ARCHITECTS' APPRAISALS

With the permission of the Detroit Real Estate Board we reprint in this issue a schedule of unit costs based on cubical contents of buildings. This table should be of interest to those architects who are doing appraisal work for insurance or other purposes. It is intended primarily for the purpose of estimating a fair valuation for building permits, but with the addition of experience and judgement it should be of use in obtaining reasonably accurate values.

In compiling the statistics contained in the table on page two the Detroit Real Estate Board acknowledges the assistance of Mr. Joseph P. Wolff, Commissioner of Buildings and Safety Engineering, City of Detroit.

Concerning the table the Real Estate Board says: “These values are presumed to represent the least cost, including architectural fees and contractors' profit, at which a fairly good building, of economic design, can be constructed under the most favorable conditions, in this district. The estimated cost to also cover all general details of construction and equipment including the plumbing and heating systems, elevators, etc., as well as the interest to those architects who are doing appraisal work for insurance or other purposes. It is intended primarily for the purpose of estimating a fair valuation for building permits, but with the addition of experience and judgement it should be of use in obtaining reasonably accurate values.

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<table>
<thead>
<tr>
<th>Material and Type</th>
<th>Cost Per Cubic Foot in Cents</th>
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<tr>
<td>Fireproof, Steel</td>
<td>1.25</td>
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<tr>
<td>Fireproof, Stone</td>
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<tr>
<td>Mill Construction</td>
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<td>Framed</td>
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ARCHITECT’S APPRAISALS
(Continued from Page 1)

fair basis is a part of the savings on the first premium, not to exceed the saving for one year. Even though a premium has just been paid it is an easy matter to cancel a part of it and get a rebate. Such an appraisal can also be used for tax reduction request, and other purposes. While most buildings will probably be found to be over-insured there may be some that are under-insured. The architect would also render a valuable service in bringing this out.

For those interested the office of the Bulletin has available sub-contract figures on apartment buildings of ordinary construction, residences of brick veneer, and store buildings of ordinary construction. The latter have been figured in all of the various combinations from a single store to a group of four, with and without basements, with and without flats above, both for interior and corner lots, in all 32 different unit prices for this type of building.

JOINT MEETING

Wed., Oct. 19th, 3 P. M., Greenfield Village

Architects herabout, their families and friends are invited to attend a joint meeting of the Detroit Chapter and the Society. Starting at 3 P. M. a guide will conduct the guests through the village. Architects accompanied by their wives may remain for dinner at 6:30. A brief business meeting of the Chapter will follow. Full particulars will be given next week.

BOWLERS’ ATTENTION

Ed Brunner of the Builders’ and Traders’ Exchange is desirous of hearing from those who intend to enter the bowling league this winter. In case The Architects’ Bowling League is not resumed this season Ed thinks there is a good possibility of their combining with the B. & T., as has been done in golf tournaments during the summer.

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Everybody grows reminiscent in the Fall of the year. This is officially recognized in the great gastronomic get-together known as Thanksgiving Day on which we reflect upon the good things of life which we have enjoyed and for the once dismiss our misfortunes and infirmities. Kids starting back to school, playing foot-ball in the vacant lots—out where we live they even go walnutting—recall for us those happy days when we were active participants and not merely dignified spectators on the sidelines. A cold snap and the old car falters when you try to start her in the morning, and your memory instantly reverts to these happy days when she responded so perfectly to your touch—just like they said she would in the ads.

This mood has apparently seized upon your Program Committee, for the October meeting will afford an unparalleled opportunity to indulge in retrospective delights. Most of us have been promising ourselves that some time soon we would take a trip to Henry Ford's Greenfield Village and revel in its atmosphere of yesteryear. Here is a chance to do it under the most auspicious circumstances. Note the directions carefully.

On Wednesday, October 19th, at 3 P. M. sharp, we meet at Airport Drive, Ford Airport. Guests are welcome. Ladies are especially invited. Have your car parked and be foot-loose by 3 P. M. We will then be escorted to carriages, and old Dabbin, Quaker, Black Beauty, Dan Patch et al will trot us over to the village. Here as the guests of Mr. Henry Ford we will be entertained for the rest of the afternoon. At the conclusion of our tour of the village and the Ford Museum (Robert O. Derrick, Inc., Architects, represented by Branson V. Gamber) we will visit Dearborn Inn (Albert Kahn, Architect). Here a buffet supper will be served to those who care to partake of it for $1.00 per mouth. This, we might add, represents a substantial concession by the Inn-keeper from his regular rates.

