DAYTON SEMINARS WELL ATTENDED

Early arrival in Dayton on Thursday afternoon, September 22, enabled us to join in the “take-off” in Hotel Miami’s “Flagship Room” with J. Frazier Smith, the Edward Scotts, of Memphis, and Kenneth C. Black, of Lansing, for a pre-Seminar discussion of things to come.

We learned from Frazier, regarding the Salt Lake City Convention, that he carried his wife and two daughters, and suddenly enjoyed it. Being from the South ourselves, we couldn’t find fault with either his expression or pronunciation.

There was some question as to what happened to the Tennessee ham which he was reputed to have served in his room at the Utah Hotel, as it seems there were too many Institute members who did not have a chance to sample it—including the writer.

Incidentally, one of Frazier’s daughters has just graduated from the University of Texas (began under Walter Rolfe), has joined her father in his office, and threatens to design a house for the family that is thoroughly modern—What an interesting prospect! The only objection comes from Frazier, who has heard it said that when one designs, and builds, and lives in his third house it is his last—he dies in it. We disproved this by saying that we are now in our fourth—happily enjoying it. Being from the South, perhaps it will be different with either his expression or pronunciation.

The women’s program included a luncheon at the Dayton Art Institute, and a dinner at the Miami Hotel. Miss Margaret Bover, also spoke on “The Ohio Society Fee Schedule.”

The Institute staff, also spoke on the work being done by their departments.

The program was closed with the “Negotiated Fee as a Basis for the Architect’s Services,” while George Marshall Martin, of Cincinnati, spoke on “The Ohio Society Fee Schedule.”

Friday afternoon Russell S. Potter, President, presided at a business meeting and election of officers. C. Curtis Inscho of Columbus was elected President: George S. Voinovich of Cleveland, 1st. Vice-President; Carl B. Britsch of Toledo, 2nd. Vice-President; Emory J. Ohler of Dayton, 3rd. Vice-President; John W. Hargrave of Cincinnati, Secretary, and Walter H. Damon of Youngstown, Treasurer.

The 1949 Convention of ASO will be held in Cleveland.

At the Annual Banquet, concluding event, Friday evening, the report of the Jury of Awards was given. The Medal Award went to Potter, Tyler & Martin of Cincinnati for their F. & R. Lazarus Parking Garage in Columbus; Honorable Mention to Arthur J. Dupre of Columbus for his Petty Photographic Studio in Columbus; Honorable Men-

Mr. Henry H. Saylor, 1741 New York Ave. N.W., Washington 6, D.C.

WEEKLY BULLETIN

Michigan Society of Architects

THE AMERICAN INSTITUTE OF ARCHITECTS

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Volume XXII

DETOIT, MICHIGAN, OCTOBER 5, 1948

No. 40

Dayton Seminars Well Attended

Rosa, Mr. and Mrs. Howell Taylor, John C. Thornton, Morris Webster.

The conference had been well-planned by Great Lakes Director, Kenneth C. Black, General Chairman, and Ralph W. Carnahan, Chairman, of Dayton. The Dayton Chapter, A.I.A., was host. Harry I. Schenck, of Schenck & Williams, Architects, of Dayton, is President of the Dayton Chapter.

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tion to James A. Reed of Dayton for his James Lumber Co.'s Storage and Office Building in Springfield, Ohio.

Miss Helman, secretary to Ralph Carnahan, was named the new Sweetheart of ASO and presented with a beautiful floral offering. Without saying a word, she made the most eloquent and appreciative "speech" of acceptance we have ever heard. She succeeds Mrs. John Richards of Toledo. L. Morgan Yost was the speaker of the evening.
BY-LAWS OF THE DETROIT CHAPTER
THE AMERICAN INSTITUTE OF ARCHITECTS

EXPLANATION
The present By-Laws of the Detroit Chapter were adopted in April, 1929. Since then a number of circumstances have arisen which make them obsolete and inequitable in several respects. The membership has increased from less than eighty to over four hundred, the structure of the Institute itself has undergone great changes and the status of the Michigan Society of Architects has changed from that of “A State Association Member of the A.I.A.” to that of a “State Organization of the A.I.A.” With this latter event has come certain changes in the relationship of the Detroit Chapter to the Michigan Society of Architects which must be accommodated by new provisions in our By-Laws.

To provide for the inadequacies and to correct the inequitable provisions, it is now proposed to amend the By-Laws of the Detroit Chapter, A.I.A. as follows:

AMENDMENT NO. 1.
Article 1. Add the following:

Amendment No. 1
Branch Chapters: The Executive Committee with the approval of The Institute Board, may organize one or more branch chapters within its territory.

Comment: This will provide the necessary authority for the establishment of student chapters and, if the occasion should demand, for other branches.

AMENDMENT NO. 2.
Article 5. Provide a new "ARTICLE 5. STUDENT ASSOCIATE SHEIPS" which will set up this classification in conformity with present Institute regulations.

(The insertion of a new Article 5 will change the numbering of the present articles following.

AMENDMENT NO. 3.
Article 8. Meetings. (Present Article 7.) Change Section 4 to read as follows:

Section 4. Quorums at Meetings:
A quorum shall be necessary for the transaction of any business at a meeting of this Chapter. Unless the statutes of these by-laws otherwise require, a quorum shall be ten percent of the total number of the assigned members of this Chapter, or three such members whichever is the greater number.

Comment: The by-laws now require twenty percent of the assigned members to form a quorum. Because of the present large membership, this is impracticable.

Add to Section 6 a new paragraph (c) as follows:

(c) The same procedure may be followed for the nomination and election of directors to the Board of Directors of the Michigan Society of Architects to represent the members of this chapter on that Board.

Comment: This will provide the machinery for the Chapter to conform with the requirements of the By-Laws of the Michigan Society of Architects which the Chapters has approved.

AMENDMENT NO. 4.
Article 9. The Executive Committee (Present Article 8.)
Change Section 1. to read as follows:

Section 1. The Executive Committee shall consist of nine assigned members of this chapter each of whom shall be either a director or an associate of this Chapter. The retiring president shall ipso facto become a director to serve until succeeded by the next retiring president.

AMENDMENT NO. 5.
Article 10. Officers (Present Article 9.)
Section 2. The President:
Add a paragraph to read:

(c) The president shall appoint each year a member of the Executive Committee to serve as a director on the Board of the Michigan Society of Architects.

Comment: This conforms with the provisions of the By-Laws of the Michigan Society of Architects which have been approved by this Chapter.

AMENDMENT NO. 6.
Article 18. Amendments to By-Laws. (Present Article 17.)

Amend Section 1 (b) and (c) to read as follows:

(b) It shall require a roll-call concurred vote of not less than two-thirds of the total number of assigned members of this Chapter present to amend a by-law relating to Institute affairs.

(c) It shall require a roll-call concurred vote of not less than two-thirds of the total number of members and associates of this Chapter present to amend a by-law that does not relate to Institute affairs.

Comment: The by-laws now require a two-thirds vote, in either instance, of the entire membership. This makes it almost impossible to amend the by-laws, as it requires an affirmative vote of nearly three hundred members under paragraph (b) and over four hundred under paragraph (c).

The Amendment would permit action by a two-thirds roll-call vote, of those present at a meeting. Previous notification, of course, would still be provided for, so that those who were interested could attend the meeting and vote. Now a letter ballot is the only feasible means to get a two-thirds vote.

AMENDMENT NO. 7
Editing of Present By-Laws:
The present Detroit Chapter By-Laws contain a number of obsolete paragraphs, and also unnecessarily long and tedious in some of the provisions. The Institute has issued an "Advisory Form of Chapter By-Laws" to overcome these objectionable features prevalent in many chapter By-Laws.

The foregoing draft of new By-Laws for the Chapter has been prepared, conforming with the "Advisory Form" of The Institute and containing the foregoing proposed amendments. This new draft is herewith presented. It does not affect the intent or provisions of the existing by-laws except as they are modified by the aforementioned proposed amendments.

Your Executive Committee has carefully considered all of these amendments and recommends your favorable vote on their adoption.

The Executive Committee hopes to be able to report the action of the membership at the annual meeting on October 20, 1948.

For your convenience a stamped card is being mailed separately. Please mark your ballot, sign and return it immediately. IT IS VERY IMPORTANT THAT YOU VOTE, IN ORDER THAT WE MAY OBTAIN THE REQUIRED PERCENTAGE OF THE ELECTORATE.—Charles B. McGregor, Secretary.

BY-LAWS

ARTICLE 1. NAME, OBJECTS, ORGANIZATION AND JURISDICTION.

Section 1. Name.
The name of this organization is The Detroit Chapter, The American Institute of Architects.

In these by-laws the above named Chapter is referred to as this Chapter; the governing board of this Chapter as the Executive Committee; The American Institute of Architects as The Institute; and The Board of Directors of The Institute as The Institute Board.

Section 2. Objects.
The objects of this Chapter shall be to promote and forward the objects of The American Institute of Architects within the territory of this Chapter.

Section 3. Organization.
This Chapter is a non-profit, unincorporated membership association organized and existing under and by virtue of a charter granted by The Institute the eleventh day of March, 1925.

Section 4. Territory.
The territory within which this Chapter shall represent and act for The Institute is that described in its charter or otherwise prescribed by The Institute.

Section 5. Government.
The affairs of this Chapter shall be conducted by a governing board called the Executive Committee.

Section 6. Branch Chapters.
The Executive Committee, with the approval of The Institute Board, may organize one or more branch chapters within its territory.

ARTICLE 2. MEMBERSHIP.

Section 1. Members.
This Chapter shall be composed of corporate members of The Institute who have been assigned to membership in this Chapter by The Institute Board or have been admitted to such membership in accordance with the provisions of Section 3 of this Article.
Section 2. Assigned Members.
Each member assigned to this Chapter shall remain a member of it until his membership in The Institute is terminated or he is reassigned by The Institute Board to another chapter.

Section 3. Unassigned Members.
(a) The Executive Committee, without action by The Institute, may admit to membership in this Chapter any assigned member of another chapter; provided such membership in writing directly to the Executive Committee in the manner prescribed by it.

(b) A member so admitted by the Executive Committee shall be subject to all regulations and shall have all rights in this Chapter, and shall be entitled to the privileges of a member assigned to it, except he shall not hold any office or directorship in this Chapter, vote at any of its meetings on any matter affecting The Institute, nor represent its members as a delegate or otherwise at any meeting of The Institute.

(c) If the Institute membership of a member admitted as provided in a paragraph (a) of this Section 3 is terminated, then ipso facto his membership in this Chapter terminates. Such member may terminate his membership in this Chapter by resignation in writing to the Executive Committee if he is not indebted to this Chapter. The Executive Committee may terminate his membership in this Chapter for indebtedness to it.

Section 4. Enrollment of Members.
Every new member of this Chapter shall be duly enrolled by the secretary as a member of this Chapter and shall be notified to that effect.

Section 5. Admission Fees and Annual Dues.
(a) A member assigned to this Chapter shall not pay any admission or initiation fee for membership in this Chapter.

(b) Every member of this Chapter shall pay $10.00, to this Chapter as an annual dues.

Section 6. Privileges of Members.
Except as prescribed in Section 3 of this Article, every member of this Chapter may use the titles and exercise the rights and privileges granted him by law and The Institute By-laws, under the conditions fixed in said By-laws.

ARTICLE 3. ASSOCIATESHIPS.
Section 1. Qualifications for Associateship.
(a) Every architect having his legal residence or principal place of business in the territory of this Chapter may be admitted to associateship in this Chapter, as an Associate hereof.

(b) Any skilled architectural draftsman or any other technical employee of an architect's office, of good character and reputation, living or employed in the territory of this Chapter who, is not a corporate member of The Institute may be admitted by it to associateship as an Associate of this Chapter.

Section 2. Application for Associateship.
Every application for admission to associateship in this Chapter shall be made to the Executive Committee on Institute forms fully executed.

Section 3. Termination of Associateship.
(a) An associateship shall be terminated by the death or resignation of the associate or by his admission to corporate membership in The Institute, and it may be suspended or terminated, as provided in Article 11, Sections 4 and 5, and Article 14, Section 3.

(b) Chapter associates shall apply for corporate membership in The Institute within three years from the date they begin their personal practice of architecture, provided that the Executive Committee may waive this requirement for good and sufficient reasons.

Section 4. Cost of Associateship.
There shall be no admission fee for Associateships in this Chapter. Every Associate shall pay $3.00 as an annual dues to this Chapter.

Section 5. Privileges of Associates.
An associate who is in good standing in this Chapter,
(a) may serve, except as chairman, any committee of this Chapter that does not perform any duty of the Executive Committee or that is not concerned with disciplinary matters or Institute affairs;

(b) may speak and make motions at any meeting of this Chapter, and vote thereat on any matter that does not concern the affairs or business of The Institute, or the nomination or election of a delegate to an Institute meeting, or the nomination or election of an officer or director of this Chapter.

(c) may print or otherwise use or cause or permit to be printed or otherwise used in connection with his practice and work the title "Associate of the Detroit Chapter, The American Institute of Architects," which title he shall not change by abbreviation, amplification or otherwise, nor shall he print, or permit such title to be printed. Violation of these provisions shall make a junior associate subject to suspension or termination of his junior associateship.

ARTICLE 5. STUDENT ASSOCIATESHIPS.
Section 1. Qualifications for Student Associateship.
(a) Any under-graduate or post-graduate student in a school of architecture located within the territory of this Chapter may be admitted by the Executive Committee to student associateship.

(b) Transfer to Junior Associateship. Whenever a student associate completes his collegiate training and becomes employed or otherwise engaged in the profession of architecture, he shall be transferred to the chapter in which he has established his residence or place of business and to the junior associate or associate class whichever seems most applicable by the Executive Committee of that chapter.

Section 2. Applications for Student Associateship.
Applications for admission to student associateship shall be made to the Exec-
Section 3. Termination of Student Associateship.
A student associateship shall be terminated by the death or resignation of the associate, or by his permanent engagement in a vocation other than architectural at any time after the associate has been suspended or terminated as provided in Article 11, Sections 4 and 5, and Article 14, Section 3.

Section 4. Cost of Student Associateship.
(a) There shall be no admission fee for student associateship in this Chapter.
(b) Every individual student associate of this Chapter shall pay $3.00 to it, as annual dues, and every member of a student branch shall pay 50c.

Section 5. Privileges of Student Associates.
A student in good standing, a student associate may serve on any committee that is concerned exclusively with student associate affairs, and he may speak at any meeting of this Chapter, but he shall not make any motions or vote thereat, nor hold any office.
(b) A student associate shall not print or permit to be printed or otherwise used in any manner or for any purpose the name, title, initials, seal, symbol or insignia of this Chapter or of The Institute.

ARTICLE 6. HONORARY ASSOCIATESHIPS

Section 1. Qualifications for Honorary Associateship.
A person of esteemed character who has rendered the service of architecture signal and valuable service within the territory of this Chapter and has conspicuously upheld its aims, but is not eligible for membership or associateship in this Chapter, may be admitted to honorary associateship in it as an Honorary Associate.

Section 2. Nomination and Admission to Honorary Associateship.
(a) A person eligible for honorary associateship may be nominated thereby of any member of the Executive Committee. The nominations must be in writing over the signature of the nominator and state the name of the nominee, his biography, a history of his attainments, his qualifications for the honor, and the reasons for the nomination.
(b) The Executive Committee, at any of its regular meetings held more than six months from the time of nomination, may admit such person as an Honorary Associate by the concurring roll-call vote of its entire membership.
(c) Not more than one honorary associate shall be elected in any one calendar year.
(d) All nominations for honorary associateship and the voting thereon shall be in executive session and remain confidential until the nominee accepts the honor.
(e) When the Executive Committee has elected a person to honorary associateship, it shall ascertian from him if he desires to accept the honor. If he accepts, the Executive Committee shall request him to be present at the next annual meeting of this Chapter for the presentation of the certificate.

(a) An honorary associate shall not pay any admission fee or annual dues to this Chapter nor be subject to any assessment levied by it nor have any interest in its property or liabilities.
(b) He may attend any meeting of this Chapter and, on invitation or on the recommendation of the presiding officer, may speak and take part in the discussions thereof on all matters except those relating to The Institute, but he may not make motions or vote thereat, nor hold any office or directorship in this Chapter nor serve on any of its committees except as adviser, nor act as its representative or agent.
(c) He shall have the right to use the title "Honorary Associate of the Detroit Chapter, The American Institute of Architects," which title he shall not change by abbreviation, amplification, or otherwise, but he shall not use the initials, "A.I.A.," unless the president shall have written permission to use the title, "The American Institute of Architects," alone or otherwise except as prescribed above, nor the symbol, seal or insignia of The Institute or this Chapter.

