modern every building operation was done individually and by hand. But those who now speak of prefabrication revolutionizing homebuilding after the war little realize that it has been having its influence on the house since 1800. If we are to consider that bricks are prefabricated before being laid up—"prefabricated" merely meaning "made before"—prefabrication would go back into antiquity.

In colonial times houses were built of a framework of heavy timbers, sometimes twelve inches square, then the whole encased with clapboards. All the framing members were mortised and tenoned and pegged together, that is, the end of one timber was shaped to fit into a hole in the other, then smaller holes were bored through this joint and wooden pegs driven in to hold the two timbers together. All this was tedious hand work. Even the timbers themselves were cut, sawed and adzed by hand. It took a long time to build a house this way.

In 1833 two small sawmills on the north branch of the Chicago river had sawed a pile of lumber, two by three inches in size—an unusual size, not boards, not timbers. Some men building St. Mary's Church took these sticks and set them vertically, two feet apart, on a light foundation, then covered them over on the outside with boards. Joists and rafters were set and roofed over. The "Balloon Frame" was born!

The balloon frame is the one great turning point in domestic architecture and is the beginning of the manufactured house. By its very nature house building was started on its way to becoming an industry rather than a craft.

Equally important with waterpower sawmills and lumber in the invention of the balloon frame was the machine production of nails, which had begun around 1800. For, while the old system of framing required no nails, the new system depended entirely upon nails to hold it together.

\* \* \*

In colonial times the woodcarvers spent countless hours making doorways, mantels, windows and elaborate mouldings.

Gradually the machine took over these items. First, doors were prefabricated, then mouldings. Now, the entire window unit can be bought with sash fitted, glazed, weatherstripped and painted, ready to be set into its opening in the balloon frame.

The large, brick, colonial fireplace, with crane and oven, was picturesque. Nevertheless, cast iron stoves and ranges took over the jobs of heating and cooking. These were prefabricated in the early days of the Iron Age. Central heating later brought prefabricated registers or radiators, connected to prefabricated furnaces or boilers.

Prefabrication brought the bath room inside the house, crudely at first, then with the developments that culminated in the convenient and sanitary bath room we know now.

Every year brought new products of prefabrication to make our homes more comfortable, to make living easier and to bring beauty into our lives.

Machines made wood siding, then tongued and grooved flooring, even prefinished it so it was ready to walk on the minute it was laid. Machines gave us asphalt and asbestos shingles and insulation and weatherstripping. Even paint was prefabricated—ready to use as it came out of the can—whereas in the old days the painter had to grind his colors from earths and mix them with oil and dryer. Many small

See YOST—Page 5

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## YOST—(Continued from Page 1)

homes never were painted because of the time and expense involved.

No, there is nothing new about prefabrication, even in houses. It is not a monster, come to destroy the individualism of American homes. Prefabrication and the machine have given us an infinite possibility of choice in selecting all the many parts that go to make up our houses. There was very little choice in "hand-made" days.

\* \* \*

As a war measure regimented houses were a doleful necessity, but as an attribute of peace they are unthinkable. It is patently true that prefabrication will gradually change the appearance of our homes, but not toward repetitive similarity, nor to awkward, unimaginative boxes.

Even now we are coming out of a period during which the appearance of our homes was bound by a sentimental attachment to the colonial house. All the blessings of the machine were forced into a "colonial" shell, though in actuality the aspect had evolved, by passing through so many hands and years, and by the inevitable stamp of the machine, into a house which was quite dissimilar to its colonial prototype.

Through an evolutionary process, spurred on by revolutionary architects and scientists, and check reined by popular sentiment for the status quo, the house of the future will be more beautiful, more homelike, more genuinely comfortable than we can now imagine.

The remaining hand craft processes used in house construction will disappear, one by one. Perhaps plastering will be the first to go as it lengthens construction time and brings gallons of water into the house to swell and later shrink the woodwork.

The cutting and fitting of many pieces of pipe and elbows for the installation of each plumbing fixture may be eliminated by a prefabricated unit bathroom, already interconnected, so that a piece of tubing strung from it to the water main will be the extent of plumbing labor on the job.

Panel construction will undoubtedly be used more and more. Materials are now made in large sheets which can be glued to a light framework so it takes part of the load, employing the same "stressed skin" construction as is used in airplanes. This will allow less weight and material and even greater strength. Many types of wall, door and window sections will be available and the many combinations will give flexibility and variety even greater than our present system.

Your home of the future will be designed for you alone, to fit the needs of your family, and it will fit your particular piece of property and be engineered for your climate. The misfits of stock plans are not necessary as the early, unsuccessful days of prefabricated houses taught manufacturers one great lesson—Mr. and Mrs. America will not buy a house just like the one next door.

## WAYNE COUNTY BUILDING CODE

Because mushrooming war homes in out-county unincorporated areas constitute "fire traps by the thousand," the ways and means committee of the Wayne County Board of Supervisors has approved the drafting of a minimum-construction-standards building code for the entire county.

A special committee has been named to draw up the code which must be submitted to Board of Supervisors for adoption.

The resolution citing the current need for such a code maintained that nine persons have died in house fires in the county recently.

"Many of these fires resulted from hazardous conditions inherent in the uninspected shacks that have sprung up outside of cities and villages," a member of the committee explained.

"The committee feels that a uniform code, covering all unincorporated areas, would be much better than the present hit-and-miss system where some townships have codes calling for minimum construction standards but others have none.

"Where township building codes exist now, little effort has been made to enforce them because the townships do not have enforcement machinery established.

"The result is that thousands of the dwellings are little more than shacks and many of them are downright fire traps."

## CUTBACKS BEGIN TO BE FELT

*In reviewing the war situation, BUSINESS WEEK of December 4, 1943 has the following to say:*

Meanwhile, munitions cutbacks continue to hold a prominent place in the immediate outlook. Additional ones came to light this week and, with them, came new moves to utilize released materials.