Following the supper, members of the Detroit Chapter, A. I. A. will further reminisce by holding their Annual Meeting. Guests who wish to may attend this meeting, and for the diversion of the ladies, tables will be arranged in the Lounge where they may play contract (under A.I.A. General Conditions) or, more suitably, old-fashioned bridge, or pedro.

Please notify the Committee at once if you are coming. No other notice will be sent out to you. Our arrangements require that we know by Tuesday morning, October 18th,

(1) how many will attend the Village, Museum and Inn tour,
(2) how many will attend the supper,
(3) how many ladies will play bridge.

Drop a card with this information to Clair W. Ditchy
763 Fisher Building
Detroit.

Wirt C. Rowland, just returned from Chicago, will speak at this week's luncheon on his impressions of the 1933 World's Fair.

C. W. Ditchy, Austin A. Howe and George M. McConkey are architects named on the State Building Code Committee.
DESIGN OF SWIMMING POOLS

The Department of Health, City of Detroit, has prepared Proposed Regulations Governing Standards for Design and Equipment of Swimming Pools and other Bathing Places.

While there are only a limited number of copies of the original draft available, architects and others interested may secure copies by addressing the Department of Health at 3919 John R. St., Detroit. Concerning the document Mr. William H. Carey, Jr., Assistant Sanitary Engineer says, "In issuing our Proposed Regulations Governing the Design and Equipment of Swimming Pools and Other Bathing Places, we are requesting that you examine these rather carefully and criticize those portions which you feel are inadequate.

"It is our desire to have these regulations as nearly correct as possible before they are formally adopted by the Board of Health, and your interest in swimming pool problems leads us to feel that your criticisms would be valuable in making up the final draft.

"It is our desire to get these regulations into final form as soon as possible and we would appreciate it very much if your criticisms could reach our office by November 15."

TUESDAY LUNCHEON

It's funny the things you see when you go out without a camera, particularly when walking down the avenue with a huge roll of plans under your arm. Everybody thinks you are an architect—with a job, and the whole building industry speaks to you. Of course, they don't know the plans are for a building done in 1929, the tenant is now in bankruptcy, and the receivers are about to sell his equipment, including the plumbing fixtures, and that you have been called in to reclaim at least the structural members. And, if that's architecture, I'll take vanilla.

But just a cross section of Woodward Avenue on the way to the luncheon brings out Jack Gay, N. J. Biddle, George Bissett and Albert Kahn. And there are lots of ways of making a living besides architecture and appraising—"City maps a dy-yum."

And at the luncheon we have as our guest Mr. Zurga of Belden-Stark Brick Co., who passes the cigars. His father was a plumbing and heating contractor, and the avenue with a huge toll of plans under your arm. Everybody thinks you are an architect—with a job, and the whole building industry speaks to you. Of course, they don't know the plans are for a building done in 1929, the tenant is now in bankruptcy, and the receivers are about to sell his equipment, including the plumbing fixtures, and that you have been called in to reclaim at least the structural members. And, if that's architecture, I'll take vanilla.

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poration for whom such trustee is acting, is given; also that the said two paragraphs contain statements embracing affiant's full knowledge and belief as to the circumstances and conditions under which stockholders and security holders who do not appear upon the books of the company as trustees, hold stock and securities in a capacity other than that of bona fide owner; and this affiant has no reason to believe that any other person, association, or corporation has any interest direct or indirect in the said stock, bonds, or other securities than as so stated by him.

That the average number of copies of each issue of this publication sold or distributed through the mails or otherwise, to paid subscribers during the six months preceding the date shown above is: (This information is required from daily publications only.)

Talmage C. Hughes, Editor
Sworn to and subscribed before me this 3rd day of October, 1932.
(Seal.)
Dirvine T. Gouin
(My commission expires Jan. 20, 1933.)