Section 4. Withdrawal of Honorary Associateship.
The Executive Committee, by the affirmative roll-call vote of its entire membership, may terminate any honorary associateship in this Chapter and strike the name of the honorary associate from the records for any reason it deems sufficient; it has offered him an opportunity to be heard in the matter.

ARTICLE 7. MEMBER DELEGATES TO INSTITUTE MEETINGS.
The assigned members of this Chapter in good standing shall elect member delegates to represent them at meetings of The Institute in the manner prescribed in the Rules of The Institute Board.

ARTICLE 8. MEETINGS.

Section 1. Regular Meetings.
(a) Regular Meeting. This Chapter shall hold a regular meeting on the third Wednesday of October, whereat the officers and directors to succeed who shall determine what constitutes such matters for the purposes of transacting business with respect thereto, but
his decision may be overruled by a two-thirds vote of the assigned members present and entitled to vote at the meeting.

Section 6. Election of Officers and Directors.

(a) Nominations for each office and for each directorship of this Chapter about to become vacant shall be made at the annual meeting from the floor. However, at a meeting of the Executive Committee held at least one month prior to the annual meeting, the president may name a nominating committee and the Executive Committee may elect another nominating committee to prepare slates of officers and directors.

(b) If there is only one nominee for any office or directorship, the secretary may be directed by the meeting to cast a ballot for the full number of votes of the meeting for the said nominee, whereupon the president shall declare him to be elected by acclamation. Otherwise the name of each nominee for each office and each directorship shall be placed by the secretary on ballots for the voting thereof the meeting. Such voting shall be by secret ballot in accordance with the procedure prescribed therefor by law and the provisions of Section 7 of this Article.

Section 7. Balloting Procedure.

(a) Balloting shall be in charge of three tellers appointed by the president, who shall be members qualified to vote at the meeting, and who shall tally the qualified votes for each nominee, tabulate the results and immediately notify the secretary thereof.

(b) The president shall announce to the meeting the results of all balloting, and shall declare all elections.

(c) The nominee for an office or directorship who receives a plurality of the ballots cast for the office or directorship shall be elected thereto.

Section 8. Minutes of Meetings.

The Secretary shall cause written minutes of every meeting of this Chapter to be kept in the Book of Minutes of this Chapter and all reports and other matters presented to the meeting shall be attached to the minutes as a part thereof. Minutes of each meeting shall record the names of all members and others present and every action taken at the meeting. Each of the minutes shall be signed by the secretary of the meeting and approved at a meeting of this Chapter.

ARTICLE 9. THE EXECUTIVE COMMITTEE.

Section 1. Organization of the Executive Committee.

The Executive Committee shall consist of eight assigned members of this Chapter, each of whom shall be called a director. Four of these directors shall be the officers of this Chapter. The retiring president shall ipso facto become a director to serve until succeeded by the next retiring president.

Section 2. Terms of Office of Directors.

(a) The term of office of each officer shall be one year, and of each of the other directors three years. The latter terms of office shall be so arranged, that normally only one thereof shall expire in any one year.

(b) Each officer and director shall serve until his successor has qualified.

(c) Vacancies. If a vacancy occurs in the membership of the Executive Committee other than on account of the regular expiration of a term of office, the said Committee, by roll-call vote, shall fill the vacancy for the unexpired term of office.

Section 3. Meetings of the Executive Committee Required.

The Executive Committee must actually meet in regular or special meeting in order to transact business.

Section 4. Regular Meetings of the Executive Committee.

(a) The Executive Committee shall hold a regular organization meeting within ten days after the adjournment of each annual meeting of this Chapter, at which the committee shall organize and take over the affairs of the retiring committee. It shall also hold a regular meeting immediately prior to the opening of each annual meeting and one regular meeting within the month subject to the call of the President.

(b) The Committee shall fix the time and place of its meetings.

(c) A written notice of any regular meeting other than the organization meeting shall not be required.

Section 5. Special Meetings.

(a) A special meeting of the Executive Committee shall be held if so voted by it, or if requested in writing by a majority of the members of the said Committee, or at the call of the President or the Secretary.

(b) The Secretary shall issue a written call and a notice of each special meeting, stating therein the time, place and purpose of the meeting and the business to be transacted thereat, and only the business stated in the call and notice shall be transacted at the special meeting; provided, however, that either the call and notice or the limitation as to the business to be transacted, or both, may be waived by the written consent of any member of the Executive Committee.

Section 6. Service of Notice of Meetings.

Every call or notice of an organization meeting or special meeting shall be served not less than three days before the date fixed for such meeting, but any irregularity in or failure of notice of the organization meeting of the Executive Committee shall not invalidate the meeting or any action taken thereat.

Section 7. Quorum of Executive Committee Meetings.

Four members of the Executive Committee shall constitute a quorum for the transaction of its business and, if a quorum is not present, those present may adjourn the meeting from day to day, or to a later date.

Section 8. Decisions of Executive Committee.

Every decision of the Executive Committee shall be by a concurring majority vote, unless otherwise directed by the said Committee.

Section 9. Officer PRO-TEM.

In the absence of the president and vice-president, the secretary or the treasurer, the Executive Committee shall elect from its membership a chairman pro-tem, a secretary pro-tem, or a treasurer pro-tem, as the case may be. Each thereof shall serve until the regularly elected officer is able to act, and during such period shall perform the duties and exercise the power and authority of the office.

Section 10. Minutes.

Written minutes of every meeting of the Executive Committee, setting out the members in attendance, the matters before the meeting and every action taken thereat, shall be kept by the secretary in the Book of Minutes of this Chapter. Each set of minutes shall be signed by the secretary of the meeting, be approved by the Executive Committee, and then signed by the president or other officer who presided at the meeting. A copy of each of said minutes shall be sent to The Secretary of the Institute within thirty days after the meeting at which the meeting was held.

Section 11. Reports of the Executive Committee.

(a) The Executive Committee shall render a full report in writing to each annual meeting of this Chapter, of the condition, interests, activities, and accomplishments of this Chapter, making such recommendations with respect thereto as it deems proper. It shall send a copy of each report to The Secretary of the Institute, supplementing it with reports of such matters as The Institute Board requires.

(b) The Executive Committee shall make a written report to The Institute Board annually, and at such other times as that Board requires, in the form required by it.

Section 12. Custodianship.

The Executive Committee shall be and act as the custodian of the properties and interests of this Chapter except such thereof as are placed by these by-laws in the custody or under the administration of the treasurer, of the matters and in the form required by it.

Section 13. Nominations for Regional Directors.

Whenever the office of regional directorship for the district within which the Chapter is located is about to be...
FERGUSON PARK
SOUTHFIELD ROAD AT PERE MARQUETTE RAILROAD, DETROIT, MICHIGAN

Above: Architects' perspective of Assembly Building, and Two Buildings in Foreground Proposed for Construction in Immediate Future

Above: View of Assembly Building from Northeast.

Below: View of Assembly Building & Boiler House from Southeast

JAHR and LYMAN, ARCHITECTS - ENGINEERS
DONALD C. ANDERSON, ASSOCIATE ARCHITECT
These firms cooperated to meet an 'IM

American Structural Steel & Tank Co.
Free Standing Unsupported 100 ft. Smoke Stack Storage Tanks
21050 W. Eight Mile Rd., Detroit 19 KE. 2-4030

Arrow Roofing & Sheet Metal Works
Installation of Roofing & Sheet Metal
Established 1923
4850 Cadillac Ave., Detroit 13 WA. 1-6900

Boulevard Transfer Company
Placement of Oil Storage Tanks
Crane Rentals, Machinery Moving — General Trucking
1955 W. Kirby Ave., Detroit 8 TY. 5-3590

Campbell Construction Company
General Contractors
3355 Goldner Ave., Detroit 10 TA. 5-2710

Armmond Cassil, Inc.
Railroad Contractors
Construction & Maintenance
414 Stephenson Bldg., Detroit 2 MA. 3096

Crescent Electric Co.
All Electrical Fixtures
Panel Boards and Distribution System
176 E. Woodbridge St., Detroit 26 WO. 2-0872

Detroit Bolt & Nut Co.
All types of Anchor Bolts, Tie Rods and Nuts for the Construction Trade
4520 Maybury Grand Ave., Detroit 8 TY. 4-3421

Peter Eddy
Plumbing & Heating Contractors
5929 Horger Ave., Dearborn Mich. OR. 7744

Robert Ernst & Sons Co.
Sand & Mortar
Mason Supplies—Plaster—Face Brick
8960 Hubbell Ave., Detroit 28 VE. 6-8000

Tractor Assembly Plant and Power House for
First Units of Unique Industrial Park-Type Development
Completed in Record Time

The first units of a unique industrial development, to be known as Ferguson Park have been completed. The main assembly building, covering approximately four acres of ground, and the boiler house are now in operation. The actual construction was begun on February 13, 1948, and accepted as completed per contract and ready for occupancy on July 26, 1948, actually five days ahead of a schedule that was said to be impossible under present conditions.

The architects for this project confronted with three major requirements set forth by the owners as follows:

(1.) That the building should be well designed and pleasing in appearance so that the project will be an acceptable addition to a
Larry Ferguson, Inc.

By THURSTON R. JAHR, A.I.A.

cality that was surrounded by good residential development. The first units are to become a part of an ultimate industrial development to be known as Ferguson Park. To accomplish this the owners have acquired seventy-two acres of land and plan to develop it with landscaping and green belts adjacent to residential districts and to include park and recreation facilities for the employees and the community.

That the buildings should be laid out, for efficient mass assem-
The architects considered this a very interesting problem and a challenge to their ingenuity. To fulfill the first requirement it was necessary to meet with the various civic and planning associations in the neighborhood to show how the development would be an asset to the community. Out of these meetings suggestions were obtained that were incorporated in the planning. The project was laid out so that all power equipment and heavy shipping is on the south side adjoining the railroad tracks. An oil burning power plant was selected to reduce smoke nuisance to a minimum.

The second requirement was satisfactorily solved by a building laid out for straight line assembly operation in the high bay along the south side. The north side is the receiving area, for raw materials and component parts, with depressed railroad tracks inside the building and adequate truck wells. Between the assembly and receiving area the building is constructed with alternate high and low cross bays forming more light and ventilation to the workmen. The time schedule, at times appeared to be an impossible requirement and was accomplished only through the persistent effort and close cooperation between the owner, the contractor, and the architect.

A lump sum contract with a penalty and bonus clause was negotiated with the general contractor on the basis of the architects' preliminary plans and specifications. It was necessary to prepare foundation plans and start work in the field before final plans were completed. The architect and contractor made trips to Pittsburgh to check on steel fabricators' inventory and test structural steel was designed using only the one and only the one that was known to be in the fabricators' shop and ear-marked for this project.

It is believed that the completion of this building within the time limit of six months is a post war record for construction of private projects of this magnitude. The completed structure is visual evidence of the contribution that can be made to the construction industry by the integration of progressive architectural planning, engineering "know-how," owner's foresight, and the contractor's ability to perform. These items, the integration of progressive architectural planning, engineering "know-how," owner's foresight, and the contractor's ability to perform, were essential to the satisfactory culmination of an idea, were completely fused together by an ideal owner-architect-contractor relationship.
Section 14. Delegation of Authority.

Neither the Executive Committee nor any officer or director of this Chapter shall delegate any of its powers, rights or authority, except as otherwise provided in these by-laws, unless such delegation is specifically prescribed or permitted by these by-laws.

ARTICLE 10. THE OFFICERS.

Section 1. Titles.

The officers of this Chapter shall be the president, the vice-president, the secretary, and the treasurer.

Section 2. The President.

(a) The president shall be the administrative head of this Chapter. He shall exercise general supervision of its affairs, except such thereof as are placed under the administration and supervision of the secretary and the treasurer, and shall preside at meetings of this Chapter and of the Executive Committee. He shall sign all contracts and agreements whereof this Chapter is a party and perform all other duties usual and incidental to his office.

(b) The president shall act as spokesman of this Chapter and as its representative at meetings with other organizations and committees unless some other member is delegated so to act in any instance by him or the Executive Committee. A pronouncement shall not be made without the consent of the Executive Committee unless the obligation or responsibility of a committee has been specifically authorized by the Executive Committee.

(c) The president shall appoint a member of the Executive Committee to serve as a director on the Board of the M.S.A. during his term of office.

Section 3. The Vice-President.

The vice-president shall possess all the powers and perform all the duties of the president in the event of the absence of the president or of his disability, refusal, or failure to act, and he shall perform such other duties as are properly assigned to him by the Executive Committee.

Section 4. The Secretary.

(a) The secretary shall be an administrative officer of this Chapter. He shall act as its recording officer, its corresponding secretary and as secretary of meetings of this Chapter and of the Executive Committee. He shall have custody of and shall safeguard and keep in good order all property of this Chapter, except such thereof that is placed under the charge of another officer. He shall issue all notices of this chapter; keep its membership rolls; have charge and exercise general oversight of the offices and employees of this Chapter; sign all instruments and matters that require his signature or his assent or approval of this Chapter, except as otherwise provided in these by-laws; keep its seal, and affix it on such instruments as require it; prepare the reports of the Executive Committee and this Chapter; in collaboration with the president; have charge of all matters pertaining to the meetings of this Chapter, and perform all duties usual and incidental to his office.

(b) The secretary may delegate to an assistant secretary or other assistant employed by this Chapter the actual performance of any or all of his duties as recording or as corresponding secretary, but he shall not delegate his responsibility for the property of this Chapter, or the affixing of the seal of this Chapter, or the making of any attestation or certification required to be given by him, or the signing of any document requiring his signature.

Section 5. The Treasurer.

(a) The treasurer shall be an administrative officer of this Chapter. He shall have charge and shall exercise general supervision of its financial affairs and keep the records and books of account thereof. He shall prepare the budgets, collect amounts due this Chapter, and receive for and have the custody of its funds and moneys and make all disbursements therefrom. He shall have custody of its securities and of all documents and papers involving finances and financial commitments. He shall conduct the correspondence relating to his office and perform all duties usual and incidental to his office.

(b) The treasurer shall make a written annual report to each annual meeting of this Chapter and a written report monthly to the Executive Committee. Each of said reports shall set forth the financial condition of this Chapter, its state of its budget and appropriations at the date of the report, and its income and expenditures for the period of the report, and the treasurer's recommendations on matters relating to the finances and general welfare of this Chapter.

(c) The treasurer shall not authorize any officer to sign any order, statement, agreement, check, or other financial instrument of this Chapter that requires his signature, unless such delegation is expressly permitted in these by-laws.

(d) When a new treasurer takes office, the retiring treasurer shall turn over to his successor a copy of the closing financial statement and audit of the treasurer, all the records and books of account and funds and moneys, securities, and other valuable items and papers belonging to this Chapter that are in his custody and possession. The incoming treasurer shall check the same, and, if found correct, shall give to the retiring treasurer his receipt therefor and a complete release of the retiring treasurer from any liability thereafter with respect thereto.

(e) The treasurer, personally, shall not be liable for any loss of money or funds of this Chapter or for any decrease in the capital, surplus, income or revenue of any fund or account resulting from any of his acts performed in good faith in conducting the usual business of his office.

ARTICLE 11. DUES, FEES, ASSESSMENTS AND FINANCES

Section 1. Annual Dues.

(a) Amounts of Annual Dues. The Executive Committee, by the concurring vote of all or of all but one of its entire membership, may fix, before the end of any fiscal year, the annual dues to be paid by members, associates, junior associates, student associates, or any one of them, for the immediately succeeding fiscal year at a lesser amount than that fixed in these by-laws, but in no case shall the annual dues of a member or an associate be less than $5.00 and $3.00, nor the annual dues of a junior associate be less than $2.00.

(b) Period of Annual Dues. Every annual dues shall be for the period of the fiscal year of this Chapter and shall be due and payable to this Chapter at its first meeting on the first day of each such fiscal year.