The War Department revised procurement regulations to assure advance notice to WPB of all contract terminations; this will help WPB in siphoning stocks and allotments of released materials to other military or civilian use. WPB soon will modify the rigid priority requirements for civilian industry use of "leftover" materials.

In a few months, WPB likely will relax limitations on use of materials—such as the M-126 ban on steel in 400 products—as new output of materials becomes easier (page 16). All this means some reconversion—but not on a large scale for a good many months (BW—Nov. 27 '43, p. 13).

Of more basic importance, of course, is the manpower situation. First major hint of a letup was the War Manpower Commission's announcement that the number of areas classified as critically short decreased from 77 to 69 in November.

Thirteen areas dropped out of the Class I group—Orlando and Tampa, Fla.; Price, Ogden, and Salt Lake City, Utah; Allentown, Pa.; Wilmington, Del.; Savannah, Ga.; Burlington, Iowa; Texarkana, Tex.-Ark.; Rock Springs, Wyo.; Wallace-Kellogg, Idaho; Butte, Mont.—whereas five other areas moved up into Class I—Cleveland; Clinton, Iowa; Knoxville, Tenn.; Richmond, Ind.

Actually, the population of the new shortage spots exceeds that of the easier areas by 200,000. So, in the over-all, the labor market tightened again in November.

Nonetheless, the November change was, relatively, a letup. WMC assures that it was only temporary, due to a particular flurry of munitions cutbacks. WMC goes on to estimate that whereas only 150,000 workers at most are expected to be released by contract terminations in the next three months, a key group of industries needs fully 500,000 new workers in the next month and a half—such munitions lines as electronic devices (80,000), aircraft, shipbuilding, and such "indirect war" lines as coal (60,000), lumber (60,000), railroads, meat packing, laundries, etc.

## WHO'S NEWS TODAY

By DELOS W. LOVELACE  
*In the Detroit News, Dec. 28, 1943*

When Alfred Charles Bossom lived in this country he was hard to overlook.

His collars were zebra-striped, his press agent beat a big rub-a-dub-a-dub-dub. The Sunday supplements spread themselves when he said coal ought to be shipped by wire; although really he was only suggesting that electricity be made at the mine.

Back in England now—he was a British subject for all his 25 years here—he still sparks and the press is still easy. Now he wants no permanent new homes. He tells England's Town and Country Planning Association that postwar housing will be outdated decades before its bricks crumble. Quickie bungalows seem to be his idea.

Bossom came here 40 years ago. He was only 22 but shortly he flabbergasted patriots by getting a contract to restore Fort Ticonderoga. Later he became supervising architect to a raft of companies.

When he went home he went into politics, made the House of Commons; and then made the newspapers with a scheme to bring the sea to landlocked Central Europe. A highway ten miles wide would do it, he said.

He has the knobby face cartoonists love and is wrapped up in his profession. Once he insisted that his main recreation was the investigation of economic projects. His daily grind was about that. But such single devotion has been nicely rewarded. In addition to fees, he has decorations from seven nations. Only Finland among the Baltic states failed to give. But that goes to show he can be overlooked.



## TREND OF AMERICAN BUSINESS

From United States News, Dec. 3, 1943

Over-all postwar outlook in construction suggests the following . . .

New building, once postwar recovery is in full swing, probably will reach \$10,700,000,000, at 1943 costs. That's a peacetime high in dollar values. It compares with annual average of \$10,568,000,000 in the 1925-29 period.

Repair and maintenance should reach \$4,000,000,000 a year, another high.

But: On the basis of physical volume, not dollar value, construction is likely to be about 25 per cent under the 1925-29 period, owing to higher costs.

Now as to employment prospects . . . Most considered view is this:

Direct employment may reach 1,775,000. That's about 500,000 more than in prewar. It is nearly 700,000 more than at present. It is a large total.

And: Indirect employment will increase that total to 5,000,000 for building and related industries. That is about 1,500,000 more than in prewar.

Obviously, on this basis, construction is not the answer to the employment problem of postwar. It's part of the answer, but not the whole answer.

There is a boom ahead in building, even if it does not solve all problems.

Boom is likely to center in home building and highway construction. It will be less marked in public utilities, but still substantial. Industrial building won't be large, compared with Government-financed war plant buildings, but it may be larger than many imagine. Military construction will collapse.

In the field of residential building . . .

A five-year prosperity period is suggested. Best estimate is that more than 4,500,000 homes will be built in those years, that an annual peak of 1,000,000 new homes may be reached. This would involve about \$4,600,000,000 in outlays. It would be a record dollar total.

But: Sharp increase in costs of building in face of stable rents may be a check to this boom if costs should tend to continue their rise after the war.

In other fields of construction . . .

It looks as if highway construction will reach a \$1,300,-000,000 annual total. That's more than three times the present and a new high.

Public utility building should pass \$1,000,000,000 a year.

New industrial construction, which approached \$4,000,-000,000 in 1942, will fall to around \$770,000,000 which still is high by prewar standards.

Commercial building may reach a \$600,000,000 level. It's near zero now.

Military and naval construction will fall from \$5,200,-000,000 in 1942 to about \$250,000,000 a year. Army and Navy won't be such good customers.

All in all: The building construction industry, the building materials industry, the architectural profession should have a period of postwar prosperity. How long it lasts may depend on the degree of restraint in keeping down costs.

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## HOUSE OF TOMORROW

*Architect Clement W. Fairweather dreams up improvement on Roger Allen's bottle house.*

This morning, while tossing around on a bed of pain—well perhaps not a bed of pain exactly but quite definitely no bed of pleasure—we fell into the weary sleep that is all that a worn out spirit can hope for. After what functions for us as our mind had wandered around in space for a time searching for a suitable bridge-head, we found ourselves walking along the beach of a pleasant shore resort, and, presently, engaged in conversation with an amiable stranger. After awhile some common interest prompted him to invite us into his nearby home so that he could show us some document or other which had a bearing on the subject which we were discussing.

