LARGE SCALE HOUSING
comes into its own via private enterprise as Metropolitan Life lends a hand and fifty million for U.S. project No. 1.

PUBLIC HOUSING
5 million people grown to 10 is the tough job facing Government Houseors unless costs are whacked way down... a bird's-eye view of Housing's evolution and building.

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LETTERS
Allen's Two-Way Architecture... Swarthmore Group... Lucite and Rubber.
Building's Bucket. To rout Recession through increased national income, consumer demand and employment, President Roosevelt at mid-month petitioned Congress to prime the business pump with three buckets: Building, Credit and Relief.

Biggest bucket was Building's; it held $1,637,000,000 of the $3,012,000,000 proposed to be lent and spent by Government. Stating that "...in our encouragement of housing, slum clearance and home ownership ... the electorate of America wants no backward steps taken," the President suggested as a forward step that the United State Housing Authority be permitted to undertake $800,000,000 of additional projects for immediate construction through an increase in its bonding power. (USHA is already empowered to sell $500,000,000 of its own bonds to raise funds.)

Also in the building bucket would be a Federal expenditure of 840,000,000 and a 850,000,000 loan for a revived Public Works Administration. With this money PWA would aid municipal bodies in the construction of permanent public improvements with 45 per cent grants and 55 per cent loans (customary procedure) or with 100 per cent interest-free loans (i.e., direct interest subsidy). Thus the States and cities may apply for one billion dollars of loans or for a combination of loans and grants not to exceed one billion dollars. In either case, the President figures, costs to Federal and local governments would be the same. Anxiously the program get under way in a hurry, the President indicated that no loans or grants should be made for projects which could not be started within six months, completed within a year and a half. For the Farm Security Administration (under whose program more than 38,000 structures have been built at an expenditure of some $62,000,000) it was suggested that the Treasury spend $75,000,000, lend $100,000,000.

Other drops in the bucket: An additional appropriation of $100,000,000 for the Bureau of Public Roads, an extra $357,000,000 for flood control and reclamation works and $25,000,000 for new Federal buildings—probably for the under-housed Treasury Department.

Second measure was to expand bank credit through desterilization of Treasury gold and reduction of reserve requirements of member banks in the Federal Reserve System. The resultant increase in funds available for loans and investments should subsequently aid Business—and, of course, Building. The presidential proposals are inflationary, and inflation makes for increased investment in real estate.

In the relief category falls an additional appropriation of $1,250,000,000 for the Works Progress Administration to use during the first seven months of the 1938 fiscal year. Allied to it are the $53,000,000 for the National Youth Administration and the $30,000,000 for the Civilian Conservation Corps. The President also considered as a relief measure the proposed assistance to the FSA.

Coupled with FHA stimulation, this new spending-lending spree should brighten Building's future. Only cloud on the horizon is recalcitrant Congress, which is less submissive to presidential prodding than it used to be, may mark down the figures. Since the Congressmen, to use a Roosevelt expression, are more than a little "ify," outcome is anybody's guess.

RFC. In mid-February the RFC supplied the necessary capital and personnel for the country's first mortgage discount agency, called it the National Mortgage Association of Washington (Ann. Forum, April 1938, p. 340). Until late March, however, lending institutions were in the dark as to policies of the Association, were therefore hesitant to expand their mortgage business, especially in the new 90 per cent field. At that time the FHA sent to more than 10,000 lending institutions a statement of conditions under which the Washington Association will purchase FHA-insured mortgages and initiate housing loans. Highlights of the statement follow:

**Mortgages up to $16,000 on one-to-four-family dwellings insured under Section 303 of the NHA will be purchased by the Association at a price equal to the unpaid principal plus accrued interest, provided that such mortgages cover construction begun after January 1, 1936 and insured after January 1, 1937. If these mortgages bear interest at 5 per cent and if the mortgagee is not required to pay the service charge, servicing is to be handled by the mortgagee who will retain from interest collections an amount equal to 1/4 of 1 per cent as a fee. If the mortgagee is required to pay the service charge (under FHA regulations in effect prior to February 15, 1938), the mortgagee will be allowed 1/4.**

(Continued on page 4)
LARGE SCALE HOUSING comes into its own via private enterprise as Metropolitan Life lends a hand and fifty million for U. S. project No. 1.

MAN OF THE MONTH

Metropolitan's astute Chairman Frederick Hudson Ecker quietly engineered the project for months before it was announced, sought and got the cooperation of numerous men high in public, private and labor circles.

"... Of prime interest is the disclosure that a rich market for housing exists midway between the ceiling of Government subsidized projects and what has heretofore been regarded as the floor for private enterprise ..."

Thus, three months ago, The Architectural Forum keyed its feature article on Large Scale Housing. Now, with the announcement by Metropolitan Life Insurance Co. of a fifty million dollar low rent project, that prophecy becomes the most significant fact on the U. S. housing horizon.

The Metropolitan has acquired 120 acres in New York's populous Bronx on which it will promptly erect and manage the largest housing group in America.

Detailed studies are still to be completed, but certain facts may now be disclosed.

1. In addition to apartment accommodations for approximately 12,000 families, there will be provided stores, a theater, a social center, other community amenities. To visualize the size of Metropolitan's operation, note that the largest government housing project to date accommodates 1,622 families, could comfortably be tucked into one corner of the Metropolitan project. Or think of nearly half the entire PWA housing dollars being spent in one town—The Bronx.

2. The plot is a rolling piece of ground, well wooded, with a drop of 60 ft. from its highest to its lowest point. Approximately 70 per cent of the tract will go to parks, playgrounds, other open areas.

3. The buildings will be of brick, semifireproof construction, the majority 4-story walk-ups. Design will depend for effect on simplicity, form, and landscaping. If 12,000 families are housed, coverage will not exceed 100 families per acre.

4. The development will be planned by a Board of Design working in collaboration with the insurance company's staff. Thus, Metropolitan will adopt the growing practice of using a group of experts whose qualifications completely surround the problem. The Board, chairmanned by Architect Richmond H. Shreve (Shreve, Lamb and Harmon), includes a builder, Andrew L. Eken (Starrett Bros. & Eken); an engineer, Henry C. Meyer (Meyer, Strong and Jones); a town planner, Major Gilmore D. Clarke (Westchester County Parkways); a works manager, Architect Irwin Clavan (Williamsburg Housing and the Empire State Building). The project will be under the general direction of George Gove as manager of housing projects for Metropolitan. For the past ten years Gove has been secretary of the New York State Board of Housing, is recognized as an authority. All decisions by this group will be subject to approval by Metropolitan's Chairman Frederick H. Ecker and his associates. Interest attaches to the fact that each member of the Board of Design will be paid an annual retainer, in turn each may call upon others in his firm who will be paid retainers as their services are required. Drafting and other mechanical work will be handled by a special force in the insurance company's own office.

This method, developed by Architect Shreve for the Empire State Building, recognizes that the group "engaged in such an important operation should constitute a Board of Directors upon which should sit the owner supported by his
bankers and real estate agents, the architect in company with his structural and mechanical engineers, and the builder whose subcontracts and material supply associates from time to time assist in the discussion of special problems."*

5. The approach to the planning and operation of the development is completely realistic. Without the beneficent hand of Government subsidy or aid in any form, every proper cost saving that can result from large scale production will be demanded. The rent scale will be above that in Government housing but will definitely reach the market where the greatest permanent demand exists. In large urban centers official figures show that the maximum effective demand lies between the ceiling of Government projects and what used to be considered the floor for private enterprise. Every plausible saving which has been claimed for large scale housing will be explored. While the project appears to offer an opportunity to reach an "annual wage agreement" with labor, more likely an arrangement will be sought which will rationalize the work hours per day. Insistence on a six instead of an eight hour day nets labor nothing, adds greatly to the charges against any operation by delaying its completion while interest and overhead charges increase and rental income is deferred. This purely artificial charge is sufficient to prevent many projects from going ahead. A seven hour day may be a generally acceptable compromise. Nor is it likely that so great a project can be undertaken without assurance that jurisdictional disputes will be settled by arbitration without interruption of work. Similarly, in the purchase of materials and equipment it is assumed that the quantities involved will induce manufacturers to quote their most favorable terms. If these savings materialize and are coupled with the economies implicit in expert planning, the absence of subsidy will be offset in some measure. And rumor persists that factitious Government standards and consistent political patronage demands have deprived subsidized housing of certain economies which a private operation will assuredly gain. Here again, the Metropolitan project will be constantly under the microscope of comparison.

6. Metropolitan's objectives in undertaking this great project are fourfold and interrelated: Not only is Metropolitan the largest insurance company in the world (insured by it is one out of five individuals in the U. S.), but it long has been the pace-setter in the development of social activities which benefit large groups. Low-rent housing it views as its greatest opportunity to further the well-being and health of the nation. That it can combine social objectives with a secure, reasonable return for its fifty million dollar investment (made legally possible by a recent enabling amendment* to the N. Y. State insurance laws) gives special impetus to the program in a period when no other investment legally open to insurance companies presents these qualifications. Again, Metropolitan in its role of No. 1 U. S. Mortgage Lender, believes its project will encourage others to follow, thus stimulate the investment of untold millions seeking but not now finding safe investment, speed up business and, most important, provide employment for thousands.

With this preview of the most dramatic and important Large Scale Housing project by private enterprise, The Forum now takes you on a tour of Large Scale Housing by Government, aimed at rent levels still unserved by modern technology and ingenuity without the aid of subsidy. This issue of The Forum presents current solutions to our immeasurable housing problem, a start in winning the new frontier which challenges every city, town and village in America.

*The O'Brien-Piper Bill provides that life insurance companies (of New York State) may invest in real property for low rent housing projects up to 10 per cent of their total assets. Investments can only be made in towns over 50,000 population. No investment may be made after Dec. 1, 1943. Signed Feb. 17, 1938.
PUBLIC HOUSING

5 million people grown to 10 is the tough job facing Government Housers unless costs are whacked way down... a bird’s-eye view of Housing’s evolution and building.