(c) Allocation of First Annual Dues. If a member, associate, junior associate or student associate is admitted at any time during the first quarter of a fiscal year, the treasurer shall allocate to this Chapter the entire annual dues as due for the year of admission; if he is admitted at any time after the second or third quarter of the fiscal year, the treasurer shall allocate an amount equal to two-thirds of the prepaid annual dues as dues for the year of the admission and the remainder as a prepaid installment of his annual dues for the next succeeding fiscal year; if he is admitted during the last quarter of the fiscal year, the treasurer shall allocate an amount equal to one-third of the prepaid dues as the dues for the year of admission and the remainder as a prepaid installment of his annual dues for the next succeeding fiscal year.

(d) Individual Exemption from Payment of Dues. A member of this Chapter who is exempted from the payment of dues to The Institute by retirement ipso facto shall be exempted from the payment thereafter of annual dues to this Chapter.

(e) General Remission of Annual Dues and Admission Fees. This Chapter, by the concurring vote of not less than two-thirds of the total number of its members and associates present at any meeting may remit for any fiscal year any part of the annual dues required to be paid by members, associates, junior associates or student associates.

(f) Individual Remission of Annual Dues. The Executive Committee, by the concurring vote of all or of all but one of its members, may, in exceptional instances and under exceptional circumstances and for what it deems adequate cause, remit the annual dues of any member, associate, junior associate, or any one of them.
student associate in whole or in part for any year, and such remission may be made retroactive.

**Section 2. Assessments.**

(a) This Chapter, by the concurring vote of not less than two-thirds of the total number of members and associates present at a meeting may levy an assessment on its members and associates. Such an assessment on the members shall be alike and equal for each thereof; on the associates, alike and equal for each thereof; and the amount of the assessment on each member and associate, respectively, in any fiscal year, shall not exceed the amount of the annual dues required to be paid by him for that year.

(b) Notice of the intention to levy an assessment, stating the amount thereof, when it shall be payable, and the time within which it must be paid before a member, associate, junior associate and student associate who has not paid one-third or more of his required annual dues for the then current fiscal year on or before the last day of the third month of said year shall be in default for the unpaid amount.

(c) Every member, associate, junior associate and student associate who has not paid the entire amount of his required annual dues for the then current fiscal year on or before the last day of said year shall be in default for the unpaid amount.

(d) Every member, associate, junior associate and student associate who has not paid the entire amount of his required annual dues for the then current fiscal year on or before the last day of said year shall be in default for the unpaid amount.

(e) Notice of Default to The Institute. At the end of the first three months period of each fiscal year, at the end of each fiscal year, and at such other times as the Secretary of The Institute requires, the Executive Secretary of this Chapter shall send to The Secretary of The Institute a list of all members in default to this Chapter with the amount of each default, and, when any such default is cured, the secretary shall immediately notify The Secretary of The Institute.

**Section 4. Suspension for Default.**

(a) Every unassigned member, and every associate, junior associate and student associate who is not in default to this Chapter on the first day of its fiscal year but is in default to it for annual dues or any assessment at the close of the last day of said year, ipso facto shall be suspended at the close of the last day of its fiscal year in which the default occurs.

Every assigned member who is not in default to this Chapter on the first day of its fiscal year, but is in default to it for annual dues or any assessment at the close of the last day of said year, may be suspended by The Board of The Institute upon the written request of the Executive Committee of this Chapter.

(b) Period of Suspension for Default. The Executive Committee may carry the name of a member, associate, junior associate or student associate suspended for default on the rolls of this Chapter for not more than twelve months after he has been suspended, during which period he may restore his good standing by paying his entire indebtedness.

**Section 5. Terminations for Default.**

(a) If, at the end of the said twelve months period of suspension, the suspended member herein, junior associate or student associate is in default, ipso facto his membership, associateship, junior associateship or student associateship as the case may be, shall terminate forthwith, unless he is an assigned member, in which event the Executive Committee shall request The Institute Board to terminate his membership.

(b) On or before thirty days prior to the end of the fiscal year of the suspension of a member, associate, junior associate or student associate the secretary shall give him a final notice in writing of the amount of his debt in default of the impending termination of his membership, associateship, junior associateship or student associateship as the case may be. Other than giving this final notice, this Chapter shall not be required to notify any member, associate, junior associate or student associate of his default to it or of the penalty therefor; provided, that a due bill for the annual dues for the fiscal year in which his default occurred was mailed to him at the beginning of the said year.

**Section 6. Budgets and Appropriations.**

Prior to the beginning of every fiscal year, the Executive Committee, by the concurring vote of all of or of any one of its total members, shall adopt an annual budget showing in detail the anticipated income and expenditures of this Chapter for at least the immediately succeeding year, make annual appropriations in accordance therewith, authorize the expenditure thereof, and authorize the treasurer to pay the authorized expenditures when due.

**Section 7. Audits.**

Whenever a new treasurer is elected, and at such other times as the Executive Committee shall make the appropriations therefor, the books of the treasurer and the rolls of this Chapter shall be audited by a competent accountant employed by the Executive Committee or by an auditing committee comprising one member, one associate and one junior associate elected by the Executive Committee. Each of said audits shall be filed with the Executive Committee and a copy thereof shall be filed with the treasurer and another copy with The Secretary of The Institute.

**Section 8. Fiscal Year.**

The fiscal year of this Chapter shall be the calendar year.
Section 2. Chapter Committee Members.

(a) The members and the chairman of every standing committee shall be elected by the Executive Committee at its organization meeting and the members and the chairman of every special committee shall be appointed by the president.

(b) The term of office of each member of each standing committee shall be such that not more than one-third the members of the committee normally shall expire in any one year. The term of office of each member of each special committee and of each sub-committee shall expire with the committee.

(c) The expiring terms of office shall expire at the adjournment of the annual meeting of this Chapter; provided, however, that a member of a standing committee whose term has expired shall serve until his successor has accepted his committee membership in writing to the secretary. No term of office shall be extended beyond the time fixed in this section for the expiration thereof because of delay in the election of a successor, or otherwise.

Section 3. Reports of Committees.

Every committee shall make an annual report to the Executive Committee, at the close of its work, and at such other times as the Executive Committee directs.

Section 4. The Standing Committees.

(a) Committee on Memberships. There shall be a Committee on Memberships consisting of three members. It shall be the duty of this committee to foster a consistent growth of Institute memberships and the various classes of associate ships within the territory of this chapter.

(b) Committee on the Practice of Architecture. There shall be a standing Committee on the Practice of Architecture consisting of four members who are members and two associates and one junior associate. It shall be the duty of this committee to consider matters within the profession, particularly the relations of principals and draftsmen and the encouragement of ever better standards for drawings, specifications and documents, the promotion of more effective building and safety codes, and the standardization of methods of cost accounting.

(c) Committee on Relations with the Construction Industry. There shall be a standing Committee on Relations with the Construction Industry consisting of three members, one associate, and one junior associate. It shall be the duty of this committee to foster a cooperative relationship between architects and the contractors, the producers and dealers in building materials and equipment, draftsmen employed by them, the labor that constructs buildings and other structures, and the persons and institutions that furnish money therefor, in order to promote and maintain efficient and economical building operations.

(d) Committee on Public Relations. There shall be a standing Committee on Public Relations, consisting of two members, two associates, and one junior associate.

It shall be the duty of this committee to promote the usefulness of the profession and this Chapter to the various governmental bureaus and agencies having charge of the planning and designing of the public buildings and monuments and their environs; to promote the employment of architects in private practice and to design such public works; to cooperate with the Committee on the Practice of Architecture and with the legislative committee of the state organization of this state to forward widespread and local legislation that will promote the welfare of the profession and the construction industry and the public health and welfare, particularly as relating to buildings and the areas about them.

(e) Committee on Education and Registration. There shall be a standing Committee on Education and Registration consisting of four members and two associates and one junior associate.

It shall be the duty of this committee to cooperate with The Institute committees on education and on registration and with the state board of architecture examiners to promote higher aesthetic, scientific and practical qualifications of those engaged or about to engage in the profession within this Chapter’s territory, to formulate plans whereby the public appreciation of the arts of design will be enhanced, and to maintain effective contracts with the schools to foster and maintain efficient and economical building operations.

(f) Committee on Public Information. There shall be a standing Committee on Public Information consisting of three members, two associates, and one junior associate.

It shall be the duty of this committee to cooperate with the similar Committee of The Institute, and, in conformity with its program, to formulate the general publicity programs of this Chapter, prepare matter for the press, and develop methods of promulgation such publicity.

(g) Committee on Allied Arts. There shall be a standing Committee on Allied Arts, consisting of three members and two associates.

It shall be the duty of this committee to foster and promote an ever closer relationship between architects and sculptors, painters, and other artists practicing the arts of design allied with architecture.

(h) Committee on Civic Design. There shall be a standing Committee on Civic Design, consisting of three members and two associates.

It shall be the duty of the committee to foster and encourage better city and regional planning, site planning and low priced housing, to formulate plans for beautifying the communities and roadsides within the territory of this Chapter, and to cooperate with public and other agencies having such matters in charge.

ARTICLE 14. ARCHITECTURAL PRACTICE

Section 1. Standards of Practice of this Chapter.

(a) The Standards of Practice of The American Institute of Architects are hereby made the Standard Practice of this Chapter, and every interpretation made by The Institute Board of any part of said Standards of Practice is hereby deemed to be the interpretation of this Chapter of the like parts of its Standards of Practice.

(b) No amendment of the said Standards of Practice shall be made by this Chapter, but the Executive Committee, from time to time, may amplify or supplement the schedule of basic architectural duties and ethics as a base and a guide for each member and associate of this Chapter in determining the fee he should properly charge for performing his services in the territory of this Chapter.

Section 2. Chapter Procedure Relating to Unprofessional Conduct by Members.

(a) Except as provided in paragraph (b) of this Section 2, a charge of unprofessional conduct against any member of The Institute shall not be heard or adjudged by this Chapter, the Executive Committee, or any Chapter committee, nor shall any thereof have any right or authority to censure him, to suspend or terminate his membership in this Chapter for unprofessional conduct, nor to recommend any penalty with respect thereto.

(b) The Executive Committee, in executive session, may conduct an informal hearing of any complaint against a member of this Chapter for unprofessional conduct within the territory of this Chapter and endeavor to settle the same, if a formal charge of said unprofessional conduct has not been filed with The Secretary of The Institute. The Executive Committee shall call the complainant and the member accused to appear at a hearing, and thereat shall examine them separately and such other witnesses as it desires to hear regarding the circumstances complained of. All evidence it admits shall be recorded and considered to have a bearing on the complaint, and the charge, the findings, the evidence, and all records, actions, communications, and other matters concerning the charge shall be privileged and confidential.

(c) If, after said hearing, the Executive Committee believes that the evidence produced does not support the complaint, it shall endeavor to settle the charge. If, however, it finds that the evidence produced may support the complaint, then it shall file a formal charge of unprofessional conduct against the member complained of with The Secretary of The Institute, together with the evidence it has in the case.
Thereafter the Executive Committee shall have no further right or authority to act in any manner in regard to the matter. (d) Whenever notice is received from The Institute that a member of this Chapter has been censured or that his membership has been suspended or terminated by The Institute Board, such notice, in full, shall be duly entered in the minutes and records of this Chapter and read at its next meeting.


(a) The State Board that registers architects or issues licenses to practice architecture, or any person, firm, or corporation, may bring to the attention of the secretary any case of alleged unprofessional conduct of an associate, junior associate or student associate of this Chapter of which he or it is cognizant.

(b) Every such charge of unprofessional conduct on the part of an associate, junior associate or student associate must be in writing, state the facts alleged to be true, be signed by the person or body making the charge, and be sent to the secretary.

(c) When a charge has been filed, the Executive Committee, in writing, shall request the complainant and the associate, junior associate or student associate against whom the charge is made to appear before it for a hearing, shall fix the time, place and procedure for such hearing, and shall furnish all parties with a copy of this Article 14 and the rules that will govern the procedure and hearing. At the hearing the Executive Committee shall examine the complainant and the accused and such other witnesses as it deems proper to be present. If the accused or the complainant or the accused fails to appear, the hearing may proceed without him.

(d) If the Executive Committee finds the charge to be true and deems the accused to be guilty of unprofessional conduct, it may censure him by written pronouncement or may suspend or terminate his associateship, junior associateship or student associateship, whichever penalty, in its judgement, is in proportion to the seriousness of the offense. If the accused is exonerated, he and the complainant shall be notified, and if the accused requests in writing that his exoneration be noticed to this Chapter, then the secretary shall send said notice of the exoneration to each of its members, associates, junior associates and student associates.


(a) The Executive Committee shall not delegate to any person or body any of its duties or authority in relation to disciplinary matters.

(b) The Executive Committee shall be the judge of what constitutes unprofessional conduct by an associate or by a junior or student associate and of whether or not he has been guilty thereof. Its decisions in every matter concerning their conduct and every penalty imposed by it on any thereof on account of unprofessional conduct shall be final and conclusive and without recourse as to the associate, junior associate or student associate, or any person acting for him or in his behalf.

(c) If the alleged unprofessional conduct occurred more than one year before the matter is brought to the attention of the Executive Committee, it may dismiss the charges.

(d) The Executive Committee shall judge the admissibility and value of all evidence brought before it, and shall make its findings on the evidence admitted.

(e) When a case has been concluded by the Executive Committee, the secretary shall send under confidential cover a notice stating the facts, the judgement taken, the penalty imposed, or the dismissal of the charges, as the case may be, to the associate, junior associate, or student associate involved, and to the complainant, and, if a penalty was imposed, to each member, associate, junior associate and student associate of this Chapter. The secretary shall enforce the penalty.

(f) The charges, evidence, and action of the Executive Committee in any case of unprofessional conduct, where under penalty is imposed shall not be made public.

(g) Charges of unprofessional conduct shall be made only in executive session and all proceedings of and before the meeting at which such charges are made shall be confidential.

ARTICLE 15. AWARDS OF HONOR

This Chapter, from time to time as funds or other means become available therefor, may make awards to persons, firms, corporations, or associations for meritorious work in their respective fields within the territory of this Chapter. Each award shall be bestowed and in behalf of this Chapter by the concurring vote of all or of all but one of the Executive Committee, after due consideration of the nominees and their work. The token of each award shall be in the form of a medal, an engrossed certificate, a scholarship or other funds or other means become available therefor. It shall be the duty of the Executive Committee to determine the kind of gift shall fix. Every award shall be presented at an annual meeting of the Chapter, unless it is impracticable so to do.

ARTICLE 16. AFFILIATIONS.

Section 1. Affiliations with Organizations.

This Chapter shall not enter into any affiliation with any individual, but it may affiliate with any local professional or civic organization or any local organization of the construction industry operating within the territory of this Chapter and shall be governed by the terms thereof. This Chapter shall be an affiliated organization. Any abbreviation of such phrase or any use of such title by any individual member, association or corporation connected therewith, shall make the agreement of affiliation cancellable forthwith.

Section 2. Agreements of Affiliations.

Every affiliation must be authorized by the concurring roll-call vote of no less than two-thirds of the entire membership of the Executive Committee and shall be evidenced by a written agreement duly executed by the Executive Committee and the affiliated organization; provided that the Executive Committee, by a like vote, may collaborate with one or more organizations for any emergency purpose to forward or maintain the objects or purposes of this Chapter with which a written agreement if said collaboration does not extend longer than one year.

Section 3. Conditions of Affiliation.

(a) Every agreement of affiliation shall set out in full the purposes and objects of the affiliation, the terms and conditions under which it is entered into, the period thereof, the objects of the affiliate, and the nature of its organization, membership, government and operations.

(b) It shall be a condition of every affiliation that the affiliate shall not have any voice in the affairs of this Chapters and that it shall not bind or obligate this Chapter to any policy in any manner by pronounce-ment or otherwise, unless the Executive Committee has duly and specifically voted to be so bound or obligated.

(c) Every agreement of affiliation shall be cancellable by the Executive Committee by the affirmative vote of two-thirds or more of its entire membership, but the Executive Committee must, in writing, notify the affiliated organization of its intention to cancel and give it an opportunity to be heard in the matter, and vice-versa.

(d) An affiliation may be made for a period not to exceed three calendar years, but thereafter such affiliation may extend from year to year until terminated and cancelled by either party.

Section 4. Privileges of Affiliates.

(a) The representatives of an affiliated or collaborating organization may attend any of the regular meetings of this Chapter and may sit in on any of the regular meetings of the presiding officer.