TUESDAY LUNCHEON
(Continued from Page 2)
contractor and the mention of his name brings up many pleasant recollections. W. G. Malcomson with his blue suit and Frank Wright with his blue tie and hankie, Clair Ditchy, "Joint Program Committee," Branson Gamber, "contrary minded.") We hear that Art Hyde has written an excellent report of a meeting of the Board of Directors of the Chapter held in Windsor and Herb Wenzell has written a reply. Al Harley as Sergeant at Arms admits Bill Cuthbert from Ann Arbor and friend Linden, and gets the dickens for it. The twins, Mildner & Eisen, Al Leone has a house job—the lucky fellow. Gus Balle's party for the architects of his newly completed Tuttle & Clark job looks splendidly he challenged our cause with respect to our friend Clarence J. McLeod, Member of Congress, Thirteenth District of Michigan, and candidate for re-election. Frank Eurich has told us how splendidly he challenged our cause with respect to this bill. I am sure I cannot write a political speech as good as Roger Allen or Chris Steketee, but the this hour was growing late, so we decided to stay over for the laying of the corner stone on the postoffice. 1500 were present, 750 were camera men. No wonder we couldn't find a camera. Chester Sorensen, the man who has seen his duty and done it. Lancelot Sukert and Dave Williams hanging on the rail. And so back to our court cases.

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RECLAIMING BLIGHTED AREAS

By Lewis E. Stevens '33A

From the Michigan Technic

We were particularly fortunate to hear that eminent City-planning Architect, Mr. Henry Wright, lecture to a group of faculty, students, and townspeople, on a subject of vital social, economic, civic, and architectural significance; namely that of reclaiming and rehabilitating the acres of blighted areas in our larger cities. That such a move is essential to a healthful environment, the present economic situation, and to truly modern American communities cannot be denied.

Mr. Lewis Mumford has made a thorough analysis of housing in these blighted areas in which he points out that the increased number of mechanical and standardized devices—refrigerators, bath-tubs, toilets, steam-heating, radio connections—all of which have led to the industrialization of architecture, now represent ninety per cent of the total cost of the average dwelling, and that precious little is left for Architectural Refinement. The result is distressingly obvious: finding the schemes presented by the architect prohibitive in cost, the industrial and clerical workers turned to the carpenter-contractor, the "jerry-builder" and the inevitable cheapening of materials and workmanship; hence our blighted areas.

The mass-production house turned out by the machine, designed by a corps of experts, sanitary engineers, heating engineers, hygienists, and domestic science professors, according to Mr. Mumford, would rationalize the modern house, and in the place of the charm of good building, of the mason’s or carpenter's feeling for his work, there would appear the austere clarity of good machinery; in short it would constitute a real improvement over the actual quarters in which a great part of the population now live. In spite of these apparent advantages, however, the mass-house would not be a solution to the housing problem because its cost would not be greatly reduced, and even if it were cut in half the cost of sewers and sewage disposal, water mains, rent of land, and streets, would average in to show a saving of barely ten per cent. Land, manufactured utilities, site improvements, and finance call for a greater share of cost than the building and labor, and the mass-production house cannot help this. It appears then that the free standing house is the stumbling block. Its individuality is already lost, newly-wed subdivisions with last vestiges of romantic Norman, Cotswold, or Tudor, feebly attempt to cover up the essential standardization that have taken place, and the conclusion that the isolated domestic unit cannot be made sound, beautiful and efficient except at a prohibitive cost is true.

The answer to the question—How shall the fundamental requisites of domestic life be embodied in a modern community program?—is: establish an integral architecture, beginning with the community first, and treating the problems of economics, community planning, technics and architecture as one, seeking a solution not in terms of the individual "cell" but in terms of the larger unit. In brief then Mr. Mumford has shown us that the single house fails to achieve economy, utility, individuality, as well as communal relationship, that mass-production housing could not be a solution, and further that an integral architecture, such as that conceived of by Mr. Henry Wright, is a much more desirable scheme, using these factors as a measure.

The aim of integral architecture is to effect an economy which will raise and spread the standards of the modern house, by endeavoring to secure, through site planning, and site development through orientation to sunlight and wind, a result that can otherwise be obtained only through an expensive (Continued on Page 2)
ARCHITECTS AND PRODUCERS JOINT MEETING

Following the general practise of other cities wherein Chapters and Producers’ Council Clubs hold forth, one joint meeting is held annually and November 10th has been selected for the first annual meeting in Detroit.

The Producers’ Council Club of Detroit was organized last January and is an active club for its age.

The main object of the first annual meeting is to get all architects of both societies personally acquainted with the Producers’ Club members—there are 28 in all.

With this in view the two programme committees with Mr. Winert and Mr. Ditcheay as Chairman are whipping into shape a programme that none will want to miss.

The meeting is to be held in the form of a smoker, Mr. F. W. Morse, the National President of the Producers’ Club has promised to be with us, an outside speaker will have something very interesting to tell us and you know Claire’s ability as a playwright. The entrance fee within the reach of everyone, but we must not tell you all, more will be given in our coming issues.