The Housing show has only just begun. The three-year PWA program was no more than a costly curtain-raiser. In three years it produced 20,000 low-rent units for the five million families who live in slums, the five million who live in near slums. And the rents are too high for two out of five of these slum-bound ten million.

It is eight months now since the curtain fell on the PWA program to rise again for the first act of the big show. Down stage, center, is the U.S. Housing Authority, a body of perpetual duration with the duty of financing low-rent housing. How long it will occupy the center of the stage depends largely on how much it can improve on the PWA program. Certainly it must begin by drastically lowering costs, then rents.

Any analysis of housing must begin with the arithmetic of housing. And if the figures are astronomical, it is only because they measure a problem of immense proportions. Thus: to rehouse ten million families according to the current standards will cost about $40 billion. And the growth of population combined with obsolescence puts ten million more families into slums every twenty years. This means that we should spend at least $40 billion every twenty years, or $2 billion a year for housing. Which is one-third of our current national annual budget. Which is also three times as much as we spent for WPA last year.

Two billion dollars a year is what we should spend. Two hundred million a year is what the USHA is spending. The pressure that will push that $200,000,000 up toward $2,000,000,000 is politics. And it is Politics, mounted on Party platforms, that we will presently observe joining the USHA in mid-stage. Even as this issue goes to press, White House rumors predict interest-free loans to
municipalities; loans which would obviate the great difficulty local authorities are experiencing in raising the 10 per cent contribution the USHA requires of them.

So far the USHA has approved five projects with a total cost of $18,700,000. To bring you up to date in this $40 billion show, the Editors present in this issue a photo-history of PWA’s curtain raiser. It will give you some idea of what is to come—in the show that has only just begun.

On January 18, a Federal Theater Project called “. . . one-third of the nation . . .” opened in New York and today it is still playing to packed houses. The event is not without a certain fortuitous significance, since the star of the piece is neither a baritone nor a blonde but Housing, and Housing has just reached its political majority with the passage of the Wagner-Stengall Housing Act.

This happy marriage between public opinion and national law is the culmination of a struggle as old as our first city. On the one hand was the bald fact that some people in every generation were doomed to live in houses which the rest of the people would not use for pigs. And on the other was the equally bald fact that some people considered it nobody’s affair how anybody lived. The history of Housing in the U. S. is the history of the nation’s disavowal of this thesis.

FROM CHARITY TO REFORM

The earliest ideology of housing classed it as charity. In 1773 outside of Philadelphia appeared the first poorhouse in the U. S., a straightforward example of the sort of charity which is content to hide but not to cure the sores of the poor. In the nineteenth century industrial expansion and immigration hit new highs and bad housing became intolerable housing on a huge scale. In 1849 a cholera epidemic in New York killed 5,000 people—and the plague houses were not even fumigated for the new tenants who rushed in. In 1871 Chicago blackened to its famous fire. Speculative building touched bottom in the so-called company town shacks. The country was ready for its first wave of real housing reform. It came in the form of more stringent building codes. But these codes were soon ruled to apply only to new buildings, and the poor were left to their rookeries.

At about the same time—the last quarter of the nineteenth century—the ideology of housing underwent a significant change from charity to reform. Jane Addams in Chicago, Lillian Wald and Jacob Riis in New York began life-long careers of agitation as reformers of housing, working in the slums and talking to the country. The immediate results were small: in New York a few private citizens built limited dividend housing for the purpose of demonstrating to other businessmen that good works could be carried on at a profit. But the idea appealed continuously to rich philanthropists through the first quarter of this century, and resulted in a string of limited dividend projects financed by such men as Phipps, Rosenwald, Field, and Buhl.

Notice that Housing had developed by these examples from a pure reform to a reform sugar-coated with profit. But this very sugar-coating was to be its undoing for two simple reasons: private capital could make only the most minute dent on the slum problem; and private capital saddled with the obligation of making even a limited profit could provide no homes for the very poor.

In 1926 this unhappy fact received its first official recognition. Governor Alfred E. Smith, who had been raised in the slums of New York himself, pushed through his State legislature the first law in which the State assumed an active rather than a regulatory role in Housing. The Act created a five-man housing board to encourage the erection of limited dividend housing. Any project with rentals of $12.50 a room or less was granted tax exemption on the building proper for 20 years; and the bonds or mortgages which financed it were exempt from all State taxes. Here for the first time was formal recognition that Housing was neither charity nor reform, but an obligation of the State. Between 1927 and 1935 fourteen projects for 6,000 families were built under this Act at a cost of nearly $30,000,000. But the rents were still too high.

FROM STATE TO NATION

The next step in the evolution of housing was from State to Federal participation, and while it was accomplished in less than a decade from the passage of the New York State Act, it was one of the most bitterly contested of all. First hint of national recognition appeared in the report of President Hoover’s Conference on Home Building and Home Ownership in 1931. The Conference’s consensus was: “There should be public participation, at least to the extent of the exercise of the power of eminent domain. If the interests of business groups cannot be aroused . . . a further exercise of some form of governmental powers may be necessary.”

This report was followed in 1932 by the first Federal legislation, the Emergency Relief and Construction Act under which the RFC was permitted to lend money to limited dividend corporations set up under State Boards. The result was a horrendous fiasco. Eleven States rushed through legislation creating their own Housing Boards. But in each
U.S.H.A PERSONNEL IN REVIEW

To Administrator Nathan Straus the housing problem has been more than an avocation. To wit. President, Hillside Housing Corporation; Member, New York City Housing Authority; in 1935 Mayor LaGuardia's Special Commissioner to study housing in Europe. A Princeton graduate (cum laude), and one-time Heidelberg student, Mr. Straus' 49 years have yielded titles which include: Commander-Ensign, U. S. N.; Editor-Publisher, PUCK magazine; New York State Senator. President, Nathan Straus and Sons, Inc. (largest U. S. manufacturer of hotel and restaurant equipment).

Photos by Otto Heigel

Young Leon Keyserling, General Counsel, functions as Administrator when Mr. Straus is away. Graduated from Harvard Law School in 1931, he is a close friend of Rexford Guy Tugwell, was Senator Wagner's one-time secretary.

Charles J. Maxcy, Comptroller and Finance Officer. Transferred from his post as Director of Accounting for PWA, Mr. Maxcy's previous experience includes the reorganization of New York City's Department of Finance.

Catherine Bauer, author of MODERN HOUSING, a Director of Research and Information. Winner of a Guggenheim Fellowship, former Advertising Manager for Harcourt, Brace and Co., she worked with Senator Wagner's office on the preparation of the U. S. Housing Act.

Past President of the American City Planning Institute is Jacob Crane, Director of Project Planning. Associated with the U. S. Housing Corporation during the war, he has latterly served as consultant for the FHA and Suburban Rezettlement.

A. C. Shire, Director of Technical Division, began his government housing career with the PWA. Graduate of Stevens Institute of Technology, he has also served as Chief Engineer of the FHA, and as Technical Editor of THE ARCHITECTURAL FORUM.

Tyrell Krum is Director of Press Relations, Member, Illinois State Bar. Newsman Krum has served as City Editor for the CHICAGO JOURNAL, received Pulitzer Prize Honorable Mention in 1924 for covering Loeb-Leopold case.

Former chief of Research for Suburban Rezettlement, Warren Jay Vinton is Chief of Project Review. War-time Scientific Attaché at the American Embassy in Paris, he has also served as Research Supervisor for the FHA.

Boris Shishkin, Consultant of Labor Policy, is a native Russian educated in England and at Columbia University. Economist for the AFL-CIO since 1933, he has also served on NRA's Labor Advisory Board.

For forty years W. V. Price, Director of Labor Relations, has been affiliated with the AFL-CIO. Former Vice-President of the Bricklayers' International Union, he is credited with the recent promise of New York building tradesmen to stabilize wage rates on pending projects.

Industrial Engineer Thomas M. Hall is Executive Officer. His record includes an instructorship at Baylor Military Academy and engineering work for the Ducktown Chemical and Iron Company. Prior to his present appointment, he was in TVA's personnel department.

Partner in the New York building firm Barr and Lane, Inc. is Charles E. Lane, Special Consultant. Mr. Lane's record includes supervising the construction of several large buildings for the Chinese Government and four major units of New York City's Rockefeller Center.

Not shown is Management Consultant Donald Jones, Vice-President of the New York realty firm Wm. A. White and Sons.
case local lobbyists managed to eliminate any provision for tax exemption such as the New York Act had contained, with the result that the only limited dividend project to avail itself of RFC money was Knickerbocker Village—in New York. And Knickerbocker Village, with $12.50 rents, had the very poor for neighbors but not for tenants.

Opposition to these local Housing Boards centered its attack on the provision for tax exemption but its objections covered a considerably broader front. That front was roughly the whole theory that had housing created a social obligation. The more vocal and powerful elements of the national community were simply not ready to accept this thesis, and they led the fight with vigor. In the light of this opposition, it was perhaps less than accidental that the first Federal action for housing was advanced as a method for reducing unemployment in the building trades and stimulating the sale of building materials. The country was not yet ready to accept Housing as Housing. The old sugar-coating of Reform-for-Profit had merely been supplanted by a new sugar-coating of Reform-for-Recovery.

On June 16, 1933, Reform-for-Recovery had another try, this time under the National Industrial Recovery Act which included under the duties of the Administrator “construction, reconstruction, alteration or repair under public regulation or control of low rent housing and slum clearance projects…” The over-all purpose of NIRA was, of course, to create employment and ease credit, and it was toward the first of these objectives that the housing program was theoretically aimed. In time it too acquired a sugar-coating—slum clearance. The virtue of slum clearance to the business-in-the-street was that it removed the eyesores from local reality. But the program was never justified in public print as simply a Housing Program.

Under the Act the newly created Housing Division could deal either with State Boards or with limited dividend corporations. Since no State Board existed until September, 1933 (Ohio), the early work of the Division was of necessity concentrated on limited dividend projects. Out of 338 applications it finally accepted seven. By October of that year the Division was despairing of finding any worthwhile projects, decided on the policy of going out and building up its own projects. Accordingly, the Public Works Emergency Housing Corp. was set up to initiate PWA public projects while the old Housing Division continued to wait for more limited dividend projects. But on January 11, 1934, Controller General McCarl refused to transfer any funds to the new corporation on the grounds that its duties exceeded those outlined in the NIRA, and the Housing Division was forced to reverse its field; it took back all the duties it had delegated to the new corporation.