It was quite a nice home and it was evident that he was a man not only of culture but of some means since a well nourished cook was preparing supper and he also had a handy man in his employ who, when not working, apparently enjoyed the courtesy of the easiest chair in the living room. He had two or three engaging children and an invalid wife with a pleasant manner, who reclined on a cot at one end of the room.

Presently, the lady expressed a desire to go to her room and since her bed was suspended from pulleys and the ceiling had an opening of the appropriate size, this was quickly accomplished. We recall wondering how it was that such a logical method of going to bed had never occurred to us in our lifetime search for the perfect house plan and decided that we would incorporate the idea in our future homes. We remember thinking that our clients wouldn't have to get up in the morning, they would simply come down, and we pictured them queued up all the way from our office to the town center and around the corner by the bicycle store; with police present to see that people could get into the stores and that automobiles could get through at the cross streets.

Our friend had gone in search of the document which he had promised to show us, when a young lady came in from bathing and stopped to chat with those present for a moment. A slight feeling was in the air of *je ne sais quoi*—not embarrassment exactly, and certainly not expectancy; perhaps tenseness best describes it. At any rate it seemed that her costume, while doubtless meeting the requirements of the loose moral standards of the day left something to be desired when worn in the presence of a man suffering from lofty principles and hardening of the arteries. After a moment the young lady left the room and we began to get impatient for our friend's return. We kept repeating "I wonder when he'll come, I wish he'd come, I wish he'd come, I wonder when he'll come" over and over, ad nauseum. We thought of our poor wife toiling over our own supper and worried whether or not we would get home in time for it, for Mrs. Fairweather, though fair, is strict. "I wish he'd come" we said once more, somehow without conviction this time, as it permeated our consciousness that he wasn't coming back; and that the first faint streaks of dawn and a nasty draft were coming in through the window.

Now, if there is one time in the day when our brain functions with sub-normal numbness it is that couple of hours which precedes the time when our wife, cajolery having failed, roasts us out of bed. Practically all of our best work is done then, a habit which we formed early in life with very satisfactory results since it enables us to loaf all day and still feel that much has been accomplished.

Groping around in our mind for something to do we suddenly recalled the slapnoodle-opaque house, built in the form of a bottle and we began to wonder if Roger Allen is really proceeding along the right lines in building it of glass. After all, glass is not a very new material and if the young fellows have been taking our work away from us by building things of glass and we have any serious intention of getting it back and theirs too we must be one move ahead of them in our thoughts. We said to ourself "We must be forward looking; we must assert our leadership; we must forge ahead." The more we thought of it, the more we became convinced that glass was not the proper material for use in building the

bottle house. After all, glass has been used for making bottles for centuries; it has become a tradition, so why perpetuate a worn-out idea. We thought of clay, but that too has been used. Suddenly our brain unnumbed; it was for but a second, but that second was enough. The most forward constructive idea of the century had come. We would build the house of ply-stone.

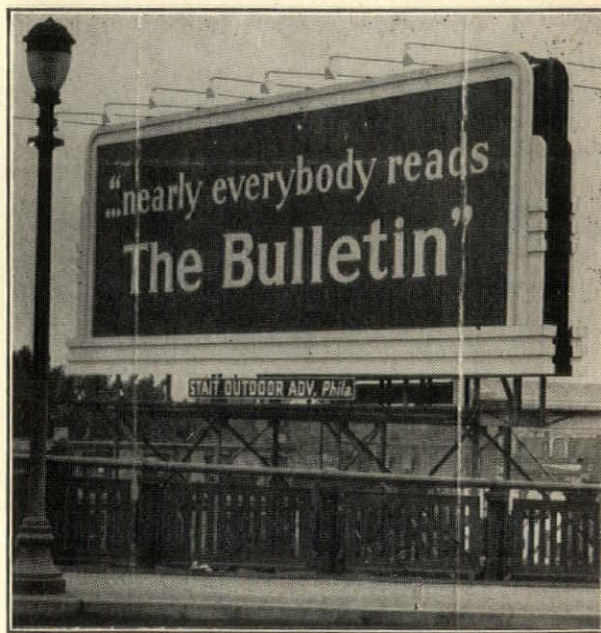
Think of the glory of the Acropolis, think of the dome of Saint Pauls, think of the General Motors office building and then think of the happiness that can be brought into the lives of the underprivileged by making it possible for any worthy person, however poor, to have a house built of that time tested material, that beautiful material, that truly American material, Indiana limestone. Constructed of units ten feet square and consisting of a veneer one thirty-second of an inch thick of genuine Bedford stone, three similar thicknesses of quarry refuse and another one thirty-second of an inch of lime putty and plaster of paris, the whole prefabricated at the quarry and glued together under enormous pressure and shipped on three days notice, f.o.b. site, complete with aluminum stripes. The idea will sweep the country!

The best part of the idea is that no contractor will be needed. The thing is so simple that father and mother can build the shell on a Saturday morning: with a little forethought it should be easily possible to put in the plumbing and lighting in the afternoon and even if the plumber is late he should have the gas range operating despite any difficulties which may crop up (and difficulties do crop up in building operations) not later than six thirty. Well, seven anyway. The cost would be so low that any earnest little couple of war workers by combining their wages and putting up with a little temporary sacrifice should be able to pay for the entire house complete in four to six weeks. Well, perhaps not including the exterior painting.

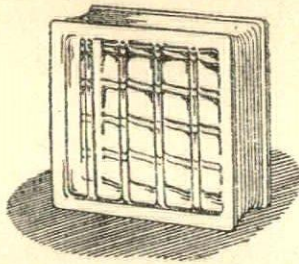
There are, of course, minor details to be worked out. The lime putty and plaster of paris may have something to say about the enormous pressure. It is quite possible that while the scheme is in the experimental stage, they may in fact crash through the quarry refuse and head for points beyond; but compression reinforcing will overcome that (something simple and inexpensive of course, but good). We were just working out the amount which would be needed when we heard Mrs. Fairweather approaching so we decided that that was just a simple detail which Mr. Allen could easily handle, and got out of bed hastily.