(b) An organization affiliated with this Chapter, but not a collaborating organization as specified in Section 2 of this Article, may use and print the phrase “Affiliated with the Detroit Chapter, The American Institute of Architects,” as a suffix to the name of the affiliated organization. Any abbreviation of such phrase or any use of such title by any individual member, association or corporation connected therewith, shall make the agreement of affiliation cancellable forthwith.

ARTICLE 17. GENERAL PROVISIONS

Section 1. Action on Applications for Membership.

When an application for membership in The Chapter shall be filed with this Chapter, the Executive Committee shall examine and act thereon within thirty calendar days after the date the application was filed with it, and shall co
Section 2. Resignations.
Any person admitted to this Chapter, except an assigned member, may resign therefrom; provided that he presents his resignation in writing to the secretary and is in good standing at the time of his resignation. If the secretary finds him qualified to resign, the resignation shall be effective as of the date the letter of resignation was received by the secretary.

Section 3. Transfers of Associates and Junior Associates.
(a) Any associate or junior associate in good standing, who has changed his residence or place of business or employment from the territory of this Chapter to the territory of another chapter, may be transferred to the other chapter by the Executive Committee, provided that the applicant applies for the transfer in writing and that the Executive Committees of this Chapter and of the other chapter mutually agree to the transfer.
(b) Under similar circumstances, associates and junior associates transferred from other chapters may be admitted to this Chapter by the Executive Committee without examination; provided, that each thereof files a written application for associateship or junior associateship, the case may be, and makes the payments required of an applicant.

Section 4. Membership Cards and Certificates.
(a) When a corporate member is enrolled in this Chapter, and each year thereafter, on the day he pays in full his annual dues required to be paid by him, the secretary shall issue to him an Annual Card. Every such card shall be signed by the secretary and state on its face the period for which it is issued, the name of the person to whom it is issued, and such other matters as the Executive Committee prescribes from time to time.
(b) When a person is made an honorary associate, the secretary shall issue to him a Certificate of Honorary Associateship. Such certificates shall be signed by the president and the secretary and shall state on its face the name of the honorary associate, the date of his admission, the reasons therefor, and such other matters as the Executive Committee prescribes from time to time.

Section 5. Limitations on Chapter Actions.
No action of this chapter, the Executive Committee, any Chapter Committee, or any officer or agent thereof shall directly nullify or contravene any act or policy of this Institute.

Section 6. Executive Office.
The executive offices of this Chapter shall be at the office of the Secretary.

Section 7. Endorsements.
Neither this Chapter, the Executive Committee, or any Chapter committee, or any of its officers, directors, committee members, or employees, in their respective official capacities, shall approve, sponsor, endorse, recommend, warrant or vouch for, either directly or indirectly, any enterprise, whether public or private, operated for profit, or any material, facility, product, or device made, sold or used in or for the construction or erection of buildings, or any method or manner of handling, using, distributing, or dealing in any such material, facility, product, or device.

Section 8. Publications.
The Executive Committee may prepare, edit, publish, print, sell or otherwise distribute any document, book, data, information or other literature concerning any matter that will tend to promote the objects of this Chapter. Whenever it publishes an official bulletin of communications with the members, associates, junior associates and student associates, notices of this Chapter required to be issued by law or these by-laws, printed in such bulletin and mailed to the members, associates, junior associates and student associates as therein provided, shall constitute the proper giving and serving of said notice.

Section 9. Records Open to Members.
The correspondence and the minute books, except the confidential matters relating to charges of unprofessional conduct and to bestowal of honorary associateships, the treasurer's books of account, and the secretary's records of this Chapter, shall be open to inspection at the executive offices of this Chapter during the business hours fixed by the Executive Committee, by any member, associate, junior associate or student associate in good standing.

Section 10. Parliamentary Authority.
The rules contained in Robert's "Rules of Order Revised" shall supplement the rules and regulations adopted by this Chapter and shall govern this Chapter, the Executive Committee and the Chapter committees in all cases in which the said Rules of Order are applicable and in so far as they are not inconsistent or in conflict with the statutes, these by-laws, or the rules and regulations adopted by this Chapter or by the Executive Committee.

Section 11. Counsel.
The Executive Committee shall obtain the written opinion of counsel on all disciplinary procedure relating to unprofessional conduct, concerning every disciplinary case wherein the action of the Executive Committee may result in the expulsion of an associate, junior associate, or student associate, concerning the Standards of Practice and the Rules of Conduct of this Chapter, and concerning all agreements, before any thereof shall become effective.

Section 12. Organizing Junior Societies.
The Executive Committee may organize junior societies within its territory to which every architectural draftsman and every student in architectural schools in the territory of this Chapter shall be eligible for membership.
Builders & Traders
Edited by E. J. BURHNER
Secretary-Manager
BUILDERS’ and TRADERS’ EXCHANGE of DETROIT

GOWANIE—OCTOBER 19

Architects, Builders and Traders, and all other fine gentlemen should set aside October 19 now. On that Tuesday we shall play the Gowanie course at Mt. Clemens and get together for the big industry OLD TIMERS dinner in the Gowanie Club House. If you play golf, come early. You might even arrange to do some playing in the forenoon. If you come to the dinner without golf, come early. We shall have some good visiting and renewing of acquaintances before the dinner begins. Of course, you can plan to stay late if you want to do that—some do.

We had a very successful outing at Gowanie in August, and the crowd of 150 voted unanimously to go back there and get another of their fine steak dinners for our last outing—October.

We have six outings a year, and taking the six together, there issues a big list of names. This is because different men come to the different outings. We particularly urge the architects to make every effort to get out to this last outing. Many architects have not been out to more than one this year. Let’s make this October outing a record breaker.

The September outing at Western Golf Club turned out 180 for dinner and we had a very good time. That outing was called by Ex-Director Outing and many Ex-Directors of the Exchange attended who had not been out previously.

During many years, our last outing was “Jess Stoddard Day.” Jess, until his death, entertained us at this outing with his famous punch bowl. After his death, and not forgetting his memory, the outing was converted into “Old Timers’ Day.” So, to the old timers we say, “We sincerely hope you can make this outing.” And to the others we say, “We hope you will get out to help honor the old timers.”

We must positively have reservations for the dinner. You can make reservations by calling WO 2-5500, state your name, and how many you are bringing for dinner. The steak dinner will be $3.50. Play golf any time during the day for $2.50, including prizes.

American Ironwork, such as window frames, grilles, balustrades, fire escapes, and building hardware of all kinds last longer and require less reconditioning when the metal is Parkerized. Used outdoors, Parkerizing resists rust and lengthens the life of the paint finish. It has been serving for 31 years in the building field with increasing popularity.
"THE HOUSE FOR YOU" – BY THE SLEEPERS


Mr. SLEEPER: The Public and Architects

Last week an excited man called up and asked if I could give him blue prints for a store front "tomorrow." I tried patiently to explain that we did not make blueprints; that we made drawings. Later these are sent to a blue print company whose business is to make blue prints. He went on saying that in a few days the builder wanted to start work so he had to have blue prints immediately.

I then explained the processes preceding the making of blue prints: First, a conference; next a study of his wants; then we try to figure out what is best for his needs, directly out of a drawer.

$45.00. The recipient never answered.

So it is very evident that the public has little idea of how we work—or how much time, effort and thought go into even a small-house set of contract documents.

We architects must accept much of the blame for the public's ignorance. Until lately we have made slight effort to explain our reason for being and our way of working. Whether this has been due to our modesty or to our inertia, or to our don't-give-a-damn attitude, I can't be sure. It's probably due to a combination of all of these reasons.

It is certainly high time for architects to disabuse the public of certain conceptions. These can be generally classified as follows.

First, the older citizens usually think of us as the flowing bow-tie artist-architect, with mock and goatee. We are dilettantes who draw nice sketches and whose services can be afforded only by the very rich. These architects never let financial considerations hamper their creations.

For better or worse, this variety of architect is practically extinct, and as the older generation passes on, this type of architect will scarcely be remembered.

Secondly, we are thought of as the blue print makers, as I have shown. There is nothing to our job, as we are visioned by this group—just dealers in blue prints.

A third group thinks of architects as O.K., but not a necessity—just a luxury for the well-to-do class to use. They don't think the architect is practical or cost-conscious. This is the public we need to approach with our story.

The fourth opinion is held by many who have used architects or who know how they function. We don't need to discuss them.

The Detroit Chapter is to be congratulated for taking a step to let the public know more about the architect and to tell them what the architect does and how he goes about his work.

This should make it possible for more people to build better houses so that they will have "The House for You" rather than a Blandings House.

Why the Public Needs the Architect

When industry decided to cut accidents in factories due to hazards, what did it do? Expert safety engineers went to work analyzing the records of years. These experts learned from the past experience. Then in ten years, due to their findings and the industry's cooperation, the industrial accident rate was cut 50%.

So in the building field the architect is the expert who will guide you so as to avoid the pitfalls and hazards of building.

Not only is the architect expert, but
he has nothing to sell except his service to his client—no bones to grind. He is the client's agent, adviser, and confidential guide. His advice is unprejudiced, and he should be your trusted counselor.

Architect Is Good Insurance

The architect's fee frightens some persons who don't realize that he is good insurance.

When a friend ordered a builder to duplicate a house that this friend liked. He could see the house, and didn't think it necessary at first to call upon an architect.

After the foundations were started the owner suddenly realized that there would be a very steep grade from the street to the garage. Lowering the garage and building a retaining wall would cost some $700.00.

Then an architect was called in. It was too late to save this extra, but it was found advisable and possible to change the house plan so as to give the owner in ten very specific ways—

1. The points of the compass vary.
2. The views are different.
3. The grades are never the same.
4. Trees and neighbors are variable, too.
5. The architect struggles to fit the house to the site, and produces a site plan.

These things many clients do not know unless told.

It is safe to say that the architect insures the owner in ten very specific ways, in return for his fee.

1. Insures ease in securing mortgage.
2. Insures the fitting of house to lot.
3. Good planning insures comfort and convenience for your individual needs.
4. Good design insures good appearance.
5. Supervision by the architect insures full value in materials and labor.
6. Careful selection of mechanical equipment insures low operating costs.
7. Insures low replacement cost by wise material and equipment selection.

(8) Insures against early obsolescence.
(9) Insures good, safe, trouble-free construction.
(10) Insures good resale value.

How the Architect Does His Job

You should know how an architect functions so as to get the most from his services. He has a method of producing his work, or his production line.

First, a rough program is developed so that a lot can be selected to fit the needs. The program includes:

- Number of rooms.
- Type of House.
- Cubage.
- Approximate cost of house and lot.

In the Home Builders' Course at Columbia one man found that he had bought a sloping lot with a hollow portion at one end of the lot. He had been filling in this hollow for six months, over week-ends, to a depth of 4' to 8'. After taking the course, he became worried as to how he would prevent the house and fill from sliding down the hill. I feel sure that had he taken an architect with him to the site at the very start, all that work could have been eliminated, as well as future headaches.

Second, you should let the architect help you select your site. He will probably warn you against sites that seem cheap but which will raise the house cost, or against sites which won't take the type of house you want.

In the Home Builders' Course at Columbia one man found that he had bought a sloping lot with a hollow portion at one end of the lot. He had been filling in this hollow for six months, over week-ends, to a depth of 4' to 8'. After taking the course, he became worried as to how he would prevent the house and fill from sliding down the hill. I feel sure that had he taken an architect with him to the site at the very start, all that work could have been eliminated, as well as future headaches.

Thirdly, with the lot selected, the program is clarified and completed.

Sketches are now developed, fitting rooms together, showing roughly the design and exterior materials.

The architect draws these on tracing paper so that he may work over them when making changes and corrections.

Here is the time for full cooperation from the owner. Here is the time for decisions to be made. Changes can be easy during this period. The architect may show you several schemes to get your reactions.

Working Drawings:

When everyone has agreed upon the sketches, working drawings are started. These are larger scale drawings showing all dimensions, details, sections, and are used for getting bids or estimates from the contractors and for actual building.

During preparation of working draw-
Monthly the bills go to the architect, who checks them, enters them in his accounts, and then by way of certificates, notifies the client the amount of payment due the contractor.

**Length of Service:**
All of this work that the architect does may take from one year to two years.

**Fee for Service:**
For this service you pay a fee of from 8% to 12% of the cost of building—or by a cost-plus fee.

Whichever of the two methods is agreed upon, they don’t make much difference. For example, let’s say you are building a $20,000 house and the fee is set at 10%, or $2,000.

Maybe that sounds like a lot of money, but it may save the total of that sum in the forty years’ life of the house in any one of the ten ways I referred to that the architect insures your house.

If you figured this fee, for comparison, on a monthly basis over forty years, it would amount to only half of what you pay for fire insurance.

Or compare it with what you would have to pay a real estate broker on such a house. For just a sale, he would get about half of the architect’s fee.

The owner usually reimburses, in addition to the payment of the fee, for travelling expenses, blue prints, etc.

**How the Client Should Prepare:**
A client can do much in the way of preparation for his greatest investment—a house of his own. Designing and building today are so intricate that an architect needs the full cooperation of a client—not just his acquiescence. Lack of such cooperation, both architect and client will fail.

I had an early lesson in what were the duties of an owner and an architect. I sat in on a conference when an older architect talked to a young couple.

The gist of his talk with the client was: “Allow a few months of self-analysis to jell your problem.”

“Decide how you want to live before you start planning. If I design your house expressing only my own ideas, it will be my house, not yours.”

“Our habits, backgrounds, likes and interests may differ. I have thought for years of what I’d like and want. I’m sure I could design a fine house and call it yours—but it would still be mine.”

“I have a head start in this problem: you must start from scratch.”

Specifically, I might suggest that a client look at his friends’ houses. Ask whether they fit the owners. How do they work?

A client could start discussions by comparing his manner of living with that of his friends. He should begin to observe all houses that he sees, so as to find a basis for judgment.

A client should not have too many prejudices. All of us are influenced by our training and environment. If an Eskimo were asked which type of house he liked best he would without doubt point to an igloo.

A client should take as much time as possible to let his taste and knowledge develop and mature.

If he changes his viewpoint—good! Clients still want the special, individual homes.

A client should therefore learn to study his own requirements, to recognize his individual taste, and to know how to express it in a house.

His house should be stamped with his own tastes, his personality, and should be fitted for his mode of living.

The architect should encourage his client to make an early start—in fact, it is never too early to begin such a study so that he may understand the various aspects of building before buying a lot and before sketches are started.

Architects suffer because of clients’ lack of know-how. Seldom have archi-
The client's wife kept insisting that she wanted a "sunken tub." The architect told her that this was dangerous and difficult to plan. However, she insisted.

By dint of careful planning, the bath was placed over a first floor closet so that the low head room caused by this tub, flush with the floor, would not matter. One day while the architect was taking the client through the house under construction, the wife said: "What is that large hole in the floor?" The architect proudly announced: "That is where we found a place for your sunken tub." She answered: "Why, I want it sunken in the wall, not in the floor." Astonished, the architect replied: "That is a 'recessed' or 'built-in' tub, not 'sunken.'" That episode was due to the client not understanding the lingo.

There is a group of architects, I regret to say, who believe it best to keep their clients in total ignorance regarding the entire procedure of planning and building. They say that a little knowledge is dangerous. I don't believe this is actually their reason. They prefer to proceed in their own way, without compromise or question.

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6 LOCAL BRANCHES IN DETROIT

I can't agree that this method would make it possible for me to say to a client "This is the 'House for You'". It would be the house for the architect who wouldn't be living in it. He might, of course, get a kick out of its publication. He might even receive a prize. But those who were supposed to live in the house, who had paid for it, might not appreciate its fine qualities. Why should they? They had not been let-in on the reason why it got that way. It didn't fit their mode of living nor their specific needs.

How does the public avoid an architect who approaches the problem in this high-handed manner? Simply by talking to several of his former clients before engaging the architect. A client will find the magazines a good source of inspiration and information—in fact, the home building magazines today are giving much excellent advice, well presented.

I know architects who complain that their clients come to every conference, loaded with magazine clippings of new items to be added to the house. Consequently they are forever changing the drawings and adding to the cost. I venture to say that this is not the fault of the magazine. It is because the clients didn't start reading books and magazines soon enough. In other words, they didn't start their homework in time.