Housin\ms Unmasked

But though the corporation had died, a new approach to Housing had been born—from now on the Housing Division was to take the initiative in its own program instead of waiting for the States. This change from reception to aggression served to bring Housing before the people whether they wanted it or not; it also served to intensify resistance. The form and nature of this resistance bears some examination, since out of the resulting fight emerged the present program. The whole program, it will be remembered, had been introduced under the guise of stimulating employment and manufacturing. But the resistance was based on grounds which made it quite clear that the opposition saw through this thin disguise and perceived housing for what it was—an attempt to put the poor into good homes at the expense of the public.

First there was the vague and ostrich-like opposition of those who distrusted any social experiment. Newspapers of the day contained such headlines as “CHARGES HOU\ING PLAN IS SOCIALISM.” “U.S. HOUSING SEEN AS PERIL,” and “REALTORS FIND DANGERS IN U.S. HOUSING PLANS.” All of these headlines are less than four years old, and the measure of the acceptance of Housing by the people is nowhere better illustrated than by the reflection that not one of these clarions calls to reaction can be spotted in the Press of today. But at the time they mirrored with a fair degree of accuracy the opposition, if not of the “peeple,” then at least of the more vocal and influential minority.

But the indictment against Housing was soon to become more specific and more potent. Late in 1934 the Housing Division in the course of assembling some parcels of land for a project in Louisville, Ky., entered condemnation proceedings against one owner. The Division’s right to condemnation was presumed to be derived from the “public welfare” clause of the Constitution. Opponents on the contrary maintained that such condemnation proceedings constituted merely an invasion of property rights without due process. Such was the position taken by the gentleman in Louisville, and such in turn was the position taken in upholding the case against the Government by Kentucky’s Judge Dawson in an opinion later sustained by the Circuit Court of Appeals. In the light of the Supreme Court’s recently publicized tendency to veer with the social winds, it does not appear that this ruling will go long unreversed, but in its time it made an interesting clinical note on the status and education of public opinion. It also served to hamstring to a serious degree the site assembly of the Housing program, and to remove its activities largely from the field of slum clearance to that of building on vacant land. While this had its advantages in frequently permitting lower land costs it also served to remove from Housing its final disguise: Housing was now not even “slum clearance,” was looking more and more like Housing.

The fight now shifted to the question of tax exemption. Since the Housing Division owned the projects and since it was also an arm of the Government, the States were unable under the law to levy any tax against the projects which were de facto Federal property. To get around this situation the Housing Division began arranging to make payments to municipalities in lieu of taxes. The argument then arose as to whether these taxes should be ad valorem.
Opponents of Housing, of course, insisted that they should; the Housing Division on its side maintained that there was no reason for penalizing a public improvement by taxing it more heavily. All this cross-fire was interesting, but it was brought to a close by the Housing Division's old bete noire, Comptroller General McCarl who in October 1935 ruled that the Division could pay neither taxes nor money in lieu of taxes. The whole controversy then waited on the passage of the George-Healy Act the following June under which payments in lieu of taxes were authorized.

The George-Healy Act made another significant change in powers of the Housing Division. Under the original Act it had been able to make capital grants of 30 per cent and loans up to 70 per cent at 4 per cent interest, to projects. The George-Healy Act changed this ratio to a 45 per cent grant and a 55 per cent loan. Slowly but surely Housing was coming of age.

The PWA housing program came to an end officially in September, 1937, after four years and three months of hectic and badgered existence. Its final form was shaped not so much by its original design as by the unforeseen problems and opposition the program encountered. This was nowhere better illustrated than in the evolution of its administrative set-up. The Housing Division had started as a highly centralized body to promote and finance low-rent housing. When it could find no local housing boards with whom to operate, it was forced to go out into the States itself to do the promotion. And when it was denied the right to condemn land, it shifted even more of its responsibility onto local shoulders.

The final judgment of the PWA Housing Division cannot rest on the number of units which it built; the 20,000 families which it housed in four years are of small account. Recently, it has described itself as a “demonstration program,” which is generally conceded to be a polite aphorism for a trial-by-error program. In this field, certainly, it did invaluable work, clearing out the legal underbrush, improving construction methods, building up a large body of experience in the planning and operation of large scale projects. It did not succeed in housing large numbers of people or in producing adequate housing at low cost. Most significant value of this housing is its value as propaganda. It is there that it really shines, and the claim can be made on this pragmatic basis: in four years it was able to silence all critics of “socialism” and “Government-in-Business” and at the same time to prepare the country to approve the current housing program.

HOUSING BECOMES HOUSING

And for this country to approve the Wagner-Steagall Housing Act a mere four years after the creation of the PWA housing program is no mean feat. Because the Wagner-Steagall Housing Act approaches housing not as an employment nor a Recovery measure but as Housing.

The PWA Housing Division died and the U.S. Housing Authority was born last September with the signing of the Wagner-Steagall Housing Act. The death of the Housing Division occurred not so much because Congress was dissatisfied with its accomplishments as because Congress had been educated to accept a new approach to Housing which the Division was not legally able to follow. That approach was and is that the provision of good housing for the poor is a perpetual social obligation.

This evolution in the approach to Housing meant several basic changes in the national law as incorporated in the new Act. The most spectacular change was signalized by the fact that the executive body created by the Act, the USHA, was specified as a body of perpetual duration. Which was to say that the Government was in the Housing business to stay. Another change of considerable theoretical significance was in the liberalization of the extent to which the U.S. would extend financial aid to housing projects. The old system of a 45 per cent capital grant and a 55 per cent loan was changed to one using a 90 per cent loan and a 1½ per cent annual grant running for 60 years. This had two effects. First, it put it up to the local housing authority to raise 10 per cent of the total by itself, a manoeuvre not required at all under the old set-up. Second, the combination of the 90 per cent loan and the annual grants for 60 years operated to provide what is in effect an outright grant of 90 per cent—since the annual grants are great enough to meet both the interest and amortization on the 90 per cent loan. Thus, in effect, the USHA system doubled the old PWA grant.

In its operative set-up the new legislation simply continued the trend of decentralization which experience has taught the old PWA Housing Division is a practical necessity. Under the USHA local housing authorities themselves initiate, build, and manage all projects, while the Government in the corporate person of the USHA simply helps to finance the operation. Such decentralization has the obvious advantages of putting responsibility for land acquisition, tax exemptions, and the resistance of local grab-alls where it can best be dealt with—on local shoulders.

The effort here has been to assay Housing in the ideology of successive periods in U.S. history. The evolution has gone from self-indulgent charity to the assumption of a social obligation, from poorhouses to Housing. It may now prove instructive to assay Housing in terms of the current problem as a means of determining something about its further evolution.

The problem is most baldly stated as the need to rehouse five million families. At its present rate, the USHA will provide about 150,000 units over the next three years, or about 1,000,000 in the next 20 years. And in the normal course of obsolescence, population growth, fire and demolition, the number of families needing new low rent homes will have grown in that period from five to ten million. Meanwhile, if present standards of USHA housing continue, approximately four million of the needy ten million families will not be able to afford the minimum rents unless subsidies go way up or costs way down.
GOVERNMENT HOUSING IN THE U.S.A.

**DARK GRAY:** States having laws which authorize the formation of local housing authorities, and which permit these authorities to construct, operate, and issue bonds for government housing projects.

**LIGHT GRAY:** States which have, in addition to the above legislation, laws enabling localities to grant municipal housing authorities certain forms of subsidy such as tax exemption, land grants, or free utilities.

**BLACK CIRCLES:** Active USHA (formerly PWA) Housing Projects.

**WHITE CIRCLES:** New USHA earmarkings.

**WHITE SQUARES:** FSA "Greenbelt" Towns.

DATA AS OF APRIL 15, 1938.

**USHA (FORMERLY PWA) ACTIVE HOUSING PROJECTS**

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<th>LOCATION</th>
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<td>3. Stamford</td>
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<td>4. New York</td>
<td>Williamsburg Houses</td>
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<td>5. New York</td>
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FARM SECURITY ADMINISTRATION (FORMERLY RESETTLEMENT ADMINISTRATION) "GREENBELT" TOWNS.

1. Greenbelt, Berwyn, Maryland.
2. Greenhills, Cincinnati, Ohio.
### TOTAL USHA COMMITMENTS TO DATE, APRIL 15, 1938.

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<th>LOCATION</th>
<th>EARMARKINGS OUTSTANDING</th>
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<td>48. Covington</td>
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* Loan Contracts Signed
3 ROOMS, 2 ROOMS, 3 ROOMS, T-SHAPE.
LANGSTON (P. 378-379)

3 ROOMS, 3 ROOMS, 3 ROOMS, T-SHAPE.
LAKEVIEW TERRACE (P. 380-383)

3 ROOMS, 4 ROOMS, 3 ROOMS, T-SHAPE.
OLD HARBOR VILLAGE (P. 366-367)

4 ROOMS, 3 ROOMS, 3 ROOMS, T-SHAPE.
LAUREL HOMES, CINCINNATI

5 ROOMS, 3 ROOMS, 5 ROOMS, T-SHAPE.
WESTFIELD ACRES (P. 372-375)

5 ROOMS, 3 ROOMS, 3 ROOMS, T-SHAPE.
FAIRFIELD COURT (P. 368-369)

5 ROOMS, 4 ROOMS, 5 ROOMS, T-SHAPE.
NEW TOWNE COURT (P. 365)

SITE: Slum; 25 acres.

BUILDING TYPE: 4-story walk-up apartments.

SIZE: 1,622 living units. 19 2-room; 769 3-room; 737 4-room; 67 5-room.

SITE COVERAGE: 30 per cent.