## CHRISTMAS FUND GOES TO RED CROSS

In keeping with the spirit of the times, the Producers' Council of Michigan decided to forego their usual Christmas party and instead this year make a donation to the Red Cross. This is certainly a worthy decision, which will be concurred in by all architects hereabouts.







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DETROIT, MICHIGAN, JANUARY 11, 1944

No. 52

## DINNER MEETING

### DETROIT CHAPTER, A. I. A.

Thursday, January 27, 1944  
Dinner at 6:30 P.M. Promptly



Chapter Board  
Meets at 3:30 P.M.

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This is the FIRST meeting of the Chapter for 1944, and the FIRST under our new plan of UNIFICATION (see "Obituary Notice" of Detroit Division, M.S.A. in this issue).

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### SPEAKER:

MR. CHARLES F. CELLARIUS, A.I.A., OF CINCINNATI, REGIONAL DIRECTOR FOR THE GREAT LAKES DISTRICT, THE AMERICAN INSTITUTE OF ARCHITECTS

### SUBJECT:

YOUR INSTITUTE AND WHAT YOUR BOARD IS DOING IN YOUR INTEREST.

Mr. Cellarius has been a practicing architect in Cincinnati for more than 20 years. He is a graduate of Yale University and of Massachusetts Institute of Technology. Besides buildings in his own city, he has been architect for numerous structures at Berea College, Kentucky and at Miami University, Oxford, Ohio. He is a past president of Architects' Society of Ohio and of Cincinnati Chapter, A.I.A. He took an important part in the Institute's last convention, held in Cincinnati.



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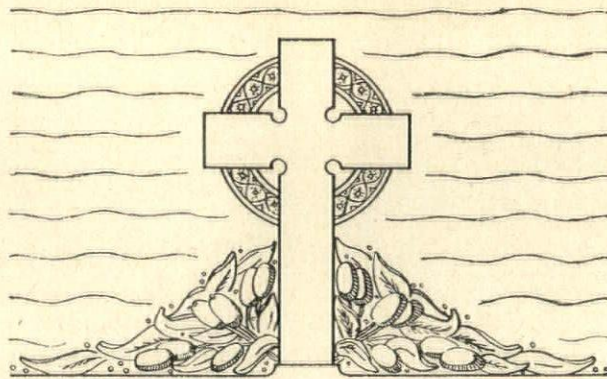
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A SECOND FEATURE ROUNDS OUT THE BILL





~ In ~ Memoriam ~

• Obituary • Notice •

This is to notify you that our beloved Detroit Division, M.S.A. "passed out" on December 8, 1943.

Having contracted the disease of "88% of Institutis Membership-itis", the Division passed on with little pain to all concerned.

The late afore-said Division leaves no successors. The residue, therefore, being divided between its mother, the State Society, and beloved friend, the Detroit Chapter, A.T.A.

May its past rest in peace.

By authority of the Board  
*L. Robert Blakeslee*  
 President, Detroit Division

December 16, 1943.

\* \* \* \* \*

Pictured here is the "Tomb Stone" erected to the Detroit Division of the Michigan Society of Architects, which "passed out" along with the old year. The design herewith is by L. Robert Blakeslee, the Division's last president, who accompanies it with the following statement:

"Eighty-eight percent (88%) of the combined membership of the Division and the Institute in the Detroit area are members of the Institute. The Detroit Division, MSA, has automatically been abolished according to the revised By-laws as printed in the WEEKLY BULLETIN of the Michigan Society of Architects, dated April 6, 1943."

Credit is due largely to Kenneth C. Black, chairman of the joint Unification Committee, and that credit is acknowledged by Mr. C. Julian Oberwarth, membership secretary of the Institute, who says:

"The opportunity has just come to me to read the report of your Committee on the present status of unification in Michigan, in the Nov. 9th issue of the WEEKLY BULLETIN.

"I am so completely delighted with the progress that has been made and the way in which the whole unification matter is working out that I would like to give all of you up there a great big HAPPY and VICTORIOUS NEW YEAR!

"It is all very fine and you in Michigan deserve a great deal of praise for what you have done and are doing to help make our profession strong.

"I look forward to the time when, as you suggest, the remaining divisions of the State Society will become chapters of The Institute and the Society itself an organization of all the State Chapters."





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## ARCHITECTURAL EXHIBITION AT J. L. HUDSON CO. JANUARY 17-29, 1944

The National Magazine, Arts & Architecture, of Los Angeles, recently conducted a nation-wide competition for advanced designs in homes. First prize was won by Eero Saarinen and Oliver Lundquist. Among the jury were such notables as Sumner Spaulding, Charles Eames, John Leon Rex and George Ain.

An exhibit of approximately 30 of the best plans submitted in this national architectural competition, **DESIGNS FOR POSTWAR LIVING**, was prepared and shown to more than 100,000 people in west coast museums and at west coast colleges. This exhibit was prepared by Mr. Charles Eames, formerly of the Cranbrook School of Industrial Design.

Arrangements have been made with the Retail Research Association of the Associated Merchandising Corporation to send this exhibit on a tour of the largest department stores in the market. The first eastern showing will be made January 17-29 at the J. L. Hudson Company store in Detroit.

The Retail Research Association is an organization of stores for research purposes, the membership of which includes Hudson's and such as Bloomingdale's in New York; Burdine's in Miami; Filene's in Boston; Stix, Baer and Fuller in St. Louis; and Bullock's in Los Angeles. These stores are planning to do extensive promotion in their individual cities when the exhibit is on display.

The Hudson showing will be in the charge of Mr. Ralph L. Yonker, Advertising Manager. It is his plan to place stories in Detroit newspapers and to use considerable advertising space to notify the people of Detroit to see the exhibit. Considerable store space will be devoted to the showing and it is logical to assume that many thousands of people will view it.

The plans which will be on exhibit probably represent a good cross section of the thinking of the best architects in the market in terms of advanced postwar designing.