Another criticism is that magazine suggestions all tend to increase building costs, as the impression often is that everyone can have "such and such a porch-barbecue-swimming-pool." This type of criticism is not valid, if your client has done a little study on costs. It is valid when applied to a totally ignorant client.

Because "Vogue" presents an expensive fur evening wrap, your wife may see it, but she doesn't rush downtown to buy it. She knows fur coats cost money, and she knows what the limit of her clothes budget is. But there are exceptions.

We were doing a house for a family where the budget was fixed and the working drawings showed that we were very near the point of exceeding the budget because little extra items were being thought of by the client's wife at every conference. Suddenly she decided that it was a great mistake not to include a first floor lavatory that had earlier been eliminated for reasons of cost. After again going over its cost and warning her that the budget simply would not stand for this added item she begged: "Won't you please just slip it in? Come, be a good sport." Unfortunately, an architect is no magician.

**The Architect's Opportunity and Responsibility.** Architects say that their services should be used in the design and erection of all buildings. Sometimes this is easier said than done. Years ago our office did work out as far west as Iowa, Minnesota and Missouri. Today we sel-
New Residence of Mr. and Mrs. Casimer Keyes
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J. LEONARD RUSH, A.I.A.,
ARCHITECT
DETROIT

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CIRCULAR STAIRCASE, NINE-FOOT CEILINGS
AIRWAYS TO THE BASEMENT

By

J. LEONARD RUSH
A.I.A.

Weekly Bulletin, October 12, 1948

That with subdivider's restrictions to design, size and use of materials suburban building code requirements, together with having to design a house for tall people, we were amazed it was possible to erect a shelter would suffice.

However, one happy thought was that clients knew what they wanted, had built before and the headaches were reduced somewhat. If you know what I mean, and who doesn't by's built a house in these times. The general plan was to be a large livable house with free access to any part of the house from entrance and exits.

The owner had often thought of his former house where he went through numerous rooms before he got to the basement. So it was decided to have stairs to the basement. He at least would use one for his own private entry to circular staircase to the reception room.

The extreme requirement was a ping room together with bath for the people's tall son—on second floor which was to be 9'-0" instead of the conventional 8'-0". This was accomplished by adding a rear dormer not noticeable from the street front and worked admirably into the larger hip roof. There were to be no closets on any outside walls—a very unusual request but nevertheless accomplished.

The garage was to be isolated entirely from the house so that any gas fumes or odors would be eliminated but still had to be close enough so owner could travel from garage to rear entry under cover. The introduction of the 4'-6" overhang roof had two purposes. First, to keep the house low to meet subdivider's requirements and second to shade the bows of the bedrooms which faced west, thereby eliminating the afternoon and evening sun.

All in all the house was kept under a fixed budget set by the owner he start of the job, and we were pleased with the ultimate results.

J. LEONARD RUSH, A.I.A.
Architect
Detroit, Michigan

STANLEY CIUPAK
General Contractor
Dearborn, Michigan

ABOVE: Dining Room as Viewed From Living Room with Grilled, Partition at Right

BELOW: Cheery, Colorful Kitchen with Breakfast Bay at Left.
(SLEEPERS, from Page 4)
and want it. We try to encourage the public to employ architects. It is therefore our responsibility to see that architects are available.

The dispersion of architects should go further. Younger men should consider setting up practice away from the large cities. However, this alone won't solve the immediate problem. Until architects are more widely scattered, city offices should try to take on small house work whenever possible—yes, even at a sacrifice. High overhead and distance from a job make it unprofitable to do such houses even with a fair fee. The New York Chapter recommends 12½ as the reasonable fee. I believe such fees range from 8% to 12%. The young architect who lives and works in the country can certainly do such work at a lower fee than the city architect. But we should all do our best to take houses when they come our way, even though they pay only for the cash expenditure.

We like to compare ourselves to doctors and lawyers. Every doctor has or does his share of free clinic work, and often charges little to the poor. Many lawyers serve poor clients for meager or no fees. We may not consider anyone who is able to build anything as "poor," yet houses built by people who think they can't afford an architect are often an eyesore to the community, and a poor buy for the owners.

But they can't afford a poor buy. To that extent, we can help them from becoming poor. Such work is not charity: it is our definite duty.

In some cases we should consider giving partial services to persons who are using stock plans, or duplicating a house previously constructed by the builder. The public should know that we can be of help in vital matters at a small cost, such as:

1. Selecting a site.
2. Changing plans to fit a site.
3. Supervision.
4. Minor changes in stock plans.

Again comparing our profession with medicine: What doctor would refuse to bandage a cut finger or prescribe for your upset stomach? He takes the small, uninteresting jobs along with those that are more serious. Can't we do as much?

I can't be in the Detroit area without taking off my hat to your amazing mass production. It has done so much toward a better life for so many.

For a time it looked as if the trailer industry might be further along today than it is. Some architects are worried least pre-fabrication take away their bread-and-butter. However, it is not a competitor. It is greatly needed. Architects should become interested in prefabrication and be pioneers. This part of the building industry might be further along today had our best architects been given more of a chance to direct the policies.

I am confident that for the rest of our lifetime the place for prefabrication is in small, low-cost houses, where the owner wouldn't in any case be able to have any say as to the planning of the design. This is a field usually untouched by the architect. But architects should have a definite part in the planning of prefabricated homes.

The logical place for a truly successful mass production of prefab houses is here in Detroit. I hope that you architects will contribute to its success. If you can't do it here with all your know-how, where else will it become a reality?

Conclusion:
In building "The House for You" I
Mrs. Smith of New York was a busy woman. With three young children plus her club work she had little time to spare.

Her husband was the vice-president of a successful manufacturing concern. They both felt that it would be better for them to live out of town until the children grew up.

Mrs. Smith let her husband look for the place where they would build. She had so much to attend to and also she thought a man should know about the kind of land to buy.

Mr. Smith chose a site some distance out on Long Island. He did most of the planning for the house with a well known architect.

When they moved in, a year and a half later, the house was just what they wanted. But Mrs. Smith was never happy in the house because it was located so far from town that she was isolated. She had to drive more than ten miles to do her shopping. Also, ten miles to take the children to school. Another eight miles to drive Mr. Smith to the station or to take the train herself for New York.

Because of the pressure of business Mr. Smith got home very late at night and had to leave early in the morning to drive those eight miles to the station. As Mrs. Smith said, “I wish I had thought about the site before we started to build. We are so far out of town that I spend my life just acting as chauffeur for the children and my husband.”

To choose the right site means also to get a lot which is located near the school your children will attend, if they are young and must be taken there by you.

A woman who spends her days running a house is more aware of her neighbors than her husband who spends most of his time at his office. So neighbors are of great importance in your decision about where you locate.

If you have young children you will want a play area for them which is safe and pleasant. Their play area must be thought about before you decide where to place your house on your lot. This sports arena for the young should be safe from street traffic, sunny, and near the kitchen so that anyone working in the kitchen can oversee what is going on.

When it comes to the actual house itself a woman can be a great help in planning. Sometimes men feel that we women cannot “read plans,” but with a little practice anyone, either man or woman, can read a simple plan.

The number of rooms your house contains will set the pattern for your living.

Mr. and Mrs. Green have two children. They are twin boys, eight years old. Mr. and Mrs. Green built a house and quite naturally they would be right to put the twins together in one bedroom. It is a fine large room with two desks and plenty of light and air. But night after night fights occurred between the twins. These were so disturbing that their school work suffered as well as their parents. When Mrs. Green finally ascended the soap box and said, “You know your sons are twins, but not identical twins. Bill is an extravert and Bob an introvert. Bill likes to get things done and also to boss other people. He has the upper hand over Bob who is absorbed with what he is thinking about. Bill rides Bob hard and gives Bob a serious inferiority complex. Being together while they play or study is bad for both.”

Mrs. Green asked what they could do to help. The doctor told her to put one of the boys in the guest room so that they would have separate bedrooms. This Mrs. Green promptly did with great results. Both boys stopped the nightly rows. Bill filled his room with baseball bats, tennis balls, and hockey sticks. Bob had his room full of books.

As you know, psychologists today feel that a child should definitely have its own bedroom by the age of seven, and preferably when it is three or four years of age.

So in planning your house allow a bedroom for each child even though the room has to be smaller than if the two occupied it.

The number of rooms in your house depends also upon whether you want a maid’s room. This is an individual problem with each family.

Another vital question pertains to the laundry. Do you want your laundry on the first floor in the kitchen, in a separate room, or in the basement? Your decision about the laundry may require your house to have a basement and this is a very important part of the plan.

These are not the romantic aspects of a house but the working parts. These working parts are usually run by the woman in the family and so affect her most directly.

Garbage is not a very fragrant subject but it is an everyday problem that must be met and solved. If you want an incinerator built in your house it will make a definite change in the size and cost of your chimney. Or do you like a garbage disposal attachment in the sink?

Another house problem with which a woman must wrestle daily is storage. You know those overcrowded coat closets? The struggle to find space for the winter clothes in summer, and the window screens in winter? If, like the Gen-
eral of an Army, you look over your Service of Supplies, from food to clothes, furniture and sports equipment, you know what your individual family requires. In just the measure that you estimate storage space correctly will your task of keeping the house orderly be met. A headache at the beginning, when you plan shrewdly for the right spaces, will save you daily headaches when you live in your house. And here again each family, a member of a family has individual needs which you are best qualified to know. No architect, unless he has lived as a member of your family, can really know the answer to your storage needs. The architect must be guided by the client's own understanding of the kind and number of closets, cupboards, luggage rooms that you want.

Interior finishes are particularly a woman's province. She is responsible for the maintenance of floors, walls, bathrooms. If the floors are covered with a material which doubles the work of keeping them clean the family peace is obviously too far from a pleasure to clean each time someone steps on them. So resist the temptation to follow some of the glamorous advertisements which runs out on you the instant it is covered with footprints which showed up plainly on the black and white squares. Mrs. X, hastily cleaned the floor. But again it was covered with footprints. To her consternation she spent the first third of the day cleaning the floor. She learned now why this very smart looking black and white floor was a nuisance. It requires constant cleaning.

The best-looking floors, for bathroom or kitchen, are often a menace to your peace of mind. They may be a pleasure to look at but they are far from a pleasure to clean each time someone steps on them. So resist the temptation to follow some of the glorious advertisements and instead pick a bathroom or kitchen floor that will be durable and less susceptible to dirt.

There are new materials coming on the market today which may solve many of these flooring problems. These new materials have not yet been tested long enough for us to be altogether sure about their wearing qualities. But they are worth investigating if you have an adventurous spirit. (Such as plastic floor and porcelain tile.)

Color schemes, of course, are most important in your house. Here again a woman is apt to spend more time in the house and so be affected by the color of the places where she works. Each human being has an individual rating for colors. As you are affected emotionally by color which surrounds you, it is worthwhile to assess your own color preferences carefully. In rooms where you work, the kitchen, a sewing room, have the color scheme cheery so that it will refresh instead of weary you. There is a very definite pick-up for your nerves in the right color.

The single most important undertaking for any woman who is going to build a house is to write down a definite program. This should outline the kind of house she would like. Then get each member of the family who is old enough to know about such matters, to write down his or her program. Then have a good round-table discussion about the assembled programs. For out of the needs and desires of the whole family you can evolve a real "House For You."

**MR. MAGINNIS' RESPONSE**

Remarks of Charles D. Maginnis at Annual Dinner accepting Gold Medal of The Institute. (Evening of June 24, 1948.)

Mr. President, distinguished guests, ladies, gentlemen of The Institute. I doubt if any man, whatever his accomplishment, could experience such a moment as this and feel no uneasy doubt about himself. Obviously the highest satisfaction which this honor is designed to carry with it is not to be savored without a comforting sense of having merited it. Such is my native diffidence that I have been concerned about the effect of this formidable distinction upon my character. Ever since the first whisper of your intention I have been so occupied in persuading myself of my unworthiness that I was well on the way to becoming enamoured of my humility, which is probably the ultimate twist of spiritual perversity. Modesty, in my experience, is a most slippery and exasperating virtue which runs out on you this occasion. There is nothing to be saved without a comforting sense of having merited it. Such is my native diffidence that I have been concerned about the effect of this formidable distinction upon my character. Ever since the first whisper of your intention.

But in that passing disturbance you might have saved all this perturbation that it would be both an impertinence and a disloyalty to entertain misgivings about the wisdom of The Institute. And having reached that happy conclusion my mind came to rest immediately.

In that passing disturbance you might have saved all this perturbation that it would be both an impertinence and a disloyalty to entertain misgivings about the wisdom of The Institute. And having reached that happy conclusion my mind came to rest immediately.
THE B & T DO BOWL

The Afternoon and Evening Leagues of the Builders and Traders Exchange started the season last week. The Afternoon League headed by Fred Galster and scribed by Fred Hirtzel has sixteen 4-man teams. The Evening League, headed by Charles Ranger and scribed by John McGarrigle has twenty-two 5-man teams. This makes a total of 174 regular bowlers.

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The Architect and the Law

Ralph W. Hammer, M. Arch., Professor of Architecture, University of Michigan

A Paper read before the Great Lakes District Seminars, American Institute of Architects, September 24th, 1948, Miami Hotel, Dayton.

The importance to architectural practice of an understanding of the law can hardly be over-emphasized. Some of you may wonder why I, a professor of architecture, have volunteered to talk on this subject; and just at this moment, I can't say that I am able to answer that. Maybe it is because I have gained a greater respect for the law since I have been teaching a course in office administration for architects at the University of Michigan; or, maybe I am like the colored man-servant who had a tendency to get himself into trouble and land in jail almost periodically.

On one such occasion, his boss-man went to get Sambo bailed out and asked him, "Sambo, why don't you do a better job of keeping away from the law!" Whereupon Sambo answered, "Honest, suh, I aint been out lookin' for de law, de fact is dat I stay away as far as I kin, but de law just seem to ketch up wid me every time."

Now architects are not out looking for the law, and we hope that the law will not have to catch up with too many of the profession. However, in part of our practice, architects are placed in a quasi-legal advisory position toward his client so that an elementary knowledge of the law is necessary. As one of my students said to me last year when I was explaining a similar need for a knowledge of the law: "Oh, I understand, professor, speaking of quasi-legal-advisor, you mean that we have such crazy laws that it is necessary that all architects know something about them," "You get 'A' for observation, Mr. Johnson, that's it exactly."

It is not intended that architects should do the work of attorneys, but as the very start of any architectural project should be accompanied by the preparation of a legal instrument—a contract between the architect and his client—and, as working drawings and specifications become parts of the legal contract between the owner and the contractor; and as the architect must design and steer around or through various building codes and zoning ordinances; it is necessary to know something of the law. The study of building law by architects should have for its purpose the development of the ability to steer courses so that neither the architect nor his clients will need to resort to court action.

Architects recognize, of course, that the practice of law is often very technical and that professional legal advice should be sought immediately if there are doubts or if difficulties arise. However, most building law is not overloaded with too many technicalities and the guiding principles of the law are not complicated. In general we have laws in order to regulate human conduct so as to bring about the greatest good for the greatest number.

But as just stated, when it comes to court action, legal controversies, or interpretation of so-called fine points of the law, the advice which every architect should follow should be to GET A LAWYER.

Now the great books tell us that the law is divided into two categories, statutory and common law. In America the common law of England forms the basis for our jurisprudence in all states except Louisiana; and in all subjects not specifically covered by legislative enactment, the common law prevails. Common law is case law, judge-made law, or law formulated by jury decisions. Common law has grown with society and as society has become more complex, new demands have been made by reason of new circumstances. New shades of meaning with new verdicts and new interpretations have brought about many subtle changes. Common law may differ between states and may be very intangible. It is often vague. On it rests much of the legal profession.

Another classification of the law might be called "civil" law versus "criminal" law; that is, a civil offense as distinguished from a crime or misdemeanor is an offense against an individual rather than one that effects society as a whole, the state. There are law courts for civil cases and law courts for criminal cases. Civil cases usually ask for damages, whereas criminal cases ask for incarceration or similar penalties. Murder, manslaughter, arson, larceny are crimes, whereas slander, trespass, breach of contract and negligence are civil offenses, usually classified as torts.