COST: Total $814,183,193
Land 3,943,875
Construction 8,490,885
Landscaping 46,433
Construction cost per room (including Landscaping) 1,500.84

RENT: Average per room per month excluding service charge: 87.12
including heat, hot water, light, refrigeration and cooking: 88.52

Ref: Arch. Forum, Dec. 1937, p. 495
CONSTRUCTION OUTLINE

FOUNDATION: Walls—12 in. concrete, continuous spread footings. Floors—concrete slab, mesh reinforced, 6 in. stone or gravel fill.


ROOF: Same as for floor, covered with 5-ply composition slag roof.

SHEET METAL WORK: Flashing—16 oz. copper.


WOODWORK: Wood doors, Weisberg-Baer Co.

HARDWARE: Interior and exterior—P. & F. Corbin Co.


LAUNDRY EQUIPMENT: Sink—Alberene Stone Corp.


SPECIAL EQUIPMENT: Incinerators—Pyronel—J. C. Rochester Co., Inc.

M A Y • 1 9 3 8

359
ARCHITECTS: Chief, Harry F. Hudson; Associates, Paul H. Hudson, James W. Kidney.

SITE: Vacant; 12 acres.

BUILDING TYPES: 2-story row houses and 2-story flats.

SIZE: 271 living units. 66 3-room; 125 4-room; 68 5-room; 12 6-room.

COST: Total $1,428,367
Land 76,256
Construction 1,329,000
Landscaping 23,111
Construction cost per room (including Landscaping): $1,218.11

RENT: Not yet fixed. Construction incomplete.
See page 333 for unit plans.
CONSTRUCTION OUTLINE

STRUCTURE: Exterior walls—brick veneer on 24 in. sheathing covered with building paper on 2 x 4 in. studs; inside gypsum lath and plaster. Sills—stone, Woolery Stone Co. Interior partitions—frame, plastered on gypsum lath and 8 in. terra cotta tile firewalls between units, Central Clay Co. Floor construction—wood joists.

ROOF: Wood rafters covered with 1/8 in. sheathing, 4-ply asphalt roofing, Philip Carey Co.


STAIRS: Wood, Serley Sash & Door Co.

FLOORS: All rooms and porches—wood, Serley Sash & Door Co., except ceramic tile in bathrooms, Sparta Ceramic Tile Co.


HARDWARE: Lockwood Hardware Mfg. Co.

PAINTING: Interior walls, trim, sash and exterior sash—lead and oil. Ceilings—concrete paint.


ARCHITECTS: Chief, Chester Oakley; Associates, Robert North, Mortimer J. Murphy, Paul F. Mann, Fred R. Hopkins, Earl Martin, Louis Greenstein, George J. Dietel, Albert A. Runschik.

SITE: Vacant; 46 acres.

BUILDING TYPES: 3-story apartments, 2-story row houses, and 2-story flats.

SIZE: 656 living units; 140 3-room; 290 4-room; 226 5-room.

SITE COVERAGE: 25 per cent.

COST: Total $4,383,437
Land $36,007
Construction $3,839,722
Landscaping $39,618

Construction cost per room (including Landscaping) $81,431.13

RENT: Average per room per month excluding service charge: $83.19
including heat, hot water, light, refrigeration and cooking: $87.00

See page 352 for unit plans.
CONSTRUCTION OUTLINE


ROOF: Covered with composition 5-ply.

SHEET METAL WORK: Flashing and gutters—16 oz. copper.

INSULATION: Roof—Celotex Corp. Weatherstripping, Pyramid Metal Co.


STAIRS: Metal pan type, General Bronze Corp. Treads—asphalt tile.


WOODWORK: Shelving and doors—Hyde-Murphy Co.


PAINTING: Interior walls, trim and sash and exterior sash—lead and oil.


BATHROOM EQUIPMENT: All fixtures by Crane Co. Cabinet—metal, Philip Carey Co.


NEW YORK HARLEM RIVER HOUSES, NEW YORK


SITE: Vacant; 9 acres.

BUILDING TYPES: 4 and 5-story walk-up apartments.

SIZE: 574 living units, 60 2-room; 239 3-room; 232 4-room; 23 5-room.

COST: Total 83,897,458
Land 1,128,384
Construction 2,739,664
Landscaping 29,410
Construction cost per room (including Landscaping): 1,427.36

RENT: Average per room per month excluding service charge: 87.10 including heat, hot water, light, refrigeration and cooking: 88.52

See page 451, for Construction Outline.
NEW TOWNE COURT, CAMBRIDGE MASSACHUSETTS


SITE: Slum; 9 acres.

BUILDING TYPE: 3-story apartments.

SIZE: 294 living units, 92 3-room; 114 4-room; 88 5-room.

SITE COVERAGE: 20 per cent.

COST:

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<tr>
<td>Construction cost per room (including Landscaping)</td>
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</table>

RENT: Average per room per month excluding service charge: $4.64
includes heat, hot water, refrigeration and cooking: $6.75

See pages 354 and 335 for unit plan.
See page 451 for Construction Outline.

MAY 1938

SITE: Vacant; 31 acres.

BUILDING TYPES: 3-story apartments and 2-story row houses.

SIZE: 1,016 living units. 413 3-room; 4 3½ room; 442 4-room; 25 4½-room; 134 5-room.

SITE COVERAGE: 20 per cent.

COST: Total $5,838,098

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<tr>
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<tr>
<td>Construction cost per room</td>
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</table>

Construction cost per room (including Landscaping).

RENT: Average per room per month excluding service charge: $6.93 including heat, hot water, light, refrigeration and cooking: $80.75

SPECIAL FEATURES: Available to all tenants are 25 conveniently located laundry rooms equipped with wash tubs, hot plates, ironing boards and drying rooms; and 6 recreation and social rooms. The "1/2" room referred to is a child's small sleeping room. See pages 352 and 353 for unit plans. See page 451 for Construction Outline.
SITE: Vacant; 5 acres.
BUILDING TYPES: 3-story apartments and 1 and 2-story row houses.
SIZE: 146 living units: 18 2-room; 72 3-room; 33 4-room; 23 5-room.
COST: Total $872,105
   Land 67,664
   Construction 690,741
   Landscaping 13,790
   Construction cost per room (including Landscaping): 1,411.88
RENT: Average per room per month excluding service charge: 85.82
   including heat, hot water, light, refrigeration and cooking: 88.77
See pages 334 and 335 for unit plans.
CONSTRUCTION OUTLINE

FOUNDATION: Walls—12 in. concrete to grade, 4 in. brick, 8 in. concrete grade to 1st floor, continuous spread footings. Floor—concrete, 6 in. stone or gravel fill.

STRUCTURE: Exterior walls—brick veneer and clay tile backup, National Fireproofing Co.; asphalt dampproofing on backup walls which are plastered; metal base, Knapp Bros.; aluminum sills, Stillwell Iron; stone door sills and copings. Waterproofing—membrane. Interior partitions—2 in. solid plaster, 3 or 4 in. tile partitions, New Jersey Hollow Tile Co. Apartment stairhalls—salt glazed brick, Cambria Clay Products Co. Floor construction—concrete slab and beam. Ceiling—finished concrete, painted; 2nd floor plaster on metal lath and wood joists.

ROOF: Concrete slab and beam covered with composition 5-ply for flat roofs; wood trussed rafters covered with slate for sloping roofs, Rising & Nelson Slate Co.

SHEET METAL WORK: Flashing, gutters, leaders and downspouts—16 oz. copper.

INSULATION: Attic floor and roof—Johns-Manville. Weatherstripping—spring bronze and brass or bronze thresholds.


STAIRS: Metal pan type, cement filled treads and platforms, Stillwell Iron Works. Asphalt tile finished treads.


WALL COVERINGS: All rooms—plaster, U. S. Gypsum Co., except kitchen and bathrooms—Keene's cement, American Cyanamid Chemical Corp.

WOODWORK: Shelving, cabinets and doors—Wood, Brockway, Smith, Hugh Lovell Co.


PAINTING: Interior walls, trim, sash and exterior sash—lead and oil. Ceilings—concrete paint.


LAUNDRY EQUIPMENT: Sink—Alberene Stone Corp.

BATHROOM EQUIPMENT: All fixtures by Kohler Co.


SPECIAL EQUIPMENT: Incinerators—Lambert-Sawyer Co.
ARCHITECTS: Chief, J. Vaughn Mathis; Associates, Vivian B. Smith, Herman Turon.

SITE: Slum; 8 acres.

BUILDING TYPES: 2- and 3-story row houses and 2- and 3-story flats.

SIZE: 277 living units; 184 3-room; 89 4-room; 4 5-room.

COST: Total $1,396,150
Land 252,510
Demolition 1,550
Construction 1,119,977
Landscaping 24,313

Construction cost per room (including Landscaping): $1,230.91

RENT: Average per room per month excluding service charge: $85.51
Including heat, hot water, light, refrigeration and cooking: $88.08

See page 333 for unit plan.
CONSTRUCTION OUTLINE

FOUNDATION: Walls—12 in. concrete, pile footings. Floor—concrete slab, mesh reinforced, 6 in. stone or gravel fill. Waterproofing—metallic type inside wall of meter rooms, exterior of heating plant, floors of meter rooms and boiler plant.

STRUCTURE: Exterior walls—brick veneer and concrete block backup, Concrete Block Corp.; asphalt damp proofing on backup walls. Partitions—2 in. solid plaster, 3 in. concrete block, Concrete Block Corp. Floor construction—concrete slab and beam, reinforced by Concrete Steel Corp.

ROOF: Construction—concrete slab and beam, covered with composition 5-ply.

CHIMNEY: Radial brick, Alphons Custodis.

SHEET METAL WORK: Flashing—16 oz. copper.

INSULATION: Roof—Armstrong Cork Products Co. Weatherstripping—spring bronze and brass or bronze thresholds, Chamberlin Metal Weather Strip Co.

WINDOWS: Metal casements, Truscon Steel Co. Glass—double strength, quality B, Mississippi Glass Co. and Pittsburgh Plate Glass Co.

STAIRS: Metal pan type, metal risers and wall stringers, cement filled treads and intermediate platforms, Cornell Iron Studios.


WALL COVERINGS: Main rooms—plaster. Kitchens and bathrooms—Keene’s cement plaster.