This is the same exhibit which was given six pages in a recent issue of *Architectural Forum* and three pages in *New Pencil Points*. It was publicized nationally through the Associated Press, the United Press, and International News Service and stories on it were carried in newspapers throughout the United States. The Office of War Information sent stories on it around the world translated into 30 languages.

## MEETING

### MICHIGAN CHAPTER AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS

*Ninth Floor, General Offices  
The Detroit Edison Company  
2000 Second Avenue*

MONDAY, JANUARY 17, 1944 DINNER 6:00 P.M.

The principal speaker of the evening will be Mr. E. T. Cope, Research Department, The Detroit Edison Co. Mr. Cope will talk on the subject of "Recent Developments in Heat Insulation," and will cover the latest findings in materials, method of application, and results. The talk will be illustrated.

## ROWLAND BACK IN DETROIT

Wirt C. Rowland, A.I.A., who has been in the Giffels & Vallet office in Norfolk, Va., for some years, is back in that firm's Detroit office, engaged on post war work.

Wirt relates some interesting stories about his experiences there which, while a far cry from Union Guardian and Penobscot buildings were none the less exciting.

Wirt didn't realize he was growing old until a young lady in a Norfolk street car relinquished her seat to him. At least that's his story and he's going to stick to it.

## SIR EDWIN LUTYENS

Sir Edwin L. Lutyens, famous architect and president of the Royal Academy since 1938, died at his home in London on Jan. 1 after a long illness. He was 74 years old. His works included the new British embassy in Washington.

## TRIBUTE TO SARAH SHERIDAN

For a little over half a century Sarah Sheridan has served the City of Detroit as the womanly genius who has done so much to direct the destinies of The Detroit Edison Co. And now she retires to a well earned rest.

Miss Sheridan has been more than the most successful woman business executive in America. She has been a household institution in Detroit. As a woman with an understanding of household problems, she played a major role in the splendid home service of her company which made of it in this community a really remarkable phenomenon; a popular public utility.

She has been an honor to her corporation, her city and to womanhood. In her retirement all Detroit may well pause and wish her well. She deserves our thanks.

Corporations have personalities, just as do people. The Detroit Edison Company ranks at the top of those corporations well liked by their communities, and it is our conviction that Sarah M. Sheridan played no small part in making it so. We need more such people in business and industry—not fewer.

## HARLEY AND ELLINGTON

wish to announce the addition of new members to its partnership, with extended facilities to serve its clientele in the profession of architecture and engineering in the post-war world of tomorrow.

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express their sincere good wishes to you for a most successful and happy 1944.

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the present members of the firm of

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announce that they are admitting to the partnership as of Jan. 1, 1944, men long associated with the office

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The firm will continue the practice of architecture and related engineering under the same name and at the same address, 248 Boylston Street, Boston.

## LAWRENCE S. BELLMAN, JOHN GILLET AND JOHN N. RICHARDS

announce the change of the name of the firm of

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and the retirement from the firm of

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January 1, 1944

Architects

Engineers

## RICHARDSON LECTURES

Edgar P. Richardson, Assistant Director of the Detroit Institute of Arts, has organized a new series of lectures on the baroque period of art to be presented in the auditorium of the Main Library, Monday evenings at 8:15 as follows:

January 10	The Baroque World
January 17	The Setting
January 24	The Sense of Splendor
January 31	The Sense of Reality
February 7	Light, Color and Sculpture
February 14	The Diffusion

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# WEEKLY BULLETIN

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Volume 18

DETROIT, MICHIGAN, JANUARY 18, 1944

No. 3

## UNIONISM IN ENGINEERING

*Editor's Note: Mr. Alan Mather, Detroit architectural draftsman, herein replies to Dean Freund's article. The Editor wishes to make clear the fact that the article was reprinted without the knowledge of any one else.*

In the Bulletin of the Michigan Society of Architects for December 28, there is a reprint of an article by Clement J. Freund, Dean of the College of Engineering of the University of Detroit. Its text is an elaboration of the threat in the heading you gave it viz: **Unionism has become an issue in engineering. College dean suggests the answer to young graduates should be, "If you aspire to professional standing you had better not join a union."** This article was printed first in "The Foundation," monthly publication of the Engineering Society of Detroit and its author says: "The article does not in any way represent the policy or viewpoint of the Board of Directors of the Engineering Society of Detroit or the editor of 'The Foundation.' It is nothing more or less than it pretends to be. Nobody except myself can be held responsible for it or any portion of it." Very true; the article is only a trial balloon sent up by the executives of the E.S.D. and M.S.A. to see how the membership will take it. If it is received badly they will wash their hands of it; if well received, they will claim responsibility for it.

As an architectural draftsman who aspires to registration as an architect I face the article for what it is, i.e. part of an attempt to exclude men of certain political beliefs from responsible positions in the professions.

Mr. Freund describes mystical changes in mental states which he says go with union membership and he concludes: "You cannot be a union man now and a professional man later; you must now choose one or the other. I appreciate that it may be a terribly difficult choice, but you must choose." To a hypothetical sort of young engineer working in a drafting room which is "practically a closed shop" he gives the following advice in the best flagellant tradition: "Quit your job and find another as soon as you possibly can. Oh yes, I know that is a harsh thing for me to say, and probably

a hard thing for you to do, for many reasons, but I say it because I am most firmly convinced that professional progress and union membership simply cannot go hand in hand." It does not matter to Mr. Freund that unions attain a closed shop following elections conducted under supervision of an agency of our republican government. Following a custom of thinking in terms of hierarchies, a custom alien to republicanism, he divides the engineering profession into the "outer fraternity" and the "inner professional nucleus." Union membership will prevent a man from going from one to the other.