Another distinction may be made between law and equity. In this country, as in England, there are courts of law and courts of equity, called chancery courts in England and in some of our eastern states. In general equity is said to step in where the law leaves off and often a case will be tried in a
court of law, and then the judge declare that the court is acting "in equity" when he asks that justice be done. For example, the law may prove a man guilty of breach of contract. The law may impose a fine and state that court costs shall be paid, but it is up to the judge, as chancellor, to see that wrong is remedied; in other words, that equity is done. "Equity will not suffer a wrong to be without a remedy" is the fundamental maxim of equity, dating back to English medi­val courts where chancellors gained their power directly from the crown. Through equity the court can order a person to complete a contract, or make a proper money settlement, or pay alimony. Equity deals with injunctions, specific performance, foreclosures, acqui­ttings, bills to quiet title to real estate, and divorces; actually courts dealing in equity are not limited in the remedies which may be granted.

There are still other classifications, but for our purposes it seems unnecessary to go further with the different kinds of law and judiciary courts. Most architects are concerned with business law as it affects the building industry, and should therefore be conversant with contract law, agency, torts, liens and equity, particularly as these subjects affect property titles, rights and adjustments. It goes without saying that archi­tects should be conversant with local and state statutory codes as they affect buildings and zoning. Architects should know the difference between hiring a person as an employee or agent under contract, and as a contractor. A contractor has one status in the eyes of the law, while an employee, an agent, has another.

Contract law: A contract is an agreement enforceable at law, made between two parties, consisting of a promise to do an act on one side for a consideration on the other. There must be a trade, something done on one side for some­thing in return on the other. Contracts may be either written or verbal, though of late years it is usually conceded that verbal contracts are not worth the paper they aren't written on.

Contracts should be well written, and should: 1. clearly define the parties of the contract; 2. state the place and date of the agreement; 3. clearly describe the agreement as to the work to be done with all conditions set forth; 4. give the consideration, be it money or deeds, and 5. be signed by the contracting parties. In addition, although not legally called for, there should be a limit­ing time clause of some kind, otherwise some states provide that a contract may be kept in force for up to ninety-nine years.

To be legal there must be an offer and an acceptance. In order to avoid the appearance of a legal document, many architects prefer to write up a contract in the form of a letter; some ask for the return of a signed duplicate copy; others write a letter as evidence
of a verbal agreement. However, in dealing with most business people, a bona fide contract form as set up by the AIA should find few objectors; and it may be very hard to prove that an agreement has been reached without a properly signed contract.

It is true that the contract for the construction of a building is a serious and profound document. The description of the agreement usually includes the working drawings, the specifications and the general conditions. These are definitely part of the contract documents, and as these are the responsibility of the architect, great care must be exercised in their preparation. The architect cannot shirk his responsibility here, no matter how many clauses he writes into the general conditions that "the contractor shall deliver a complete job, no matter how much is omitted from the drawings." The architect must show the dimensioned pattern for the building and specify the exact materials to be used. The procuring of material, labor, and the fabrication of the building are up to the contractor. The architect must be wary not to infringe upon the contractor's responsibility, otherwise he may become jointly liable. At the same time he must be sure that his drawings are reasonably complete and accurate, and his specifications clearly written in order that there is no ambiguity to the contract, for which he will be directly liable.

In signing a contract, one must be sure that the parties involved are legally responsible. For example, a contract with a minor or an insane person, or with one who is intoxicated, or one who is practicing illegally is not binding. In some states, Sunday contracts are illegal: For example, to write a contract with an engineering student not yet of age for engineering services would not be legal on two counts: 1. he is a minor and 2. he is unlicensed to practice engineering. As architect, if you signed for such professional services, you could break the contract as soon as the errors were discovered. However, as a case of equity, he might still be able to collect for his work if it had already been done; but the fact that he was practicing illegally—that is, without a license—could suggest fraud, in which case the whole transaction might be dropped.

Another interesting case, by way of illustration, is that of a contractor who... See HAMMETT—Page 4

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met an owner and his architect one Saturday evening at the owner’s club where the owner entertained the threesome at dinner and drinks at the bar. All drank heavily and at 2:00 a.m., just before the club closed, the contractor signed and dated a previously prepared document to build a $50,000 residence for the owner. Two weeks later the contractor had started excavation and had moved some materials onto the site, but suddenly stopped work and claimed the contract was void. He claimed exemption from the original contract on two counts: 1. that he was intoxicated when he signed and therefore was not fully responsible for his acts, and 2. that the signing took place on Sunday morning. He claimed $50,000 was insufficient as a consideration and that it be upped to $60,000. Clearly this was a case for the courts. Damages were claimed on both sides. The fact that the contractor had started the job and had waited two weeks before voiding the contract was a point against him, and it was up to him to prove that he had demurred in the signing because of the low price before intoxication took place. The owner and architect tried to prove that the deal was agreed to previously and the fact that the final signing went over until Sunday morning, and after they were all a bit “high”, was not a determining factor. They tried to prove that they were not intoxicated, that each drove his own car home, etc. After several weeks the case was dropped and a new contract signed with another contractor.

As to consideration, the law will recognize most any amount, no matter how small, as long as some consideration is given. It is therefore, important that the amount of payment as well as time of payment and acceptance be clearly stated in the contract with all conditions explained. It is good business to see to it that the consideration is adequate and just, otherwise the contractor might seek an adjustment through equity, or look for a loophole in the contract, or cut corners, in order to make up for losses.

An architect should know something of the lien laws of his state and safeguard his client against unjust liens being filed against the property. In general lien laws have been written as laws of equity in order to safeguard tradesmen and labor against people who do not pay, or on time. A lien is a form of chattel mortgage against the property that is being worked upon, and is a device whereby if an owner does not pay up before a certain time—the limit differs as to states from 30 to 120 days—the person who has performed a service, be he contractor, sub-contractor, or architect may file a lien against the property. It is a necessary and just legal device. The trouble is that many minor tradesmen and contractors have abused the privilege. Court records are full of cases where unscrupulous general contractors have collected for all services and then failed to pay the sub-contractors with the result that the sub-contractors have filed liens against the property and tried to force the owner to pay twice. Of course, the remedy for this is to have a clause in the original contract which provides that the contractor shall furnish waivers-of-lien from all sub-contractors. Architects have the right of lien in order to collect for services, though it can be seen that it is often impossible for the architect to apply where the building and sometimes even the site do not exist.

Laws affecting agency are particularly important to the architect. There is always the question of just when the architect is the owner’s professional advisor and when he is the owner’s special agent. During the formation of sketches and preparation of working drawings, the status is definitely that of professional advisor. However, during the building operation, as general supervisor of construction, the architect’s status becomes clearly that of agent for the owner, not the general agent, but special agent as architect of the work. At this time the architect’s responsibility is apt to become very involved, as he often has to make decisions as agent and implied by the profession. It is important here that the owner...
These pictures show the latest store of Fred Sanders, Confectioners, which has just been completed, at 1525 Woodward Ave. It is their 25th and largest store. Their first store was established in Detroit on June 17, 1875.

Fred Sanders owns the entire eight story building in which this new store is located. It occupies the lower three stories and basement.

The facade of the lower two stories has been entirely rebuilt in modern design, using “Agate” granite, polished, natural granite, a product of a recently opened quarry in Minnesota. This is the first building in Michigan in which it is used.

Insulating glass, some in the largest sizes manufactured, is used in the front, set in stainless steel frames.

A spacious vestibule, with six pairs of solid glass doors, leads to the main store on the ground floor. Here are display cases for the sale of Sanders unrivalled baked goods and candies. The cases, of the latest design, are laid out in a manner affording a maximum of display and counter space. They are finished in ribbon mahogany, stainless steel and marble.

The interior columns are faced with polished natural granite with stainless steel trimmings, the floor is of ceramic tile with imported Belgian black marble base. Recessed picture show cases, with concealed lighting, adorn the walls.

Especial attention was paid to the color schemes of the walls and other surfaces, to obtain a pleasing and inviting atmosphere. The main store is in chartreuse, gold leaf and Bolero brown, with burgundy for the ceiling.

A mezzanine was constructed over the rear section of the first story, extending partly over the main store. This mezzanine contains the offices, conference room and parts of the air conditioning equipment. The offices are finished with birch woodwork, metal frames, asphalt tile floors, and are decorated in light silver gray.

Escalators, conveniently placed, lead from the main store to the fountain and lunch rooms in the second story and in the basement. The escalators have a capacity of 6,000 customers per hour. The fountain room in the second story is 52½ ft. by 65 ft. The one in the basement is 52½ ft. by 75 ft. and extends partly underneath the front sidewalk. The counters in these rooms are finished in Prima Vera, ribbon mahogany, with stainless steel and marble trimmings. The fountains and serving equipment are of stainless steel. They and the counters are designed and ar-
Parts of the walls of the fountain rooms are paneled with comb-grained bleached white oak and parts are plastered and tinted. Brown and rose-coral was used in the upper fountain room, and aqua green in the basement fountain room. The ceilings are of acoustical sound-absorbing plaster to promote quietness.

Signs and railings are provided in the direction and control of customers. Cashier's desks are strategically located near the escalator, the pattern of natural traffic-flow toward the exits.

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od preparation and serving rooms by a part of the third floor. There provided steam tables, dishwashers the serving equipment, of stainless for the handling and preparation ed in the most sanitary manner, electric dumbwaiters and an elec-surveyor communicate with the floors. The surveyor is part of tem of conveyors which brings the used dishes from the lower floors and delivers them to the capacious dishwasher in the third story, where they receive a high-pressure steam treat-ment from which they emerge pure and sanitary. On this floor are also the cold storage rooms, one of which is equipped to be maintained at a temperature as cold as six degrees above zero, for ice cream.

The remainder of the third floor is devoted entirely to the comfort of the Sanders' employees. It contains a spacious lounge, rest rooms, and locker rooms. The walls are of glazed tile and plaster, the floors of asphalt tile. The lounge is decorated with putty colored walls and a burgundy ceiling. The service areas in general have walls of smooth glazed tile, brick-tile...
floors and floor-coves, all easily kept sanitary.

The mechanical equipment, all new, consisting of complete air conditioning, refrigeration, ventilating systems, electric wiring systems and the plumbing system, to serve the extensive soda fountains and other equipment, had to be designed to fit the limited space available.

Public telephones are installed in each fountain room. An intercommunicating telephone system affords control between the several departments.

The escalators have been given special fire protection by baffles and automatic sprinklers.

To adapt the lower floors of the building to the use of a Sanders' store, they had to be entirely remodeled and strengthened.

The original building had been erected about 36 years ago. The construction was entirely of reinforced concrete, except the interior columns and front wall columns which were of structural steel. The construction had not been designed for the loads and equipment now to be placed upon it.

To strengthen the floors, do the necessary framing for the new escalators stairways, shafts and mezzanine, and reinforcing the front wall construction to carry the heavy new granite front, entailed major engineering problems and a large amount of structural alterations, including reinforcing the old wall columns, welding additional members to old steel columns, placing new steel girders, and rebuilding the entire first floor construction as well as sections of other floors.

All the changes, the structural as well as the mechanical work, had to be carried out in a manner not to interfere at any time with the use of the five upper floors which are leased to Grinnell Bros. and were occupied by them continually while the alteration work was going on.

Mr. Donald H. Goldsmith, A.I.A., a registered architect and an executive of the Fred Sanders organization, represented the owners and directed the general design and layout.

Mr. Jack Chester, mechanical engineer of Fred Sanders, represented the owners on matters pertaining to the mechanical equipment.

Grateful acknowledgment is due to the Truscon Steel Co. who very helpfully furnished copies of their original reinforced concrete drawings showing the steel they had furnished in 1912 for the original construction.

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words and deeds of importance by carefully making thee in effect the construed as will be insurance, and by agreement and or say or write anything which might be written consent of the owner.

or gifts from any contractor or material man which will place obligation upon thee. under-standings or agreements neither with the contractor, snb- or inderstandings others. with any clause or statement, guarantee with a client without a thorough understan-ding of the work.

done and the compensation to be paid. form that will enumerate the acts to be with any clause or statement, guarantee with a client without a thorough understanding of the work.

The architect must be wary of making any statements which might be construed by the owner as guarantees of performance of others; i.e. he must not guarantee the cost of a project, except within certain expandable limits; he can recommend, but not guarantee any material or product that goes into a building; he should have no prejudicial interest other then to do his best job for his client. Some of these should-nots may appear at first sight to be merely matters of good business and ethics, however, they also involve the law and should be shunned because of personal liability and appearance of fraud.

I am quoting here, ten commandments, ten "shalt-nots" which I have prepared for my classes at the University.

1. Thou shalt not take up thy duties with a client without a thorough understanding; i.e. a contract in some written form that will enumerate the acts to be done and the compensation to be paid.

2. Thou shalt not make any statements, or allow the client to tie up thy contract with any clause or statement, guaranteeing price or performance of the work of others.

3. Thou shalt honor thy client and his contractor and deal fairly with both sides.

4. Thou shalt have no private agreements or understandings with the contractor, sub-contractor or any material man, nor any conflicting or concealed interests in any project where thou art hired as an architect.

5. Thou shalt accept no personal favors or gifts from any contractor or material man which will place obligation upon thee.

6. Thou shalt not, as supervisor of the job, assume authority that is contrary to the original contract, thereby causing deviations, modifications or alterations, or give any orders for extras, without the written consent of the owner.

7. Thou shalt not take bids in thy name, or say or write anything which might be construed as making thee in effect the contractor, unless thou art fully covered by agreement and insurance, and will be fully paid, for such added responsibility.

8. Thou shalt not tolerate a client who insists on giving orders to the contractor or sub-contractors over thy head.

9. Thou shalt not fail to confirm all acts, words and deeds of importance by carefully written letters or memoranda to the owner and contractor, keeping copies of all letters, sketches, drawings, specifications and all contract material in carefully indexed files.

10. Thou shalt be kind and just to all men, but thou shalt not forget thy legal rights, particularly that of lien in case of non-payment, and in case of controversy, the necessity on thy part to seek professional legal advice.

So far in this paper I have dealt mostly with the law and equity as it affects the client and contractor. Now we shall consider personal liability, most of which comes under the law of torts? These include: 1. personal wrongs—slander, libel, and fraud; 2. trespass which is violation of property by statute, and the architect even has a right to look over the construction. On the way back he speeded up to 60 miles per hour, and side-swiped a horse-drawn hayrack killing one of the horses and injuring the farmer who was driving. The draftsmen was arrested for speeding, which has been made a crime by statute, and the architect was charged for $20,000 damages because his agent killed one of the horses and injured the farmer.

When will you be sued? The architect usually insists through the general conditions of the contract "that the contractor shall carry personal liability insurance, workmen's compensation, etc., but few architects carry a like insurance for themselves.

Since the war there is an increase in "claim consciousness" on all social levels which makes such insurance almost necessary. Ten years ago, when a child was trespassing on a construction job and fell off of a pile of lumber, he was not even reprimanded by the foreman. He might even have received a trouncing by his father for being where he shouldn't have been. Today it is all so different. The foreman hardly dares reprimand a trespasser, particularly a child, for fear of psychological effects on the young boy's mental status and, if the boy's parents can prove so much as a skin abrasion, the construction company may be sued for negligence and the court assess damages running into four figures.

Maybe this sounds fantastic, but, quoting an article which ran in the Saturday Evening Post, April 5, 1947, and subsequently in abridged form in the Readers' Digest, June 1947, there is the story of a woman who dropped a manhole cover that gave way under a woman hired to do some cleaning. For that she asked and received $12,500. In the suburbs of Philadelphia there was a tree root that gradually raised a section of sidewalk. A woman tripped and the jury told the contractor to pay her $11,000. And there is the case of a man who trans- planted a bush and put off filling the hole until next morning. That night a friend cut across the lawn and stepped into the hole. He was frightened and bruised, but being a friend, he sued for only $7,500.

Liability claims like these are numerous and fairly familiar. It is well for the contractor to carry personal-liability insurance but it seems equally important for the architect to carry comprehensive personal liability insurance as well, particularly if he is superin- tending the job and thereby becoming party to any contracts, the agent for the owner. It is good business to carry such insurance, to safeguard himself in any contingency.

The law has of late years concocted a phrase known as "attractive nuisance." Quoting again from Mr. Harold Hammett's article in the Saturday Evening Post, "the law at the bottom of its story heart has a very warm spot for the small boy with his propensity for wandering, exploring and meddling. It avails nothing to show that he has no business to be where he was at the time of the accident. In fact, he has a duty to defend to prove contributory negligence on his part. The law simply makes it your duty not to leave unguarded something which might harm him if he plays with it. "A huge sandpile for some new construction is an attractive nuisance, so is a trough of water, so is a deep hole dug for a piece of excavation." The architect must see that reasonable care is exercised that these are properly guarded and are not dangerous attractive nuisances.