WOODWORK: Shelving and doors—Somers Lumber Co.

HARDWARE: Interior and exterior—P. & F. Corbin Co.

PAINTING: Interior walls, trim, sash and exterior sash—lead and oil. Ceilings—concrete paint.


BATHROOM EQUIPMENT: All fixtures—Kohler Co.

WESTFIELD ACRES, CAMDEN NEW JERSEY


SITE: Vacant; 25 acres.

BUILDING TYPE: 3-story apartments.

SIZE: 514 living units. 278 3-room; 165 4-room; 71 5-room.

SITE COVERAGE: 15 per cent.

COST: Total $2,715,063
Land $67,345
Construction $2,607,718
Landscaping $44,494

Construction cost per room (including Landscaping): $84,494

RENT: Average per room per month excluding service charge: $84.89
including heat, hot water, light, and refrigeration: $87.32

SPECIAL FEATURES: Available to all tenants are ten centralized laundries located in the basements, equipped with tubs, hot plates, drying rooms and ironing boards. See pages 354, 355 and 375 for unit plans.
CONSTRUCTION OUTLINE


ROOF: Same as floor construction covered with composition 5-ply.


STAIRS: Metal pan type, metal risers and stringers, cement filled treads and intermediate platforms, General Bronze Corp.


PAINTING: Interior walls, trim and sash, and exterior sash—lead and oil. Ceilings—concrete paint.


LAUNDRY EQUIPMENT: Sink—Alberene Stone Corp.


PLUMBING: Pipes: Cast iron—Crane Co. and Alabama Pipe Co. Wrought iron—Reading Iron Co. and South Chester Tube Co. Steel—South Chester Tubo Co. Brass and copper tubing—Chase Brass & Copper Co., Inc.


SPECIAL EQUIPMENT: Incinerators—Sargent Building Supply Co.

ENTRANCE SOCIAL HALL

SITE: Vacant: 24 acres.

BUILDING TYPES: 1 and 2-story row houses and 2-story flats.

SIZE: 238 living units, 74 3-room; 143 4-room; 41 5-room.

SITE COVERAGE: 12 per cent.

COST: Total 81,763,626
Land 101,065
Demolition 1,031
Construction 1,614,247
Landscaping 47,300
Construction cost per room (including Landscaping): 1,663.19

RENT: Average per room per month excluding service charge: $5.08
including heat, hot water, light, refrigeration and cooking: $7.25

SPECIAL FEATURES: Included in the development are a large social and recreation building, and two completely equipped laundries.
CONSTRUCTION OUTLINE


ROOFS: Flat reinforced concrete slabs covered with 5-ply built-up composition, Philip Carey Co.


HARDWARE: P. & F. Corbin Co., National Lock Co. and Reliance Steel Products Co.


BATHROOM EQUIPMENT: All fixtures by Kohler Co. Cabinet—Philip Carey Co.


SITE: Vacant; 14 acres.

BUILDING TYPES: 3 and 4-story apartments, 2-story row houses and 2-story flats.

SIZE: 274 living units. 19 2-room; 161 3-room; 88 4-room; 6 5-room.

COST: Total $81,553.146
Land $83,707
Construction $1,444,599
Landscaping $24,840
Construction cost per room (including Landscaping): $1,027.28

RENT: Average per room per month
excluding service charge: $83.40
including heat, hot water, light, refrigeration and cooking: $87.45

See pages 353 and 355 for unit plans.
CONSTRUCTION OUTLINE

FOUNDATION: Walls—12 in. concrete to grade, 4 in. brick and 8 in. concrete grade to first floor, continuous spread footings. Floor—concrete, 6 in. stone or gravel fill.


ROOF: Concrete slab and beam covered with composition 5-ply.

SHEET METAL WORK: Flashing—16 oz. copper.

INSULATION: Roof—Celotex Corp. Weather-stripping—spring bronze and brass or bronze thresholds.

WINDOWS: Metal casements and sash—Campbell Metal Window Corp. Glass—double strength, quality B, Mississippi Glass Co. and American Window Glass Co.

STAIRS: Metal pan type, cement filled treads and platforms; asphalt tile finish on house treads; safety treads for apartments, General Bronze.


WOODWORK: Shelving and doors—Hyde-Murphy Co.

HARDWARE: Lockwood Hardware & Mfg. Co.

PAINTING: Interior walls, trim and sash and exterior sash—lead and oil. Ceilings—concrete paint.


LAUNDRY EQUIPMENT: Sink—Alberene Stone Corp.

BATHROOM EQUIPMENT: All fixtures by Standard Sanitary Mfg. Co.


SPECIAL EQUIPMENT: Incinerators, Detroit Incinerator Co.

SITE: Slum; 22 acres.

BUILDING TYPES: 2- and 3-story apartments and 2- and 3-story row houses.

SIZE: 620 living units, 272 3-room; 230 4-room; 35 4½ room; 78 5-room; 5 5½- room.

COST:

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<td>Construction cost per room (including Landscaping):</td>
<td>1,365.48</td>
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RENT: Average per room per month excluding service charge: 85.84
including heat, hot water, light and refrigeration: 87.37

SPECIAL FEATURE: Included in the development is a community house for use of the tenants.

See pages 332 and 335 for unit plans.
CONSTRUCTION OUTLINE

FOUNDATION: Walls—12 in. concrete to grade, 4 in. brick and 8 in. concrete grade to 1st floor, continuous spread footings. Floor— concrete slab, mesh reinforced, 6 in. stone or gravel fill.


ROOF: Construction—concrete slab and beam covered with insulation and 5-ply composition roofing.

SHEET METAL WORK: Flashing—16 oz. copper.

INSULATION: Roof—Temlock, Armstrong Cork Products Co. and Masonite, Masonite Corp. Weatherstripping— spring bronze and extruded bronze or brass thresholds, Camberlin Metal Weather Strip Co.

WINDOWS: Metal casements and screens, Truscon Steel Co. Glass—double strength, quality B for windows; plate for stores, Rolland Glass Co. Screens—metal, Truscon Steel.

STAIRS: Metal pan type, General Bronze Corp. Metal risers and stringers, cement filled treads and landings, cast iron safety treads for apartment stairs.


HARDWARE: Beaton & Corbin.

PAINTING: Interior walls, trim and sash, and exterior sash—lead and oil. Ceilings—concrete paint.


LAUNDRY EQUIPMENT: Sink—Alberene Stone Corp.


SPECIAL EQUIPMENT: Refrigerators—Sargant Building Supply Co.
ARCHITECTS: Edward J. Maier, Travis G. Walsh, Leo J. Barrett.

SITE: Slum; 21 acres.

BUILDING TYPES: 3-story apartments, 2-story row houses and 2-story flats.

SIZE: 379 living units. 46 2-room; 162 3-room; 301 4-room; 36 5-room; 34 6-room.

SITE COVERAGE: 23 per cent.

COST:

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<td>Construction cost per room (including Landscaping)</td>
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RENT: Average per room per month
exceeding service charge: $14.78
including heat, hot water, light and refrigeration: $86.58

See page 352 for unit plans.
CONSTRUCTION OUTLINE

STRUCTURE: Exterior walls—brick veneer and tile backup, Cleveland Builders' Supply Co., asphalt damp proofing on backup walls, plaster; metal base, Knapp Bros.; aluminum sills, Aluminum Co. of America; stone coping, Indiana Limestone Corp. Interior partitions—2 in. solid plaster, 3 or 4 in. partition tile, Cleveland Builders' Supply Co.; salt-glazed brick, Stork Buck Co. Floor construction—concrete slab and beam. Mortar-proofing—Master Builders.

ROOF: Covered with composition 5-ply.

SHEET METAL WORK: Flashing—16 oz. copper, American Brass Co.

INSULATION: Roof—Celotex Corp. Weather-stripping—Master Metal Strip Service Co.


ARCHITECT: Walter R. McCormack.
SITE: Slum; 18 acres.
BUILDING TYPES: 3-story apartments.
SIZE: 650 living units, 8 2-room; 354 3-room; 222 4-room; 66 5-room.
SITE COVERAGE: 23 per cent.
COST: Total 83,023,176
Land 603,372
Construction 2,359,167
Landscaping 60,637
Construction cost per room (including Landscaping): 1,053.92

RENT: Average per room per month
excluding service charge: 83.71
including heat, hot water, light
and refrigeration: 87.35
CONSTRUCTION OUTLINE

STRUCTURE: Walls—Brick veneer and tile backup, National Fireproofing Co.; aluminum sills, Aluminum Co. of America; metal base, Sanymetal Products Co.; limestone coping, Indiana Limestone Co. Interior partitions—2 in. solid plaster, 3 or 4 in. tile dividing partitions, Stairhalls—salt-glazed brick, National Fireproofing Co. Ceiling—concrete painted.

ROOF: 5-ply composition; felt, Philip Carey Co.

SHEET METAL WORK: Flashing, gutters, leaders and downspouts—16 oz. copper, American Brass Co. Miscellaneous Ironwork—General Bronze Corp.

INSULATION: Roof—Celotex Corp. Weatherstripping—spring bronze or bronze, General Bronze Corp.

STAIRS: Metal pan type, cement filled treads and platforms, General Bronze Corp.

FLOORS: Main rooms—wood, Kitchen—linoleum, Bathrooms—ceramic tile, Sparta Ceramic Co.

WOODWORK: Trim, shelving, cabinets and doors—wood, Hyde-Murphy Co. Interior metal bucks and doors—Sanymetal Products Co.

HARDWARE: Norwalk Lock Co.

PAINTING: Lead and oil throughout.


SPECIAL EQUIPMENT: Incinerator—Kern Incinerator Co.

TYPICAL LIVING ROOM AND KITCHEN

SITE: Slum; 16 acres.

BUILDING TYPES: 3-story apartments, 2-story row houses and 2-story flats.

SIZE: 264 living units; 20 2-room; 116 3-room; 121 4-room; 7 5-room.

SITE COVERAGE: 20 per cent.