I am thoroughly familiar with this type of Jesuit mind. Its threats of damnation, excommunication, interdict, etc. have been used to keep people in a servile and impoverished state for generations. For, it is just a short step from **arguing** that the mental processes of union membership make a man unfit to be an architect to covertly **refusing** him a license because of his union membership. That is the step Mr. Freund wishes the M.S.A. and the E.S.D. to take. Does he say so? Of course not. Are he and his friends among the executives of those societies fools altogether? It appears that Mr. Freund is only protecting the "professional integrity" of his student engineers. He favors union membership for the dumb masses of the "outer fraternity." But for his students? No, they are all candidates for the "inner professional nucleus." The

See MATHER—Page Four

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# Architectural Exhibition at Hudson's

Hudson's is pleased to present, on the eighth floor, an exhibition consisting of approximately thirty plans for homes designed for post-war living. The plans represent leading entries in a national competition conducted by the California Arts and Architecture magazine.

In no sense are they "dream" houses, but represent homes well within the range of possibility as soon as the war is over and priorities are lifted. For this reason we feel that this exhibition is of interest to the general public as well as to architects. Detroiters will find it of unusual interest, because the winner of the first prize is Eero Saarinen, son of Eliel Saarinen, the celebrated architect, and President of the Cranbrook Academy of Art.

In a majority of the plans the emphasis has been placed upon simplicity, flexibility and efficiency. The growing trend toward decentralization is strongly reflected in the manner in which the homes have been designed so as to adaptable to small community units. The over-all theme is adaptability — adaptability to various climatic conditions, various income levels (the emphasis has been placed, however on the lower income brackets and variously sized family units. Despite the fact that pre-fabricated units are used almost exclusively in the plans great emphasis has been placed upon individuality.

These are but a few of the points which mark this exhibit as an event decidedly worthy of note. Hudson's wishes to extend a cordial invitation to architects and public alike.

## THE J. L. HUDSON COMPANY

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## LANDSCAPE ARCHITECTS ELECT

At the annual meeting of the American Society of Landscape Architects, Inc., Detroit Chapter, the following officers were elected:

President—Edward H. Laird  
c/o Wilcox and Laird  
1433 Dime Bank Bldg.  
Detroit 26, Michigan

Vice-President—W. C. Johnson  
c/o Wayne County Highway Dept.  
3800 Barlum Tower,  
Detroit 26, Michigan

Secretary-Treasurer—Gordon VanSchaack  
c/o Huron-Clinton Parkway Authority  
3356 Penobscot Bldg.  
Detroit 26, Michigan

## MATHER—Continued from Page One

cynical contempt which many deans of technical colleges have for the intelligence of their students is remarkably well developed in Mr. Freund.

Mr. Freund can take a sincere, pious appearance in this business; others can act against unions. Righteous gestures always precede acts of aggression. Mr. Freund has consulted nothing but his own soul in writing his article. He has no need of conference with the executives of the E.S.D. and the M.S.A. Uninstructed, he has given them a pious excuse for doing what they have always wanted to do; viz. use effective threats to prevent the ever-increasing flow of white-collar workers into unions of their own choosing. What could be better than the threat of blasting their professional careers if they join such organizations? Has not their membership rendered their minds unfit for the work of "simple ministration to the people" (Freund).

Mr. Executive Secretary of the Michigan Society of Architects: The fundamental law of this country is clear; a man shall not be discriminated against for race, creed, color or for political beliefs in conformity with the Constitution. What may be required of an architect is also clear, viz. competence to design and supervise the construction of intelligently organized and structurally sound buildings. There is no more reason for arguing a man's unfitness to serve as an architect because of union membership than there is because of membership in a Masonic Lodge, Kiwanis Club, Townsend Club or National Association for the Advancement of Colored People. Yet, in the bulletin of your state association of architects which has influence, more than influence, in Michigan's examination of candidates for license to practice architecture, there is the suggestion that carrying a union card renders a man unfit to be an architect.

The worst thing about the publication of such bigotry in a bulletin of a State professional society is that it leaves an impression that prejudices are now, or soon will be exercised in the examination of candidates for a license. I can think of no better way of discrediting an essential State-sponsored system of licensing than Mr. Freund's.

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**DINNER MEETING****Detroit Chapter, A.I.A.**Thursday, January 27, 1944  
Dinner at 6:30 P.M. PromptlyChapter Board  
Meets at 3:30 P.M.**Rackham Memorial Building, 100 Farnsworth**

This is the FIRST meeting of the Chapter for 1944, and the FIRST under our new plan of UNIFICATION (see "Obituary Notice" of Detroit Division, M.S.A. in this issue).

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*Speaker:*

MR. CHARLES F. CELLARIUS, A.I.A., OF CINCINNATI, REGIONAL DIRECTOR FOR THE GREAT LAKES DISTRICT, THE AMERICAN INSTITUTE OF ARCHITECTS.

*Subject:*

YOUR INSTITUTE AND WHAT YOUR BOARD IS DOING IN YOUR INTEREST.

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**DETROIT INSTITUTE OF ARTS****JANUARY 14 TO FEBRUARY 7, 1944**

An exhibition sponsored by the Art Department of Wayne University. Arranged by the Museum of Modern Art in New York. Additional material on recent university planning has been added and one section is devoted to the projected Wayne University Campus.

Architects and organizations represented include Saarinen & Swanson, Charles J. Sullivan, Vernon F. Sears, Vernon Demars, Paul Hedquist, E. Maxwell Fry, Abrom & Eskil, Detroit City Plan Commission, Perkins, Wheeler & Will, Lyndon & Smith, Howe & Lescaze, Carl F. Gromme, Luren Pilafian, Boudouin & Lods; Smith Hinchman & Grylls; Hans Brechbuhler, Herman Bauer, Carlos Porto, Robert Stanton, Franklin L. Kump, Richard J. Neutra, N. Chester Sorensen; Malcomson, Calder & Hammond; Wisconsin Union, Burnham Hoyt, W. W. Wurster, Thomas B. Mulvin, Finney & Langford, Giffels & Vallet, Hyde & Williams.

**ALBERT J. ROONEY**

Albert J. Rooney died Dec. 11 in Grace Hospital where he had been ill for a week. Mr. Rooney, well known in the commerce and industry of the Mid West States was vice-president and general sales manager of the Huron Portland Cement Co., and for many years has been active in Detroit's civic life.