"Until a few years ago it took half a dozen different policies to cover the great variety of liability situations such as residential accidents, dogs, children and so on. Nowadays they may all be covered by a single policy, usually called "Comprehensive personal liability." Lawyers' fees are as large as doctors' fees, and a first class accident to which you have contributed by negligence may cost your damages' fee, plus doctor, plus hospital, plus court costs, plus damages." It is an age that calls for insurance to take off part of the jolts that may be hurled in your direction by the litigious fellow citizen.

Yes tortuous actions may be accidental, but having committed a tort, you are liable for civil suit for damages. Such debt is not discharged by arbitration and agreement; by death of either party, or by bankruptcy. However, if you have committed a tort and die, your heirs may be sued, and if the person you've injured dies, the tort may then be considered a crime, and you might then be liable for criminal action.

So, the first moral to this whole story is to know enough about the law so that you can avoid trouble. As a good architect, this is a duty to yourself as well as to your clients. But also as a responsible citizen and business man, it is wise to carry comprehensive personal liability insurance. It costs only
$13.50 per year and in case of lawsuit or trouble, guarantees lawyers' fees and all costs up to $50,000. However, the second moral of this paper is that if you get into trouble, or there are any doubts about the law, move quickly and GET A LAWYER.

Now before any of you start asking me questions, or moving in on me, I'd like to ask a question: "Is there a lawyer in the house?" You see, I might need his advice; at least I should like to refer any technical questions to him. I am a professor of architecture. Is there a lawyer in the house?

HUMAN ASPECTS OF SHELTER

Walter A. Taylor, Director of Education and Research for The American Institute of Architects told a regional meeting of the Central States District of the A.I.A., in Wichita, Kansas, recently, that the "steady improvement" is a major mystery to me why so many Americans, presumably intelligent, shrewd and businesslike, will buy a pig in a poke when it comes to creating their dream house.

"The architect," he said, "is not simply another kind of engineer who designs buildings instead of bridges or machines. In the vast business of providing shelter, there are manufacturers, financiers, realtors, many kinds of engineers and builders. The architect's role is primarily that of diagnostician and coordinator of the talents and services of the others. The architect is the quarterback of the building team. He should not be a technical specialist."

In summary of his points on the function of an architect, Mr. Taylor defined those present this definition of an architect: "a technologist who specializes in the human aspects of the shelter or planning problem."

Services of Town Planners for New Capital City—Government of East Punjab, India.

In the absence of Mr. Purves, who is away from Washington on a long delayed vacation, we are writing to inform you that there has been forwarded to this office from the Embassy of India a request for assistance in securing the services of a team of competent town planning experts required by the Government of East Punjab, India, in working out a plan for their new capital city.

For background information, we are enclosing herewith a self-explanatory document entitled, "Note on Planning of the Capital for the East Punjab Province."

As time is an essential element in this request, we suggest that any members of your Chapter, State Association, or State Organization who might be interested, send their applications and a resume of their qualifications to Mr. T. S. P. Ram, Second Secretary, Embassy of India, 2107 Massachusetts Ave., N.W., Washington, D.C., with a copy to this office.

Sincerely yours,

(Mrs.) Anne Mott
Secretary to Edmund R. Purves
Director of Public and Professional Relations, A.I.A.

Note On Planning Of The Capital For The East Punjab Province

The Government of the East Punjab is proposing to build a new Capital for the Province created as a result of the partition of India. A site for it has already been selected in the sub-mountainous area of the Ambala district near Chandigarh. It is bound on the north by the lower Shiwalik rising up to a height of about 2,500 ft. with the great Himalayan range in the distance, and

Above: GEORGE J. HAAS, AIA, announces the opening of this new building for George J. Haas Co., quality building products, at 241 N.W. 71st St., Miami, 38, Fla.

George is a member of the Florida South Chapter, A.I.A., a former member of the Detroit Chapter, He still retains his membership in the Michigan Society of Architects of which he had served as president.
on the east and west by Patiala Rao and Sukhchand respectively. The general ground level of the site ranges between 1,000 to 1,200 ft. above sea level. The terrain consists of slightly undulating ground gradually sloping away from the hills towards the south.

The site is well drained and quite healthful.

1. Water supply for the town is proposed to be obtained from the river Ghaggar at a distance of about 5 to 6 miles from the proposed site. This dam will in addition form a lake behind it capable of being utilized for recreational purposes.

2. The actual area proposed to be acquired is about 50 square miles although an area of about 150 sq. miles in the vicinity in which the Capital is proposed to be located, has been surveyed. The survey has been completed. One of the arterial roads passes through the area tentatively selected for the town, but it is not proposed to take this road.

3. There is a road and a railway passing towards its east which is proposed to be shifted nearer towards the site of the town and there is also a proposal for a road and a railway passing towards its east which is proposed to be shifted nearer towards the site of the town and there is also a proposal for a road in the vicinity in which the Capital is proposed to be located.

4. It is proposed that the University town for this Province will also be located in the neighborhood but will be a separate town from it, though not at a great distance.

5. For undertaking this huge project, the East Punjab Government is very anxious to secure the services of a team of top-ranking planners and architects who could help us in designing a really up-to-date and modern town which would well be the pride of the Province.

As you are aware, East Punjab is faced with the problem of rehabilitation of a very large number of people uprooted from the West Punjab. In order to provide them with shelter and homes, the Government looks upon this project as one of their most important schemes of rehabilitation. It is not unnatural therefore that they may be most anxious to get on with the job and see some tangible results within a reasonably short period of time.

In making the selection of the planners, therefore, their greatest anxiety would be the availability of the personnel and their willingness to undertake the job immediately.

6. According to the tentative program before the Government, the East Punjab Government hopes that the plan of the new Capital will be ready by next June for the construction to be commenced during the next hot weather. It would, therefore, be necessary that the team of planners be in this country to start their work early in November. This will give them about 6 to 8 months to complete the master plan. Arrangements for their stay in this country as well as for some junior staff which they might like to bring with them will be made for them.

7. It may as well be pointed out here that it is fully appreciated that the planning of the town will be the combined task of the planners, architects and the engineers, the immediate necessity will be that of the town planners and the traffic expert. Directly the master plan is evolved, the architects and the engineers have to take care of the detailed design of the various administrative and other public buildings, such as hospitals, schools, shopping centers, recreational centers, etc., will be needed.

8. It is appreciated that no headway can be made in the selection of the team of planners and establishing contacts with specialist firms without a representative of the East Punjab Government making a personal visit to America. It is therefore requested that as soon as the preliminary information has been collected, this Government may be informed, so that they can depute their Chief Engineer to fly over to America with a view to selecting the personnel and negotiating the terms on behalf of this Government. As this work is of very great urgency from our point of view, it is hoped that you will be able to take this matter in hand at the earliest possible moment. Any preliminary information may be collected within the next two or three weeks. The East Punjab Government will be very grateful for your assistance.

ELIEL SAARINEN, by Albert Christ-Janer. The University of Chicago Press, 5750 Ellis Ave., Chicago 37, Illinois.—$15.00.

"A biography of unusual distinction. The work and personality of Elieh Saarinen are revealed... with great clarity. Incidentally, it's a good education in architecture—Joseph Hudnut, Dean, Harvard Graduate School of Design.

The works of Eliel Saarinen, distinguished architect, designer, and city-planner, have won renown in many nations. A native of Finland and a resident of the United States for more than a quarter of a century, Saarinen deserves, nevertheless, to be called a citizen of the world.

The creation of "Hvitstrask," home and studio of the young architect near Helsinki, to the superbly integrated plan of Cranbrook Academy of Art at Bloomfield Hills, Michigan. Mr. Saarinen has stressed material and function, the keystones to organic building. His early period in Finland—a revolt against eclectic design—produced such honest and courageous designs as the Finnish Pavilion of the Paris World's Fair of 1900, the railroad station at Helsinki, and the prize-winning design for the Landgrafschenhuis, Finnish House of Parliament.

Saarinen's design for the Tribune Tower competition in 1922 illustrates his regard for beauty as an essential complement of function in organic design. The problems of the skyscraper, utterly foreign to Saarinen, who had then never so much as seen a skyscraper, were so accurately perceived and solved that with the second prize his design brought him American acclaim.

This event drew him to the United States, where his efforts as a teacher have won him as much respect as the many products of his drawing-board. From the University of Michigan Architectural School and from Cranbrook Academy of Art, many talented young architects have gone into the world of design well equipped by Saarinen's training. It is inevitable that the influence of his aesthetics will be felt widely in coming decades.

Always concerned with urban planning and rehabilitation, Saarinen has a special interest in the design of cities toward organic order, beauty, and livability. He designed the plans for Munksnas-Haga in Finland, Canberra in Australia, and Revel in Estonia, as well as for sections of numerous American cities. Repeatedly he has insisted that the city-planner should be guided by the humanitarian nature of his task.

Saarinen's concern with the possibilities of materials accounts in part for his varied designs of furniture, textiles, metal work, ceramics, glass, and silver. Here, again, he has fought unerringly against the vitiating influence of "style."

The illustrations included in this book make an impressive record of Saarinen's work. A preface by Alvar Aalto of Finland, a catalogue, a bibliography, and a chronology of Saarinen's work complete this appreciative account of the life and work of a great artist.

Albert Christ-Janer, artist and writer, was museum and library director of the Cranbrook Academy of Art from 1945 to 1947 and is now Director of Humanities Development, the University of Chicago; and author of George Caleb Bingham of Missouri, and Boardman Robinson.

Model, Hope Reformed Church Kalama- zoo, Louis C. Kingscott & Associates, Archi-
GREAT THINGS ARE SIMPLE
And a good deal can be said for simple architecture.

The three greatest masterpieces in literature, it is said, are the Lord's Prayer, the 23rd Psalm, and Lincoln's Gettysburg Address. Incidentally, recall their wording: 'Our Father which art in Heaven, hallowed be Thy name; 'The Lord is my shepherd, I shall not want;' 'Four score and seven years ago.' Not a three-syllable word in them, scarcely any two-syllable words. All the greatest things in human life are one-syllable things—love, joy, home, child, wife, trust, faith, God. All great things are simple things.

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WEEKLY BULLETIN
Michigan Society of Architects

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DETOIT, MICHIGAN, OCTOBER 26, 1948
No. 43

WILLIAMS HEADS DETROIT CHAPTER, A.I.A.

At its Annual Meeting, held on Oct. 20, 1948, David H. Williams, President of George D. Mason Company, of Detroit, was elected President. He succeeds Wells I. Bennett, Dean of the College of Architecture and Design at the University of Michigan, who had served two terms.

Others elected include Joseph W. Leinweber, of Smith, Hinchman & Grylls, Vice-president; Carl B. Marr, Secretary; John O. Blair, of The Detroit Edison Co., Treasurer; Thomas H. Hewlett, of O'Dell, Hewlett & Luckenbach, Director. Continuing on the Board are Roger Bailey, Andrew R. Morison and past-president Bennett.

To serve on the Board of the Michigan Society of Architects were elected the following: Leo M. Bauer, Ralph W. Hammett; Joseph W. Leinweber, Smith, Hinchman & Grylls; Charles B. McGrew, Harley, Ellington & Day; John C. Thornton, The Detroit Edison Co.; and D. Williams.

At the Board meeting preceding the dinner it was decided that two of the Chapter's members be placed on the Honorary list because of their age and retirement. It was also decided to recommend to the incoming administration that they give consideration to electing some Honorary Members of the Chapter.

At the dinner meeting reports were heard from the various committees, as well as from the officers of the Chapter, and from the President, who reported for the Board. Needless to say, the reports were very good indeed.

At the conclusion of the meeting Dean Bennett turned over the office to Mr. Williams, who made a very encouraging talk of acceptance which looks good for the future of the Chapter.

Mr. Williams was born in Duluth, Minnesota in 1889. He is an alumnus of the University of Michigan, where he was a member of Tau Sigma Delta. He became registered to practice architecture in the state of Michigan in 1916, by examination, was a designer in the office of George W. Graves, Architect, of Detroit. He also obtained early experience in the offices of Robinson and Campau, of Grand Rapids, where he became an associate, and with Mills, Rhines, Bellman and Nordhoff, of Toledo. He then became connected with the office of George D. Mason and Company, leading Detroit architects.

He was in the flying service of the U.S. during World War I, following which he became vice-president of George D. Mason and Company, and has had a prominent part in the many important buildings that firm has done, including the Detroit Masonic Temple at Second and Cass Avenues; Herman Gardens housing project, Standard Savings and Loan Building; Detroit Yacht Club; and Central Woodward Christian Church, which won the A.I.A. Medal; Detroit College of Law; Lincoln Motor Car Plant; American Radiator Building; Parkside and Brewster housing projects. On the last two the firm of George D. Mason and Company was coordinating architect for several other firms.

On January 31st of this year Mr. Williams became President of the George D. Mason firm, which position he holds today.

F. ORLA VARNEY, A.I.A. has returned to Detroit after spending some time in Northern Michigan, recuperating from an extended illness. He is greatly improved and has considerable architectural work on his boards. For the present he is operating from his home at 958 Putnam Avenue. The telephone number is TEmple 1-8241.

10 OF MICHIGAN NAMED ON AIA NATIONAL COMMITTEE

The Board of Directors of The American Institute of Architects has just made public, from its headquarters in Washington, D.C., the personnel of its committees for the year 1948-49. Following is a list of those from Michigan, together with the committees on which they serve.

Wells I. Bennett was named on the General Committee on Education, as well as its Executive Committee; Clair W. Ditchy, By-laws; Alden B. Dow, Allied Arts; Branson V. Gamber, Octagon Endowment Fund, also Committee on Unification (chairman); Ralph W. Hammett, Membership; Alvin E. Harvey, Building Costs; Adrian N. Langius, Small Public Works (chairman); George M. McConkey, Cooperation with Technical Committees; Suren Pilafian, International Relations; Eero Saarinen, Architectural Competitions.

Walter L. Couse, of Detroit, was named Co-chairman of the National Joint Cooperative Committee of The AIA and the Associated General Contractors of America. He represents the latter-named organization.

The Detroit Chapter of The A.I.A. now has three of its members on the national board of The Institute. They are Kenneth C. Black, Regional Director; Clair W. Ditchy, Secretary, and Branson V. Gamber, State Association Director.

Mr. Langius of Lansing is past-president of the Saginaw Valley Chapter. Mr. Dow of Midland is president of the Saginaw Valley Chapter.
GE LIGHTING CONFERENCE
by Arthur M. Molitor,
Lighting Div., The Detroit Edison Co.

We have been informed that the General Electric Company will conduct another Lighting Conference for architects and engineers, to be held at the Lighting Institute, Nela Park, Cleveland, Ohio, on November 10th through November 12th, 1948, and it is my pleasure to extend a cordial invitation to all members of the American Institute of Architects in the Detroit area.

No doubt members of your Society have heard about the previous conferences that were attended by certain groups of architects and engineers from this vicinity. I had the good fortune to be in attendance with these men, and can assure you that these conferences are both interesting and educational, as all phases of lighting are discussed during these meetings.

It is our hope that your Society will be well represented at the forthcoming meeting. If you will have those who are interested in attending this conference contact me at WO. 2-2100, Extension 218, I will gladly make all necessary reservations for them.


It is the fifth volume in the well-known series of elementary books, relating to the design of structure in building by Parker. Builders and architects will find this volume a valuable handbook, although it can be used easily by a person with no previous training or study. The book includes a full explanation of the principles of mechanics involved in the design of wood members; the up-to-date design procedure itself based on the most recent recommendations of leading authorities in timber construction. As in the author's earlier works, useful tables and numerous practical examples are also featured.

Professor of Architectural Construction at the University of Pennsylvania, Harry Parker is well-known for the four previous volumes in his "Simplified" series —on structural steel, reinforced concrete, roof trusses, and engineering for architects and builders. He is also co-author of the famous "Architects' and Builders' Handbook" and "Materials and Methods of Architectural Construction."