COST: Total $1,714,031
Land 346,888
Demolition 2,418
Construction 1,336,615
Landscaping 28,130
Construction cost per room (including Landscaping): 1,504.67

RENT: Average per room per month excluding service charge: $5.03
including heat, hot water, light and refrigeration: $7.14

SPECIAL FEATURES: Included in the development is a day nursery and kindergarten for care of children whose mothers are employed.

See page 353 for unit plan.
See page 431 for Construction Outline.
LOCKEFIELD GARDEN APARTMENTS, INDIANAPOLIS, INDIANA

ARCHITECTS: William Earl Russ, Merritt Harrison.

SITE: Slum: 22 acres.

BUILDING TYPES: 3 and 4-story apartments, 2-story row houses.

SIZE: 748 living units; 456 3-room; 290 4-room; 2 5-room.

SITE COVERAGE: 20 per cent.

COST:
- Total: $82,709,766
- Land: $376,540
- Construction: $2,382,393
- Landscaping: $50,883

Construction cost per room (including Landscaping): $8,019.31

RENT:
- Average per room per month excluding service charge: $4.43
- Including heat, hot water, light, refrigerator, and cooking: $8.55

See page 452 for Construction Outline.

IL\N\O\I\S JULIA C. LATHROP HOMES, CHICAGO


SITE: Vacant; 35 acres.

BUILDING TYPES: 3-story apartments, 2-story row houses, and 2-story flats.

SIZE: 925 living units; 42 2-room; 428 3-room; 389 4-room; 66 5-room.

SITE COVERAGE: 25 per cent.

COST: Total $85,187,973
Land 602,109
Construction 4,499,863
Landscaping 86,000

Construction cost per room (including Landscaping): $1,409.30

RENT: Average per room per month, excluding service charge: $85.43
including heat, hot water, light, refrigeration, and cooking: $7.30

See pages 333 and 334 for unit plans.
CONSTRUCTION OUTLINE

FOUNDATION: Walls—12 in. concrete to grade, 4 in. brick and 8 in. concrete grade to 1st floor, continuous spread footings. Floor—concrete slab, mesh reinforced, 6 in. stone or gravel fill. Waterproofing—metallic type.


ROOF: Construction—concrete slab and beam, covered with 5-ply composition.

SHEET METAL WORK: Flashing—16 oz. Copper.


STAIRS: Steel, pan type, Central American Iron Works.


WOODWORK: Shelving and doors—wood, Austin Millwork.


LAUNDRY EQUIPMENT: Sink—cement, Crane Co.

BATHROOM EQUIPMENT: All fixtures by Crane Co.


SPECIAL EQUIPMENT: Incinerators—Robinson.
SITE: Slum, 17 acres; vacant, 6 acres.
BUILDING TYPE: 3-story apartments.
SIZE: 1,927 living units; 4 2-room; 618 3-room; 516 4-room; 39 5-room.
SITE COVERAGE: 23 per cent.
COST: Total 86,108,306
Land 1,461,623
Demolition (slum section) 1,473
Construction 4,942,208
Construction cost per room (excluding Landscaping): 1,383.98
RENT: Average per room per month excluding service charge: 5.43
including heat, hot water, light, refrigeration and cooking: 7.30
See page 354 for unit plan.
CONSTRUCTION OUTLINE

FOUNDATION: Walls—12 in. concrete to grade, 12 in. solid brick grade to first floor, continuous spread footings. Floor—concrete slab, mesh reinforced, 6 in. stone or gravel fill. Waterproofing—metallic type on floors and inside face of concrete walls.


ROOF: Concrete slab and beam covered with composition S-ply.

INSULATION: Weatherstripping—spring bronze and extruded brass or bronze thresholds, Absoproof Weatherstripping Co.


STAIRS: Metal pan type, metal risers and stringers, cement filled treads and intermediate platforms, cast iron safety treads, General Bronze Corp.


WOODWORK: Trim, shelving and doors—Harbor Plywood Corp.


PAINTING: Interior walls, trim, sash and exterior sash—lead and oil. Ceilings—concrete paint.


SPECIAL EQUIPMENT: Incinerators—Kerner.
CEYAR SP'RINGS PLACE, DALLAS  TEeAAS


SITE: Vacant: 15 acres.

BUILDING TYPES: 2-story apartments, 1-story row houses, and 2-story flats.

SIZE: 181 living units: 24 2-room; 92 3-room; 51 4-room; 14 5-room.

SITE COVERAGE: 10 per cent.

COST:

<table>
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Construction cost per room (including Landscaping): $81.343.84

RENT: Average per room per month excluding service charge: $86.34 including heat, hot water, light, refrigeration, and cooking: $87.92

See page 333 for unit plans.
See page 432 for Construction Outline.

SITE: Slum; 15 acres.

BUILDING TYPES: 1 and 2-story row houses and 2-story flats.

SIZE: 284 living units; 124 3-room; 10 4-rooms; 123 4½-room; 27 5½-rooms.

SITE COVERAGE: 19 per cent.

COST: Total $81,647,087
Land 232,021
Demolition 863
Construction 1,387,966
Landscaping 6,353

Construction cost per room (including Landscaping): $1,869.47

RENT: Average per room per month excluding service charge: $84.66
Including heat, hot water, light, refrigeration and cooking: $86.78

See page 352 for unit plan.
CONSTRUCTION OUTLINE


ROOF: Covered with 5-ply composition.

SHEET METAL WORK: Flashing—16 oz. copper.


WINDOWS: Metal casements and screens, Truscon Steel Co. Glass—double strength, quality B, Pittsburgh Plate Glass Co. and Mississippi Glass Co.

STAIRS: Metal pan type, Gate City Iron Works. Treads covered with asphalt tile, Uvalde Rock Asphalt Co.

FLOORS: Main rooms—asphalt tile, Uvalde Rock Asphalt Co.

WOODWORK: Trim on exterior door frames and shelving—Goodjohn Sash & Door Co. Miscellaneous metal trim—Milcor Steel Co.

HARDWARE: Sargent & Co.

PAINTING: Interior walls, trim, and sash—lead and oil. Ceilings—concrete paint.


BATHROOM EQUIPMENT: All fixtures—Kohler Co. Cabinet—metal, Philip Carey Co.


WOODWORK: Trim on exterior door frames and shelving—Goodjohn Sash & Door Co. Miscellaneous metal trim—Milcor Steel Co.

Doors—Goodjohn Sash & Door Co. and Peter Kiewit Sons.

HARDWARE: Sargent & Co.

PAINTING: Interior walls, trim, and sash—lead and oil. Ceilings—concrete paint.


BATHROOM EQUIPMENT: All fixtures—Kohler Co. Cabinet—metal, Philip Carey Co.


WOODWORK: Trim on exterior door frames and shelving—Goodjohn Sash & Door Co. Miscellaneous metal trim—Milcor Steel Co.

Doors—Goodjohn Sash & Door Co. and Peter Kiewit Sons.

HARDWARE: Sargent & Co.

PAINTING: Interior walls, trim, and sash—lead and oil. Ceilings—concrete paint.


BATHROOM EQUIPMENT: All fixtures—Kohler Co. Cabinet—metal, Philip Carey Co.


SITE: Vacant; 42 acres.

BUILDING TYPES: 2-story apartments and 1 and 2-story row houses.

SIZE: 518 living units; 136 3-room; 300 4-room; 82 5-room.

COST: Total 82,242,659
      Land 91,406
      Construction 2,087,041
      Landscaping 64,212

Construction cost per room (including Landscaping): 81,066.03

RENT: Average per room per month excluding service charge: 85.38
      including heat, hot water, light, refrigeration and cooking: 87.46

See page 354 for unit plan.
CONSTRUCTION OUTLINE


SHEET METAL WORK: Flashing, gutters and leaders—16 oz. copper.

INSULATION: Attic floors and roofs—Celotex Corp. Weatherstripping—spring bronze and brass or bronze thresholds, Absoproof Weather Strip Co.


STAIRS: Metal pan type, Wagner Iron Works.


HARDWARE: Interior and exterior—Stanley Works and Norwalk Lock Co.

PAINTING: Interior walls, trim and sash—lead and oil. Ceilings—concrete paint.


LAUNDRY EQUIPMENT: Sink—Alberene Stone Corp.


MAY 1938 401

SITE: Vacant; 14 acres.

BUILDING TYPES: 1 and 2-story row houses.

SIZE: 210 living units; 85 3-room; 83 4-room; 42 5-room.

COST: Total $1,911,120
Land 65,796
Construction 1,031,154
Landscaping 24,170
Construction cost per room (including Landscaping) $1,324.12

RENT: Average per room per month excluding service charge: $4.70
including heat, hot water, light, refrigeration and cooking: $6.26
CONSTRUCTION OUTLINE

FOUNDATION: Walls—12 in. concrete, continuous spread footings. Floor—concrete slab. Mesh reinforced, 6 in. stone or gravel fill.


ROOF: Concrete slab and beam for flat roofs; trussed wood rafters for pitched roofs. Covered with—asbestos shingle, Philip Carey Co. Ceiling (2nd floor)—plastered.

SHEET METAL WORK: Flashing, gutters and leaders—16 oz. copper.

INSULATION: Outside walls, ground floor and attic floor—Johns-Manville Corp. Roof—3-ply special conditions. Weatherstripping—spring bronze and brass or bronze thresholds, Builders Specialties Co.

WINDOWS: Metal casements and screens, Campbell Metal Window Corp. Glass—double strength, quality B, Libbey-Owens-Ford Glass Co. and Mississippi Glass Co.; ½ in. plate for doors, Pittsburgh Plate Glass Co.

STAIRS: Metal pan type, cement filled and asphalt tile treads, Hawkins Ornamental Iron Co.


WALL COVERINGS: U. S. Gypsum Co. plaster throughout except U. S. Gypsum Co.'s Keene's cement in bathrooms.

WOODWORK: Shelving and doors—Kentucky Millwork Co.

HARDWARE: Interior and exterior—Norwalk Lock Co.

PAINTING: Interior walls, trim, sash and exterior sash—lead and oil. Ceilings—concrete paint.


LAUNDRY EQUIPMENT: Sink—cement, Standard Elsmere Granite Co.