He is survived by his wife Elizabeth who lives at their home, 17140 Fairfield, and by a son Paul in the Merchant Marine.

**A. A. FRENCH**

Alfred A. French, Detroit architect, died at his home, 6103 Hecla Ave., on Dec. 21. Born 82 years ago in Dresden, Ont., Mr. French received his early training in architecture in Detroit. Later he established an office in Cleveland. He returned to Detroit 34 years ago and had an office here up to two years ago. He is survived by his wife, Dora; two sons, Earl and Royal, of Cleveland; a daughter, Mrs. Alma Schwab, of Wallaceburg, Ont., and a sister, Mrs. Edith Kimmerly.

**RUSSELL BATES**

Russel Bates died Dec. 10 in Ford Hospital. Mr. Bates had spent all his life closely associated with the construction industry of Detroit. For many years he had been with the Esslinger Misch Co. but for the past year had been with Nardoni Cement Floor Company as an estimator.

Surviving are his wife, Dorothy, and 6-year-old child.

**Roger Allen Enc.  
Which Will Certainly Teach  
Tomorrow" a Lesson**

My Fairweather friend (Clement) has really got something. His ply-stone house, described in The Bulletin for Jan. 4th, reveals a depth of inventive genius that will cause Clement to go down in history as the poor man's Einstein. (Personally I am reconciled to going down in history as the poor man's poor man.)

We will have to handle the publicity angle for the ply-stone house very carefully, Clement. In the first place we must stress the fact that the Fairweather Plystone Domicile is made only of the best limestone. For this purpose we can use a catchy little slogan, such as "Insist on Limestone; Take Nothing for Granite." If we play our cards right we can get invited to Bedford for weeks at a time. Leave us point out



that the house is delivered complete with refrigerator, F.O.B. (Full of Beer.) This will attract the thirsty element, and who ain't?

Clement, you will have to handle the architectural magazines yourself as the only editor, aside from our trusted companion Tai Hughes, who is still speaking to me is Ken Stowell of the Record. My idea is to design a ply-stone house that bears a strong resemblance to the inside of a used umbrella, get up some plates illustrating the house so that the plates look like practice sheets for a chalk talk to the kiddies of the 6 7/8 M.E. Church Sunday school, and send them in under the pseudonym, pseudonym,—under the alias of Bendix Wassher, an Aleut. If they can resist this you can have my shirt, as soon as I can persuade the laundry to bring it back, but don't count on it.

I will now close as I am very busy working on a joint proclamation that Clement and I propose to issue to the profession entitled, "Quit Saving Up To Go Bankrupt, Pals; There is Nothing the Matter With the Architectural Profession that a Ten Billion Dollar Building Season Won't Cure."

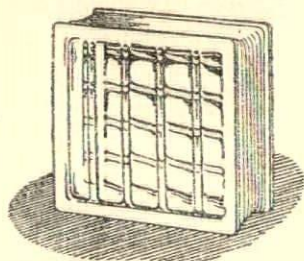
Roger Allen, Associate Publicity Director, The Fairweather Ply-Stone House, "The House With The Skin You Love to Chisel." Are you Ashlar-Conscious? Then Buy a Fairweather Home with the Built-In Quarry.

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For complete details see Sweet's Catalog, Vol. 18, Page 13

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Volume 18

DETROIT, MICHIGAN, JANUARY 25, 1944

No. 4

### PROPERTY TAXES AND MUNICIPAL ECONOMIES

By Lawson Purdy, former president, Dept. of Taxes & Assessments, New York City.

From *The American City*, Dec. 1943.

To the Editor of *The American City*:

In *The American City* for October, Prof. Edwin H. Spengler suggests "the abandonment of the tax on capital values of real estate and the introduction of a series of local taxes adjusted to the changing patterns of urban life."

Prof. Harry Gunnison Brown in his comments on the Treasury Department's Committee report on "Municipal Financial Problems and the General Property Tax," which was the subject of Professor Spengler's article, says:

"If the expenses of our governments are necessarily greater than can be provided for by the absolutely most desirable taxes, we may at least strive to use the less desirable ones as little as possible and the least desirable not at all. The tax on buildings is indeed likely to be burdensome. But the tax on site values could yield much more than it now yields; and if it were so used we could abolish or at least greatly reduce the burden on real estate improvements of all kinds without resorting to anything like the degree often assumed."

"A site-value tax does not penalize efficiency in serving the community. It does not discourage the accumulation of capital or drive capital to other jurisdictions."

I think Professor Brown is right in his conclusions. It seems that most of the complaint against the tax on real estate arises from excessive spending and because of unequal assessments. When a tax is very light, great inequalities in assessing attract little attention; but when the tax is heavy, assessors are slow to reduce excessive assessments and inequalities become too grievous to be borne.

There is another complaint, not referred to by Dr. Brown or Dr. Spengler, which is common. It is assumed that assessments on capital value are not and cannot be based on income, actual or potential. This belief is erroneous. It may be true that some assessors are copyists, not appraisers.

Every competent appraiser considers actual present income when he can ascertain it, and in any event potential income. A parcel of real estate is worth the capitalized value of what it can be made to earn. There may be reason to believe that in the near future it can earn more than now. If so it may be worth more than its present earning would justify. On the other hand earnings may be likely to decline, and its present value may be less than if earnings are deemed stable.

In any event the value of land improved or unimproved depends on earning power, present or potential.



### MOPEY DICK AND THE DUKE

"Don't bother to improve our property, Duke—we'll only have to pay higher taxes."

—New York World-Telegram

If more people knew this, fewer would buy vacant lots that have no chance of earning a cent in fifty years.

Excessive spending calls for the best possible assessing. Limitations in tax rates cause pressure on assessors to make excessive assessments. Excessive spending should be curbed.

Many persons who demand more money for purposes they deem worthy, refuse to consider that cities, like men, should live within their means. Cities and towns differ in wealth to a degree few realize.