Place red ring around the date—Thursday, November 10th and November 11th, being a holiday you can nurse a possible headache but it will be your own fault.

RECLAIMING BLIGHTED AREAS

(Continued from Page 1)

mechanical contrivance. The chief factors in achieving it are interest rates, wage scales, availability of water and electricity, the topography and the character of the soil, and the community plan itself; each of these having a great control over the design and type of building material or the method of construction. The right political and economic form for modern community building is perhaps one of the most important social questions and the problem of the hinter land is still unsolved.

Mr. Henry Wright developed the following scheme. This new trend has not replaced the smaller two-four-foot passage way between it and the next frontage, elongating itself backwards with about a four-foot flat. In this analysis of the place of the apartment in the community it is found that the larger elevator types are seeking the most favored areas, best served by streets and traffic facilities, bordering on parks and lake fronts and accessible to every sort of public improvement and social advantage. But these more desirable sites are still relatively few, and the problem of the hinter land is still unsolved.

Mr. Wright is to preferred, are the effective causes of this new situation; however, some of these smaller flats are badly planned and thoroughly unlivable and rentals have been expanded to meet extravagant financing costs.

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This new trend has replaced the smaller two-story four-family or three-story six-family flat. Mr. Wright’s clear and unclouded concept of social aspects of community planning and Chicago are illustrating the apartment house trend by definitely merging from a period of bad small-unit family dwellings to a more promising (though far from ideal) form of group housing.

The actual preference by many people for the multi-family dwelling, the economy which places it within the means of an increasing number of people, and the preference of loaning institutions, which have found that under present conditions, the more elastic equity of the multi-family is to be preferred, are the effective causes of this new situation; however, some of these smaller flats are badly planned and thoroughly unlivable and rentals have been expanded to meet extravagant financing costs.

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The actual preference by many people for the multi-family dwelling, the economy which places it within the means of an increasing number of people, and the preference of loaning institutions, which have found that under present conditions, the more elastic equity of the multi-family is to be preferred, are the effective causes of this new situation; however, some of these smaller flats are badly planned and thoroughly unlivable and rentals have been expanded to meet extravagant financing costs.
nate it or improve its form. Heating is done by each tenant, grass disappears in favor of concrete, and the view, if not down on a muchly trafficked street, is confined to a few square feet of white-washed wall.

Realizing that there was enough wasted space in the average American neighborhood to provide it with an adequate park, Mr. Wright demonstrated this fact to be true and effectively embodied it in his plan of Radburn. The group row house in the quadrangle plan reduces the cost of heating, refrigeration, and taxation per family since the length of street utilities is reduced as well as the actual paving. Moreover, the use for additional service streets and alleys does not exist in this scheme, where heat comes in through a pipe, light over a wire, and garbage vanishes as smoke through the chimney. Not only has this architect achieved a more beautiful and effective architectural unit as well as a more healthful environment for those people now existing in the blighted areas, but he is also able to show those land owners a profit of about one and a half per cent more per year on their present holdings. Exclusive of the economy of centralized heat, and refrigeration is the added one due to the fact that the houses are continuous, fifty per cent more tenants can be housed on the same area with an atmosphere of much greater freedom; each tenant has approximately twenty-five square feet of earth on which to jilant his own freedom; each tenant has approximately twenty-five square feet of earth on which to plant his own specific type of flowers, the central portion being maintained by the land owners.

Realizing that mere aestheticism as the only virtue of any scheme to better environment under the present system of land ownership was ineffectual, because land owners can pick up their ears not at the mention of how much more healthful their tenants will become, how much more attractive will their investment have become, Mr. Wright has, by dint of his genius, struck home a far-reaching and deeply felt blow to a problem that has for a long time driven weaker men to complete resignation.

TO ED FROM KI

Oh Ed, with joy I read my pome
Imprinted in your weekly tone.
The Muses surge within my breast
To pour forth with untrammeled zest
Their gratitude.
No pent emotions now must die
Unfelt by others. Human eye
May on your pages now descry
My handwrote, thus made public by
Your attitude.
Oh Tal Mahaj Hughes modern fame
I like to link with well-known name
(In my poor hally faulty rhyme
With Taj Mahal of India's clime)
In similarity,
Yours is no monument to hold
A lifeless form whose story's told.
May on your pages now descry
Our humble actions ere they're cold
In all their verity.
—Ki.

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