MAY 1938

403

SITE: Slum; 22 acres.

BUILDING TYPES: 1 and 2-story row houses.

SIZE: 314 living units, 51 2-room; 149 3-room; 74 4-room; 40 5-room.

SITE COVERAGE: 20 per cent.

COST: Total $1,755,536
- Land 240,410
- Demolition 3,350
- Construction 1,468,759
- Landscaping 43,017
- Construction cost per room (including Landscaping): 1,447.63

RENT: Average per room per month excluding service charge: $5.06
- including heat, hot water, light, refrigeration and cooking: $6.79

SPECIAL FEATURE: Community House.
See page 352 for unit plan.
CONSTRUCTION OUTLINE


SHEET METAL WORK: Flashing, gutters, leaders and metal porch roofs—16 oz. copper.


WINDOWS: Metal casements, Truscon Steel Co. Glass—double strength, quality B. Pittsburgh Plate Glass Co. Screens—metal, Truscon Steel Co.

STAIRS: Metal pan type, Decatur Iron & Steel. Treads—covered with asphalt tile, Thomas Moulding Co.


BATHROOM EQUIPMENT: All fixtures by Kohler Co. Cabinet—metal, F. H. Lawson Co.


SITE: Slum; 21 acres.
BUILDING TYPES: 1 and 2-story row houses and 2-story flats.
SIZE: 398 living units. 48 2-room; 243 3-room; 99 4-room; 8 5-room.
SITE COVERAGE: 25 per cent.
COST: Total 81,592.991
Land 196.733
Demolition 3,250
Construction 1,393,008*
Construction cost per room (including Landscaping): 1,104.68
RENT: Average per room per month excluding service charge: 85.06
including heat, hot water, light, refrigeration and cooking: 86.79
*Includes Landscaping.
See page 452 for Construction Outline.

SITE: Slum; 36 acres.

BUILDING TYPES: 3-story apartments, 1 and 2-story row houses.

SIZE: 449 living units; 24 2-room; 208 3-room; 183 4-room; 34 5-room.

COST: Total $3,868,123

Land $509,854
Demolition 3,210
Construction 2,307,209
Landscaping 47,830

Construction cost per room (including Landscaping) $1,496.22

RENT: Average per room per month excluding service charge: $4.61 including heat, hot water, light, refrigeration and cooking: $5.78

See page 452 for Construction Outline.

SITE: Slum; 28 acres.

BUILDING TYPES: 1 and 2-story row houses.

SITE COVERAGE: 25 per cent.

SIZE: 544 living units; 184 2-room; 260 3-room; 60 4-room; 10 5-room.

COST:
- Total: $2,238,801
- Construction: $1,732,744
- Landscaping: $39,978
- Construction cost per room (including Landscaping): $1,110.64

RENT: Average per room per month excluding service charge: $4.50 including light and refrigeration: $5.00

SPECIAL FEATURE: Community House.

See page 66 for Construction Outline.
ARCHITECTS: Flippin D. Burge, Preston S. Stevens.
SITE: Slum; 25 acres.
BUILDING TYPES: 3-story apartments, 3-story dormitory, and 2-story row houses.
SIZE: 604 living units; 397 3-room; 128 4-room; 53 5-room; 26 6-room.
COST: Total $2,518,548
Land (excluding dormitory site) $461,794
Construction $1,997,424
Landsaping $59,330
Construction cost per room (including Landsaping): $8068.34
RENT: Average per room per month excluding service charge: $5.52
including heat, hot water, light, cooking, and refrigeration: $7.33
SPECIAL FEATURES: First PWA housing project to be completed, data are available on Techwood’s tenants, based on a year of operation. Significant figures: average income of families housed, $422.11 per week; average family size, 3½ persons; number of wage-earners per family, 1½.
74 dormitory rooms and 40 3-room suites for faculty and students of adjoining Georgia School of Technology.
See p. 66 for Construction Outline.
Ref: ARCH. FORUM, Oct. 1936, p. 300-301.

SITE: Slum; 19 acres.

BUILDING TYPES: 2 and 3-story row houses, 2 and 3-story flats.

SITE COVERAGE: 25 per cent.

SIZE: 675 living units; 100 2-room; 248 3-room; 236 4-room; 91 5-room.

COST: Total $82,230.892
   Land $316,438
   Construction $1,876,765
   Landscaping $37,689

Construction cost per room (including Landscaping): $817.10

RENT: Average per room per month, excluding service charge: $83.11
   including heat, hot water, light, refrigeration, and cooking: $86.87
CONSTRUCTION OUTLINE

FOUNDATION: Walls—12 in. concrete, continuous spread footings. Floor—concrete slab, mesh reinforcement, 6 in. stone or gravel fill. Waterproofing—metallic type on walls of boiler house, pits, basements of apartments, and walls of kindergarten.


ROOF: Concrete slab, composition 5-ply.

SHEET METAL WORK: Flashing—16 oz. copper, Philip Carey Co.

INSULATION: Roof—Armstrong Cork Products Co.

WINDOWS: Metal casements and screens—Campbell Metal Window Corp. Glass—single strength, quality B, Pittsburgh Plate Glass Co.

STAIRS: Metal pan type, metal risers and wall stringers, cement filled treads, Birmingham Ornamental Iron Works. House stair treads—finished with asphalt tile.

FLOORS: All rooms asphalt tile, Thomas Moulding Floor Co.

WALL COVERINGS: Living room and bedrooms—Portland cement plaster.


HARDWARE: Interior and exterior—Norwalk Lock Co.

PAINTING: Interior walls, trim, sash and exterior sash—lead and oil. Ceilings—concrete paint.


BATHROOM EQUIPMENT: All fixtures by Crane Co.

ARCHITECTS: Chief, Samuel Lapham, Jr.,
Associates, David B. Hyer, Henry S.
Borden, Stephen Thomas.

SITE: Vacant; 16 acres.

BUILDING TYPES: 1- and 2-story row houses.

SIZE: 212 living units, 54 2-room; 64 3-
room; 70 4-room; 24 5-room.

SITE COVERAGE: 25 per cent.

COST: Total 81,419.231
Land 40,099
Construction 1,092,059
Landscaping 16,173
Construction cost per room
(including Landscaping): 1,584.47

RENT: Average per room per
month excluding service charge: $4.98
including light and refrigeration: $5.80

SPECIAL FEATURES: Advantage was taken
of an abrupt incline running across the site
to form a natural division between the
section developed for white tenancy and
the section developed for Negroes.
CONSTRUCTION OUTLINE

FOUNDATIONS: Walls—concrete, pile footings and continuous spread footings. Floor—concrete mesh reinforcement, 6 in. stone or gravel fill.


INTERIOR PARTITIONS: 2 in. solid plaster, 3 and 4 in. tile dividing partitions.

FLOOR CONSTRUCTION: Concrete slab and beam, Volunteer Portland Cement Co. and Universal Atlas Cement Co.

ROOF CONSTRUCTION: Trussed wood rafters, shingles, Keasbey & Mattison Co.

SHEET METAL WORK: Flashing, gutters and leaders—16 oz. copper.

INSULATION: Attic—Armstrong Products Co.

WINDOWS: Steel casements and screens—Campbell Metal Windows Corp. Glass—Libbey-Owens-Ford Glass Co.

STAIRS: Metal pan type, cement filled treads and platforms, Decatur Iron & Steel Co.


WOODWORK: Trim—wood, Snow Lumber Co. Metal interior bucks—Sanymetal Products Co.

PAINTING: Interior walls, trim, sash and exterior sash—lead and oil. Ceilings—concrete paint.


BATHROOM EQUIPMENT: All fixtures by Eljer Co.


HEATING: Individual stoves.
FLORIDA LIBERTY SQUARE, MIAMI


SITE: Vacant; 63 acres.

BUILDING TYPES: 1 and 2-story row houses.

SIZE: 243 living units. 30 2-room; 104 3-room; 57 4-room; 52 5-room.

COST: Total 8832.52

Land 12.796

Construction 810.016

Landscaping 29.710

Construction cost per room (including Landscaping) 976.41

RENT: Average per room per month including ice boxes and coal ranges $4.90

SPECIAL FEATURES: Community building including day nursery. All buildings in the development are of hurricane-proof construction.

See page 68 for Construction Outline.

Ref: ARCH. FORUM May, 1937, p. 422-423
Unlike the urban and suburban projects shown on the preceding pages, aimed to solve the housing problem within the framework of the existing city, the three “Greenbelt” communities shown on the pages following are designed to point the way to better housing through the creation of entirely new and self-contained Satellite Towns. Surrounded by a permanent protecting belt of farmland, each of the projects has its own pre-planned town center, comprising stores, theater, municipal and community building, its own schools, recreational facilities, and town government. Owned and operated by the Farm Security Administration (formerly Resettlement Administration), houses and apartments are rented rather than sold, at rents based not on actual cost but on the ability to pay, with tenant selection on a basis similar to that used by the USHA.
SITE: Town proper, 3,820 acres; surrounding agricultural belt, 8,180 acres.

BUILDING TYPES: 1- and 2-story row houses, detached houses, 2-story apartments.

SIZE: 883 living units; 571 row houses, 4 to 7 rooms; 5 detached houses (experimental); 306 apartments, 1½ to 3 rooms.

COST:* Total 89,325,000
- Land for building purposes, including surveys, clearing, and landscaping 246,000
- Roads, walks, and utilities 1,520,000
- 883 dwelling units 4,790,000
- 13 farm homes 85,000
- Schools 194,000
- Commercial buildings 344,000
- Lake: land and development 178,000
- Recreation Center: land and development 112,000
- Undeveloped land within town 614,000
- Land reserve outside of town 643,000
- Recoverables 381,000
- Construction cost per dwelling unit (excluding utilities and landscaping) 5423

RENT: Average per room per month excluding service charge: 83.90
- Monthly dwelling rentals, including heat, hot water, stoves, and refrigerators:
  - Range 818 to 841
  - Average 831.28
- Water (average monthly charge): 1.21
- Electricity (lights, cooking, refrigeration—average monthly charge): 3.18

SPECIAL FEATURES: Schools, shopping center, athletic field, lake for boating, and hiking trails.