The State Tax Commission of New York publishes an excellent report. From the report for 1939, I give as examples two poor counties and two rich ones, stating the assessed value of real estate and the full value per capita.



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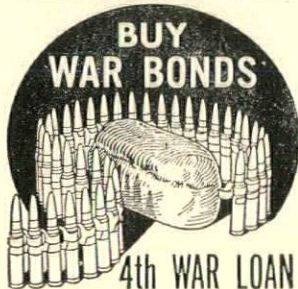
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## DETROIT AND PHILADELPHIA ARCHITECTS LEAD IN \$10,000 CONTEST

### Trend in Postwar Apartment Design Is Revealed in Heating System Competition

Trends of postwar apartment design and construction were revealed when the Minneapolis-Honeywell Regulator company recently announced the winners of its \$10,000 heating design contest.

Based on plans for a six-story apartment building, prizes were awarded to 26 architects and heating engineers for designs of a system of steam heating and its control, and a system of hot water heating and its control, John E. Haines, manager of the company's space heating controls division said.

First prize for the system of steam heating was awarded to Clyde H. Baker, architect of Detroit, and first prize for the hot water heating system was won by Leonard Weger, Philadelphia architect. First prizes were \$2,000 each.

Second prizes of \$1,000 went to Paul E. Nystrom, Madison, Wisconsin, for steam and to Walter T. Rolfe, Austin, Texas, for hot water. Third prizes of \$500 were won by Abraham Walton, Jersey City, for steam, and John A. MacWilliam and Abraham D. Rubin, Perth Amboy, N. J. for hot water heating. In addition there were 20 honorable mention awards of \$150 equally divided between steam and hot water heating systems.

### CONTROL TEMPERATURE

"All contest entrants provided for personalized heat control," Haines said, "so that every occupant of postwar apartments will be able to determine and control the exact temperature he desires in his own living space."

More than 2,000 architects and heating engineers entered the contest, Haines continued, and of these 513 submitted plans in the competition. Entries were received from nearly every state in the union and the prize winners were located in all parts of the country, indicating, he said, that interest in postwar apartment building is not confined to large eastern and far west cities, but is nationwide.

Analysis of systems submitted in the competition indicates a very definite trend away from one-pipe steam systems the Minneapolis-Honeywell official stated.

Postwar apartment dwellers will not have to open windows to cool off, nor cajole the janitor for more heat, Haines said, because each individual tenant will be able, if such personalized heating systems are adopted, to control the amount of heat going to his apartment by the thermostat mounted in his own living space. This thermostat will operate controls leading off from the central heating system and automatically hold apartment temperatures at the point selected. "Personalized heating represents the latest advance in apartment design," he continued, "and after the war will be as common as the electric refrigerator which has become an integral part of all apartment houses."

### CONTROL DESIRABLE

An independent research corporation, at the instigation of Minneapolis-Honeywell, recently surveyed approximately 1,000 apartment dwellers in typical United States cities, Haines said. The survey disclosed that 84 per cent of the people living in apartments believe that it is either necessary or desirable to have their own control over the amount of heat being supplied to their personal living space. Because of this, he stated, personalized apartment heating will be of considerable advantage to apartment house owners because apartments will be more easily rented and the added tenant satisfaction will result in longer leases. "The survey showed that 48 per cent of the people interviewed were willing to pay an average of \$5 a month additional rent for individual apartment heating control."

"In addition," Haines said, "tests run by the National District Heating association showed that automatic control systems of this type provided an average fuel saving of 18 per cent."

All entrants were judged anonymously by a jury of three consisting of Edward E. Ashley, Consulting Engineer of New York, John W. Root, Holabird and Root, Chicago architects, and John Haines, representing Minneapolis-Honeywell.

## DINNER MEETING

### *Detroit Chapter, A.I.A.*

Thursday, January 27, 1944

Dinner at 6:30 P.M. Promptly

Chapter Board

Meets at 3:30 P.M.

Rackham Memorial Building, 100 Farnsworth

NO OTHER NOTICES

NO RESERVATIONS NECESSARY

### Speaker:

MR. CHARLES F. CELLARIUS, A.I.A., OF CINCINNATI,  
REGIONAL DIRECTOR FOR THE GREAT LAKES DISTRICT,  
THE AMERICAN INSTITUTE OF ARCHITECTS.

### Subject:

YOUR INSTITUTE AND WHAT YOUR BOARD IS DOING  
IN YOUR INTEREST.

## TAXES—(Continued from Page 1)

### PER CAPITA AVERAGES

County—	Assessed Value	Full Value	Tax Levy
Washington .....	\$ 660	\$ 940	\$ 38
Ulster .....	793	1,586	38
Nassau .....	3,730	4,700	102
Westchester .....	3,107	3,610	105

The difference between towns is greater than between counties. The richest town is Scarsdale with \$8,100 of real estate per capita. The tax levy of Scarsdale is \$184 per capita. That is less of a burden than Washington County bears with a tax levy of \$38.

In general the State of New York and its municipalities have had delusions of grandeur in the last thirty years.

The cost per pupil for education in the whole state in 1910 was \$45, and in 1939, \$175. Note that the increase had nothing to do with increase of population. Population of the state from 1910 to 1939 increased from 9,113,000 to 12,588,000. That is a little more than one-third. The general property tax levies increased from 278 millions to 823 millions. Total state and local taxes increased from 334 millions in 1913 to 1,317 millions in 1939.

The federal governments must take an enormous sum. It is time for state and local government to spend according to their means and not according to their appetite.

"Across the Atlantic in the British Isles the Yanks are trying to fit American slang into the dignified game of cricket. Members of the U. S. Eighth Air Force recently razzed batters and bowlers in the best Bronx manner. Such razzing is not cricket, say the English, who prefer a polite handclapping to the cheer and jeer. Which influence will prevail? Will baseball audiences become sedate or will cricket fans learn to shout, "Better duck, you jerk, here comes the bottle!"

## NEW TERM

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For complete details see Sweet's Catalog, Vol. 18, Page 13

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