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October 26, 1948, Weekly Bulletin
Program, Metropolitan Art Association

The purpose of The Metropolitan Art Association is to provide a common meeting ground for the many and varied art groups in Detroit and the surrounding area, and to stimulate and promote interest in the art of our time. To this end, the Association offers this year a program of five illustrated lectures by distinguished speakers on a wide variety of topics. The subject matter of the lectures has been arranged to form a synthesis of the arts, beginning with the intimate and individualistic arts of painting and sculpture, proceeding with the more collective arts of architecture and industrial design, and finally culminating with the outer envelope of city and regional environment.

The Board of Directors of the Association for 1948-49 consists of Hawkins Ferry, Chairman; Claire Reeve, Secretary for the 3rd year; Wallace C. lists, Vice-Chairman; Mary Jane Anway, Membership Chairman; Donald Thrall, Publicity Chairman; Marion H. Benis, Wayne Claxton, Helen J. Copley, Florence Davies, Talmage C. Hughes, Mrs. George Kamperman, Mrs. Agnes Lindeman, Sarkis Sarkisian, Dr. Ernest Scheyer, Alden Smith, and Esther Sperry.

Season tickets, for the five lectures, are $3. Single lectures are $1 each. These prices include tax. Students may obtain season tickets through their school's art class, their art club, or may be obtained by addressing the Metropolitan Art Association, The Detroit Institute of Arts, Detroit 2, Michigan. Single tickets may be purchased at the door to the Lecture Hall at the Detroit Institute of Arts, before each lecture.

Program, 1948-49

"Why Modern Painting?"—James Johnson Sweeney, Thursday, October 28, 1948, at 8:30 p.m. A writer, historian, and critic of contemporary art, Mr. Sweeney was director of the Department of Painting and Sculpture of the Museum of Modern Art in New York in 1945-46, as well as lecturer at New York University and the Institute of Fine Arts. His name is familiar to us as the author of several monographs on contemporary painters including Joan Miro, Alexander Calder, and David Salle. His abstractions in marble, brass, aluminum, or wood may be seen in the museums of Europe, America, and Japan.

"Designing for Mass Production"—George Nelson, Wednesday, January 12, 1949, at 8:30 p.m.

"Creativeness in Sculpture"—Alexander Archipenko, Wednesday, January 12, 1949, at 8:30 p.m.

One of the outstanding sculptors of today and a founder of the contemporary movement in sculpture, Mr. Archipenko comes to us as the director of the Archipenko School of Art in New York. Born in Kiev, Russia, he received his early training in the local Art School. A brief sojourn in Moscow preceded his arrival to become an artist in New York, where he was one of the first sculptors to work seriously and consistently at the problem of cubist sculpture. Although at first his work bore a relationship to the early canvases of Picasso, it was soon to exhibit an energetic three-dimensional torsion quite independent of Cubist painting. Having come to this country in 1923, Mr. Archipenko continues his creative and educational work in New York. His abstractions in marble, brass, aluminum, or wood may be seen in the museums of Europe, America, and Japan.

"What is Happening to Modern Architecture?"—Edgar Kaufmann, Jr., Wednesday, February 16, 1949, at 8:30 p.m.

An authority on modern architecture and industrial design, Mr. Kaufmann is at present the Director of the Industrial Design at the Museum of Modern Art in New York. Trained at the Kunstgewerbe Schule in Vienna, Austria, he also studied under Frank Lloyd Wright and Victor Hammer. The author of many critical articles in leading art publications, Mr. Kaufmann participated in a recent symposium on modern architecture at the Museum of Modern Art. His theme in Detroit will be developed from the early canvases of Picasso, it was soon to exhibit an energetic three-dimensional torsion quite independent of Cubist painting. Having come to this country in 1923, Mr. Archipenko continues his creative and educational work in New York. His abstractions in marble, brass, aluminum, or wood may be seen in the museums of Europe, America, and Japan.

"The City in Transition"—Carl L. Gardner, Wednesday, March 16, 1949, at 8:30 p.m.

Carl L. Gardner, Executive Director of the Chicago Plan Commission, has been identified in the field of city planning for twenty years. Following his graduation from the University of Washington in 1928, he went east where success followed. He earned a Master's degree in city planning at Harvard, lectured on planning at Dartmouth, and worked in the offices of several well-known professional city planners. During the seven-year period immediately prior to his coming to Chicago in 1945, he was with the Federal Housing Administration—first in New York as Chief Land Planning Consultant for the Northeastern states, and later in Washington, D.C., as Director of Land Planning for the entire country. He is President of the Chicago Regional Chapter of the American Institute of Planners.

BULLETIN:

It has occurred to me that I have not communicated with your publication since I closed my office in Port Huron two years back.

I moved to Evanston in June, 1946. Since then I have become registered in the NCARB, and in the States of Illinois and Wisconsin.

At present I am one of two architects engaged by J. Emil Anderson & Son, who are developers of commercial and industrial properties, both for private ownership and leaseholds. I act as architect for all work out of Illinois. Among our clients are GMC, H. J. Heinz, American Radiator and Standard Sanitary, and The Commonwealth Edison.

To my many friends around Detroit and elsewhere in the state I send my greetings and best wishes. —Daniel C. Bryant, 1419 Church St., Evanston, Ill.

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Mr. Palmer also offers a service in making original perspectives, for those who do not have their own delineators. He has served such offices as Harvey Haughey; Merle Hogan; O'Dell, Hewlett & Luckenbach; Wiedmaier & Gay; and Maxwell Wright. Some examples of his work have been published in previous issues of the Weekly Bulletin.
ABOVE is shown a recent industrial project in England, by C. Howard Crane, A.I.A. (Detroit Chapter), of Detroit and London.
Don Homer Chevrolet Co., Detroit, Michigan

GRAND RIVER AT LIVERNOIS, CORNER WOODSIDE

CARL B. MARR, A.I.A., ARCHITECT
New Truck Sales and Service Building for Don Homer Chevrolet Co.

BUILDING DESIGNED TO SYMBOLIZE PRODUCT HANDLED

By CARL B. MARR, A.I.A.

In order to properly handle the large volume of truck sales and service work, Don Homer Chevrolet Co. decided upon complete separation of it from the passenger car part of their business. The most desirable property available and adjacent to their Grand River and Livernois location was a corner lot, 40 x 120 feet in size.

The problem given to the architect was for him to design a building to properly service all sizes and shapes of trucks, to adequately display the trucks, to incorporate office space for the entire business, and an exterior design to mark the location.

A survey of the client's volume of truck repair work, established a need for five service stalls. Early studies of the plan indicated that the typical planning of garages with interior aisles would not handle the large trucks conveniently, and would result in considerable waste space.

To accommodate trucks up to thirty feet in length the service stalls were placed to open directly on to the side street and alley. This street carries little traffic and the arrangement has been working very satisfactorily.

The display room has been designed to accommodate three trucks, and provides ample space around each for inspection. Trucks are brought in to this room from the service area. Adjacent to the display floor are two offices for salesmen's use. The general offices are reached by a stairway, metal and glass enclosed to meet fire regulations.

The general offices provide space for future expansion of personnel, and private offices for the officers of the firm. Mr. Homer's office in the corner of the building permits him to survey the operations on the used car and truck property directly across Woodside Street.

In designing the exterior of the building, careful attention was given to coordinating the various elements and dramatizing the corner. It was felt that the building should symbolize the product being handled. In doing this the entire fore part of the building was faced with corrugated aluminum, with
aluminum sills, coping, etc. This presents a clean, bright appearance to the passerby. The sign has been placed against a burgundy colored porcelain enamel pylon rising above the building at the property line. This same color has been used on the office sash base, and doors of the building. The rear of the structure is of a light buff face brick.

The building was designed with a steel frame. Concrete slabs for first and second floor and parts mezzanine. Cement blocks were used for walls along property line, for back up of brick work and backing for the corrugated aluminum facing. Interior partitions are of plastered gypsum block. Roof construction is of steel decking and poured gypsum for composition roofing. These decks are insulated. The office and display room ceilings are of acoustical tile. Display room floor and stairs are terrazzo with red marble chips, while offices are floored with light brown asphalt tile. Trim is bleached birch, window stools in offices are of Craig Edward Tennessee Marble.

The walls of the display room are light grey in color providing a neutral background for the varied hued trucks. Trim is a light green. The offices on the second floor are in soft yellow. Toilet rooms have been finished in grey tile with burgundy trim.

All areas in the building are well lighted by ample sized windows, glazed doors, and by a large skylight over the mechanics' work area of the shop. The display room and offices are illuminated by simple slimline fixtures with egg-crate shields and the balance of the areas by fluorescent or incandescent type fixtures.

Heating is accomplished by a floor type radiant system for the entire building. This will provide good heating conditions for the mechanics in the service area, and the structural system lent itself very nicely to this form of install-
The system is zoned, fully controlled and oil fired. Over the boiler room in the rear of the building, has been located an oil storage room. Here the drums of greases and motor oils are placed in the room, through a door in the rear wall of the building equipped with monorail for lifting drums. Lubrication of the trucks is done from equipment on overhead hose reels adjacent to two lift stalls. The oil is pumped from the storage room to these reels by air pressure. This system keeps the entire floor free of lubrication equipment.

Four of the stalls are equipped with twin post lifts capable of handling heavy loaded trucks. They will take any truck from the smallest pickup to the manufacturer's largest. A clear ceiling height of seventeen feet was provided so that the van type truck can be raised.

One stall has a pit for servicing front end equipment. Across the front of all stalls runs a monorail beam which ends at the tool room. The entire shop floor is pitched to a grating covered gutter. Each stall has connection to monoxide exhaust system.

Tool room and parts department are located between the display room and shop. There is also a parts mezzanine for storage of bulky parts. Shop walls have been painted light grey with burgundy dado and aluminum paint on ceiling and roof construction.

Other rooms in building are a record room for general office use, stock room for office supplies, janitor's closets, men's and women's rest and wash rooms.

The whole hearted cooperation of Mr. Homer and his staff, and the capable handling of the work by the various contractors and their mechanics, aided the architect in the execution of his commission.

CONSTRUCTION COSTS

By H. E. Foreman.
Managing Director, A.G.C.

I believe there are two points which should be made at the beginning of this discussion on construction costs that will help us to define our problem and to make recommendations for possible action.

1. As a matter of practical observation, construction costs are not out of line with prices in general today.

2. Unless there is an economic catastrophe, construction costs can be expected to decline only gradually—certainly not drastically—from present levels, as new construction methods, more efficient designs, greater mechanization, and other improvements are developed.

Trends in construction costs cannot be considered apart from price trends throughout the economy and no major reduction in construction costs can be expected unless there is a corresponding major reduction in prices in general.

A comparison of trends indicates that construction costs have risen less than the cost of commodities in general. Commodity price indexes are considered as one good indicator of national price trends.

On a postwar basis, using 1945 averages as 100—or normal—the Bureau of Labor Statistics' Wholesale Price Index for all commodities rose 57% through June, 1948. In the same time, the construction cost index compiled by The Associated General Contractors of America increased 44%. The composite mile cost index for highway construction, U.S. Public Roads Administration, increased 40%.

On a prewar basis, using 1939 averages as 100, the wholesale commodity index had risen 112% by June, 1948. The A.G.C. index rose 72% during the same period. A comparison of buying power on this prewar basis shows the construction dollar worth $1.23 in relation to the dollar spent for wholesale commodities last June.

While construction costs cannot be expected to go contrary to general trends in the U.S. economy, there are avenues for positive action by organizations within the construction industry.

A constantly improving quality of construction can be expected with greater economies as greater efficiency is introduced; greater efficiency on the part of construction management as new construction methods are devised;
greater productivity on the part of labor; improved machines, hand tools, and cost-saving materials from the equipment and materials industries; new simplifications in specifications and designs from engineers and architects.

A general return, for instance, to firm price quotations on construction supplies and firm delivery dates would improve operating conditions for general contractors. With material costs normally accounting for from 30% to 50% of the cost of a construction project, it is of greatest importance that a contractor have a firm price for materials. This is particularly true of public works construction where the contractor must bid a fixed price. Future construction markets depend to a great extent on two factors: one that the owner understands and believes he is getting full value for his investment in the project, the other that he knows with reasonable accuracy the approximate cost before work starts. A midyear survey of conditions in contract construction work made by the A.G.C. indicated that firm price practices are becoming prevalent—often at the absolute insistence of the general contractor—but that much still must be done, particularly in obtaining firm prices for steel and cement items. The recent Supreme Court decision in the cement case has added confusion to pricing policies for steel and cement and is an additional factor which must be evaluated by general contractors and others.

The A.G.C. believes that promising new developments or necessary revisions of old procedures can be most quickly and effectively introduced by cooperative action between the concerned groups. This year joint cooperative committees have been established by The American Institute of Architects, the A.G.C. and the American Society of Civil Engineers. The committees were formed with the particular view of recommending procedures for carrying out construction more economically. They join effective committees the A.G.C. has had for a number of years with other groups in the industry: the American Association of State Highway Officials, National Association of State Aviation Officials, Associated Equipment Distributors.

In summary, construction costs are not out of line with prices in general and cannot be expected to be drastically reduced unless there is an economic catastrophe. Increased efficiency represents the best hope of increasing construction values. Practical discussions of particular problems between the interested groups represent the most effective method of getting increased efficiency.

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The only way to match the sales appeal of a downtown shopping district is to build complete drive-in shopping centers where each store, restaurant, theatre, and the like is within easy walking distance of its neighbors and all share a common reservoir of parking, ample enough for peak season shopping periods," claimed Morris Ketchum, Jr., prominent architect of the firm of Ketchum, Gina & Sharp. Mr. Ketchum spoke to the public on the subject of Shopping Centers, at the "To­morrow's World" exhibit which was sponsored by the New York Chapter of the American Institute of Architects, at the Museum of Science & Industry, through October.

Mr. Ketchum further stated that "Suburban stores of all types, from service stations to branch department stores, have been built on highway locations where there was enough room for a good store building, for off-street parking and trucking, and for safe pedestrian walkways. Such stores as Lord & Taylor's Eastchester, with 1,000 car spaces, or B. Altman's Manhasset, also with ample parking for even Christmas shopping crowds, have proved that it can be both pleasant and practical to shop by automobile.

"By themselves, however, such drive-in shops or stores can "only provide parking for their own customers. As you travel from drive-in store to drive-in store along the highway, you must park each time you shop. This long drawn-out shopping tour is not as easy or convenient as walking from door to door along Main Street . . . Such neighborhood or regional shopping centers can offer a balanced assortment of stores, amusement, and services—equivalent to all the attractions of Main Street but without Main Street's traffic hazards and parking headaches."

Mr. Ketchum further stated, "Shopping centers of this type are being built all over the country from California to Massachusetts. They vary in size from small neighborhood clusters of shops and services to giant regional centers equivalent to the entire shopping district of a large city."

The exhibit at the Museum featured a gigantic model of an ideal community together with photographs and models of the latest designs of homes, commercial and industrial buildings and housing developments.

At left is a scene at the Society's Mid­Summer Meeting at The Grand Hotel on Mackinac Island. The photograph is by Win Brunner, of the Builders' & Traders' Exchange, of Detroit.

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Although excellent progress is being made in the modernization of obsolete local building codes, the public is being denied the benefits of hundreds of new and improved building materials and cost-reducing building techniques in several thousand communities which have not yet taken steps to keep their codes up to date, Melvin H. Baker, chairman of the Construction Industry Information Committee, stated in an address before the Building Officials Conference.

"The combined efforts of every segment of the building industry and of local building officials should be brought to bear on the adoption of codes which provide standards of performance in place of those which prescribe specific materials and methods of construction and on the acceptance of performance tests made by recognized technical organizations," Mr. Baker said.

"The obsolete and restrictive codes still in force in many communities are hampering the building industry in its efforts to reduce the cost and raise the quality of construction and are unnecessarily adding many millions of dollars annually to the cost of the nation's vast building program.

"A building code based on performance standards would set requirements for strength, durability, suitability, etc., which would permit the immediate use of any new or improved product which met the requirements. While performance standards for all phases of construction have not been perfected, much progress has been made by various elements of the industry, and there is every indication that the task can be completed within a reasonable time if the matter receives continued attention from everyone concerned.

"The perfection of acceptable performance standards would greatly simplify the task of revising individual local codes and would reduce the often heavy expense of code revisions.

"The local acceptance of performance tests of new materials and building methods would mean further economies, inasmuch as the expense of making duplicate tests in every community would be eliminated."

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