*Actual expenditures totaled about 814,227,000. Of this amount, 84,000,000 has been deducted since—in the opinion of the Farm Security Administration—this represents the amount expended on account of relief and rehabilitation aspects of the program over and above the costs which would normally be incurred for labor.
GREENHILLS, CINCINNATI, OHIO


SITE: 5,930 acres.

BUILDING TYPES: Detached, semi-detached and group houses; apartments.

SIZE: 676 living units; 112 one-bedroom apartments, 40 two-bedroom apartments, 18 single-family detached four-bedroom dwellings, 6 single-family detached three-bedroom dwellings; 260 two-bedroom units, 208 three-bedroom units, and 32 four-bedroom units in group houses.

COST: * Total $9,917,338

Land (including inspection and planning) 2,443,917
Surveys, clearing, and landscaping 429,572
Roads, walks, and utilities 1,355,439
676 dwelling units 4,585,750
Rural improvements 132,500
Community building and school 900,250
Commercial buildings 301,750
Recreation centers 129,083
Inventories (recoverable): 123,010
Construction cost per dwelling unit (excluding utilities and landscaping): 867,800

RENT: Average per room per month: $5.50
Monthly dwelling rentals:
Range $8 to 84
Average $27.64
(Rent does not include heat and water.)

SPECIAL FEATURES: School, stores, recreation facilities.

*Actual expenditures totaled about $11,377,145. Of this amount $1,439,887 has been deducted since—in the opinion of the Farm Security Administration—this represents the amount expended on account of relief and rehabilitation aspects of the program over and above the cost which would normally be incurred for labor.
HALF OF SECOND FLOOR

HALF OF FIRST FLOOR

GROUP HOUSE FOR 4 FAMILIES

SECOND FLOOR

TYPICAL SINGLE HOUSE
TOWN PLANNERS: Jacob L. Crane, Elbert Poets. ARCHITECTS: Harry H. Bentley, Walter G. Thomas.

COORDINATOR: Fred L. Naumer.

SITE: 3,410 acres.

BUILDING TYPES: Detached, semi-detached, and group houses.

SIZE: 572 dwelling units: 44 two-bedroom detached houses; 230 three-bedroom detached houses; 12 one-bedroom units; 60 two-bedroom units, and 18 four-bedroom units in semi-detached houses; 208 dwelling units in group houses.

COST: Total 88,024,923
Land 81,200,522
Surveys, clearing and landscaping 337,313
Roads, walks, and utilities 1,489,946
572 dwelling units 3,738,946
63 farm houses 241,290
Community building and school 403,973
Commercial buildings 422,351
409 garages 125,342
Town yard 31,710
Inventories (recoverable) 38,163
Construction cost per dwelling unit (excluding utilities and landscaping): 86,328

RENT: Average per room per month excluding service charge: 83.91
Monthly dwelling rentals:
Range 819 to 836
Average 829.16
(Rents do not include heat and water.)

SPECIAL FEATURES: School, shopping center, recreation facilities.

*Actual expenditures totaled about 89,574,923. Of this amount, 81,350,000 has been deducted since—in the opinion of the Farm Security Administration—this represents the amount expended on account of relief and rehabilitation aspects of the program over and above the costs which would normally be incurred for labor.
Low-cost furniture for low-rent housing is the special contribution of the Farm Security Administration. Developed and tested by its Special Services Section in collaboration with the Bureau of Standards, Forest Products Laboratory, architects, home economists, and technical experts of the furniture industry, and manufactured by private firms under contracts awarded on the basis of competitive bids, basic furniture for a four-room family unit (excluding stoves and refrigerators) costs about $300.
GREENBELT, MARYLAND

LIVING ROOM

GREENBELT, MD.


HEATING: Forced hot water system. Boiler—steel fire tube. Light and heavy fuel oil horizontal pressure type burners with electric ignition system. Hot water heater—in-direct coil connected with heating boiler.


CONSTRUCTION OUTLINES

GREENHILLS, OHIO

STRUCTURE: Stucco on terra cotta block, 1 in. air space, Sisalkraft paper, Sisalkraft Co., 1 in. wood sheathing, 24 x 4 in. studs, 16 in. o.c., bat type insulation, 3/8 in. plaster board, National Gypsum Co., plaster and brick air space; asbestos siding, Philip Carey Co. Interior partitions—plaster board on studs and gypsum plaster. Floor construction—wood joists, sub-floor, deadening felt, finished floor. Ceiling—plaster. ROOF: Pitched—rafters, 1 in. sheathing deadening felt, Flintkote Co., covered with slate. Flat roofs—wood joists, 1 in. sheathing, covered with 5-ply built-up. SHEET METAL WORK: Copper, Chase Brass & Copper Co., Inc.


GREENDALE, WIS.


BATHROOM EQUIPMENT: All fixtures by Kohler Co.

This year's Architectural League Exhibition represents a departure from custom. So that the public as well as those in the profession might have an opportunity to appraise contemporary architecture and the allied arts in the different sections of the United States, those in charge of the Exhibition invited Committees of prominent architects, artists and designers to select examples of the best work from their section. The pages which follow are not only representative but offer convincing testimony that architecture and the allied arts are moving forward.
HOLABIRD & ROOT, ARCHITECTS. STUDY OF UNIT "A" PROPOSED ADDITION TO THE ART INSTITUTE OF CHICAGO
LUCIAN M. DENT, ARCHITECT, MINOR MEMORIAL M. E. CHURCH, SOUTH DE SOTO COUNTY, MISS.
ELIZABETH SEAVER, SCULPTOR, "ADAGIO,"
CLEVELAND MUSEUM OF ART

BRENTS CARLTON, SCULPTOR: MOTHER AND CHILD IN TENNESSEE MARBLE
THOMAS D. CHURCH, LANDSCAPE ARCHITECT, GARDEN FOR MR. HENRY V. COLBY, BERKELEY, CALIF.

GARDNER A. DAILEY, ARCHITECT, RESIDENCE OF W. LOWE, SR., WOODSIDE, CALIF.
HARRY BOCNER, ARCHITECT. MILWAUKEE RIVER BRIDGE, RIVER HILLS, WIS.

RICHARD KOCH, WEISS, DREYFOUS & SEIFERT, ASSOCIATED ARCHITECTS, WM. S. WIEDORN, LANDSCAPE ARCHITECT, NEW ORLEANS CITY PARK.
CARL MILLES, SCULPTOR, ELLERBE & CO., ARCHITECTS, HOLABIRD & ROOT, ASSOCIATED ARCHITECTS, PEACE MEMORIAL, RAMSEY COUNTY COURT HOUSE AND ST. PAUL CITY HALL
WILLIAM P. HENDERSON, DESIGNER. "THE NAVAJO USE OF RELIGION," SANTA FE, NEW MEXICO

EUGENIE F. SHONNARD, SCULPTOR.
"PUEBLO INDIAN WOMAN WITH BOWL"
AYMAR EMBURY, II, ARCHITECT, PORT OF NEW YORK AUTHORITY, O. H. AMMANN, CHIEF ENGINEER, RALPH SMILLIE, ENGINEER OF DESIGN, LINCOLN TUNNEL, VENTILATION BUILDING
AYMAR EMBURY, II, ARCHITECT, O. H. AMMANN, CHIEF ENGINEER, ALLSTON DANA, ENGINEER OF DESIGN,
TRIBOROUGH BRIDGE—ANCHORAGE
WEISS, DREYFOUS & SEIFERTII, ARCHITECTS, MEDICAL CENTER, NEW ORLEANS, LOUISIANA
WILLIAM & GEOFFREY PLATT, ARCHITECTS, JOHN M. GATES, ASSOCIATE, MORNING BUILDING, NEW YORK

FRANCIS KEALLY AND LEONARD DEAN, ASSOCIATED ARCHITECTS, WOODEN FLON, COMMUNICATIONS BUILDING, NEW YORK WORLD'S FAIR
RUTH GIKOW, ARTIST. “CHILDREN’S RECREATION IN CITY AND COUNTRY” FOR BRONX HOSPITAL, N. Y., WPA FEDERAL ARTS PROJECT
EDMOND AMATEIS, SCULPTOR, "PAUL BUNYAN," FOR WORLD'S FAIR OF NEW YORK
OLD HARBOR VILLAGE, BOSTON, MASS. PAGES 365-367


INCINERATORS: Lambert-Sawyer Co.

NEW TOWNE COURT, CAMBRIDGE, MASS. PAGE 365


INCINERATORS: Lambert-Sawyer Co.

BRAND WHITLOCK HOMES, TOLEDO, OHIO PAGE 386


PLUMBING: Pipes: Cast iron—Clow & Sons, Alabama Pipe Co. and American Radiator Co.


INCINERATORS—Detroit Incinerator Co.

LOCKEFIELD GARDENS, INDIANAPOLIS, IND. PAGE 389

FOUNDATION: Walls—concrete to grade. Floor—concrete slab, reenforced, 6 in. stone or gravel fill.


ROOF: Concrete slab and beam covered with 5-ply composition, Acme Roofing Co.

ELECTRICAL INSTALLATION: Rubber insulated wire, Triangle Conduit & Cable Co.

STAIRS: Metal pan type, General Bronze Co.

WALLS: Glazed brick, Ayer, McCar & Reagon Co.


PAINTING: Lead and oil throughout.


ANDREW JACKSON COURTS, NASHVILLE, TENN. PAGE 406

FOUNDATION: Walls—12 in. concrete. Floor—concrete slab, 6 in. stone or gravel fill.


LAUDERDALE COURTS, MEMPHIS, TENN. PAGE 407

FOUNDATION: Walls—12 in. concrete, continuous spread footings. Floor—concrete slab, mesh reenforced, 6 in. stone or gravel fill.


BATHROOM EQUIPMENT: All fixtures by Crane Co. Cabinet—metal, F. H. Lawson Co.


CONSTRUCTION OUTLINES (Continued from page 451)


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CONSTRUCTION OUTLINES (Continued from page 451)

